



**REGULAR MEETING  
VILLAGE OF BURR RIDGE  
PLAN COMMISSION**

**May 15, 2017  
7:30 P.M.**

**I. ROLL CALL**

**Greg Trzupke, Chairman**

**Mike Stratis  
Dehn Grunsten  
Mary Praxmarer**

**Luisa Hoch  
Greg Scott  
Jim Broline**

**II. APPROVAL OF PRIOR MEETING MINUTES**

**A. April 3, 2017 Plan Commission Regular Meeting**

**III. PUBLIC HEARINGS**

**A. Z-06-2017: 16W260 83rd Street (Odeh); Special Use and Findings of Fact**

Requests special use approvals as per Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit the use of an existing building for automobile sales and as per Section X.F.2.k to permit outside parking/display of automobiles for sale.

**B. Z-05-2017; Zoning Ordinance Amendment – Rear Yard Lot Coverage and Permeable Pavers; continued from April 3, 2017**

Requests consideration of an amendment to Section IV.H.9 of the Burr Ridge Zoning Ordinance which states that 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; said amendment to consider allowing greater coverage for structures that use permeable paver systems.

**IV. CORRESPONDENCE**

**A. Board Report – April 10, 2017, April 24, 2017 and May 8, 2017**

**B. Building Report – March, 2017**

**C. Subdivision Report – May 11, 2017**

**V. OTHER CONSIDERATIONS**

**There are no other considerations scheduled.**

**VI. FUTURE SCHEDULED MEETINGS**

- A. **June 5, 2017:** There are no hearings scheduled and the filing deadline for this meeting was May 8, 2017.
- B. **June 19, 2017:** The filing deadline for this meeting is May 22, 2017.

**VII. ADJOURNMENT**

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**PLEASE NOTE:** All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their May 22, 2017 Regular Meeting beginning at 7:00 P.M. Due to vacancy, there is no Commissioner scheduled to represent the Plan Commission at the May 22, 2017 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF**  
**APRIL 3, 2017**

**I. ROLL CALL**

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:34 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

**ROLL CALL** was noted as follows:

**PRESENT:** 5 – Hoch, Grunsten, Broline, Praxmarer, and Trzupek

**ABSENT:** 2 – Stratis and Scott

Also present was Community Development Director Doug Pollock.

**II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Broline to approve the minutes of the February 20, 2017 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Praxmarer, Broline, Grunsten, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 1 – Hoch

**MOTION CARRIED** by a vote of 4-0.

**III. PUBLIC HEARINGS**

Chairman Trzupek confirmed all those wishing to speak during the public hearing on the agenda for tonight's meeting.

**Z-04-2017: 705 Village Center Drive (Hampton Social); Special Use and Findings of Fact.**

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner is seeking to open a restaurant in the Burr Ridge Village Center in the tenant space previously occupied by Coldwater Creek. The Village Center PUD requires special use approval for any restaurant with live entertainment or service of alcoholic beverages. This petition requests a special use for a restaurant with service of alcoholic beverages and with live entertainment.

Chairman Trzupek asked the petitioner to make their presentation.

Mr. Brad Parker stated that he had nothing to add to the petition and documentation previously submitted.

Chairman Trzupek asked for public comments and questions. There was none.

Chairman Trzupek asked for comments and questions from the Plan Commission.

Commissioner Hoch asked about the location of the front door and windows, noting that at the other Hampton Social location, the windows are left open for summer dining. Mr. Parker said they intend to do the same thing at this location and that the entryway would be in the same location as Coldwater Creek.

Commissioner Hoch asked about the live entertainment. Mr. Parker said it would be one person performing in the lounge only and the volume would be similar to the volume of typical background music at a restaurant. In response to Commissioner Hoch, Mr. Parker said that the hours would be similar to other restaurants and that the parking would be convenient due to the proximity of the parking garage and elevators for the parking garage.

Commissioner Grunsten asked if there would be valet parking and wondered about controlling beverage distribution with the open windows. Mr. Parker said that they had not determined if they would have valet parking. Commissioner Hoch added that the open windows would be no different than a patio with a fence separation from the sidewalk.

Commissioner Broline asked about the logistics of using a valet. Mr. Parker said they would use the existing parking spaces on Village Center Drive to stage the valet parking and park the cars in the garage.

Commissioner Praxmarer asked why they selected Burr Ridge and asked if they would have carry out gelato. Mr. Parker said that the Village Center approached them and they saw Burr Ridge as a good expansion location. He said that carry out gelato would likely be available.

Chairman Trzupek asked Mr. Pollock if there was anything different about this restaurant from others. Mr. Pollock said that relative to zoning, there were no differences.

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

At 7:54 p.m. a **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Hoch to close the hearing for Z-04-2017.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Grunsten, Hoch, Praxmarer, Broline, and Trzupek

**NAYS:** 0 – None

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

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grunsten to adopt the petitioner's findings of fact and recommend that the Board approve Z-04-2017 subject to the following conditions:

- A. The construction and use of the restaurant shall substantially comply with the submitted floor plans.
- B. The special use permit shall be limited to Bradley Parker and the current restaurant owners and shall expire at such time that the current owners no longer own and operate the business at 705 Village Center Drive.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Hoch, Grunsten, Praxmarer, Broline, and Trzupek

**NAYS:** 0 – None

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

**Z-05-2017; Zoning Ordinance Text Amendment; Permeable Pavers and Rear Lot Coverage.**

As requested by Chairman Trzupsek, Mr. Pollock summarized the hearing as follows: This hearing was scheduled as requested by the Plan Commission and approved by the Village Board and in response to a variation granted by the Board of Trustees. The Board granted a variation that allowed a resident on 81<sup>st</sup> Street to have 38% rear lot coverage provided that 18% was a permeable paver system. The hearing was scheduled to determine if the Village wants to amend the Zoning Ordinance to permit a similar regulation for all residential properties. Mr. Pollock referenced the documentation from the Village Engineer and from other sources that was included in the packet.

Chairman Trzupsek and Commissioner Hoch asked about definitions and standard for permeable pavers. Mr. Pollock provided description but cautioned that there appears to be no established definition or common language regarding this product.

Commissioner Broline expressed concerns regarding the lack of a common understanding of the systems and products.

Commissioner Hoch asked how the Village would regulate the installation and maintenance of permeable or porous pavers. Mr. Pollock responded that installation could be regulated through the permit process but that maintenance would be more challenging. Mr. Pollock noted that maintenance is critical to maintain the stormwater benefits of permeable paver systems.

Mr. Pollock suggested that this type of amendment could be structured to reduce impervious surfaces in rear yards and provide a stormwater benefit. He described a sample amendment whereby rear lot coverage could be increased from 30% to 40% but only if 20% of the coverage is permeable. He said that would reduce impervious surfaces from 30% to 20%.

Commissioner Broline asked about the possibility of allowing increases by variation or similar Plan Commission approval. Mr. Pollock said that a review and approval process was possible but that he is concerned that the standards for approval could be viewed as somewhat arbitrary.

Commissioner Hoch asked how often this issue comes up. Mr. Pollock said not that often but occasionally residents ask for permeable pavers and/or ask about exceeding the 30% limit.

Chairman Trzupsek asked for questions and comments from the public.

Ms. Alice Krampits, 7515 Drew Avenue, said she was opposed to the change. She said there are too many drainage problems in the Village and that porous pavers and permeable paver systems are not the same as grass and landscape areas. She said there are problems with proper installation and required maintenance. She suggested that more research needs to be done before any changes are approved.

Chairman Trzupsek noted that this is a benefit when the permeable pavers replace hardsurface but not when it replaces grass. He said that when his architectural firm has used permeable surfaces, it has experienced problems.

Commissioner Hoch said that the information provided is from industry that sells permeable pavers so it clearly describes the benefits without perhaps stating the problems.

Mr. Pollock said that the issue is whether permeable pavers can be trusted to always provide the stormwater benefits. He suggested that this matter be tabled so that staff can do more research on this topic.

At 8:19 p.m. a **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Grunsten to continue the hearing for Z-05-2017 to May 15, 2017.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Broline, Grunsten, Hoch, Praxmarer, and Trzupsek

**NAYS:** 0 – None

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

#### **IV. CORRESPONDENCE**

Commissioner Broline asked about the floor area and construction costs reported in the Building Report. Mr. Pollock responded that the floor area is based on the zoning definition of floor area and the construction cost is based on an industry standard cost per square foot rather than the actual costs.

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

There were no other considerations.

#### **VI. FUTURE SCHEDULED MEETINGS**

Mr. Pollock said the filing deadline for the April 17, 2017 and May 1, 2017 meeting has passed and there are no hearings scheduled.

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Hoch to cancel the April 17, 2017 and May 1, 2017 meetings.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Grunsten, Hoch, Praxmarer, Broline and Hoch

**NAYS:** 0 – None

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

#### **VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 8:25 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:25 p.m.

**Respectfully  
Submitted:**

**May 15, 2017**

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J. Douglas Pollock, AICP



**VILLAGE OF BURR RIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT AND SUMMARY**

**Z-06-2017; 16W260 83<sup>rd</sup> Street (Odeh); Requests special use approvals as per Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit the use of an existing building for automobile sales and as per Section X.F.2.k to permit outside parking/display of automobiles for sale.**

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

**Prepared By:** Doug Pollock, AICP  
Community Development Director

**Date of Hearing:** May 15, 2017

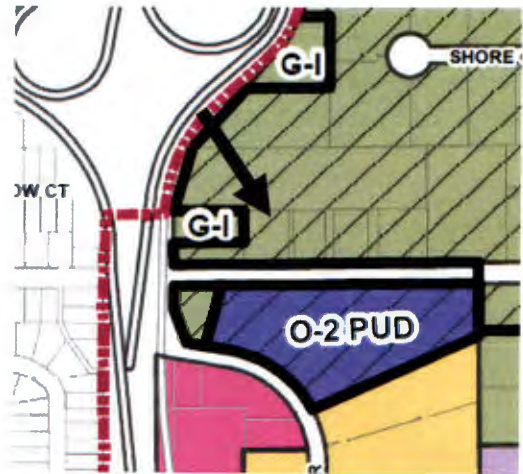
**GENERAL INFORMATION**

**Petitioner:** Awad M. Odeh

**Property Owner:** William and Jon Hollander

**Petitioner's Status:** Potential Tenant

**Land Use Plan:** Recommends Light Industrial Uses

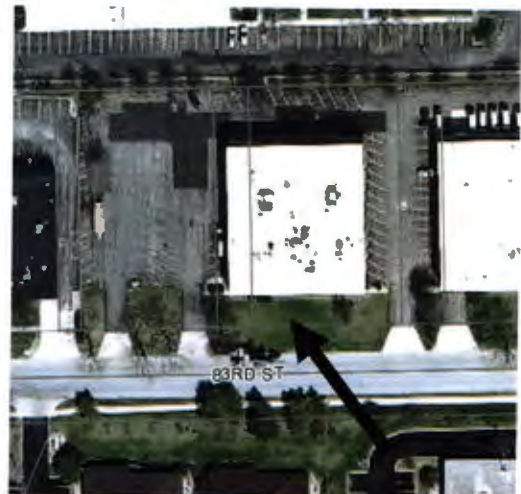


**Existing Zoning:** GI General Industrial

**Existing Land Use:** Two, Light Industrial Buildings

**Site Area:** 2.4 Acres

**Subdivision:** Hinsdale Industrial Park



### **SUMMARY**

The petitioner seeks to open an automobile sales and customization business in an existing industrial building and is requesting approval for limited outside parking/display of vehicles for sale. The location of the business is within one of two industrial buildings that share parking and access at 16W260 83<sup>rd</sup> Street.

### **COMPLIANCE WITH THE ZONING ORDINANCE**

The property is within the GI General Industrial District. The GI District classifies automobile sales as a special use. The GI District also lists outside storage as a special use. The petitioner seeks two special use approvals; one for the principal use of the property for automobile sales and a second to permit outside storage of cars for sale.

### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The Comprehensive Plan recommends light industrial uses for this property and the surrounding area. Limited commercial use may be considered compatible with the Comprehensive Plan.

### **ZONING HISTORY**

The prior tenant in this building was a company that installed cellular antenna towers. In 2013, that business was granted special use approval for outside storage of up to 10 trucks and trailers used in the tower installation business. The special use required that those towers and trailers be kept behind the building. A copy of the Ordinance is attached.

Since 2004, the Village has approved special uses for automobile sales at 60 Shore Drive (Corvette Mike's, Brand Max Motors, and Midwest Auto), at 101 Tower Drive (Global Luxury Imports), at 161 Tower Drive (Global Luxury Imports original location), and at 16W535 South Frontage Road (Burr Ridge Car Care). Each of the special use approvals included a specific prohibition on outside storage or display except that Burr Ridge Car Care is allowed to display one car for sale. Burr Ridge Car Care is also the only location in a retail district (B-2).

### **FINDINGS OF FACT**

The Findings of Fact for this petition have been prepared and may be approved if the Plan Commission is in agreement. Please note that there are also several letters from residents objecting to the request for outside storage/display of automobiles.



# CARL KROLIK

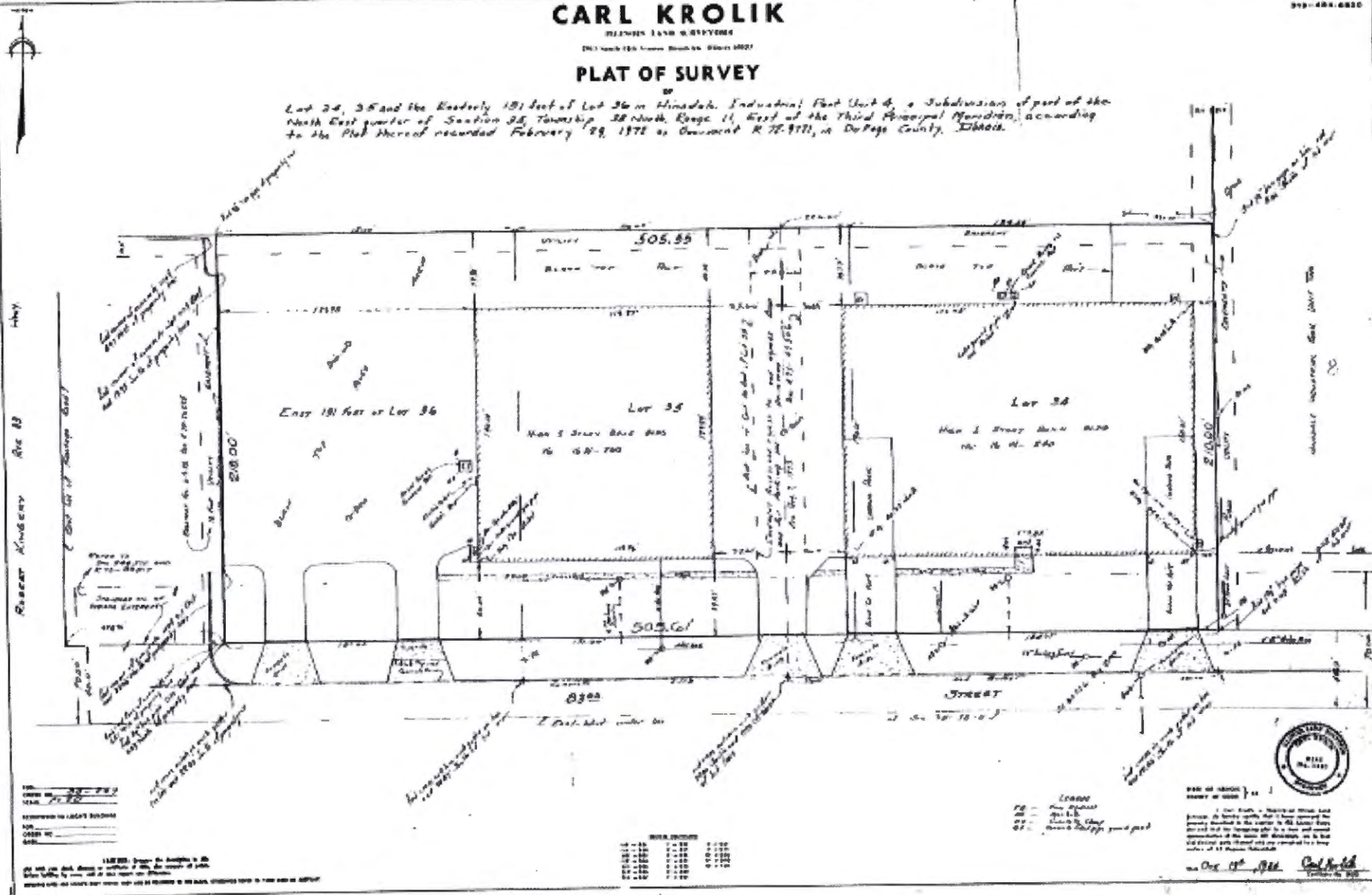
REGISTERED LAND SURVEYOR

1917 North 1st Avenue, Suite 100, Grand Rapids, Michigan 49503

## PLAT OF SURVEY

Lot 34, 35 and the Easterly 181 feet of Lot 36 in Hinadeh, Industrial Park Unit 4, a Subdivision of part of the North East quarter of Section 35, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded February 29, 1978 as Document R 72-9771, in DePue County, Idaho.

100000  
975-484-6833

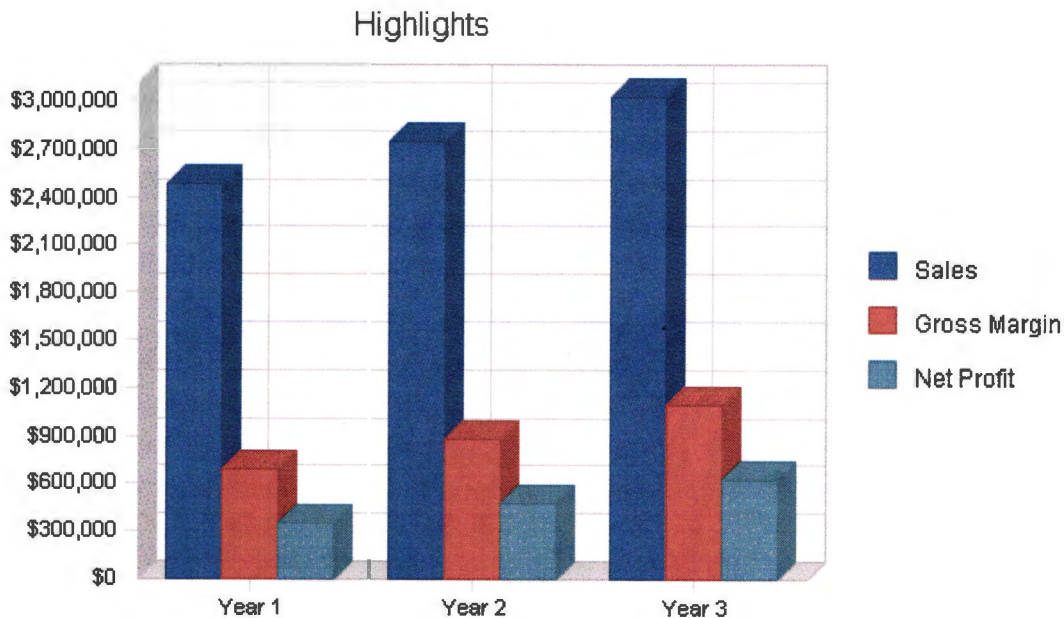


# Apex Motorworks

## Executive Summary

There is a need in the Chicagoland area and the Midwest region of the United States for a selection of quality used luxury cars. Specifically speaking, custom tailored unique luxury vehicles unlike any other vehicle of its like. This is done by offering high-quality, like-new, certified luxury vehicles fitted with custom wheels and tires, electronic equipment such as audio systems, custom wheels and tires and window tinting. A complete package for a competitive price. The owners and sales manager have over 30 years of combined experience in used auto sales. We will continue to develop our excellent working relationship with local dealerships and auctions to bring the savings to the customer.

We will be successful because we offer something different; a pleasant car buying experience with high-quality uniquely customized vehicles. We will create a purchasing environment that caters to the customer's needs. We are selling a professional service and an experience in car buying that will bring customers back again, as well as referring friends and family. We estimate an optimistic gross margin over the industry average. We will be successful because of the excellent team we have assembled and the drive, determination and honesty of the owners.



## **Objectives**

1. 100% customer satisfaction, measured through repeat customers, referrals and surveys.
2. To achieve and surpass the industry average profit margin within the first two-years.
3. To achieve a respectable net profit by end of year one.

## **Mission**

Apex Motorworks provides a unique car buying experience by working individually with customers every step of the way from the traditional car buying process all the way through all the step required to personally tailor and customize the customers' vehicle to their exact specification and liking. All while maintaining focus on customer satisfaction first. We want to fill a void in the market by combining both processes of purchasing a vehicle and the customization of that vehicle. We will be a one-stop shop where a customer can purchase a car and immediately outfit it by choosing from a wide selection of car accessories sold and installed by Apex Motorworks. Honesty and veracity coupled with high moral and ethical standards will ensure our success.

We also believe it is important nad vital to have quality vehicles at the lowest possible cost, and will back each vehicle with a 30 day limited warranty. Our company will make a profit by generating sales of both vehicles and the customization of the vehicle.

## **Keys to Success**

To succeed in this business we must:

- Put together a team of experienced professionals. (Completed)
- Secure an excellent high-traffic location (Completed)
- Establish a network of suppliers, in order to buy and sell vehicles that are of the highest reliability and quality, at a competitive price.
- Ensure customer satisfaction!
- Be fair and honest!

## **Company Summary**

Apex Motorworks is an independently-owned business, established in 2017 by automotive experts with 15 years of vehicle sales experience. We provide a unique car buying experience for customers in the Chicagoland area, Midwest region and nationally through our internet marketing and exposure. Our vehicles are hand-picked inspected, top-quality used vehicles for all types of consumers, at a competitive price. We are conveniently located just thirteen miles south of O'hare Airport and 19 miles west of downtown Chicago, on North Avenue in Villa Park. Apex Motorworks offers a very diverse custom shop offering clients a superior and truly unique service. We strive to become one of the premiere places for car customization and performance parts in the country. Every car sold at Apex Motorwoks carries a signature customization tailored specifically for that vehicle, making every vehicle a custom creation.

## **Company Ownership**

Apex Motorworks is a privately held corporation. It will be registered as an S-corporation, with ownership 50%-Ginwa Martini, 50%-Awad Odeh.

## **Start-up Summary**

Almost 95% of start-up costs will go to assets. Start-up costs will be financed through an equal combination of owner's investment.

Other miscellaneous expenses include:

- Legal fees for business establishment
- Stationary, office supplies
- Marketing/advertising fees
- Accountant fees
- Rent for lot and office
- Establish a website
- Expensed equipment (computers, desks, fax/copier, phone lines, and office furniture).

## **Start-up Requirements**

### Start-up Expenses

Legal	\$500
Stationary	\$200
Advertising	\$5,000
Accountant	\$500
Rent	\$11,000 Security Deposit + First Month Rent
Expensed Equipment	\$4,500
Website	\$1,000
Remodel Showroom	\$15,500
Sign	\$5,000
Lighting	\$3,000
Other	\$500
<b>Total Start-up Expenses</b>	<b>\$46,700</b>

### Start-up Assets

Cash Required	\$53,300
Start-up Inventory	\$800,000
<b>Total Assets</b>	<b>\$853,300</b>
<b>Total Requirements</b>	<b>\$900,000</b>

### **Start-up Funding**

Start-up Expenses to Fund	\$46,700
Start-up Assets to Fund	\$853,300
<b>Total Funding Required</b>	<b>\$900,000</b>

### Assets

Non-cash Assets from Start-up	\$800,000
Cash Requirements from Start-up	\$53,300
Cash Balance on Starting Date	\$53,300
<b>Total Assets</b>	<b>\$853,300</b>

### Liabilities and Capital

#### Liabilities

Current Borrowing	\$0
Long-term Liabilities	\$0
Account Payable	\$0
Other Current Liabilities	\$0
<b>Total Liabilities</b>	<b>\$0</b>

## **Capital**

### Planned Investment

Owner #1 Awad Odeh	\$400,000.00
Owner #2 Ginwa Martini	\$500,000.00
Additional Investment Required	\$0

**Total Planned Investment**                      **\$900,000.00**

Loss at Start-up (Start-up Expenses) (\$46,700.00)

**Total Capital**                                              **\$853,300.00**

**Total Capital and Liabilities**                      **\$853,300.00**

Total Funding                                              \$900,000.00

## **Company Locations and Facilities**

- The company office, showroom and service facility is located at 305 E North Avenue, Villa Park, IL 60181
- The office/showroom is approximately 7,700 square feet with a 2,000 square feet service center and an 18,000 square feet lot.
- The entire facility and land is leased from the principal owner.

## **Products**

Apex Motorworks will sell top-quality used vehicles at a competitive price. Apex buys pre-inspected vehicles wholesale from well known local car dealers, and auto auctions. Apex continually maintains a diverse stock of vehicles, providing the widest selection for individual needs.

Vehicles are purchased weekly, to add to the current stock on hand. Each vehicle is thoroughly inspected by an ASE mechanic with over 25 years of experience. Only vehicles that pass this critical 26 point inspection are sold on site.

## **Product Description**

Apex Motorworks will sell all types of used luxury vehicles. We cater to each customer individually, to satisfy their own practical needs. We buy only the best used vehicles at or below wholesale in order to bring the savings to the customers. Each vehicle is thoroughly inspected by an ASE mechanic with over 25 years of experience. We also offer an auto finding service to customers. If we do not have the vehicle they want in stock, we will find one for them.

## **Market Growth**

According to available market information, used car sales have risen 24%. Spending on used cars continues to rise, despite a slowing economy. As population increases in the area, so will the need for vehicles. Another strength is the fact that people are keeping cars for a shorter period of time before trading or selling. The average driver buys a new (or used) vehicle every four years. Vehicles are also maintaining more value. The result is continued increases in sales and profit margins.

## **Industry Analysis**

- The used car sales industry is continuing to grow at or above population increases. Vehicles are the second largest purchase most consumers make, and more people are buying new and used vehicles than ever.



- Relatively good margins have resulted in some success in the local used car industry.

### PERSONNEL PLAN

	YEAR 1	YEAR 2	YEAR 3
Production Personnel			
Owner/Manager	\$42,000	\$50,000	\$60,000
Other	\$0	\$0	\$0
<b>SUBTOTAL</b>	<b>\$42,000</b>	<b>\$50,000</b>	<b>\$60,000</b>

### Sales and Marketing Personnel

Sales Manager	\$30,500	\$35,000	\$40,000
Other	\$0	\$0	\$0
<b>SUBTOTAL</b>	<b>\$30,500</b>	<b>\$35,000</b>	<b>\$40,000</b>

General and Administrative Personnel

Secretary/Records Admin	\$24,300	\$26,500	\$29,000
Lot Attendant	\$14,550	\$15,500	\$16,500
Other	\$0	\$0	\$0
<b>SUBTOTAL</b>	<b>\$38,850</b>	<b>\$42,000</b>	<b>\$45,500</b>

Other Personnel

Accountant	\$2,000	\$2,000	\$2,000
Other	\$0	\$0	\$0
<b>SUBTOTAL</b>	<b>\$2,000</b>	<b>\$2,000</b>	<b>\$2,000</b>
<b>TOTAL PEOPLE</b>	<b>0</b>	<b>0</b>	<b>0</b>

Total Payroll	\$113,350	\$129,000	\$147,500
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## FINDINGS OF FACT

### FOR A SPECIAL USE PERMIT PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings. In order for a special use to be approved, the petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings.

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

Apex Motorworks is a business that will bring jobs to the village and provide a tax basis for the benefit of the village. We carry highline automobiles and cater to very professional clientele.

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

Apex will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare of the village or its residents. Honesty and integrity is at the core of our business.

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

Apex will not be injurious to the uses and enjoyment of other property in the immediate or non-immediate vicinity. We comply by all village laws and regulations and strive to be moral & honest.

- d. 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.

Apex will not impede the normal and orderly development and improvement of the surrounding property.

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

All adequate utilities, access roads, drainage and ventilation facilities have been provided.

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

Ingress and egress have already been established as to minimize traffic congestion.

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

The proposed special use ~~is~~ is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge.

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

Agreed.

(Please transcribe or attach additional pages as necessary)

## Douglas Pollock

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**From:** billkrug <billkrug@comcast.net>  
**Sent:** Saturday, May 6, 2017 12:27 PM  
**To:** Douglas Pollock  
**Subject:** Fwd: 16 W.260 83rd Street

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

----- Original message -----

**From:** billkrug <billkrug@comcast.net>  
**Date:** 5/5/17 3:32 PM (GMT-06:00)  
**To:** Doug Pollack <dpollack@burr-ridge.gov>  
**Subject:** 16 W.260 83rd Street

Doug, just wanted to say that the special use request for selling automobiles on this lot would be detrimental to the area and should not be allowed. While I live in Kraml Estates, I drive by this property daily and am surprised this request is even being considered. Bill Krug

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

**Douglas Pollock**

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**From:** Kathleen Siedlecki <siedlecki.kathleen@gmail.com>  
**Sent:** Thursday, May 4, 2017 3:21 PM  
**To:** Douglas Pollock  
**Subject:** 16W260 83rd Street Special Use Variance

Hello Doug:

Please convey to the Plan Commission and Zoning Board of Appeals our opposition to the requested special use zoning for 16W260 83rd Street.

As property owners at 16W401 83rd Street since 2001, we have observed that the property has been successfully leased over the years to businesses compatible with the general area. A used car lot with outdoor display of vehicles is not in keeping with the demeanor of our business/office park. It would result in "sightseeing" traffic on an already well-used village artery, detract from the passive nature of the area, and would contradict the many efforts that Burr Ridge has made to beautify gateways to the community.

A special use variance should enhance the area, not detract from it. We respectfully request that the village deny this special use zoning request. Would you kindly confirm receipt?

Sincerely,  
Michael and Kathleen Siedlecki

**Douglas Pollock**

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**From:** Joe Pozzi <joey2angels@live.com>  
**Sent:** Thursday, May 4, 2017 9:01 AM  
**To:** Douglas Pollock  
**Subject:** Car lot....

I hope this is a joke and not coming to our town.

Joseph Pozzi – taxpayer – registered voter  
4 Hanover Ct  
Burr Ridge, IL 60527

**Douglas Pollock**

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**From:** JACK CASINI <jcasini@comcast.net>  
**Sent:** Wednesday, May 3, 2017 5:28 PM  
**To:** Douglas Pollock  
**Subject:** rezoning on 83rd st.

We are writing to inform you of our opposition to the rezoning of commercial property on 83rd St. between Frontage Rd and Madison St. to allow a used car sales lot. We live just south of 83rd St. and Madison. In our opinion this is inappropriate use of this property. These are usually unsightly ventures with high failure rates. Clean indoor commercial property with proportionate parking and solid tenants would benefit our village much more. Thanks.

Jack and Donna Casini



## Douglas Pollock

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**From:** rcjj11@comcast.net  
**Sent:** Wednesday, May 3, 2017 8:11 PM  
**To:** Douglas Pollock  
**Subject:** Used Car Lot in Burr Ridge

Doug,

I just heard about the plans for a used car lot on 83rd street just west of Madison.

I understand the village desires more businesses and tax revenue, but I believe this used car lot with outdoor display of vehicles is not in the character of the area, which is light manufacturing and office space.

I think it will increase traffic and detract from the passive landscape of the area. It certainly won't help beautify the area.

I urge you to turn down this application for a special variance.

Sincerely,

Bob and Cindy Janowitz  
8401 Clynderven Road  
Burr Ridge

## Douglas Pollock

---

**From:** Robert Michels <rmichels@rcmdata.com>  
**Sent:** Monday, May 1, 2017 11:37 AM  
**To:** Douglas Pollock  
**Subject:** Petition Number Z-06-2017

Dear Mr. Pollock,

I have reviewed your "Notice Of Public Hearing" regarding the above petition for property located at 16W260 83<sup>rd</sup> St and am hereby notifying you that I am against zoning of this or any property along 83<sup>rd</sup> Street for automobile sales. We make a special effort to maintain our facility and feel that outdoor display of automobiles for sale would seriously detract from the overall beauty of the neighborhood.

Thank you.

Robert C Michels  
Owner  
RCM Data Corporation

ORDINANCE NO. A-834-21-13

AN ORDINANCE GRANTING A SPECIAL USE FOR OVERNIGHT OUTSIDE STORAGE OF COMMERCIAL VEHICLES AND TRAILERS IN A GI GENERAL INDUSTRIAL DISTRICT PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

(Z-15-2013: 16W260 83<sup>RD</sup> Street - Tower Communications)

**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 August 5, 2013 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 16W260 83<sup>rd</sup> Street, Burr Ridge, Illinois, is Tower Communication Experts, LLC (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section X.F.2.j of the Zoning Ordinance for the outside storage of a maximum of 10 business trucks and utility trailers in the rear yard of the property rather than a maximum of 2 such business vehicles. The subject property is located at 16W260 83<sup>rd</sup> Street.
- B. That the property is surrounded by other industrial properties and limited storage of vehicles and trailers is consistent with other industrial uses in the area.

**Section 3:** That special use approval as per Section X.F.2.j of the Zoning Ordinance for the outside storage of a maximum of 10 business trucks and utility trailers in the rear yard of the property rather than a maximum of 2 such business vehicles **is hereby granted** for the property commonly known as 16W260 83<sup>rd</sup> Street and with the Permanent Real Estate Index Numbers of **09-35-204-031, 09-35-204-032, and 09-35-204-033.**

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

- A. There shall be a maximum of 10 commercial vehicles and trailers parked overnight on the property at any given time. All trailers shall be parked overnight directly behind the building. Trucks must be parked overnight anywhere adjacent to the rear lot line consistent with the attached **Exhibit A.**
- B. The vehicles to be parked overnight by authority of this special use shall be of similar size and design as those shown in the attached **Exhibit B.**
- C. This special use approval shall be limited to Tower Communication Experts, LLC at this location and shall expire at such time that Tower Communication Experts, LLC no longer occupies the subject property.
- D. Failure to comply with the terms of this special use shall render the special use null and void.

**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.



# CARL KROLIK

ILLINOIS LAND SURVEYOR

201 South 22nd Avenue, Broadview, Illinois 60611

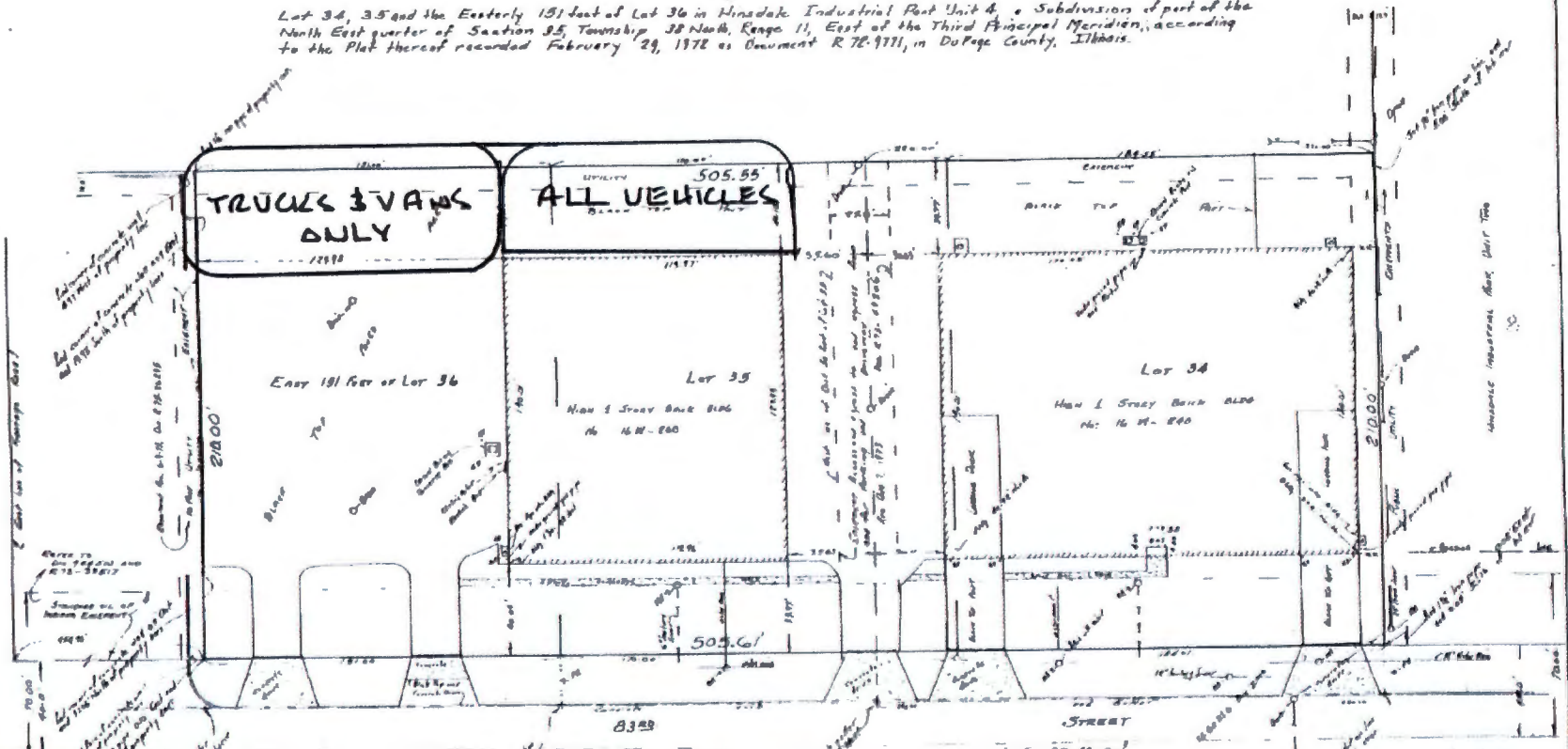
## PLAT OF SURVEY

Lot 34, 35 and the Easterly 181 feet of Lot 36 in Minadale Industrial Park Unit A, a Subdivision of part of the North East quarter of Section 35, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded February 29, 1972 as Document R 72-9771, in DuPage County, Illinois.

Volume  
312-284-0888



Rosedale Kinrossy Ave. 43 Hwy.



FILE NO. 22-187  
 COUNTY OF DU PAGE  
 DIVISION TO BE CARRIED FORWARD  
 DATE

NOTICE: I, the Surveyor, do hereby certify that I have examined the original records of this survey and find that the same are correct and true and that the same are in accordance with the laws of this State and the laws of the United States and that I have not been furnished with any other records of this survey which would require me to amend the same.

AREA	
Lot 34	1.23
Lot 35	1.23
Lot 36	1.23
Subtotal	3.69
Total	3.69



Legend  
 PL - Plat  
 M - Map  
 S - Survey  
 D - Deed

DATE OF SURVEY: 1972  
 COUNTY OF DU PAGE  
 I, Carl Krolik, Surveyor, do hereby certify that I have examined the original records of this survey and find that the same are correct and true and that the same are in accordance with the laws of this State and the laws of the United States and that I have not been furnished with any other records of this survey which would require me to amend the same.

**EXHIBIT A**



**EXHIBIT B**







04/07/20



STATE OF ILLINOIS )  
COUNTY OF C O O K ) SS.  
COUNTY OF DU PAGE )

**CLERK'S CERTIFICATE**

I, KAREN J. THOMAS, the duly elected, qualified, and acting Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of that Ordinance now on file in my office, entitled:

**ORDINANCE NO. A-834-21-13**

**AN ORDINANCE GRANTING A SPECIAL USE FOR OVERNIGHT OUTSIDE STORAGE OF COMMERCIAL VEHICLES AND TRAILERS IN A GI GENERAL INDUSTRIAL DISTRICT PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE**

**(Z-15-2013: 16W260 83<sup>RD</sup> Street - Tower Communications)**


which Ordinance was passed by the Board of Trustees of the Village of Burr Ridge at a regular meeting held on the 12<sup>th</sup> day of August, 2013, which meeting a quorum was present, and approved by the President of the Village of Burr Ridge on the 12<sup>th</sup> day of August, 2013.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Burr Ridge was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Burr Ridge, and that the result of said vote was as follows, to-wit:

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

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Village of Burr Ridge, this 12<sup>th</sup> day of August, 2013.

  
Village Clerk

PAMPHLET

FRONT OF PAMPHLET

ORDINANCE NO. A-834-21-13

AN ORDINANCE GRANTING A SPECIAL USE FOR OVERNIGHT OUTSIDE STORAGE  
OF COMMERCIAL VEHICLES AND TRAILERS IN A GI GENERAL INDUSTRIAL  
DISTRICT PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

(Z-15-2013: 16W260 83<sup>RD</sup> Street - Tower Communications)

Published in pamphlet form this 12<sup>th</sup> day of August, 2013, by Order  
of the Corporate Authorities of the Village of Burr Ridge, Cook  
and DuPage Counties, Illinois.



Village Clerk

PAMPHLET

BACK OF PAMPHLET

ORDINANCE NO. A-834-21-13

AN ORDINANCE GRANTING A SPECIAL USE FOR OVERNIGHT OUTSIDE STORAGE  
OF COMMERCIAL VEHICLES AND TRAILERS IN A GI GENERAL INDUSTRIAL  
DISTRICT PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

(Z-15-2013: 16W260 83<sup>RD</sup> Street - Tower Communications)

Published in pamphlet form by Order of the Corporate Authorities  
of the Village of Burr Ridge, DuPage and Cook Counties, Illinois.



# VILLAGE OF BURR RIDGE

## PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 16 W. 260 83rd St. PIN # 0935 204 031  
0935 204 032  
0935 204 033

### GENERAL INFORMATION

PETITIONER: Awad M. Odeh  
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS: 10685 Granada Ct PHONE: 312-221-6094  
Palos Hills, IL 60465 EMAIL: ehab8200@gmail.com

FAX: \_\_\_\_\_

PROPERTY OWNER: William & Jon Helander STATUS OF PETITIONER: Lessee

OWNER'S ADDRESS: 1801 Pratt Blvd, Elk Grove Village PHONE: 773-817-0123  
IL 60007

### PROPERTY INFORMATION

SITE AREA: \_\_\_\_\_ EXISTING ZONING: \_\_\_\_\_

EXISTING USE/IMPROVEMENTS: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

### DESCRIPTION OF REQUEST

PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S):

Special Use     Rezoning     Text Amendment     Variation(s)

Please Provide Written Description of Request - Attach Extra Pages if Necessary

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

Petitioner's Signature

04/10/17

Date Petition is Filed



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

**Consent to Install Public Notice Sign**

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:

116 W 260 83rd Street

Property Owner or Petitioner:

Awad Odeh

(Print Name)

(Signature)



Order ID: 4915318

\* Agency Commission not included

**GROSS PRICE \* :** \$40.29

**PACKAGE NAME:** IL Govt Legal Pioneer Doings

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**Product(s):** SubTrib\_Pioneer Doings, Publicnotices.com, classified.chicagotribune.com

**AdSize(s):** 1 Column,

**Run Date(s):** Thursday, April 27, 2017

**Color Spec.** B/W

## Preview

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### LEGAL NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearings beginning at 7:30 p.m. on Monday, May 15, 2017, at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois 60527.

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Awad M. Odeh for special use approvals as per Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit the use of an existing building for automobile sales and as per Section X.F.2.k to permit outside parking/display of automobiles for sale. The petition number and property address is Z-06-2017: 16W260 83rd Street and the Permanent Real Estate Index Number is: 09-35-204-031; 09-35-204-032; and 09-35-204-033.

The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

GREG TRZUPEK

CHAIRMAN

MEMBERS: MIKE STRATIS, DEHN GRUNSTEN, LUISA HOCH, GREGORY SCOTT, MARY PRAXMARER, AND JIM BROLINE.

4/27/17 4915318

DONNAN REAL ESTATE I LLC  
224 SHORE COURT  
BURR RIDGE, IL 60527

BRONSON & BRATON  
240 SHORE DRIVE  
BURR RIDGE, IL 60521

STANDARD BANK & TRUST  
TRUST 11848  
16W221 SHORE COURT  
BURR RIDGE, IL 60521

THOMAS MEADEN  
16W210 83<sup>RD</sup> ST  
BURR RIDGE, IL 60527

MEADOWBROOK II  
475 FRONTAGE ROAD  
BURR RIDGE, IL 60521

BURR RIDGE VENTURES LTD  
16W445 FRONTAGE ROAD  
BURR RIDGE, IL 60527

STEVEN & JO ANN GAHM  
8351 MEADOWBROOK DRIVE  
BURR RIDGE, IL 60521

HUGHES INVESTMENT PROPERTY  
16W153 83<sup>RD</sup> STREET  
BURR RIDGE, IL 60527

STATE OF IL DOT- IDOT  
2300 S DIRKSON PKWY  
SPRINGFIELD, IL 62764

MARGUERITE M. GUIDO  
223 MAPLE STREET  
HINSDALE, IL 60521

MARGUERITE M. GUIDO  
223 MAPLE STREET  
HINSDALE, IL 60521

LINDA S. WATSON  
1426 GUNDERSON AVE  
BERWYN, IL 60402

PUBLIC STORAGE INC  
DEPT 27820  
PO BOX 25025  
GLENDALE, CA 91201

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

VPNP LLC  
C/O VIJAY SINGH  
144 CIRCLE RIDGE DR  
BURR RIDGE, IL 60527

MRS TRUST  
PO BOX 683  
MT. PROSPECT, IL 60056

WOOD CREEK II VENTURE LLC  
10204 WERCH DR  
UNIT 301  
WOODRIDGE, IL 60517

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

VPNP LLC  
C/O VIJAY SINGH  
144 CIRCLE RIDGE DR  
BURR RIDGE, IL 60527

260 WEST 83<sup>RD</sup> ST LLC  
1801 PRATT BLVD  
ELK GROVE VILLAGE, IL 60007

240 WEST 83<sup>RD</sup> ST LLC  
1801 PRATT BLVD  
ELK GROVE VILLAGE, IL 60007

CHAS & GERALDINE ANZILOTTI  
11385 77<sup>TH</sup> ST  
BURR RIDGE, IL 60527

STATE BANK OF COUNTRYSIDE  
TRUST 00-2141  
6734 JOLIET RD  
COUNTRYSIDE, IL 60525

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

MICHAEL J. SIEDLECKI  
4343 FRANKLIN AVE  
WESTERN SPRINGS, IL 60558

STATE BANK OF COUNTRYSIDE  
TRUST 00-2141  
6734 JOLIET RD  
COUNTRYSIDE, IL 60525

STATE BANK OF COUNTRYSIDE  
TRUST 00-2141  
6734 JOLIET RD  
COUNTRYSIDE, IL 60525

TODD A. MOLIS  
16W623 87<sup>TH</sup> ST  
BURR RIDGE, IL 60527

TOM VILLARDO  
5123 LEE ST  
DOWNERS GROVE, IL 60515

MC NAUGHTON BUILDERS INC  
347 83<sup>RD</sup> ST  
BURR RIDGE, IL 60527

MC NAUGHTON BUILDERS INC  
347 W 83<sup>RD</sup> ST  
BURR RIDGE, IL 60527

BRIL TRUST  
PO BOX 683  
MT. PROSPECT, IL 60056

COOK FINANCIAL LLC  
5600 N RIVER RD  
ROSEMONT, IL 60018

MADISON STREET PART LLC  
14497 JOHN UMPHREY DRIVE  
UNIT 200  
ORLAND PARK, IL 604620

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

VPNP LLC  
C/O VIJAY SINGH  
144 CIRCLE RIDGE DR  
BURR RIDGE, IL 60527

240 WEST 83<sup>RD</sup> ST LLC  
1801 PRATT BLVD  
ELK GROVE VILLAGE, IL 60007

Etiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160  
label size 1" x 2 5/8" compatible with Avery®5160/8160



**NOTICE**

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

For further information, please call or visit

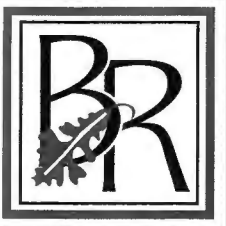
Barr Ridge Village Hall  
2040 County Line Road  
Glen Ridge, NJ 07033

As a for information Re: **Z0617**

Further details are available at

[www.barr-ridge.org](http://www.barr-ridge.org)

See Public Hearings/Plan  
Commission Agenda



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

Mickey Straub  
Mayor

Karen J. Thomas  
Village Clerk

Steven S. Stricker  
Village Administrator

April 21, 2017

**NOTICE OF PUBLIC HEARING**

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

**Z-06-2017: 16W260 83<sup>rd</sup> Street** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Awad M. Odeh for special use approvals as per Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit the use of an existing building for automobile sales and as per Section X.F.2.k to permit outside parking/display of automobiles for sale. The petition number and property address is **Z-06-2017: 16W260 83<sup>rd</sup> Street** and the Permanent Real Estate Index Number is: **09-35-204-031; 09-35-204-032; and 09-35-204-033.**

A public hearing to consider this petition is scheduled for:

**Date:** Monday, May 15, 2017  
**Time:** 7:30 P.M. or as soon thereafter as the matter may be heard.  
**Location:** Village of Burr Ridge  
Board Room  
7660 South County Line Road  
Burr Ridge, IL 60527

Additional information is on file and available for public review at the Burr Ridge Village Hall or contact:

Doug Pollock, Community Development Director  
(630) 654-8181 ext. 3000  
[dpollock@burr-ridge.gov](mailto:dpollock@burr-ridge.gov)

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.



**VILLAGE OF BURR RIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT AND SUMMARY**

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**Z-5-2017; Zoning Ordinance Text Amendment; Consideration of an amendment to Section IV.H.9 of the Burr Ridge Zoning Ordinance which states that 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; said amendment to consider allowing greater coverage for structures that use permeable paver systems.**

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

**Prepared By:** Doug Pollock, AICP  
Community Development Director

**Date of Hearing:** May 15, 2017, continued from April 3, 2017

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**SUMMARY**

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At its April 3, 2017 meeting, the Plan Commission opened a public hearing regarding a text amendment as described above. The Plan Commission expressed concerns regarding the installation, maintenance and reliability of permeable pavements and incurring Village expense relative to installation and maintenance. At the recommendation of staff, the Plan Commission continued the hearing.

Subsequent to the April 3 hearing, staff presented this issue to the Board of Trustees Stormwater Committee. The Stormwater Committee includes 3 Trustees and 3 residents. Attached is a summary of the Stormwater Committee discussion and recommendation. The Stormwater Committee shared the same concerns as the Plan Commission regarding the installation, maintenance and reliability of permeable pavements and related Village expenses and is recommending that the Village not allow any stormwater credit for the use of permeable pavers.

If the Plan Commission is in agreement, a recommendation should be made to the Board of Trustees not to amend the Zoning Ordinance relative to the maximum rear yard coverage of 30% and the use of permeable pavement.



## M E M O

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**To:** Doug Pollock, Community Development Director  
**From:** David Preissig, P.E., Director of Public Works & Village Engineer  
**Date:** May 11, 2017  
**Subject:** Stormwater Management Committee Recommendation to Plan Commission  
Regarding Permeable Pavers as Allowance for Increasing Rear-Lot Coverage

---

At its regular meeting on May 9, 2017, the Stormwater Management Committee reviewed the concept of permeable pavers as an allowance for increasing rear-lot coverage. This discussion was prompted in reference to a Zoning Ordinance amendment under consideration by the Plan Commission.

Permeable pavers are engineered systems designed to have voids constantly available in the aggregates and subbase in order to provide a stormwater benefit. Such stormwater benefits include runoff volume control and stormwater filtration. Various manufacturers and other publications tout permeable pavers as “best management practices (BMPs)” for these reasons. However, the practice of stormwater management BMPs, including the use of permeable pavements, is a dynamic and rapidly changing field with new techniques, materials, and equipment introduced and tested continually. In spite of stated environmental advantages of permeable pavements, these systems have typically remained outside the ordinary conventions of urban design and construction. Sparse design guidelines or standards are available for reference or guidance with respect to the benefits of this technology for use as a BMP. The Village utilizes current County stormwater ordinances and critically reviews other BMP standards that may be proposed by developers and their engineers.

The committee raised concerns regarding the level of maintenance and monitoring required to keep such systems operable at all times. The Committee also raised concerns that the Village would need to incur additional responsibility and taxpayer cost with each installation to inspect each step of design and construction on private property. Additionally, it was noted that the Village may eventually have to use its legal authority at additional cost to the taxpayers, to compel property owners with permeable paver systems to correctly and perpetually maintain these systems to provide the continual stormwater benefits.

After considerable discussion, the committee voted 6-0 to recommend that the Village not allow permeable pavers to be used as a trade-off to increase lot coverage. The Committee did agree that the Village should continue to permit use of permeable pavers where property owners desire to provide this surface as a designed environmental benefit but that the stated benefit of a permeable paver system should not provide credit against green space, stormwater volume control, or rear-yard lot coverage as is being considered by the Plan Commission.

**9) CONSIDERATION OF AMENDMENT TO BURR RIDGE ZONING ORDINANCE REGARDING REAR YARD LOT COVERAGE AND PERMEABLE PAVERS**

---

At the direction of the Village Board, the Plan Commission at its April 3, 2017 regular meeting, conducted a public hearing in consideration of an amendment to the Zoning Ordinance relative to rear yard lot coverage.

Section IV.H.9 of the Zoning Ordinance states that 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.” Accessory buildings and structures include garages, sheds, swimming pools, decks, patios, driveways, and similar structures. While the Zoning Ordinance does not describe the purpose of this regulation, it may be intended for two reasons: to limit stormwater run-off and to more generally preserve green space.

The variation recently granted by the Board of Trustees (Ordinance A-834-04-17; 15W241 81st Street) permitted the rear lot coverage to be increased from 30% to 38% and was based on the driveway and walkways in the rear yard using a permeable paver system. In that particular case, the rear lot coverage was 20% for an accessory building with the remaining 18% being a driveway and walks built with permeable pavers.

Staff researched the topic of permeable pavers and found that it is common for municipal zoning and stormwater regulations to give some credit for permeable paver systems in lot coverage calculations. If installed and maintained properly, permeable paver systems can mitigate some stormwater run-off and provide a benefit to the stormwater system.

However, as stated by the Plan Commission during its April meeting, a permeable paver surface is not the same as green space in appearance. Thus, an exception for permeable paver systems would only address one of the presumed Zoning Ordinance reasons for the rear lot coverage requirement.

The practice of stormwater management Best Management Practices (BMPs), including the use of permeable pavements, is a dynamic and rapidly changing field with new techniques, materials, and equipment introduced and tested continually. In spite of stated environmental advantages of permeable pavements, these systems have typically remained outside the ordinary conventions of urban design and construction. Sparse design guidelines or standards are available for reference or guidance with respect to the benefits of this technology for use as a BMP. The Village utilizes current County stormwater ordinances and critically reviews other BMP standards that may be proposed by developers and their engineers.

Documents presented to the Plan Commission as part of their public hearing, including a letter related to the variance request, a brochure from Unilock, and a report from the Village Engineer are included in *Attachment D*.

Staff is requesting additional consideration and review by the Stormwater Committee that can be returned to the Plan Commission at a specified time.





**Z-05-2017; Zoning Ordinance Text Amendment; Permeable Pavers and Rear Lot Coverage.**

As requested by Chairman Trzupsek, Mr. Pollock summarized the hearing as follows: This hearing was scheduled as requested by the Plan Commission and approved by the Village Board and in response to a variation granted by the Board of Trustees. The Board granted a variation that allowed a resident on 81<sup>st</sup> Street to have 38% rear lot coverage provided that 18% was a permeable paver system. The hearing was scheduled to determine if the Village wants to amend the Zoning Ordinance to permit a similar regulation for all residential properties. Mr. Pollock referenced the documentation from the Village Engineer and from other sources that was included in the packet.

Chairman Trzupsek and Commissioner Hoch asked about definitions and standard for permeable pavers. Mr. Pollock provided description but cautioned that there appears to be no established definition or common language regarding this product.

Commissioner Broline expressed concerns regarding the lack of a common understanding of the systems and products.

Commissioner Hoch asked how the Village would regulate the installation and maintenance of permeable or porous pavers. Mr. Pollock responded that installation could be regulated through the permit process but that maintenance would be more challenging. Mr. Pollock noted that maintenance is critical to maintain the stormwater benefits of permeable paver systems.

Mr. Pollock suggested that this type of amendment could be structured to reduce impervious surfaces in rear yards and provide a stormwater benefit. He described a sample amendment whereby rear lot coverage could be increased from 30% to 40% but only if 20% of the coverage is permeable. He said that would reduce impervious surfaces from 30% to 20%.

Commissioner Broline asked about the possibility of allowing increases by variation or similar Plan Commission approval. Mr. Pollock said that a review and approval process was possible but that he is concerned that the standards for approval could be viewed as somewhat arbitrary.

Commissioner Hoch asked how often this issue comes up. Mr. Pollock said not that often but occasionally residents ask for permeable pavers and/or ask about exceeding the 30% limit.

Chairman Trzupsek asked for questions and comments from the public.

Ms. Alice Krampits, 7515 Drew Avenue, said she was opposed to the change. She said there are too many drainage problems in the Village and that porous pavers and permeable paver systems are not the same as grass and landscape areas. She said there are problems with proper installation and required maintenance. She suggested that more research needs to be done before any changes are approved.

Chairman Trzupsek noted that this is a benefit when the permeable pavers replace hardsurface but not when it replaces grass. He said that when his architectural firm has used permeable surfaces, it has experienced problems.

Plan Commission/Zoning Board Minutes  
April 3, 2017 Regular Meeting

**DRAFT**

Commissioner Hoch said that the information provided is from industry that sells permeable pavers so it clearly describes the benefits without perhaps stating the problems.

Mr. Pollock said that the issue is whether permeable pavers can be trusted to always provide the stormwater benefits. He suggested that this matter be tabled so that staff can do more research on this topic.

At 8:19 p.m. a **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Grunsten to continue the hearing for Z-05-2017 to May 15, 2017.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Broline, Grunsten, Hoch, Praxmarer, and Trzupek

**NAYS:** 0 – None

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

M E M O

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**To:** Doug Pollock, Community Development Director  
**From:** David Preissig, P.E., Director of Public Works & Village Engineer  
**Date:** March 24, 2017  
**Subject:** Engineering Summary for Plan Commission: Consideration of Permeable Pavers With Respect to an Allowance for Increasing Rear-Lot Coverage

---

The concept of porous pavement is to allow rainwater to infiltrate into and through the surfaces of driveways, parking lots, and other normally impervious surfaces. Permeable pavers are an example of porous pavement and consist of solid concrete pavers with small, stone-filled joints that allow water to flow into highly permeable, open-graded bedding, base, and subbase aggregates. The void spaces among the aggregates can store water and enable infiltration into the soil subgrade rather than generating surface runoff. Depending on material, the paver blocks are largely impervious; however, the paver joints should provide 100% surface permeability.

Several considerations are needed when designing, constructing, and maintaining a permeable paver system. When designing a porous surface, the designer must evaluate where the infiltrated rainwater is draining and how the stormwater is being conveyed. During construction, strict adherence to stone material specifications and proper compaction methods would be required. Post-construction, the person or persons responsible for perpetual maintenance must consider all the steps, work, and schedules necessary to ensure long-term functionality.

**Design Considerations:**

The assortment of permeable paver systems from different vendors as well as the variety of applications around homes and businesses would require the designer to consider at a minimum the following:

- Must be sized and designed based on drainage area, structural requirements, soils, and the volume control storage. In northeast Illinois, the system should be designed to provide a stormwater runoff coefficient (C-value) of 0.7 or better. Runoff coefficients are dimensionless values that relate the amount of runoff to the amount of precipitation received; larger value for areas with low infiltration and high runoff (pavement, steep gradient), and lower values for permeable, well vegetated areas (forest, flatland). A C-value of 0.7 indicates roughly 70% of stormwater would not infiltrate but instead would run off a surface. It should be noted that various technical guidelines estimate porous paver systems to be equivalent in infiltration as plain gravel surface.

- Soil infiltration rates must be determined before design. Underdrains may be used to provide drainage unless the soil can infiltrate greater than 0.5 inches of rainfall in an hour. However, caution should be used in areas underlain with highly permeable soils such that infiltrated pollutants could not reach the groundwater.
- The bottom of the base aggregate should be as level as possible in order to uniformly distribute infiltration to the surrounding soil.
- The effects of subgrade compaction, freeze-thaw cycles, frozen ground, and use of de-icing chemicals in snow removal must be considered.
- During construction, additional precautions must be prescribed and followed to ensure the paver voids are not contaminated with debris, dirt, or dust from adjacent construction of the home, business, or landscaping.
- Additional design considerations are provided in the Illinois Urban Manual Practice Standard No. 890 “Pervious and Porous Pavement” [see attached].

### **Maintenance Considerations:**

Perpetual maintenance activities are needed to ensure the permeable paver area performs as originally approved. Maintenance procedures include: sweeping off of gravel-filled pavers, and use of vacuums, brushes, and water to clear out voids (additional aggregate may be needed to replenish the joints following each cleaning). Schedules for the maintenance procedures should be according to the manufacturers’ specifications, but general adhere to the following:

- Debris and litter removal shall be performed after storm events totaling approximately two inches over a 24-hour period or as needed in order to prevent clogging.
- Adjacent landscaping or side slopes draining onto the paver system must be maintained to ensure that debris, wood chips, and other runoff will not cause erosion problems or spill-over to develop.
- Pipe underdrains and their outlets must be checked and maintained.
- Removal of sediment shall be performed as needed to ensure proper working order of the paver system at all times.
- When the permeable paver system deteriorates or cannot be effectively maintained, and would no longer provide the stormwater benefit, then its replacement in-kind would be required as soon as possible.

### **Permitting, Inspection, and Enforcement Considerations:**

A unique set of plans, details, specifications and certifications should be a considered if a permeable paver system would be allowed to increase rear-yard lot coverage. With submittal of a site plan to the Village, the designer would be responsible for providing calculations and details that demonstrate the functionality of the paver system as a stormwater benefit. Inspection during construction of the permeable paver system may add significant time and responsibilities to the



Village's staff in order to ensure and document that procedures and materials are at all times compliant with the designer's specifications.

Additional documentation would be required for recording with the building permit file that ensures the constructed paver system closely followed the approved plans. Already as conditions of the DuPage County Countywide Stormwater and Flood Plain Ordinance related to stormwater best management practices (BMPs), the Village requires record drawings that have been prepared, signed, and sealed by a professional engineer or land surveyor showing the final "as-built" and actual in-place elevations, location of the BMP, and topography. To maintain the stormwater benefit of the pervious paver system or continue its allowance toward increasing rear-yard lot coverage, the property owner's records should be annually required that demonstrate all required maintenance activities have been performed and repairs have been completed.

### **Similar Municipal Restrictions:**

As an example, the Village of Downers Grove encourages property owners to incorporate various stormwater management practices such as permeable pavers, by providing credits and incentives to their stormwater utility bill. The Village of Downers Grove issues a monthly stormwater fee, billed to all property owners in that Village, that is based on the total amount of impervious area on each parcel.

The Village of Downers Grove requires extensive documentation after construction for each party applying for or receiving a stormwater fee credit to demonstrate compliance with all applicable maintenance practices. Annual documentation includes photographs of the facility, certifications of the property owner, indemnification of the Village, and agreements to allow the Village unrestricted access to inspect the facility. Other documents are required that how the title to the property is recorded to perpetually indemnify the Village and requiring the stormwater facility on that property to remain privately owned and maintained.

### **Attachments**

1. Illinois Urban Manual, Practice Standard No. 890 "Pervious and Porous Pavement", revised June 2013.



**ILLINOIS URBAN MANUAL  
PRACTICE STANDARD**

**PERVIOUS and POROUS PAVEMENT**

(sq. ft.)  
Code 890



Source: IUM Technical Review Committee

**DEFINITION**

Alternate pavement systems are designed to allow water to pass through the surface into the subsurface for storage and infiltration and to also reduce peak runoff rates and volumes, as well as reduce pollution loads.

**PURPOSE**

The purpose of this practice is to promote volume reduction, peak flow reduction and to reduce pollution into down stream water bodies.

**CONDITIONS WHERE PRACTICE APPLIES**

This practice applies where pavement is desirable or required, including but not limited to:

1. Parking lots

2. Driveways for residential and light commercial use
3. Alleys
4. Low traffic roadways
5. Boat ramps
6. Paths and sidewalks
7. Fire lanes
8. Community spaces
9. As an alternative to conventional paving

**CRITERIA**

1. Permeable soils.
2. Tributary area is less than 3 times the porous/pervious pavement area. Things that may affect this are: soil permeability, stabilization practice and amount of overland flow.

3. The site slope is less than 2%.
4. If the soils are not permeable then some type of under drain system should be used when the sub-grade soil permeability is less than 0.5 in / hr.
5. Under drain use must require a storm drain infrastructure.
6. Depth of water table. If water table is less than 2 feet below finish surface this practice should not be considered.
7. To facilitate infiltration, a graded stone and/or geo-textile fabric ([IUM 592](#)) should be used.
8. Heavy traffic loading will effect performance and longevity.
9. Ice management; low or no chloride, no sanding or cinders.
10. Use this practice with no sanding or cinders for ice management.
11. Not suitable for storm water hot spots, areas with high pollutant loads or contaminated soils.
12. Roadway and parking lot marking should be applied as paint vs. an adhesive tape.
13. The base material shall be free of contaminates to allow for water passage.
14. ASTM test C1701 should be used to indentify the needed flow through the porous / pervious pavement layer.
2. A porous system is going to have more void space in its cross section than a pervious system, allowing more water passage.
3. ADA compliant.
4. Pollutants of concern shall be identified along with the appropriate Best Management Practices to address or mitigate them.
5. Materials may consist of vegetation, interlocking blocks (P-ACM/M), unbound aggregate, concrete, asphalt, paver bricks and recycled glass.
6. Recommend draw down time of the sub-surface layer to be less than 48 hours.
7. Pipe under drains shall be sized for flow requirements. Perforations shall be slotted vs. round. A geo-textile may be needed ([IUM 592](#)).
8. Some practices are better suited to reduce contributions to the heat island effect.
9. No seal coating or sealers can be used with this practice because of reduced volume of water flow.
10. Street sweeping is one method that may help to remove debris; however, it may not remove debris far enough into the cross section.
11. Should not be used for high speed roads.
12. Areas of concerned if used would be:
  - a. Sediment laden runoff
  - b. High traffic counts
  - c. Heavy repetitive loading

### CONSIDERATIONS

1. Pretreatment of flows may be necessary.

- d. Not accessible for maintenance
  - e. Non-permeable soils or a high water table
  - f. Removal of dissolved pollutants limited with under drain use.
  - g. Near or up against basement walls.
- 2. Low or no chloride ice management.
  - 3. Rubber or plastic tipped snow plow blades shall be used.
  - 4. Clean out of pretreatment practices.
  - 5. Landscapes waste (leafs, clippings, branches, seeds, etc.) shall be removed or captured to prevent clogging of the surface.

- 6. If flushing is the method of cleaning the cross section, the debris that is washed through must be removed.
- 7. Air wands are one method of cleaning the cross section; however, care should be taken not to blow the debris deeper into the pavement.

**PLANS AND SPECIFICATIONS**

Plans and specifications shall be prepared in accordance with the criteria of this standard and shall describe the requirements for applying the practice to achieve its intended use.

The extent of porous and pervious pavement shall be identified on the plans with sometime of cross hatching.

A cross sectional detail showing locations and thickness of the materials needs to be included.

Installation sequence of materials may need to be listed.

A detailed specification should be developed to insure the proper type of porous or pervious pavement is installed.

**REFERENCES**

IL Urban Manual Technical Committee

Geosyntec Consultants Permeable Pavement Technical Document

Michigan DEQ

urbst890.doc

June 2013

**STANDARD DRAWINGS**

Pretreatment (IUM-xxx) – *to be developed*

**OPERATION AND MAINTENANCE**

- 1. No sanding or cinder use with this practice.





Unilock Chicago, Inc.  
301 E. Sullivan Road  
Aurora, IL 60505  
1-800-UNILOCK  
T 630-892-9191  
F 630-892-9215  
Chicago@unilock.com

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

January 10, 2017

To Whom it may concern,

It has come to my attention that there are some concerns regarding the permeable pavers installed at the Paulan Residence in Burr Ridge, at 15W241 81<sup>st</sup> Street. I will address those concerns in this letter, and if there are any further questions, please feel free to reach out to me.

Our Town Hall paver can be installed utilizing 4 different laying patterns, with one not being any more permeable than the other. The paver's permeability is determined by the spacer lugs that are molded into the paver during manufacture; we do not rely on tile spacers or an insert to create void space. The spacer lugs on the Town Hall paver, and any of our permeable pavers, cannot be altered without negatively impacting the permeability, integrity, and aesthetic properties of the project. An unmolested or unaltered Town Hall paver will provide the user with an equal and predetermined void between each paver, no matter which laying pattern is used. For residential and commercial vehicular applications, the most common and most secure laying pattern is the herringbone. The herringbone provides the most positive interlock, and therefore will reduce the potential for lateral shifting of the paver surface in high traffic/high torque areas. Areas that are most susceptible to this are curves, circles, and side-load garages. So, to review, the laying pattern of the Town Hall pavers will not affect the permeability. The one factor that can affect permeability is the type of joint filler used in between the pavers. Optimal results will be achieved when a granular, granite chip is swept in between the joints of the permeable pavers, as the chips allow water to permeate the joint as opposed to sheet draining the water off of the paver surface. In the case where a polymeric sand was used between the joints, the sand can be removed with a power washer, and replaced with the granite chip, again achieving maximum permeability. I hope this serves to clear up any concerns, but if there are any further questions, I can be reached via the contact information below.

A handwritten signature in black ink, appearing to read "Justin J. Roney", is written over a horizontal line.

Justin J. Roney  
Territory Manager  
Unilock, Chicago  
(630) 423-1615  
Justin.Roney@Unilock.com



## M E M O

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**To:** Doug Pollock, Community Development Director  
**From:** David Preissig, P.E., Director of Public Works & Village Engineer  
**Date:** May 11, 2017  
**Subject:** Stormwater Management Committee Recommendation to Plan Commission  
Regarding Permeable Pavers as Allowance for Increasing Rear-Lot Coverage

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At its regular meeting on May 9, 2017, the Stormwater Management Committee reviewed the concept of permeable pavers as an allowance for increasing rear-lot coverage. This discussion was prompted in reference to a Zoning Ordinance amendment under consideration by the Plan Commission.

Permeable pavers are engineered systems designed to have voids constantly available in the aggregates and subbase in order to provide a stormwater benefit. Such stormwater benefits include runoff volume control and stormwater filtration. Various manufacturers and other publications tout permeable pavers as “best management practices (BMPs)” for these reasons. However, the practice of stormwater management BMPs, including the use of permeable pavements, is a dynamic and rapidly changing field with new techniques, materials, and equipment introduced and tested continually. In spite of stated environmental advantages of permeable pavements, these systems have typically remained outside the ordinary conventions of urban design and construction. Sparse design guidelines or standards are available for reference or guidance with respect to the benefits of this technology for use as a BMP. The Village utilizes current County stormwater ordinances and critically reviews other BMP standards that may be proposed by developers and their engineers.

The committee raised concerns regarding the level of maintenance and monitoring required to keep such systems operable at all times. The Committee also raised concerns that the Village would need to incur additional responsibility and taxpayer cost with each installation to inspect each step of design and construction on private property. Additionally, it was noted that the Village may eventually have to use its legal authority at additional cost to the taxpayers, to compel property owners with permeable paver systems to correctly and perpetually maintain these systems to provide the continual stormwater benefits.

After considerable discussion, the committee voted 6-0 to recommend that the Village not allow permeable pavers to be used as a trade-off to increase lot coverage. The Committee did agree that the Village should continue to permit use of permeable pavers where property owners desire to provide this surface as a designed environmental benefit but that the stated benefit of a permeable paver system should not provide credit against green space, stormwater volume control, or rear-yard lot coverage as is being considered by the Plan Commission.



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Doug Pollock, AICP

**DATE:** May 11, 2017

**RE:** Board Report for May 15, 2017 Plan Commission Meeting

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At its April 10, 2017, April 24, 2017 and May 8, 2017 meetings the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

**V-01-2017: 1333 Burr Ridge Parkway (In Site Real Estate);** After several continuances and consideration of amending the petition, the petitioner requested that the Board of Trustees approve the variations as recommended by the Plan Commission (ZBA). At its May 8, 2017 meeting, the Board of Trustees concurred with the Plan Commission and directed staff to prepare an Ordinance approving the variations as recommended.

**Z-02-2017: 15W069 and 15W081 91st Street (Pacocha);** The Board of Trustees held a public hearing for the annexation agreement on April 10, 2017 and approved the rezoning and annexation of this property as recommended by the Plan Commission.

**Z-04-2017: 705 Village Center Drive (Hampton Social);** The Board of Trustees concurred with the Plan Commission and approved an Ordinance granting special use approval for a restaurant at 705 Village Center Drive.

04/06/2017

## Permits Applied For March 2017



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-17-048	03/08/2017	125 Tower Dr	Nagle Hartray Architecture	55 West Wacker Dr Chicago IL 60603	Com Alteration
JCA-17-055	03/16/2017	7591 Brush Hill Rd	Victor Construction Co. Inc	1701 E. Woodfield Rd Schaumburg IL 60173	Com Alteration
JCNC-17-067	03/29/2017	7600 County Line Rd	Med Properties, LLC	40 Skokie Blvd Northbrook IL 60062	Com New Construction
JDEK-17-046	03/13/2017	8426 Heather Ct	D&M Outdoor Living Spaces	P.O. Box 54 Western Springs IL 60558	Deck
JDEK-17-056	03/21/2017	11413 Burr Oak Ln	All Pro Contracting	7700 W. 79th St. Bridgeview IL 60455	Deck
JELV-17-059	03/23/2017	15W 241 81st St.	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator
JGEN-17-062	03/27/2017	8365 Fars Cove	A&R Electric Services, Inc.	27992 w. Rte 120 McHenry IL 60051	Generator
JID-17-049	03/15/2017	8340 Madison St	Sam Odeh	8350 Madison St Burr Ridge IL 60527	Interior Demo
JID-17-057	03/17/2017	705 Village Center Dr.	CB Commercial Construction,	1821 Hicks Road Rolling Meadows IL 60008	Interior Demo
JODK-17-070	03/31/2017	8611 Crest Ct	Joseph & Bianca Castlebuono	8611 Crest Ct. Burr Ridge IL 60527	Outdoor Kitchen
JPAT-17-054	03/20/2017	3 Regent Ct	Wingren Landscape, Inc.	5126 Walnut Av. Downers Grove IL 60515	Patio
JPAT-17-060	03/23/2017	6679 Lee Ct	Kozak Custom Landscapes	701 First Street Batavia IL 60510	Patio
JPR-17-041	03/03/2017	6679 Lee Ct	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	Right-of-Way
JPR-17-042	03/08/2017	6980 County Line Rd	Sevasti Bergstrom	6980 County Line Road Burr Ridge IL 60527	Right-of-Way
JPR-17-061	03/24/2017	8200 Ridgpointe Dr	Accurate Concrete	1285 N. 9th Av. Addison IL 60101	Right-of-Way
JPR-17-065	03/15/2017	224 Shore Ct	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	Right-of-Way
JPR-17-068	03/27/2017	ROWs Ck Cty Locations	Meade, Inc.	9550 W. 55th St. La Grange IL 60525	Right-of-Way

## Permits Applied For March 2017



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAD-17-052	03/17/2017	11216 W 73rd Pl	Jacek Komperda	11216 W. 73rd Pl. Burr Ridge IL 60527	Residential Addition
JRAL-17-040	03/03/2017	8126 Kathryn Ct	Mike Wince	8126 Kathryn Ct Burr Ridge IL 60527	Residential Alteration
JRAL-17-043	03/08/2017	132 Carriage Way Dr.	Maureen Derby	132 Carriage Way Dr. Burr Ridge IL 60527	Residential Alteration
JRAL-17-047	03/15/2017	8047 Savoy Club Ct.	Andrew & Mary Praxmarer	8047 Savoy Club Ct. Burr Ridge IL 60527	Residential Alteration
JRAL-17-050	03/16/2017	101 Kenmare Dr	Cicero's Development Corp.	10038 Clow Creek Dr. Plainfield IL 60544	Residential Alteration
JRAL-17-051	03/16/2017	6101 Wildwood Ln	Roberts Design & Build	4516 Roslyn Rd. Downers Grove IL 60515	Residential Alteration
JRAL-17-063	03/27/2017	200 Foxborough DR	Skill Built Remodeling	24846 Gates Ln. Plainfield IL 60585	Residential Alteration
JRDB-17-045	03/13/2017	6004 Grant St	Homeowner	Burr Ridge IL 60527	Residential Detached Building
JRDB-17-071	03/31/2017	11506 Ridgewood Ln	Homeowner	Burr Ridge IL 60527	Residential Detached Building
JRES-17-066	03/29/2017	17 Southgate Ct.	American Decorating, Inc.	361 Renner Dr. Elgin IL 60123	Residential Miscellaneous
JRES-17-069	03/30/2017	7383 Madison ST	Jack Velasquez		Residential Miscellaneous
JRPE-17-044	03/10/2017	562 63rd St	Current Electrical Contractors,	1946-D Leigh Rd. Glenview IL 60026	Res Electrical Permit
JRPE-17-058	03/23/2017	11250 W 77th St	Seado LLC	P.O. Box 201527 Chicago IL 60620	Res Electrical Permit
JRPF-17-038	03/06/2017	7512 Drew Ave	Russo's Installation Services, In	223 E. North Av. Northlake IL 60164	Pool and Fence
JRSF-17-053	03/20/2017	9161 Garfield Av	GLD, Inc.	1645 Birchwood Av Des Plaines IL 60018	Residential New Single Family
JRSF-17-064	03/27/2017	15W 69 W 91st St.	Building Resource Group LLC	8171 S Lemont Rd. Darien IL 60561	Residential New Single Family

**TOTAL: 33**

## Permits Issued March 2017



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	
					Value	Sq Ftg
JCPE-17-025	03/09/2017	8120 Madison St	Lake Shore Electric	6N320 Glendale RD Medinah IL 60157	Com Electrical Permit	
JGEN-17-029	03/02/2017	8068 Savoy Club Ct	Four Seasons Home Services	9934 S 76th Ave Bridgeview IL 60455	Generator	
JID-17-030	03/03/2017	101 Kenmare Dr	Cicero's Development Corp.	10038 Clow Creek Dr. Plainfield IL 60544	Interior Demo	
JID-17-049	03/27/2017	8340 Madison St	Sam Odeh	8350 Madison St Burr Ridge IL 60527	Interior Demo	
JPAT-17-031	03/08/2017	77 Tomlin Cir	K & D Landscape Mgmt	2128 Gould Ct Rockdale IL 60436	Patio Permit	
JPAT-17-035	03/17/2017	7625 Woodland Ln	Hinsdale Nurseries	7200 S. Madison St Hinsdale IL 60521	Patio	
JPF-17-023	03/09/2017	7055 High Grove	Cardinal Fence and Supply	1025 Industrial Drive Bensenville IL 60106	Fence Permit	
JPR-17-041	03/08/2017	6679 Lee Ct	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	Right-of-Way	
JPR-17-042	03/22/2017	6980 County Line Rd	Sevasti Bergstrom	6980 County Line Road Burr Ridge IL 60527	Right-of-Way	
JPR-17-065	03/17/2017	224 Shore Ct	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	Right-of-Way	
JRAD-17-039	03/30/2017	7804 County Line Rd	Marvin W. Sass, Inc.	7225 Commonwealth Av. Burr Ridge IL 60527	Residential Addition	\$24,000 320
JRAL-17-027	03/09/2017	10S 441 MADISON ST	Nkengla, Cho	10S441 Madison ST Burr Ridge IL 60527	Residential Alteration	\$308,025 4,107
JRAL-17-033	03/10/2017	11801 German Church Rd.	Lamantia Construction	9100 Ogden Av. Brookfield IL 60513	Residential Alteration	\$7,500 100
JRAL-17-043	03/16/2017	132 Carriage Way Dr.	Maureen Derby	132 Carriage Way Dr. Burr Ridge IL 60527	Residential Alteration	\$3,750 50
JRPE-17-044	03/24/2017	562 63rd St	Current Electrical Contractors,	1946-D Leigh Rd. Glenview IL 60026	Res Electrical Permit	

**TOTAL: 15**

04/06/17

## Occupancy Certificates Issued March 2017



CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF17007	11/21/16	Vacant	15W 780 87th St.
OF17008	03/16/17	Surendra Basti	8330 Fars Cove
OF17009	03/27/17	Dallas & Meghan Fox	8050 Bucktrail Dr
OF17010	03/30/17	Larry Musiukevicius	11555 W 87th St.







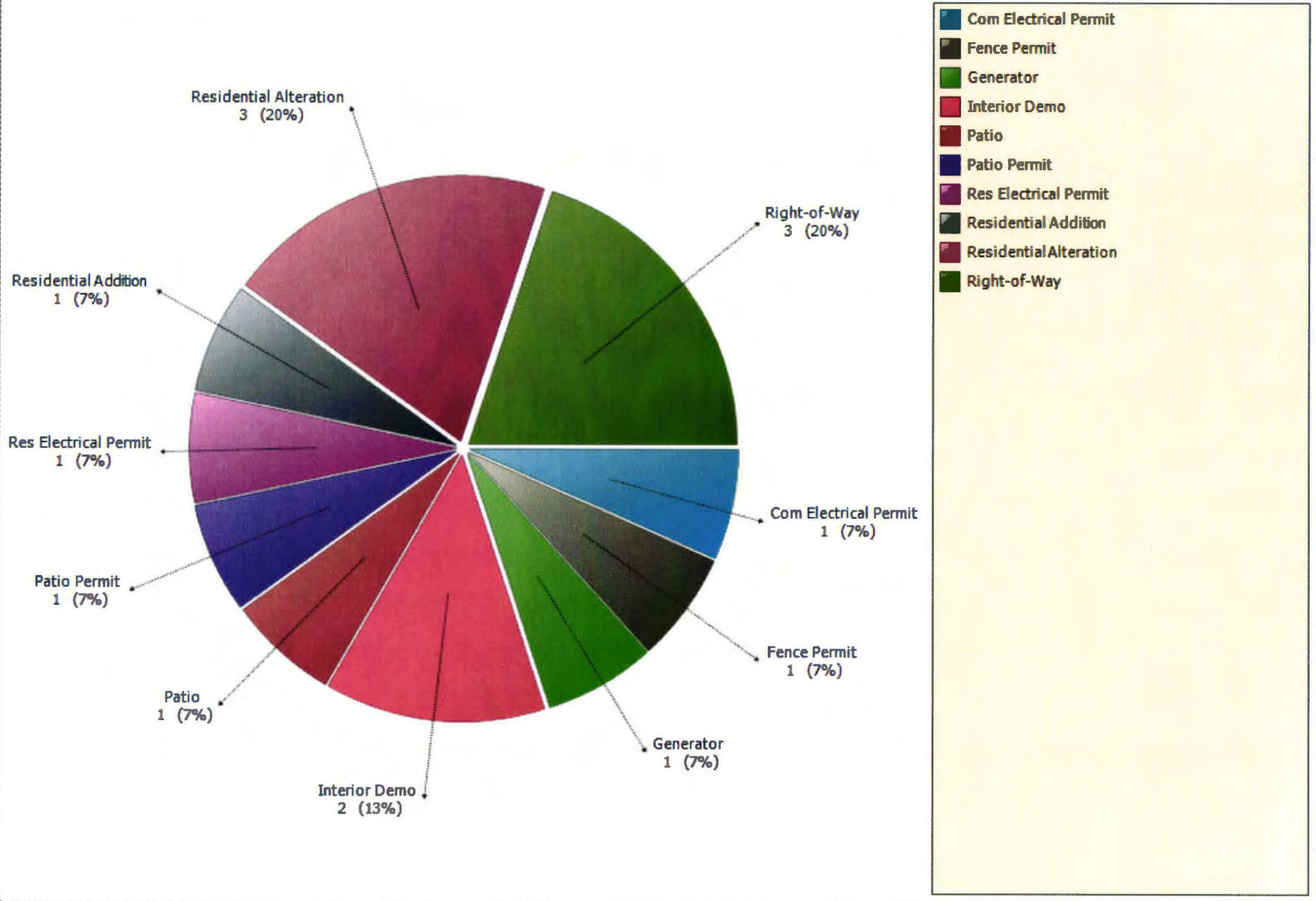
## MONTHLY SURVEY OF BUILDING PERMITS - 2017

(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$0	\$33,150		\$1,449,953	\$1,483,103
		[2]		[1]	
FEBRUARY	\$488,400	\$62,175		\$66,107	\$616,682
	[1]	[4]		[1]	
MARCH	\$0	\$343,275	\$0	\$0	\$343,275
		[4]			
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
<b>2017 TOTAL</b>	<b>\$488,400</b>	<b>\$438,600</b>	<b>\$0</b>	<b>\$1,516,060</b>	<b>\$2,443,060</b>
	[1]	[10]	[0]	[2]	

Breakdown of Permits by Project Type

Permits Issued March 2017





## Village of Burr Ridge

### Subdivision Status Report - Plats Under Review

<i>Subdivision and Subdivision Location</i>	<i>Plat Type and Lot</i>	<i>Developer</i>	<i>Development Status</i>
<b>Dlugopolski 93rd Pl. Resub</b>	Single-Family Residential	J&D Builders	<b>Plat Review</b>
93rd Place and Kingery	2 lots		
Developer: J&D Builders      708-430-5329	Engineer:		
<i>Preliminary Plat Approval - BOT:</i> 4/11/2016	<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>	<b>2017-05-01: Revised plans submitted by developer. Request for review sent to DPW; review comments due May 15, 2017</b>		
<i>Deadline for Sub Improvements:</i>	<i>Other Notes:</i>		
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>			
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>	2017-02-22: Review comments #1 sent to developer		
<i>Outstanding Letter of Credit Amount</i> \$0.00	2017-02-06: Final plat and final engineering distributed for staff review. Review comments due Feb 20		
<i>Original Letter of Credit Amount</i> \$0.00			
<i>Letter of Credit Expiration Date</i>			
<b>Esther Court</b>	Single-Family Residential		<b>Plat Review</b>
9191 Drew Avenue	2 lots		
Developer:	Engineer:		
<i>Preliminary Plat Approval - BOT:</i> 6/13/2016	<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>	<b>2016-06-13: BOT approved Annexation Agreement. Waiting for final engineering submittal.</b>		
<i>Deadline for Sub Improvements:</i>	<i>Other Notes:</i>		
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>			
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i> \$0.00			
<i>Original Letter of Credit Amount</i> \$0.00			
<i>Letter of Credit Expiration Date</i>			

<i>Subdivision and Subdivision Location</i>	<i>Plat Type and Lot</i>	<i>Developer</i>	<i>Development Status</i>
<b>Fallingwater First Addition</b>	Single-Family Residential		<b>Plat Review</b>
10S521 Route 83	5 lots		
Developer:	Engineer: Bernie Bono		847 823-3300
<i>Preliminary Plat Approval - BOT:</i>	1/14/2008	<i>Next Action:</i>	
<i>Final Plat Approval - BOT:</i>		20-17-01-30: Review #2 sent to developer	
<i>Deadline for Sub Improvements:</i>		2016-12-12: Revised plans submitted	
<i>Deadline for Other Improvements.:</i>		2016-09-09; Review #1 sent to developer	
		2016-08-03: Final engineering and landscaping plans submitted for review.	
<i>BOT Acceptance:</i>		<i>Other Notes:</i>	
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i>	\$0.00		
<i>Original Letter of Credit Amount</i>	\$0.00		
<i>Letter of Credit Expiration Date</i>			

<b>Highland Fields - Unit 3B</b>	Single-Family Residential	Phil Farnaro, Attorney	<b>Plat Review</b>
Johnston Road	9 lots		
Developer: Phil Farnaro, Attorney	Engineer:		
<i>Preliminary Plat Approval - BOT:</i>	6/28/1999	<i>Next Action:</i>	
<i>Final Plat Approval - BOT:</i>		2017-02-10: Review comments sent to attorney for property owner.	
<i>Deadline for Sub Improvements:</i>		2017-01-23: Submittal of Final Plat and Final Engineering Plans	
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>		<i>Other Notes:</i>	
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i>			
<i>Original Letter of Credit Amount</i>			
<i>Letter of Credit Expiration Date</i>			

<i>Subdivision and Subdivision Location</i>	<i>Plat Type and Lot</i>	<i>Developer</i>	<i>Development Status</i>
<b>Lakeside Pointe</b>	Single-Family Residential	Foxford/David Weekley Homes	<b>Plat Review</b>
1400 Burr Ridge Pkwy and 11650 Bridewell Dr	52 lots		
<i>Developer:</i> Foxford/David Weekley H	<i>Engineer:</i>		
<i>Preliminary Plat Approval - BOT:</i> 10/10/2016	<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>	<b>2017-02-01: Final Engineering Preliminary Review meeting scheduled with developer.</b>		
<i>Deadline for Sub Improvements:</i>	<b>2016-10-10: Preliminary Plat approved by Board of Trustees (Ordinance #A-834-20-16)</b>		
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>	<i>Other Notes:</i>		
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i> \$0.00			
<i>Original Letter of Credit Amount</i> \$0.00			
<i>Letter of Credit Expiration Date</i>			



## Village of Burr Ridge

### Subdivision Status Report - Subdivisions Under Construction

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
<b>Bucktrail Estates</b>	7950 Bucktrail Drive	Single-Family Residential Subdivision	5 lots	McNaughton Brothers Construction	<b>Improvement Period</b>
<i>Preliminary Plat Approval - BOT:</i>		10/12/2015	<i>Next Action:</i> <b>2017-03-16: Village Engineer authorized reduction of LOC; LOC reduced.</b> <b>2017-01-23: Developer has requested final inspections for acceptance of subdivision improvements. Inspections by DPW are pending.</b>		
<i>Final Plat Approval - BOT:</i>		2/22/2016			
<i>Deadline for Sub Improvements:</i>		2/22/2018			
<i>Deadline for Other Improvements:</i>		2/22/2018			
<i>BOT Acceptance:</i>					
<i>BOT Acceptance - Other Imp.:</i>			<i>Other Notes:</i>  2015-10-05: Rezoning and Preliminary Plat approved by the Plan Commission 2015-10-12: Rezoning and Preliminary Plat approved by		
<i>Maintenance Expiration</i>					
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>	\$73,570.00				
<i>Original Letter of Credit Amount</i>	\$358,483.75				
<i>Letter of Credit Expiration Date</i>					
<b>Highland Fields - Unit 3A</b>	Heritage Drive	Single-Family Residential Subdivision	4 lots	Phil Farnaro, Attorney	<b>Improvement Period</b>
<i>Preliminary Plat Approval - BOT:</i>		6/28/1999	<i>Next Action:</i> <b>2016-08-24: Payment of Fees; Plat Recorded</b> <b>2016-07-27: MWRD approval.</b>		
<i>Final Plat Approval - BOT:</i>		5/9/2016			
<i>Deadline for Sub Improvements:</i>		5/9/2018			
<i>Deadline for Other Improvements:</i>					
<i>BOT Acceptance:</i>					
<i>BOT Acceptance - Other Imp.:</i>			<i>Other Notes:</i> 2016-05-09: Final Plat approved by the BOT subject to MWRD approval. 2016-04-11; Amendment to Annexation Agreement approved for Phase 3A. Waiting for final engineering  Unit 1 and Unit 2 are combined with one LOC and one Plat.  Cash bond accepted in lieu of Letter of Credit		
<i>Maintenance Expiration</i>					
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>	\$31,942.50				
<i>Original Letter of Credit Amount</i>					
<i>Letter of Credit Expiration Date</i>					

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
<b>Meadowbrook Place</b>	8425 Meadowbrook Drive	Single-Family Residential Subdivision	7 lots	John Kantor, Attorney	<b>Improvement Period</b>
<i>Preliminary Plat Approval - BOT:</i>		6/26/2006			
<i>Final Plat Approval - BOT:</i>		9/24/2007			
<b>Deadline for Sub Improvements:</b>		3/1/2018			
<b>Deadline for Other Improvements.:</b>		3/1/2018			
<i>BOT Acceptance:</i>					
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>					
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>		\$732,030.31			
<i>Original Letter of Credit Amount</i>		\$732,030.31			
<i>Letter of Credit Expiration Date</i>		3/1/2014			
			<i>Next Action:</i>		
			<b>2017-02-27: Amendment to Agreement approved to extend completion deadline for two years and subject to fee.</b>		
			<i>Other Notes:</i>		
			03-09-16: Extension fee paid extending deadline to March 1, 2017		
			03-09-2015: Second Amendment to Annexation Agreement extending improvement deadline two years		
			09-28-09: BOT approved extension of improvement deadline to September 24, 2010. \$10,000 extension fee paid.		
			02-13-12; BOT approved annexation agreement amendment extending the subdivision deadline to March 1, 2014 with an option to extend to March 1, 2015. Each extension is subject to an extension fee.		
<b>Spectrum Senior Living PUD</b>	16W301 91st Street and 9101 Kingery Hwy	Business Subdivision or PUD	2 lots	Spectrum Senior Living	<b>Improvement Period</b>
<i>Preliminary Plat Approval - BOT:</i>		11/23/2015			
<i>Final Plat Approval - BOT:</i>		9/12/2016			
<b>Deadline for Sub Improvements:</b>		9/12/2018			
<b>Deadline for Other Improvements.:</b>					
<i>BOT Acceptance:</i>					
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>					
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>		\$2,053,750.00			
<i>Original Letter of Credit Amount</i>		\$0.00			
<i>Letter of Credit Expiration Date</i>					
			<i>Next Action:</i>		
			<b>2016-11-14: Building permit issued for main building. Separate permits will be required for garages and cottage units.</b>		
			<b>2016-09-14: Pre-construction meeting conducted; approved to proceed with subdivision improvements.</b>		
			<i>Other Notes:</i>		
			Performance Bond accepted in lieu of Letter of Credit		





## Village of Burr Ridge

### Subdivision Status Report - Subdivisions in Maintenance

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
<b>Madison Estates</b>	8701 Madison Street	Single-Family Residential Subdivision	4 lots 0 Available	McNaughton Developers	<b>Maintenance Period</b>
<i>Preliminary Plat Approval - BOT:</i>		3/24/2014	<i>Next Action:</i> <b>2016-10-24: Improvements accepted by the Board of Trustees; project moved to 2 year maintenance period.</b>  <i>Other Notes:</i> 03-02-2015: Record Drawing review comments sent to developer. Revisions are required.  John Barry McNaughton Development 11S220 Jackson Street, Suite 101 708-767-1222 cell		
<i>Final Plat Approval - BOT:</i>		5/27/2014			
<i>Deadline for Sub Improvements:</i>		5/27/2016			
<i>Deadline for Other Improvements.:</i>					
<i>BOT Acceptance:</i>		10/24/2016			
<i>BOT Acceptance - Other Imp.:</i>					
<b>Maintenance Expiration</b>		<b>10/24/2018</b>			
<b>Maintenance Expiration - Other</b>					
<i>Outstanding Letter of Credit Amount</i>		\$318,040.72			
<i>Original Letter of Credit Amount</i>		\$318,040.72			
<i>Letter of Credit Expiration Date</i>		6/17/2015			
<b>SAIA Water Main Extension</b>	15W460 North Frontage Road	Utility Extension	0 lots 0 Available	SAIA	<b>Maintenance Period</b>
<i>Preliminary Plat Approval - BOT:</i>			<i>Next Action:</i> <b>2016-07-25: Water main improvements accepted by the Board of Trustees. One year maintenance period begun. Amended LOC provided.</b>  <i>Other Notes:</i>		
<i>Final Plat Approval - BOT:</i>					
<i>Deadline for Sub Improvements:</i>		7/2/2015			
<i>Deadline for Other Improvements.:</i>					
<i>BOT Acceptance:</i>		7/25/2016			
<i>BOT Acceptance - Other Imp.:</i>					
<b>Maintenance Expiration</b>		<b>7/25/2017</b>			
<b>Maintenance Expiration - Other</b>					
<i>Outstanding Letter of Credit Amount</i>		\$22,622.00			
<i>Original Letter of Credit Amount</i>		\$159,194.44			
<i>Letter of Credit Expiration Date</i>		7/2/2017			