

ORDINANCE NO. A-834-05-20

AN ORDINANCE AMENDING SECTION X.F OF THE BURR RIDGE ZONING ORDINANCE TO ADD "ACCESSORY BUILDING TO A PRINCIPAL BUILDING" AS A SPECIAL USE AS WELL AS ESTABLISH NECESSARY BULK, SIZE, SETBACK, AND OTHER SUCH REGULATIONS FOR "ACCESSORY BUILDINGS" IN THE G-I GENERAL INDUSTRIAL DISTRICT

(Z-02-2020: Text Amendment - Accessory Buildings)

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WHEREAS, an application for a text amendment to the Village of Burr Ridge Zoning Ordinance has been filed with the Assistant Village Administrator 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 text amendment on February 17, 2020 and March 2, 2020 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 Doings Weekly, 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 text amendment to the Burr Ridge

Zoning Ordinance, including its findings and recommendations, to this Mayor and Board of Trustees, and this Mayor and Board of Trustees has duly considered said report, findings, and recommendations.

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

**Section 1:** All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This Mayor and Board of Trustees find that the granting of the proposed text amendment 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 Mayor and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the recommendation is to amend Section X.F of the Zoning Ordinance to add "Accessory Building to a Principal Building" as a special use as well as establish necessary bulk, size, setback, and other such regulations for "Accessory Buildings" in the G-I General Industrial District.
- B. That the amendments described are consistent with the purpose and intent of the Zoning Ordinance.

**Section 3:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

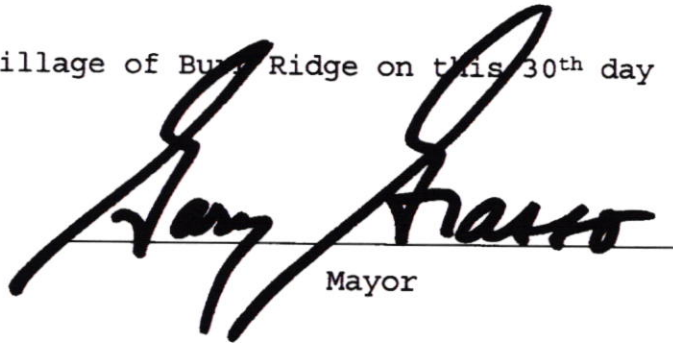
**PASSED** this 30<sup>th</sup> day of March, 2020, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:** 6 - Trustees Snyder, Mital, Mottl, Franzese, Schiappa, Paveza

**NAYS:** 0 - None

**ABSENT:** 0 - None

**APPROVED** by the Mayor of the Village of Burr Ridge on this 30<sup>th</sup> day of March, 2020.

  
\_\_\_\_\_  
Mayor

**ATTEST:**

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



PAMPHLET

FRONT OF PAMPHLET

ORDINANCE NO. A-834-05-20

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ORDINANCE TO ADD "ACCESSORY BUILDING TO A PRINCIPAL BUILDING" AS A  
SPECIAL USE AS WELL AS ESTABLISH NECESSARY BULK, SIZE, SETBACK,  
AND OTHER SUCH REGULATIONS FOR "ACCESSORY BUILDINGS" IN THE G-I  
GENERAL INDUSTRIAL DISTRICT

(Z-02-2020: Text Amendment - Accessory Building)

Published in pamphlet form this 30th day of March 2020, by Order  
of the Corporate Authorities of the Village of Burr Ridge, Cook  
and DuPage Counties, Illinois.

  
Village Clerk

PAMPHLET

BACK OF PAMPHLET

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

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-834-05-20

**AN ORDINANCE AMENDING SECTION X.F OF THE BURR RIDGE ZONING ORDINANCE TO ADD "ACCESSORY BUILDING TO A PRINCIPAL BUILDING" AS A SPECIAL USE AS WELL AS ESTABLISH NECESSARY BULK, SIZE, SETBACK, AND OTHER SUCH REGULATIONS FOR "ACCESSORY BUILDINGS" IN THE G-I GENERAL INDUSTRIAL DISTRICT**

(Z-02-2020: Text Amendment - Accessory Building)

which Ordinance was passed by the Board of Trustees of the Village of Burr Ridge at a regular meeting held on the 30<sup>th</sup> day of March, 2020 which meeting a quorum was present, and approved by the Mayor of the Village of Burr Ridge on the 30<sup>th</sup> day of March, 2020.

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:

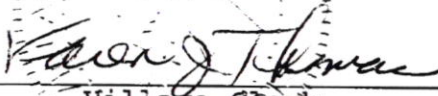
**AYES:** 6 - Trustees Snyder, Mital, Mottl, Franzese,  
Schiappa, Paveza

**NAYS:** 0 - None

**ABSENT:** 0 - None

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 30<sup>th</sup> day of March, 2020.

  
Village Clerk



**BURR RIDGE ZONING ORDINANCE**  
**SECTION X.F**  
**GI GENERAL INDUSTRIAL DISTRICT**

**F. GI GENERAL INDUSTRIAL DISTRICT**

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

**1. Permitted Uses:**

- a. Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping and storing of material, products, and goods.
- b. Data processing service centers.
- c. Film production and recording studios.
- d. Greenhouses, including retail and wholesale sales.
- e. Team Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16)
- f. Newspaper printing offices.
- g. Offices; business, professional, governmental or institutional.
- h. Pilot plants for experimentation and development of new and existing processes and products.
- i. Printing and publishing establishments.
- j. Radio and television production studios.
- k. Research laboratories for conducting experiments in scientific fields.
- l. Schools, commercial or trade.



- m. Training center, engineering or sales.
- n. Warehouses.
- o. Wholesale establishments.
- p. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.

2. Special Uses:

- a. Automobile and truck and equipment sales, rental and service. (Amended by Ordinance A-834-9-01)
- b. Building material sales and storage (dimension lumber, millwork, cabinets and other building materials(s) -- including milling, planning, jointing or manufacturing of millwork.
- c. Contractor's office and shops.
- d. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.
- e. Health and Wellness Clinics, including health and exercise facilities by appointment only. (Added by Ordinance A-834-27-04; Amended by Ordinance A-834-06-16)
- f. Team Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16)
- g. Kennel
- h. Martial arts training schools. (Added by Ordinance A-834-01-04)
- i. Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. (Added by Ordinance A-834-37-13)
- j. Medical or dental clinics but not including facilities devoted primarily to emergency medical services. (Added by Ordinance A-834-28-11)



- k. Outside storage; provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas.
- l. Parking lots and storage garages.
- m. Planned unit developments; provided that no use shall be permitted in such planned unit developments that is not a permitted or special use in this or any other Manufacturing District set forth in this Ordinance.
- n. Public utility, governmental service and similar uses as follows:
  - (1) Bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.
  - (2) Electric distribution centers and substations.
  - (3) Compressor stations, well head stations, well separator, and other similar above-the-ground facilities customarily used for the distribution of natural gas as a part of the operations of a natural gas company or non-exempt operations of a public utility company.
  - (4) Gas regulator stations.
  - (5) Public utility and governmental service establishments, other -- including offices, storing, testing, repairing and servicing.
  - (6) Railroad rights-of-way and passenger stations.
  - (7) Telephone exchanges and service buildings.
  - (8) Water-filtration plants, pumping stations, reservoirs, wells, and sewage-treatment plants and lift stations -- public or community.
- o. Retail uses accessory to either a permitted use or a special use in this district.
- p. Self-service storage facilities as defined by the Illinois Self-Service Storage Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.
- q. Sexually Oriented Business as defined in Section XIV, B, of this



Ordinance shall be subject to the following restrictions:

- (1) No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:

- (a) adult arcade;
- (b) adult bookstore, adult novelty store or adult video store;
- (c) adult cabaret;
- (d) adult motel;
- (e) adult motion picture theater;
- (f) adult theater;
- (g) massage parlor;
- (h) sexual encounter establishment;
- (i) escort agency; or
- (j) nude or semi-nude model studio.

- (2) This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.

- (3) The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)

- r. Schools, workshops, training centers for developmentally disabled persons. (Added in August 2002)
- s. Banks and financial institutions (Added August 22, 2005)



- t. Driving through facilities accessory to any permitted or special use. (Added August 22, 2005)
- u. School or training course for dog trainers. (Added in September 12, 2005)



v. Accessory building on a lot with an existing principal building

3. **Lot Size Requirements:**

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

4. **Floor Area Ratio:**

Not to exceed 0.4.

5. **Building Height:**

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

6. **Yard Requirements:**

a. <b>Permitted Uses:</b>		
(1) Front Yard:		40 feet
(2) Interior Side Yard		20 feet
(3) Corner Side Yard		40 feet
(4) Rear Yard		40 feet
(5) Yards Adjacent to Residential Districts		50 feet or 150 feet as per Section IV.W.9

b. **Special Uses**

Yards shall be the same as for permitted uses, except in planned unit developments, yards as regulated above shall be required at the exterior



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

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

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

a. Use of Accessory Buildings

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

b. Number of Buildings

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

c. Location

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

d. Setbacks

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

e. Size

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



f. Height

Accessory buildings may not exceed 17 ½ feet in height as defined by the Zoning Ordinance. Accessory buildings may not exceed the height of the principal building on the lot.

g. Door Height.

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

h. Architectural Standards

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

i. Access

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