



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

**August 15, 2016
7:30 P.M.**

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Robert Grela**

**Luisa Hoch
Greg Scott
Mary Praxmarer
Jim Broline, Alternate**

II. APPROVAL OF PRIOR MEETING MINUTES

A. June 6, 2016 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-08-2016: 580 Village Center Drive (Cruishank); Text Amendment, Special Use and Findings of Fact

Requests amendments to Section VIII.C.2 of the Burr Ridge Zoning Ordinance and to the Burr Ridge Village Center Planned Unit Development Ordinance No. A-834-10-05 to add Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine to the list of special uses in the B-2 District and in the Burr Ridge Village Center; and requests special use approval to permit said business in the Burr Ridge Village Center.

B. V-04-2016: 15W660 79th Street (Mars Chocolate); Variation and Findings of Fact

Requests variation from Section IV.X.2 of the Burr Ridge Zoning Ordinance to permit the addition of rooftop mechanical equipment without the required rooftop screening.

IV. CORRESPONDENCE

A. Board Report – June 13, 2016 through August 8, 2016

V. OTHER CONSIDERATIONS

A. PC-05-2016: Minor Amendment to PUD – Spectrum Senior Living Carports

B. PC-06-2016: 7785 Wolf Road; Requests for Private Sanitary Sewer System for New Home

- C. PC-07-2016: 11650 Bridewell Drive and 1400 Burr Ridge Parkway (Weekley); Pre-Application Review for proposed R-5 PUD**
- D. PC-08-2016: Preliminary Review of Text Amendment – Front Yard Walls and Monuments**

VI. FUTURE SCHEDULED MEETINGS

- A. September 19, 2016:** The filing deadline for this meeting is August 29, 2016
- B. October 3, 2016:** The filing deadline for this meeting is September 12, 2016

VII. ADJOURNMENT

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 August 22, 2016 Regular Meeting beginning at 7:00 P.M. Commissioner Grela is the scheduled Plan Commission representative for the August 22, 2016 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
JUNE 6, 2016**

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Vice Chairperson Hoch.

ROLL CALL was noted as follows:

PRESENT: 7 – Stratis, Hoch, Grunsten, Broline, Praxmarer, Grela, and Scott

ABSENT: 1 - Trzupek

Also present was Community Development Director Doug Pollock.

Due to Chairman Trzupek's absence, Vice Chairperson Hoch chaired the meeting.

II. APPROVAL OF PRIOR MEETING MINUTES

Commissioner Grela asked that the minutes be revised to indicate that Trustees Franzese, Bolos, Schiappa and Paveza were in attendance and that the motion for Z-07-2016 accurately reflects that the Plan Commission motion was to deny the petition rather than to approve the request.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to approve the minutes of the February 15, 2016 Plan Commission meeting subject to the two changes noted above.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Scott, Hoch, Praxmarer, Broline and Grela

NAYS: 0 – None

ABSTAIN: 1 – Grunsten

MOTION CARRIED by a vote of 6-0.

III. PUBLIC HEARINGS

Vice Chair Hoch confirmed all those wishing to speak during the public hearing on the agenda for tonight's meeting.

V-03-2016: 11801 German Church Road (Smutny); Variations and Findings of Fact

As directed by Vice Chair Hoch, Mr. Pollock described this request as follows: The petitioner represents the owner of a five-acre property with a single-family residence. The owner wants to construct a detached accessory building (to be used as a pool house and garage) and an in-ground swimming pool with a fence, patios, walls and other features. A variation is requested to permit the pool and fence in a side yard rather than the requirement that pools and fences be located in

the rear yard. The variation request is based on the orientation of the house. The house sits at an angle on the property with the front door facing west and the back door of the house facing east. For zoning purposes, the area east of the house is considered a side yard even though architecturally, it is a rear wall.

Mr. Pollock added that the petitioner is also requesting an extension of the one-year deadline for obtaining permits after a variation is granted.

Vice Chair Hoch asked the petitioner if he had any additional comments.

Mr. Glenn Smutny described the topography of the property and said the reason the house sits at an angle on the property is due to the topography. He confirmed also that the size of the lot and the existing orientation of the home were the reasons why the variations are requested.

There being no public comments or questions, Vice Chair Hoch asked for comments and questions from the Plan Commission.

Commissioner Stratis said the application speaks for itself and that he believes the variations meet the standards for approval.

Commissioner Grunsten asked if there were any issues with the floodplain or wetlands. Mr. Smutny said the floodplain is on an adjacent property.

Commissioner Broline said he has no questions.

Commissioner Praxmarer said she has no questions and she complimented the quality of the plan submittal.

Commissioner Grela said he has no problem with the variations, but is concerned about the three-year extension. Mr. Smutny clarified that he originally thought they needed a variation for the garage but were able to relocate the garage to the rear yard after they filed the variation. He said they also will not be under construction for three years, but instead will complete the garage with grading and landscaping before beginning the pool. Mr. Smutny said it will not be three years of continuous construction.

Mr. Pollock said that they will have to get separate permits for the garage and for the pool. He said both permits will be subject to separate one-year deadlines.

Commissioner Scott asked if any neighbors had been contacted. Mr. Smutny said that no neighbors had responded to the notice letters that were sent.

Vice Chair Hoch noted that no one on the list of notices had responded. She said three years was unique, but that since there are two separate permits she did not object.

There being no further discussion, Vice Chair Hoch asked for a motion to close the hearing.

At 7:48 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to close the hearing for **V-03-2016**.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grela, Grunsten, Hoch, Praxmarer, and Scott

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and recommend that the Board approve **V-03-2016** subject to the following conditions:

- A. All improvements shall comply with the submitted plans.
- B. All permits for the pool, fence, patio and related structures shall be issued within three years.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grela, Grunsten, Hoch, Praxmarer, and Scott

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Commissioner Stratis explained that due to the large size of the property, he does not object to the three years to get permits. He said if it were in a neighborhood, he may not agree to this extension.

IV. CORRESPONDENCE

There were no questions or comments regarding the Board Report.

V. OTHER CONSIDERATIONS

Z-05-2016: 10S371 Madison Street (Valinicuis); Rezoning Upon Annexation; Remanded by the Board of Trustees

Mr. Pollock described this consideration as follows: At its May 2, 2016 meeting, the Plan Commission considered a request from the property owner to rezone the property upon annexation to the R-3 District. The Plan Commission did not agree with the R-3 District zoning request and instead forwarded a recommendation to the Board to rezone the property upon annexation to the R-2B District. At the May 9, 2016 Board of Trustees meeting, the petitioner asked the Board to remand this matter to the Plan Commission so that they could submit a preliminary plat showing how the property could be divided under the R-3 District. Mr. Pollock said that a cursory review of the plan indicates the property likely could be divided in this manner but without more detailed plans and additional staff review that could not be determined for certain.

Vice Chair Hoch asked for comments from the Plan Commission.

Commissioner Scott said that after reviewing the plan he sees no reason to deviate from the Comprehensive Plan which recommends R-2B District zoning.

Commissioners Grela and Praxmarer agree and both said they still support the R-2B District.

Commissioner Broline added that this property and the surrounding area seem like R-2B lots. He said that Turnberry is R-3 but has larger lots similar to the R-2B District.

Commissioners Grunsten and Stratis both agreed.

Commissioner Hoch asked the petitioner if they had anything they wanted to add.

Mr. Al Domanskis, Attorney for the Petitioner, said that after further review of the engineering and plat, he believes they could divide the property into four lots plus detention and that the four lots would be 26,000 to 27,000 square feet. He said this is closer to R-2B than to R-3.

After hearing the comments from the Attorney, all of the Commissioners stated their continued opinion that the property should be zoned R-2B.

Mr. Pollock stated that the Commission should consider a motion reconfirming their recommendation to rezone the property upon annexation to the R-2B District or recommending the R-3 District.

Mr. Domanskis said that it is possible that the petitioner may decide not to proceed with the annexation if they cannot get the R-3 District zoning.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to reconfirm the previous recommendation that the Board of Trustees rezone the subject property upon annexation to the R-2B District.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Scott, Hoch, Grunsten, Praxmarer, Grela, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

PC-04-2016: Annual Appointment of Plan Commission Vice Chairperson

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to recommend the appointment of Commissioner Mary Praxmarer as the Vice Chair for a one year term.

ROLL CALL VOTE was as follows:

AYES: 6 – Grela, Scott, Stratis, Hoch, Grunsten, and Broline

NAYS: 0 – None

ABSTAIN: 1 – Praxmarer

MOTION CARRIED by a vote of 6-0.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock said the filing deadline for the June 20, 2016 meeting has passed and there are no hearings scheduled.

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Broline to cancel the June 20, 2016 meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Grunsten, Broline, Stratis, Grela, Scott, and Praxmarer, and Hoch

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grela to **ADJOURN** the meeting at 8:08 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:08 p.m.

**Respectfully
Submitted:**

July 18, 2016

J. Douglas Pollock, AICP



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

Z-08-2016; 580 Village Center Drive (Peak Performance); Requests amendments to Section VIII.C.2 of the Burr Ridge Zoning Ordinance and to the Burr Ridge Village Center Planned Unit Development Ordinance No. A-834-10-05 to add Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine to the list of special uses in the B-2 District and in the Burr Ridge Village Center; and requests special use approval to permit said business in the Burr Ridge Village Center.

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

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: August 15, 2016

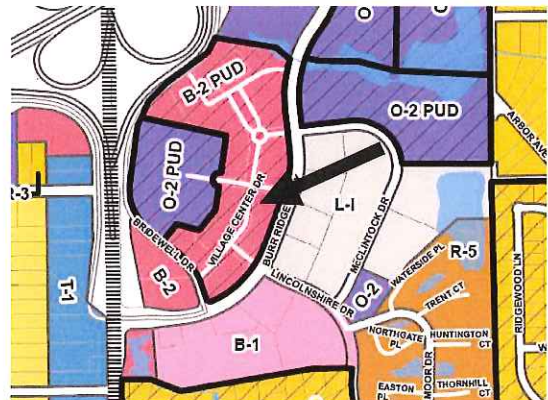
GENERAL INFORMATION

Petitioner: Mike and Tiffany Cruickshank

Property Owner: Burr Deed LLC

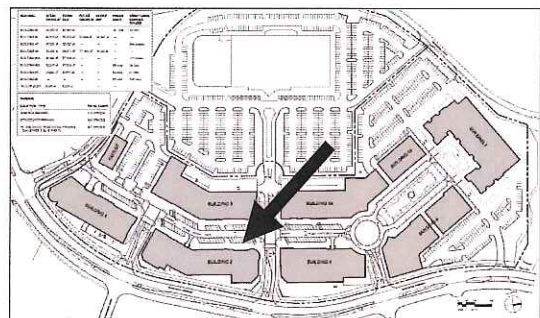
Petitioner's Status: Potential Tenant

Land Use Plan: Recommends Mixed, Downtown Uses



Existing Zoning: B2 Planned Unit Development

Existing Land Use: Village Center – Retail, Restaurants, Office and Residential Condos



Site Area: 20 Acres

Subdivision: Burr Ridge Village Center

SUMMARY

The petitioner is seeking zoning approval to open a new store in the Burr Ridge Village Center. The store is primarily an apparel store which is a permitted use on the first floor of the retail buildings in the Village Center. However, the petitioner also wants to sell individual servings of beer and wine for consumption in the store. Sales of alcoholic beverages accessory to a retail store is not listed as a permitted or special use in the B-2 District nor in the Village Center Planned Unit Development (PUD). Thus, a text amendment is being requested to add this use to the list of special uses in the B-2 District and in the Village Center PUD. Concurrently, the petitioner is requesting special use approval for this specific business at the specific location in the Village Center.

TEXT AMENDMENT

The legal notice for this petition included consideration of a text amendment to the Village Center PUD and a text amendment to the Business Districts. To accommodate the proposed business, only the text amendment to the Village Center PUD is necessary. The legal notice provides the opportunity to only add this use to the Village Center PUD or to also add it to the Business Districts.

The Village Center PUD Ordinance includes a list of permitted uses and special uses for each building. Clothing stores and shoe stores are listed as permitted uses on the ground floor of all the retail buildings in the Village Center. The only listed use that includes sale of alcoholic beverages are restaurants which are restricted to special uses in buildings 2, 3, 4, 5a and 5b (those buildings that include 570, 501, 701, 760, and 801 Village Center Drive, respectively). Attached are the permitted and special uses in the Village Center PUD.

The uses listed in the Village Center PUD are similar to the uses listed in the Business (B-1 and B-2) Districts. Clothing and shoe stores are permitted, and businesses that sell or serve alcoholic beverages require special use approval. Both the Village Center PUD and the Business Districts restrict alcoholic beverage sales to either carryout package liquor stores or to restaurants with one exception.

The one exception in the B-1 or B-2 District that permits sale and service of alcoholic beverages other than a restaurant is: "*Wine boutique with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site*". This use was added to the B-1 District in 2011 to accommodate the County Wine Merchant (208 Burr Ridge Parkway in County Line Square). The special use granted for the County Wine Merchant was subject to the following conditions:

- A. Seating shall be limited to four tables with a maximum of 16 chairs plus 8 seats at the bar.
- B. There shall be no service of tapped beer.
- C. The establishment must provide the sale of pre-packaged food such as cheese, meats and crackers at all times that service of wine and beer is provided.

SPECIAL USE

If a *Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine* is added to the list of special uses in the Village Center PUD, the petitioner seeks special use approval to operate such a business at 580 Village Center Drive. A business plan and description is included in the attached binder provided by the petitioner. Also included is a floor plan for the tenant space at 580 Village Center Drive. The majority of the floor area will be a traditional apparel store but a small food

and beverage area will be located at the back of the store. The total floor area for the store would be 2,597 square feet with about 120 square feet used for the food and beverage service area.

FINDINGS OF FACT AND RECOMMENDATIONS

The Findings of Fact for the special use have been prepared by the petitioner and may be approved if the Plan Commission is in agreement. Prior to consideration of the special use, the Plan Commission would need to determine if the proposed use is compatible with the purpose and intent of the Village Center PUD in which case, a recommendation to add the use to the list of special uses in the Village Center would be recommended. Likewise, the Commission would need to determine if the use is compatible with the Business District and would consider whether to add the use to the list of uses in the B-1 or B-2 Districts. The Commission may choose to recommend adding the use to the Village Center PUD and not to the Business Districts.

If the Plan Commission recommends that the use be added to the list of special uses in the Village Center PUD and recommends approval of a special use for the property at 580 Village Center Drive, the following conditions are recommended:

1. The store shall substantially comply with the submitted floor plan including the limitation to the size of the food and beverage service area.
2. The use shall be limited to a *Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine* and at no time shall there be sales of beer or wine without concurrent sales of fitness apparel.
3. The establishment must provide the sale of pre-packaged food such as cheese, meats and crackers at all times that service of wine and beer is provided.
4. The special use permit shall be limited to Mike and Tiffany Cruickshank and shall expire at such time that they no longer own and operate the business at 580 Village Center Drive.

Ordinance No. A-834-10-05

Exhibit N

**Permitted and Special Uses for the First Floor of Buildings 1 and 6
(410-480 and 800-880 Village Center Drive)**

1. Permitted Uses:

The following uses shall be permitted on the first floor of Buildings 1 and 6 subject to the issuance of a Zoning Certificate of Occupancy:

- A. Antique shops with less than 7000 square feet of floor area
- B. Art Galleries
- C. Art and School Supply Stores
- D. Barber Shops
- E. Bicycle sales, including rental and repair and service functions where incidental to retail sales or rentals
- F. Book stores and stationery shops
- G. Camera and photographic supply stores
- H. Candy stores, *not including processing or production of food or candy*
- I. Card and gift shops
- J. Carpet and rug stores (retail only) with less than 7,000 square feet of floor area
- K. China, glassware and household goods stores
- L. Clothing, clothing rental, and clothing accessory stores
- M. Coin and philatelic stores
- N. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales
- O. Craft, fabric, and sewing stores
- P. Dry cleaning or laundry receiving establishment (processing to be done off-site)
- Q. Florist shops
- R. Furniture stores
- S. Furrier shops
- T. Garden, landscape, and patio stores
- U. Hardware or home improvements stores with less than 7,000 square feet of floor area
- V. Hobby shops (not including video game parlors or arcades)
- W. Household appliance stores (including repair and service functions where such activities are incidental to the retail sales function)
- X. Interior decorating shops

Exhibit N

- Y. Jewelry stores, including watch repairs, design and production of custom jewelry
- Z. Leather goods and luggage stores
- AA. Office/Sales Center for management and/or marketing of residential units in Buildings 1, 6, or 7.
- BB. Office supply and service stores including copying and package delivery services with less than 7000 square feet of floor area
- CC. Permitted or Special Uses with hours of operation not exceeding 7 AM to 10 PM.
- DD. Pharmacies and Drug Stores
- EE. Photography studios
- FF. Picture framing, when conducted for retail sales on the premises only
- GG. Post Offices, federal government, freestanding or accessory to another use
- HH. Shoe sales and shoe repair stores
- II. Sporting goods stores
- JJ. Tailor and dressmaking shops
- KK. Toy stores
- LL. Video rental stores

2. Special Uses:

The following special uses may be allowed on the first floor of Buildings 1 and 6 in accordance with the special use procedures outlined in Section XIII of the Village of Burr Ridge Zoning Ordinance:

- A. Antique shops with more than 7000 square feet of floor area
- B. Banks and Financial Institutions without drive-through facilities
- C. Beauty and Health Services
- D. Convenience Food Stores
- E. Child Care Centers and Nursery Schools
- F. Any permitted or special use with hours of operation exceeding 7 A.M. to 10 P.M.
- G. Offices open to the public and providing services directly to consumers including but not limited to real estate offices and travel agencies.
- H. Office supply and service stores including copying and package delivery services with more than 7000 square feet of floor area
- I. Outside sales display accessory to a permitted or special use
- J. Plumbing, heating, air conditioning, and lighting stores (retail sales and service only)
- K. Specialty restaurants such as coffee shops and ice cream shops with limited on-site food preparation and without drive-through facilities or the sale of alcoholic beverages
- L. Tobacco Shops

Ordinance No. A-834-10-05

Exhibit Q

**Permitted and Special Uses for the First Floor of Buildings 2, 3, 4, and 5a
(510-590, 501-595, 720-780, and 705-795 Village Center Drive)**

1. Permitted Uses:

Any use listed as a permitted use on the first floor of Buildings 1 and 6 shall be considered a permitted use on the first floor of Buildings 2, 3, 4 and 5 subject to the issuance of a Zoning Certificate of Occupancy. In addition, any of the following uses shall be permitted on the first floor of Buildings 2, 3, 4 and 5 subject to the issuance of a Zoning Certificate of Occupancy.

- A. Bakeries (retail sales and not more than 70 percent of the floor area may be devoted to the production or processing of bakery goods)
- B. Candy stores
- C. Delicatessens (packaged and/or prepared food for consumption on or off premises)
- D. Food Stores, including grocery stores, supermarkets, meat markets, health food stores, fruit and vegetable stores, bulk food stores, and other similar establishments
- E. Music stores including sheet music, recorded music, and musical instrument sales and repair
- F. Permitted or Special Uses with hours of operation not exceeding 6 AM to 12 Midnight
- G. Restaurants in multi-tenant buildings (including specialty restaurants such as donut shops and ice cream shops) and without any of the following: live entertainment, dancing, or sales of alcoholic beverages
- H. Studios for teaching of art, martial arts, music, dance, and gymnastics

2. Special Uses:

Any use listed as a special use on the first floor of Buildings 1 and 6 shall be considered a special use on the first floor of Buildings 2, 3, 4 and 5 in accordance with the procedures outlined in Section XIII of the Village of Burr Ridge Zoning Ordinance. In addition, the following uses shall be considered special uses on the second floor Buildings 2, 3, 4 and 5 in accordance with the procedures outlined in Section XIII of the Village of Burr Ridge Zoning Ordinance:

- A. Banquet halls
- B. Greenhouses, retail sales only
- C. Health and athletic clubs and gymnasiums
- D. Liquor stores (packaged goods sales only)
- E. Outside dining area for a restaurant subject to compliance with Section VIII.A.5 herein
- F. Permitted or Special Uses with hours of operation exceeding 6 AM to 12 Midnight

Exhibit Q

- G. Pet shops and pet service stores
- H. Restaurants without drive-through facilities and with any one of the following: live entertainment, dancing, or sales of alcoholic beverages
- I. Theaters, indoor movie, not to exceed 4 screens or 800 seats, whichever is less, with no screen having more than 250 seats, and not located within 2500 feet (measured from property line to property line) of another theater facility.
- J. Theaters, performing arts, indoor

Ordinance No. A-834-40-06; as amended by Ordinance A-834-04-10

Exhibit D

Permitted and Special Uses for the First Floor of Building 5b

1. Permitted Uses:

The following uses shall be permitted on the first floor of Buildings 1 and 6 subject to the issuance of a Zoning Certificate of Occupancy:

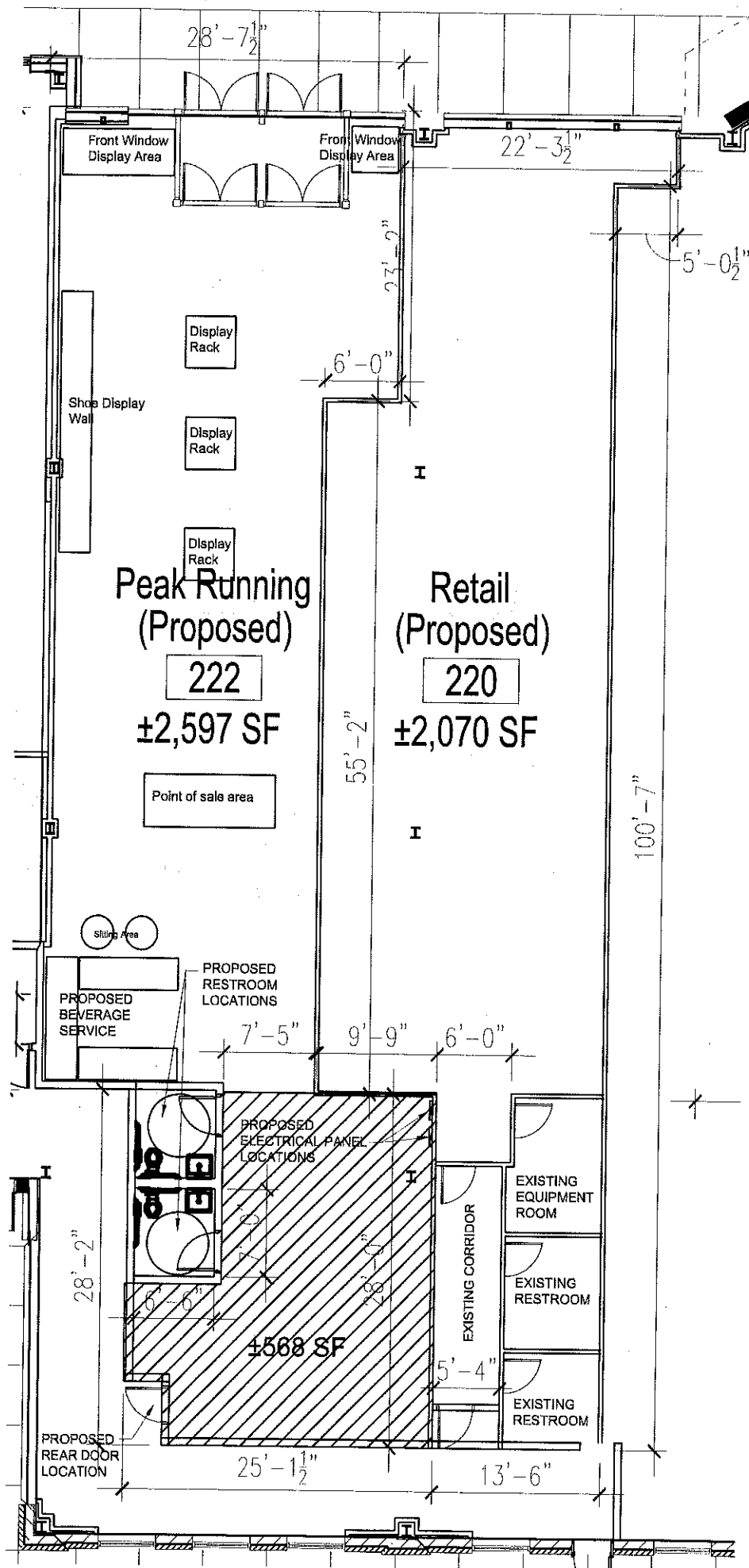
- A. Antique shops with less than 7000 square feet of floor area
- B. Art Galleries
- C. Art and School Supply Stores
- D. Barber Shops
- E. Bicycle sales, including rental and repair and service functions where incidental to retail sales or rentals
- F. Book stores and stationery shops
- G. Camera and photographic supply stores
- H. Candy stores, *not including processing or production of food or candy*
- I. Card and gift shops
- J. Carpet and rug stores (retail only) with less than 7,000 square feet of floor area
- K. China, glassware and household goods stores
- L. Clothing, clothing rental, and clothing accessory stores
- M. Coin and philatelic stores
- N. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales
- O. Craft, fabric, and sewing stores
- P. Dry cleaning or laundry receiving establishment (processing to be done off-site)
- Q. Florist shops
- R. Furniture stores
- S. Furrier shops
- T. Garden, landscape, and patio stores
- U. Hardware or home improvements stores with less than 7,000 square feet of floor area
- V. Hobby shops (not including video game parlors or arcades)
- W. Household appliance stores (including repair and service functions where such activities are incidental to the retail sales function)
- X. Interior decorating shops
- Y. Jewelry stores, including watch repairs, design and production of custom jewelry

- Z. Leather goods and luggage stores
- AA. Office/Sales Center for management and/or marketing of residential units in Buildings 1, 6, or 7.
- BB. Office supply and service stores including copying and package delivery services with less than 7000 square feet of floor area
- CC. Permitted or Special Uses with hours of operation not exceeding 7 AM to 10 PM.
- DD. Pharmacies and Drug Stores
- EE. Photography studios
- FF. Picture framing, when conducted for retail sales on the premises only
- GG. Post Offices, federal government, freestanding or accessory to another use
- HH. Shoe sales and shoe repair stores
- II. Sporting goods stores
- JJ. Tailor and dressmaking shops
- KK. Toy stores
- LL. Video rental stores

2. Special Uses:

The following special uses may be allowed on the first floor of Buildings 1 and 6 in accordance with the special use procedures outlined in Section XIII of the Village of Burr Ridge Zoning Ordinance:

- A. Antique shops with more than 7000 square feet of floor area
- B. Banks and Financial Institutions without drive-through facilities
- C. Beauty and Health Services
- D. Convenience Food Stores
- E. Child Care Centers and Nursery Schools
- F. Any permitted or special use with hours of operation exceeding 7 A.M. to 10 P.M.
- G. Offices open to the public and providing services directly to consumers including but not limited to real estate offices and travel agencies.
- H. Office supply and service stores including copying and package delivery services with more than 7000 square feet of floor area
- I. Outside sales display accessory to a permitted or special use
- J. Plumbing, heating, air conditioning, and lighting stores (retail sales and service only)
- K. Specialty restaurants such as coffee shops and ice cream shops with limited on-site food preparation and without drive-through facilities or the sale of alcoholic beverages
- L. Tobacco Shops
- M. Restaurants (Amended by Ordinance A-834-04-10)



BASIS OF BEARINGS:
WEST LINE OF THE SOUTHWEST 1/4
OF SECTION 30-38-12 ASSUMED
TO BE S 00°00'34" W

**PARKING SPACE COUNT
(OUTDOOR SPACES)**

REGULAR SPACES	511
HANDICAP SPACES	15
TOTAL SPACES	526

PARKING SPACE COUNT TAKEN FROM OUTDOOR
SURFACE LOTS. SPACES WITHIN PARKING
GARAGES AND UNDERPASSAGE ARE NOT TOTALLED
HEREIN.

AREA		
LOT NUMBER	AREA IN SQ.FT.	AREA IN ACRES
LOT 1-1	57454	1.3180
LOT 2-1	70737	1.6239
LOT 3	77054	1.7691
LOT 4-1	63753	1.4636
LOT 5B-1	104452	2.3979
LOT 5A	83054	1.4475
LOT 5-1	129883	2.9771
LOT 7	93607	2.1489
LOT 8	49142	1.1281
OUTLOT A	144832	3.3245
OUTLOT B	41124	0.9441
TOTAL THIS SURVEY	894,901	20.5441

UTILITY ATLAS NOTES:

JULIE DESIGN STAGE REQUEST
DIG NUMBER X060507 RECEIVED 01/09/2010
CONTACTS PROVIDED BY JULIE, & LISTED BELOW WERE
CONTACTED BY VJ VIA FAX, REQUESTING UTILITY ATLAS
INFORMATION FOR THE PROJECT.

CONTACTS
AFET/DISTRIBUTION
VILLAGE OF DUKE MOORE
COMED
CONCAST
LEVEL 3 COMMUNICATIONS
ADENTA LLC
HCOM GAS
BUCKEYE PARTNERS

RESPOND
NO RESPON
NO RESPON
SUFFICED A
NO RESPON
ALL CLEAN
ALL CLEAN
NO RESPON
NO RESPON

INTERSTATE ROUTE 65

ABBREVIATIONS

[illegible]

GENERAL NOTE

[illegible]

SURVEYOR'S CERTIFICATE

[illegible]

Olives under my hand and seal this 11th day of JANUARY

Charles W. Banting


Charles W. Banting
Black Professional Land Surveyor No. 25-1118
My License Expires on November 30, 2018.

ALTA/ACSM LAND TITLE SURVEY

1 RIDGE VILLAGE CENTER, BURN RIDGE, ALABAMA

000311.DWG	DRAWN BY: CMB	CHECKED BY: CMB	JOB NO.: 000311.DWG	SHEET NO.
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W-001 PRESS MAX: CMW DATE: 01/13/2010 SCALE: 1" = 80' 1 1/2



**Engineers
Scientists
Surveyors**

7325 James Avenue, Suite 100
Woodridge, IL 60517
630.724.8200 voice
630.724.8202 fax
v3consultants.com

OPUS REAL ESTATE II W BURR RIDGE, L.L.C.
MAIL STOP 150, 10350 BREN ROAD WEST
MINNETONKA, MN 55343
952-836-4444

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
	1/28/94	PPL CREDIT CORRECTIONS			

ALTA/ACSM LAND TITLE SURVEY				
BURN RIDGE VILLAGE CENTER, BURN RIDGE, ILLINOIS				
FILE NAME: AL100018.DWG1	DRAWN BY: CMB	CHECKED BY: CMB	JOB NO: 00018.DWG1	SHEET NO:



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 570 Village Center Drive PIN # _____
Unit 580

GENERAL INFORMATION

PETITIONER: Mike & Tiffany Cruickshank
(All correspondence will be directed to the Petitioner)
PETITIONER'S ADDRESS: 15W047 60th St PHONE: (630) 977-9037
Burr Ridge EMAIL: michael.w.cruickshank@chi.com
FAX: (866) 346-3926
PROPERTY OWNER: Burr Deed, LLC STATUS OF PETITIONER: Retail Store Owner
OWNER'S ADDRESS: 701 Village Center Dr. PHONE: (630) 654-2762

PROPERTY INFORMATION

SITE AREA: LOT 2-1 EXISTING ZONING: _____
EXISTING USE/IMPROVEMENTS: _____
SUBDIVISION: VILLAGE CENTER

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)

Retail running store/fitness apparel business with a unique
add-on concept; beverage center offering craft beer/wine.

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

07-11-16
Date Petition is Filed



June 21, 2016

J. Douglas Pollock, AICP
Community Development Director
Village of Burr Ridge
7660 County Line Road
Burr Ridge, IL 60527

Re: Letter of Owners Consent
Peak Running
Burr Ridge Village Center

Dear Doug:

Please consider this document the property owner's approval authorizing Peak Running to file the necessary paperwork and to act as the representative of the owner in seeking Village approval for the above referenced matter.

As always, thank you for your assistance with this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristy', followed by a long horizontal flourish.

Kristy Tramontana
General Manager
Burr Ridge Village Center
Trademark Property Company
As agent for Burr Deed, L.L.C.

cc: Jim Montalbano, RPA, Senior Asset Manager, Burr Deed, L.L.C.

VILLAGE OF BURR RIDGE
CONSENT TO INSTALL A PUBLIC NOTICE SIGN
ON PROPERTY WHICH IS THE SUBJECT OF A PUBLIC HEARING

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

Petition No.

Address of Subject Property:

Authorized By:

570 Village Center Drive Unit 580

Kristy Tramontana

Print Name



Signature

As agent for Burr Decd, L.L.C.
Trademark Property Company

Peak Running

Business Plan Attachment #1: (030116)

Growth Plan:

Peak Running is engaged in discussions with the local representation of the Burr Ridge Village Center to open a 2nd location. While the Village Center concept is to maintain our "running store" identity, we are looking to broaden our customer target audience. Our plan is to create a concept that is focused on providing running store merchandise coupled with heavy inventory geared towards the fitness/health attire lifestyle market.

We selected the Burr Ridge Village Center due to the market analysis that supports the need for our model. The proximity of a Life Time Fitness Center adds significant merit to our concept.

<https://www.lifetimefitness.com/en/clubs/burr-ridge-il/your-lt.html>

In discussions with the Village Centers ownership representation, we have also communicated our need to include a unique concept within our space, a small beverage area. The specific retail space that we are working through the LOI on, does allow us to separate an area within the store layout designated for a small beverage area, that would include about 8-10 "craft" beers on tap, in addition to a few select wine products, water, snacks, etc. This added strategy mirrors the initiatives that many larger entities are adding to their diversified approaches, (Whole Foods/Starbucks).

In today's competitive retail market small family owned businesses must find the means of competing with large retail chains, i.e. - Dicks, etc., therefore it is imperative that operations such as ours present the customer with a creative approach, one that separates our business model from that of others. In addition, to draw customers into our store- we must provide top level service coupled with a unique offering. Also, with the internet capturing more consumer "spend" traffic, the shopping experience must be innovative. Our philosophy is to create an experience that will be engaging, which will ultimately retain customers, while enticing new customers to visit a unique shopping environment.

PEAK RUNNING
BUSINESS PLAN: DECEMBER 2013

Executive Summary:

Peak Running will be the specialty running operation servicing the city of Downers Grove and the surrounding suburbs. The key drivers of success will be its prime location, merchandise mix of high quality running shoes and fashionable athletic apparel, coupled with an engagement approach within the running community that will drive awareness and loyalty.

- **Location:** The store will be located at 945 Burlington Ave, Downers Grove- directly across from the Metra train station. This particular section of Downers Grove is just off Main Street and a very desirable part of the downtown area- with other quality neighboring businesses.
- **Merchandise Mix:** High quality running shoes and athletic apparel will be sold by highly trained sales people who understand the importance of the "correct" fit, to minimize injuries and create optimum performance. In addition, fashionable athletic apparel will drive strong incremental sales.
- **Running Community Involvement:** Peak Running will work with the local middle schools, local high schools, and running programs and of course local running clubs. Efforts with each will be to provide educational clinics and fun events, in addition- Peak Running will partner with many local programs and running races to create stronger brand loyalty.

The store ownership and management will be led by Tiffany Cruickshank. Tiffany is a highly competitive distance runner for the past 15 years, while also having an active role with community events- such as kid's health programs, race directing and volunteering.

Mission:

Our mission at Peak Running is simple. Through our inviting and relaxed store design, customers will experience a unique, knowledgeable and professional team member that will guide them through the process of selecting the best running or fitness merchandise for their individual needs. We will be an integral part of Downers Grove by supporting various athletic programs, sponsoring local races, hosting running events for our running club, while continually promoting a culture of living a healthy lifestyle.

Location:

Peak Running will be located in the heart of downtown Downers Grove, a suburb of Chicago with a population of about 50,000. There are 21 schools in the immediate area with varying degrees of athletics programs. The city of Downers Grove hosts 7 road races annually, which demonstrates abundance of dedicated runners in the community. There are no other stores in Downers Grove that offer a collection of shoes, apparel and running gear for the serious runner/novice runner. By providing

all runners with quality options and an education on the proper style, fit and size for their needs, Peak Running will build a strong reputable brand.

The store location is ideal as it provides our business with high visibility, as it faces the train station where 2000 residents utilize daily. Peak Running will be housed within the ground level retail space of an upscale Condominium development. Other businesses included ATI Physical Therapy, Capri Italian Restaurant and Egg Harbor Café.

Target Market:

The "primary" target market will encompass both the casual runner to the competitive runner. For this target, quality running shoes and gear is important and they are willing to pay for quality, to help minimize injuries and improve performance. The average sale for this customer will range from \$100-\$150; this calculation is based upon shoe purchases combined with additional running items, such as socks, apparel, accessories, or supplements.

This target is made up of the following two segments:

"True Runner" - Runs between 20-40 miles per week. This person is generally between 30 - 45 years old, both male and female. This segment may also include high school track and cross country runners. This person wants the latest in technology, regardless of price. Generally, the True Runner is in the middle/upper income bracket.

"Weekend Warrior" - May run up to 15-25 miles per week, with the majority of these miles being on Saturdays and Sundays. A job or family obligations may not allow running to be scheduled during the week. This segment includes males and females between the ages of 25 - 35. This person is most frequently the parent of a young family and is looking for quality and an affordable price. The Weekend Warrior will run in local races. Typically, the Weekend Warrior is again in the middle/upper income bracket: often two spouses working, with disposable income for healthy living efforts.

The "secondary" target market consists of individuals looking to enhance their lives through exercise, whether running, walking, gym activities or health maintenance activities.

Secondary targets opportunities will come about through Peak Running's efforts to establish relationships with local gyms, local health specialists, local school organizations, etc. When targeting the local community establishments we will draw addition traffic into Peak Running, this will allow us to engage in sales opportunities with all members that we consider non-traditional runners. We understand that the majority of our population isn't defined as "True Runners" or "Weekend Warriors", but they have a need for running shoes and apparel/accessories.

Marketing Plan:

Peak Running will utilize a customer service strategy to engage the local community with our business; our marketing efforts will be based upon simple strategies that ensure long term loyalty.

Objective- to create awareness through local community events, website creation, customer satisfaction and in-store activities.

Strategies-

- Local running race participation via sponsorships and packet pick-up events.
- Running club events, i.e. - with brand reps, local eateries, etc.
- Highly trained staff to ensure that customer service is the priority, a shopping experience that ensures loyalty and repeat business.
- Local marketing efforts with all gyms, specific healthcare providers, etc.
- Promotions/Sales events.

Peak Running will utilize the above strategies to bring awareness to the market of our mission to be the preferred choice for running shoe/apparel needs within our market.

The store will be merchandised in an exciting, inviting atmosphere. Our store will have a modern urban feel making our customers immediately feel welcome. A community-focused section in the store will contain information about upcoming races, events, and seminars. As we build our relationships, local race sign-ups will occur in the store as well as presentations from shoe manufacturers, product representatives, nutritionists, trainers, coaches, runners and hopefully, professional athletes.

Strategic Assumptions:

- Every resident in Downers Grove is a potential customer.
- This location gives us an opportunity to draw customers from outside Downers Grove as it is highly visible from the train station.
- By marketing to our two target segments, and hosting a variety of events and seminars, we will expose ourselves to additional new customers.
- We will aggressively pursue the community sports programs through sponsorships and participation at local events.
- We will build a running club/program that caters to all levels of runners.
- We will build strong relationship with local high schools and middle schools through an online sports registration website, as well as a presence at various school running events.

Competitive Edge:

Chicago and its surrounding suburbs are home to a very strong running community with hundreds of local and major races offered throughout the year. Within the general area (5 to 10 miles), there are four other specialized running stores, in addition to Dicks Sporting Goods and Sports Authority. These stores service market areas that are outside of what Peak Running would consider its market.

- Dick Pond Lisle
- Naperville Running Company Naperville
- The Runners Soul La Grange
- Fleet Feet Elmhurst

Peak Running's focus will be create an option for customers within our market area, Downers Grove, Westmont, Clarendon Hills, Hinsdale, Burr Ridge, Willowbrook, etc. Our primary focus is to provide a high customer service orientated operation that will become a successful business by capturing our markets customers, while growing a reputation as a business that is community engagement conscious. Our coverage of our market will allow Peak Running and our partners, i.e. - shoe/apparel vendors to grow brand sales and loyalty.

Peak Running will a Downers Grove runners "meeting place", this will be accomplished through our running club events, sponsored race participation, sponsored fun runs, children and adult running clinics, and footwear seminars. In addition, we will be stocking a full assortment of running supplements, hydration fluids, protein bars, and other items that may be needed on a short notice basis. By focusing on modern and unique clothing lines, this will attract a unique market of women runners whom make up the majority of customers.

Sales Strategy:

All customers will be attended to in a timely fashion with one on one attention. While there will be a sales incentive bonus program, long-term salesperson/customer relationships will take precedence over sales closures. Our goal is that 50% of our customers return within six months. We will market directly to the customer through mailings, phone calls, event presentations, and Internet/email contact. Special orders will be encouraged as a method to satisfy a specialized need. We will enforce as liberal a return policy as much as possible.

Human Resources:

Manager/Owner Tiffany Cruickshank

Assistant Manager:

Responsibilities will include- opening and closing the store, receiving and stocking inventory, upkeep of the customer database, visual merchandising and customer service. Also, share in the supervision and training of staff. We are looking for dedication, honesty, strong work ethic and either some retail management experience or a strong business sense. Although a college graduate would be preferred, our salary projection may preclude that. This position has the most flexibility, due to the importance of experience and reliability.

Full-time Associate:

This position will be primarily customer service oriented. This person will also assist with store opening and closing, as well as receiving merchandise. We would anticipate that this individual would have several specific areas of responsibility outside of sales. Those might be vendor returns and sales floor pricing. This associate would preferably have a background in running and retail shoe sales. They need the flexibility to work nights and weekends as required. We would like this associate to be a local resident, active in the community, possibly in the sports programs. A runner would be ideal for this position. This position will be eligible for a sales-based incentive program.

Part-time Associates:

These associates would focus primarily on customer service. They will be working during the peak sales periods, in the evenings, and on weekends. They will need to be outgoing, friendly, professional, and presentable. We will be looking for local athletes, coaches, and student athletes who are looking to supplement their income.



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.

yes, the proposed running store / fitness apparel operation will support the Village's lifestyle center concept. The concept creates a unique community addition, which connects local residents through health, fitness and social gatherings. Currently, this type of retail business does not exist within Burr Ridge.

- 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.

No. This is a retail operation selling merchandise to the general public.

- 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.

No, retail entity with the inclusion of a beverage center. The operation will have standard Village Center operating hours, excluding any special event opportunities.

- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

No. The establishment ties in nicely with the overall retail community within the Village Center. Offers products and services that bring retail balance to the Village Center.

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

Yes, within the Village Center. Unit #580.

- 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.

Yes, within the Village Center, Unit #580. Adjacent to Wok'n Fire and Francesca's.

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

No. The special use requested is of the same request as businesses such as Starbucks and The Wine Merchant.

- 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.

Yes.

(Please transcribe or attach additional pages as necessary)



**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.

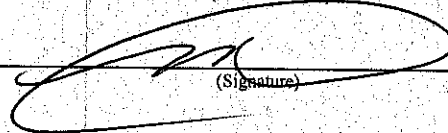
Street Address of Subject Property:

570 Village Center Drive, Unit 580

Property Owner or Petitioner:

Michael Cruickshank

(Print Name)



(Signature)

2-08-2016

NOTICE OF PUBLIC HEARING

This document is for the public and is not intended to be a legal document. It is for informational purposes only.

DATE: 2/8/2016 **TIME:** 10:00 AM **LOCATION:** Burr Ridge Village Center, 1000 Burr Ridge Parkway, Burr Ridge, IL 60015. The public hearing will be held in the main lobby of the Village Center. The hearing will be held in the main lobby of the Village Center. The hearing will be held in the main lobby of the Village Center.

The public hearing is intended to provide an opportunity for the public to provide input on the proposed project.

Topic: 2016-2017 Village Center Renovation
Date: 2/8/2016
Time: 10:00 AM
Location: Burr Ridge Village Center, 1000 Burr Ridge Parkway, Burr Ridge, IL 60015.

Additional information is available on the Village Center website at www.burr ridge.com.

For more information, contact:
Burr Ridge Village Center
1000 Burr Ridge Parkway, Burr Ridge, IL 60015
630.887.8841

The public hearing is intended to provide an opportunity for the public to provide input on the proposed project. The public hearing will be held in the main lobby of the Village Center. The hearing will be held in the main lobby of the Village Center.

BURR RIDGE
VILLAGE CENTER

Leasing, contact: 630.887.8841 | shopburr ridge.com/info/leasing

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, August 15, 2016**, 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 Mike and Tiffany Cruishank for amendments to Section VIII.C.2 of the Burr Ridge Zoning Ordinance and to the Burr Ridge Village Center Planned Unit Development Ordinance No. A-834-10-05 to add Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine to the list of special uses in the B-2 District and in the Burr Ridge Village Center; and requests special use approval to permit said business in the Burr Ridge Village Center. The petition number and property address is **Z-08-2016: 580 Village Center Drive** and the Permanent Real Estate Index Numbers are: **18-30-300-039; 18-30-300-038; 18-30-300-048; 18-30-300-050; 18-30-300-058; 18-30-300-045; 18-30-300-047; 18-30-300-032; 18-30-300-037; 18-30-300-042; 18-30-300-044.**

2. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Mars Chocolate – NA Jeff Nowak for a variation from Section IV.X.2 of the Burr Ridge Zoning Ordinance to permit the addition of rooftop mechanical equipment without the required rooftop screening. The petition number and property address is **V-04-2016: 15W660 79th Street** and the Permanent Real Estate Index Numbers are: **09-25-302-024 and 09-25-302-025.**

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, ROBERT GRELA, GREGORY SCOTT, MARY PRAXMARER, AND JIM BROLINE.

Certificate of the Publisher

Hinsdale Suburban Life

Description: NOTICE 8-15-2016
1210790

VILLAGE OF BURR RIDGE
7660 COUNTY LINE RD
BURR RIDGE IL 60527

Shaw Media certifies that it is the publisher of the Hinsdale Suburban Life. The Hinsdale Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Hinsdale, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Hinsdale Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 07/29/2016

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by Karen Pletsch, its publisher, at Hinsdale, Illinois, on 29th day of July, A.D. 2016

Shaw Media By:



Karen Pletsch, Publisher

Account Number 10074572

Amount \$147.00

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, August 15, 2016, 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 Mike and Tiffany Cruikshank for amendments to Section VII.C.2 of the Burr Ridge Zoning Ordinance and to the Burr Ridge Village Center Planned Unit Development Ordinance No. A-834-10-05 to add Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine to the list of special uses in the B-2 District and in the Burr Ridge Village Center; and requests special use approval to permit said business in the Burr Ridge Village Center. The petition number and property address is **Z-08-2016: 580 Village Center Drive and the Permanent Real Estate Index Numbers are: 18-30-300-039; 18-30-300-038; 18-30-300-048; 18-30-300-050; 18-30-300-058; 18-30-300-045; 18-30-300-047; 18-30-300-032; 18-30-300-037; 18-30-300-042; 18-30-300-044.**

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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, ROBERT GRELA, GREGORY SCOTT, MARY PRAXMARER, AND JIM BROLINE.

July 29, 2016
Hinsdale Suburban Life 1210790



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

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

Steven S. Stricker
Village Administrator

July 26, 2016

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:

1. **Z-08-2016: 580 Village Center Drive**; the Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Mike and Tiffany Cruickshank for amendments to Section VIII.C.2 of the Burr Ridge Zoning Ordinance and to the Burr Ridge Village Center Planned Unit Development Ordinance No. A-834-10-05 to add Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine to the list of special uses in the B-2 District and in the Burr Ridge Village Center; and requests special use approval to permit said business in the Burr Ridge Village Center. The petition number and property address is **Z-08-2016: 580 Village Center Drive** and the **Permanent Real Estate Index Numbers** are: **18-30-300-039; 18-30-300-038; 18-30-300-048; 18-30-300-050; 18-30-300-058; 18-30-300-045; 18-30-300-047; 18-30-300-032; 18-30-300-037; 18-30-300-042; 18-30-300-044.**

A public hearing to consider this petition is scheduled for:

Date: Monday, August 15, 2016

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

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.



450 Village Center Drive Condo Assn
Jennifer Fox, President
450 Village Center Drive, Unit 217
Burr Ridge, Illinois 60527

**801 Village Center Drive Condo Assn. &
1000 Village Center Drive Condo Assn.**
Cardinal Property Management, Inc.
Richard Jasek, Property Manager
17730 Oak Park Avenue, #A
Tinley Park, IL 60477

850 Village Center Drive Condo Assn.
Rick Michalak, President
850 Village Center Drive, #414

Burr Ridge IL 60527

**Burr Ridge Corporate Park Property
Owners Association**

Robert Goldstine, President
835 McClintock Drive
Burr Ridge, IL 60527



18-30-300-056-1009
L. Dorminey
450 Village Center Drive #209
Burr Ridge, IL 60527

18-30-300-056-1012
Frank Cozzi
450 Village Center Drive #212
Burr Ridge, IL 60527

18-30-300-056-1015
Sundee Oberoi
4320 Pine lake Drive
Naperville, IL 60564

18-30-300-056-1018
Christopher S Cole
450 Village Center Drive #301
Burr Ridge, IL 60527

18-30-300-056-1021
Geno Napolitano
450 Village Center Drive
Burr Ridge, IL 60527

18-30-300-056-1024
Frank Silzer
46 Stone Creek Drive
Lemont, IL 60439

18-30-300-056-1027
Margaret W Maish
464 Leonard Lane
Burr Ridge, IL 60527

18-30-300-056-1030
M B E J Rola
450 Village Center Drive #313
Burr Ridge, IL 60527

18-30-300-056-1033
Kerry Murphy
450 Village Center Drive #316
Burr Ridge, IL 60527

18-30-300-056-1036
DKG Real Estate LLC
9 Hidden Lake
Burr Ridge, IL 60527

18-30-300-056-1010
Dariusz Wida
450 Village Center Drive #210
Burr Ridge, IL 60527

18-30-300-056-1013
Vicki Shaw
450 Village Center Drive #213
Burr Ridge, IL 60527

18-30-300-056-1016
Jay Diane Homan
6505 S Schomberg Road
Cedar, MI 49621

18-30-300-056-1019
Demetrio G Vea
2 Saddle Court
Burr Ridge, IL 60527

18-30-300-056-1022
Ayman Zubi
7 Firethorn Court
Lemont, IL 60439

18-30-300-056-1025
Emil Angela Cici
401 Kenmare Drive
Burr Ridge, IL 60527

18-30-300-056-1028
Jerry Christine Lee
450 Village Center Drive #311
Burr Ridge, IL 60527

18-30-300-056-1031
Burritz Real Est Vent
8403 Oak Knoll Drive
Burr Ridge, IL 60527

18-30-300-056-1034
Donna Grabowski
1431 Ostrander Ave
La Grange Park, IL 60526

18-30-300-056-1037
David Jelinek
450 Village Center Drive #403
Burr Ridge, IL 60527

18-30-300-056-1011
Lynne Edmonds
450 Village Center Drive #211
Burr Ridge, IL 60527

18-30-300-056-1014
John Michael Micaletti
203 Ambriance Drive
Burr Ridge, IL 60527

18-30-300-056-1017
J L Fox
450 Village Center Drive #217
Burr Ridge, IL 60527

18-30-300-056-1020
Lorriance Bilthuis
450 Village Center Drive #303
Burr Ridge, IL 60527

18-30-300-056-1023
Cynthia Millinowisch
450 Village Center Drive #306
Burr Ridge, IL 60527

18-30-300-056-1026
Shirley A Strzyz
450 Village Center Drive #309
Burr Ridge, IL 60527

18-30-300-056-1029
Guy Santillo
450 Village Center Drive #312
Burr Ridge, IL 60527

18-30-300-056-1032
Christina Jankowski
4809 Grand Avenue
Western Springs, IL 60558

18-30-300-056-1035
David A Cales
450 Village Center Drive #401
Burr Ridge, IL 60527

18-30-300-056-1038
Juanito Bartolome
450 Village Center Drive #404
Burr Ridge, IL 60527

18-30-300-56-1040
Stillman Chang
9550 Pacific Court
Burr Ridge, IL 60527

18-30-300-056-1043
Lolita Rasima Viciute
450 Village Center Drive #410
Burr Ridge, IL 60527

18-30-300-056-1047
Jiang Hao
450 Village Center Drive #414
Burr Ridge, IL 60527

18-30-300-056-1050
Susan M Broucek
450 Village Center Drive #417
Burr Ridge, IL 60527

18-30-302-001-0000
TCF Bank Facilities Mgt.
801 Marquette Ave
Minneapolis, MN 55402

18-30-303-010-0000
Kensington Park LLC
743 McClintock Drive
Burr Ridge, IL 60527

18-30-305-001-0000
Opus North Mgmt. Corp
701 village Center Drive
Burr Ridge, IL 60527

18-30-305-005-0000
Dr. Andrew J Moormann
50 Burr Ridge Pkwy 101
Burr Ridge, IL 60527

18-30-306-018-0000
John J Forkan
305 Ambriance
Burr Ridge, IL 60527

18-30-306-021-0000
Ramit Mendi
302 Ambriance
Burr Ridge, IL 60527

18-30-300-56-1041
Stillman Chang
9550 Pacific Court
Burr Ridge, IL 60527

18-30-300-056-1045
Rasht Chablis Apt LLC
8484 Kimberly Court
Burr Ridge, IL 60527

18-30-300-056-1048
VII Opus Real Estate
10350 Bren RD West
Minnetonka, IL 55343

18-30-301-001-0000
Reegs Properties
PO Box 639
Hinsdale, IL 60522

18-30-302-002-0000
TCF Bank Facilities Mgt.
801 Marquette Ave
Minneapolis, MN 55402

18-30-304-003-0000
Taxpayer of
101 Burr Ridge Parkway
Burr Ridge, IL 60527

18-30-305-003-0000
Reegs Properties
PO Box 639
Hinsdale, IL 60522

18-30-306-015-0000
Sharad Gandhi
403 Ambriance Drive
Burr Ridge, IL 60527

18-30-306-019-0000
Mr Mrs A Fernandez
305 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-022-0000
Parris Szot
301 Ambriance Dr.
Burr Ridge, IL 60527

18-30-300-056-1042
Robin Nuccio
7961 Creek Wood Drive
Burr Ridge, IL 60527

18-30-300-056-1046
Mary Ann Sutton
6585 Nicholas BVD 1204
Naples, FL 34108

18-30-300-056-1049
Patricia Michalski
450 Village Center Drive #416
Burr Ridge, IL 60527 60527

18-30-301-002-0000
EXEMPT

18-30-302-003-0000
TCF Bank Facilities Mgt.
801 Marquette Ave
Minneapolis, MN 55402

18-30-304-004-0000
Harris NC CRE
PO Box 755
Chicago, IL 60690

18-30-305-004-0000
Inter Contl Burr Ridge
2221 Camden Court #200
Oak Brook, IL 60523

18-30-306-016-0000
Hirsh Monindra
500 Quail Ridge
Westmont, IL 60559

18-30-306-020-0000
Magdalena Kolosa
303 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-024-0000
Dr. Ghassan Abboud
206 Ambriance Dr.
Burr Ridge, IL 60527

18-30-300-057-1001
Mr. and Mrs. Don Johnson
801 Village Center Drive, Unit 201
Burr Ridge, Illinois 60527

18-30-300-057-1002
Ms. Erin Holec
801 Village Center Drive, Unit 202
Burr Ridge, Illinois 60527

18-30-300-057-1003
Mr. and Mrs. Keefe
801 Village Center Drive, Unit 203
Burr Ridge, Illinois 60527

18-30-300-057-1004
Resident
801 Village Center Drive, Unit 204
Burr Ridge, Illinois 60527

18-30-300-057-1004
Mr. Raghuvansh Kumar
8161 Ridge Pointe
Burr Ridge, Illinois 60527

18-30-300-057-1005
Ms. Caryn Dumbro
801 Village Center Drive, Unit 205
Burr Ridge, Illinois 60527

18-30-300-057-1006
Resident
801 Village Center Drive, Unit 206
Burr Ridge, Illinois 60527

18-30-300-057-1006
Alka Srivastava
9 Lake Ridge Court
Burr Ridge, Illinois 60527

18-30-300-057-1006
Alka Srivastava
1718 Dogwood Lane
Hanover Park, IL 60233

18-30-300-057-1006
Ishanjit Sidhu
801 Village Center Drive, Unit 206
Burr Ridge, Illinois 60527

18-30-300-057-1008
Mr. Nicholas Meyers
801 Village Center Drive, Unit 208
Burr Ridge, Illinois 60527

18-30-300-057-1009
Resident
801 Village Center Drive, Unit 301
Burr Ridge, Illinois 60527

18-30-300-057-1009
Mr. Rob Berry
Gabriel, Inc.
600 Tollgate Road, Suite A
Elgin, IL 60123

18-30-300-057-1010
Ms. Carol Zapka
801 Village Center Drive, Unit 302
Burr Ridge, Illinois 60527

18-30-300-057-1011
Nancy Rizzuto
801 Village Center Drive, Unit 303
Burr Ridge, Illinois 60527

18-30-300-057-1012
Mr. Dominic Fava
801 Village Center Drive, Unit 304
Burr Ridge, Illinois 60527

18-30-300-057-1013
Mr. and Mrs. Paul Bellisario
801 Village Center Drive, Unit 305
Burr Ridge, Illinois 60527

18-30-300-057-1014
Abdul Ilah Touleimat
801 Village Center Drive, Unit 306
Burr Ridge, Illinois 60527

18-30-300-057-1015
Mr. William Dillard
801 Village Center Drive, Unit 307
Burr Ridge, Illinois 60527

18-30-300-057-1015
John L Janczur
318 W. Adams Street, Suite 1100
Chicago, IL 60606

18-30-300-057-1016
Ms. Maureen Denard
801 Village Center Drive, Unit 308
Burr Ridge, Illinois 60527

18-30-300-057-1017
Resident
801 Village Center Drive, Unit 401
Burr Ridge, Illinois 60527

18-30-300-057-1017
Jatinder Wadhwa
2190 Landwehr Road
Northbrook, IL 60062

18-30-300-057-1018
Ms. Sandra Otto
801 Village Center Drive, Unit 402
Burr Ridge, Illinois 60527

18-30-300-057-1019
Ms. Donna Rose
801 Village Center Drive, Unit 403
Burr Ridge, Illinois 60527

18-30-300-057-1020
Resident
801 Village Center Drive, Unit 404
Burr Ridge, Illinois 60527

18-30-300-057-1020
Mr. Larry Edwards Siebs
34770 N. Los Reales
Carefree, AZ 85377

18-30-300-057-1021
Resident
801 Village Center Drive, Unit 405
Burr Ridge, Illinois 60527

18-30-300-057-1021
Ms. Asha Sarode
502 Ambriance Drive
Burr Ridge, IL 60527

18-30-300-057-1022
Mr. Phillip Salamone
801 Village Center Drive, Unit 406
Burr Ridge, Illinois 60527

18-30-300-057-1023
18-30-300-057-1024
Mr. and Mrs. Harbour
801 Village Center Drive, Units 407/408
Burr Ridge, IL 60527

18-30-300-054-1001
Resident
850 Village Center Drive, Unit 201
Burr Ridge, IL 60527

18-30-300-054-1001
Mr. and Mrs. Walk
36 S. Old Mill Lane
Burr Ridge, IL 60527

18-30-300-054-1002
Resident
850 Village Center Drive, Unit 202
Burr Ridge, IL 60527

18-30-300-054-1002
Joanne Kuksta
99 Waterside Plane
Burr Ridge, IL 60527

18-30-300-054-1003
Mr. Vincenzo Marino
850 Village Center Drive, Unit 203
Burr Ridge, IL 60527

18-30-300-054-1004
Resident
850 Village Center Drive, Unit 204
Burr Ridge, IL 60527

18-30-300-054-1004
Armarjit Singh
51 Ashton Court
Burr Ridge, IL 60527

18-30-300-054-1005
Mr. Jerry Michael Simmons
850 Village Center Drive, Unit 205
Burr Ridge, IL 60527

18-30-300-054-1006
Mr. James Hruska
850 Village Center Drive, Unit 206
Burr Ridge, IL 60527

18-30-300-054-1007
Vida Jankauskiene
850 Village Center Drive, Unit 207
Burr Ridge, IL 60527

18-30-300-054-1008
Michele Michalak
850 Village Center Drive, Unit 208
Burr Ridge, IL 60527

18-30-300-054-1009
Indigo Management
850 Village Center Drive, Unit 209
Burr Ridge, IL 60527

18-30-300-054-1010
Joan Vondruska
850 Village Center Drive, Unit 210
Burr Ridge, IL 60527

18-30-300-054-1011
Richard Sileikis
850 Village Center Drive, Unit 211
Burr Ridge, IL 60527

18-30-300-054-1012
Resident
850 Village Center Drive, Unit 212
Burr Ridge, IL 60527

18-30-300-054-1012
Elham Abboud
1241 Ashbury Court
Libertyville, IL 60048

18-30-300-054-1013
Eloise Carnevale
850 Village Center Drive, Unit 213
Burr Ridge, IL 60527

18-30-300-054-1014
Daniel and Janet Piecki
850 Village Center Drive, Unit 214
Burr Ridge, IL 60527

18-30-300-054-1015
Nizam Ather
850 Village Center Drive, Unit 215
Burr Ridge, IL 60527

18-30-300-054-1016
Jay Christopher
850 Village Center Drive, Unit 216
Burr Ridge, IL 60527

18-30-300-054-1017
Kil Nam and Hee Ja Kim
350 Village Center Drive, Unit 217
Burr Ridge, Illinois 60527

18-30-300-054-1018
Resident
850 Village Center Drive, Unit 218
Burr Ridge, Illinois 60527

18-30-300-054-1018
Robert Hayes
164 Sunnyside
Elmhurst, IL 60126

18-30-300-054-1019
Russell Smith
350 Village Center Drive, Unit 219
Burr Ridge, Illinois 60527

18-30-300-054-1020
Michael and Mildred Smith
850 Village Center Drive, Unit 220
Burr Ridge, Illinois 60527

18-30-300-054-1021
Alice Martin
850 Village Center Drive, Unit 221
Burr Ridge, Illinois 60527

18-30-300-054-1022
Ashok Kothari
350 Village Center Drive, Unit 301
Burr Ridge, Illinois 60527

18-30-300-054-1023
Sheela Singh
850 Village Center Drive, Unit 302
Burr Ridge, Illinois 60527

18-30-300-054-1024
Resident
850 Village Center Drive, Unit 304
Burr Ridge, Illinois 60527

18-30-300-054-1024
Brian Dombkowski
8521 Johnston
Burr Ridge, Illinois 60527

18-30-300-054-1025
Resident
850 Village Center Drive, Unit 305
Burr Ridge, Illinois 60527

18-30-300-054-1025
Devinda and Usha Sharma
6652 Manor Drive
Burr Ridge, IL 60527

18-30-300-054-1026
Kaleinkovas Vitalijus
850 Village Center Drive, Unit 306
Burr Ridge, Illinois 60527

18-30-300-054-1027
Suryakant Patel
6816 Fieldstone Drive
Burr Ridge, Illinois 60527

18-30-300-054-1028
Philip Jepsen
850 Village Center Drive, Unit 308
Burr Ridge, Illinois 60527

18-30-300-054-1029
Resident
850 Village Center Drive, Unit 309
Burr Ridge, Illinois 60527

18-30-300-054-1029
Diane and Kemenko Jovic
7920 Deer View Court
Burr Ridge, IL 60527

18-30-300-054-1030
Resident
850 Village Center Drive, Unit 310
Burr Ridge, Illinois 60527

18-30-300-054-1030
James Kuksta
850 Village Center Drive, Unit 310
Burr Ridge, Illinois 60527

18-30-300-054-1031
Tate Wesley
850 Village Center Drive, Unit 311
Burr Ridge, Illinois 60527

18-30-300-054-1032
Catharine Danly
850 Village Center Drive, Unit 312
Burr Ridge, Illinois 60527

18-30-300-054-1033
Anthony Formato
850 Village Center Drive, Unit 313
Burr Ridge, Illinois 60527

18-30-300-054-1034
Vijaya Sarma
850 Village Center Drive, Unit 314
Burr Ridge, Illinois 60527

18-30-300-054-1035
David Atkenson
850 Village Center Drive, Unit 315
Burr Ridge, Illinois 60527

18-30-300-054-1036
Resident
850 Village Center Drive, Unit 316
Burr Ridge, Illinois 60527

18-30-300-054-1036
ACBS Series LLC 315 Series
480 81st Street
Burr Ridge, Illinois 60527

18-30-300-054-1037
Resident
850 Village Center Drive, Unit 317
Burr Ridge, Illinois 60527

18-30-300-054-1037
Winkle Lee
11 Shelburne Drive
Oak Brook, IL 60523

18-30-300-054-1038
Resident
850 Village Center Drive, Unit 318
Burr Ridge, Illinois 60527

18-30-300-054-1038
Mr. and Mrs. Francisco Randin
250 East Pearson, Unit 3202
Chicago, IL 60611

18-30-300-054-1039
Resident
850 Village Center Drive, Unit 319
Burr Ridge, Illinois 60527

18-30-300-054-1039
Dr. Lokesh Chandra
6980 Fieldstone Drive
Burr Ridge, IL 60527

18-30-300-054-1040
Rishi Sharma
850 Village Center Drive, Unit 320
Burr Ridge, Illinois 60527

18-30-300-054-1041
Nick Simov
850 Village Center Drive, Unit 321
Burr Ridge, Illinois 60527

18-30-300-054-1042
Lali Singh
850 Village Center Drive, Unit 401
Burr Ridge, Illinois 60527

18-30-300-054-1043
Ken and Susan Koslowski
850 Village Center Drive, Unit 402
Burr Ridge, Illinois 60527

18-30-300-054-1044
James Chesniak
350 Village Center Drive, Unit 404
Burr Ridge, Illinois 60527

18-30-300-054-1045
Paul Seus
850 Village Center Drive, Unit 405
Burr Ridge, Illinois 60527

18-30-300-054-1046
Allan Thom
850 Village Center Drive, Unit 406
Burr Ridge, Illinois 60527

18-30-300-054-1047
George Gianakas
850 Village Center Drive, Unit 407
Burr Ridge, Illinois 60527

18-30-300-054-1048
John Yanney
850 Village Center Drive, Unit 408
Burr Ridge, Illinois 60527

18-30-300-054-1049
Resident
850 Village Center Drive, Unit 410
Burr Ridge, Illinois 60527

18-30-300-054-1049
Mr. and Mrs. Chris Prosek
8218 Kathryn Court
Burr Ridge, IL 60527

18-30-300-054-1050
Mary Okolisam
Samuel Basillious
850 Village Center Drive, Unit 411
Burr Ridge, Illinois 60527

18-30-300-054-1051
George Shultz
850 Village Center Drive, Unit 412
Burr Ridge, Illinois 60527

18-30-300-054-1052
Bursilav Dujovich
850 Village Center Drive, Unit 413
Burr Ridge, Illinois 60527

18-30-300-054-1053
Rick Michalak
850 Village Center Drive, Unit 414
Burr Ridge, Illinois 60527

18-30-300-054-1054
Diane Vivo
850 Village Center Drive, Unit 415
Burr Ridge, Illinois 60527

18-30-300-054-1055
Resident
850 Village Center Drive, Unit 416
Burr Ridge, Illinois 60527

18-30-300-054-1055
Perm Sharma
505 Ambriance Drive
Burr Ridge, IL 60527

18-30-300-054-1056
Resident
850 Village Center Drive, Unit 417
Burr Ridge, Illinois 60527

18-30-300-054-1056
850 Burr LLC
2500 S. Highland Avenue
Suite 103
Lombard, IL 60148

18-30-300-054-1057
Steve Chung
850 Village Center Drive, Unit 418
Burr Ridge, Illinois 60527

18-30-300-054-1058
Kumad Barman
850 Village Center Drive, Unit 419
Burr Ridge, Illinois 60527

18-30-300-054-1059
Vijay Singhal
850 Village Center Drive, Unit 420
Burr Ridge, Illinois 60527

18-30-300-054-1060
James O'Brien
850 Village Center Drive, Unit 421
Burr Ridge, Illinois 60527

18-30-306-025-0000
Spencer Lee Mi Y Won
205 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-026-0000
Nabeel Jabri
204 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-027-0000
Michael A Micaletti
203 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-031-0000
Athihalli Nagaraj
102 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-032-0000
Sunil Suri
103 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-033-0000
Edward T Prodehl
104 Ambriance Ct.
Burr Ridge, IL 60527

09-25-402-017
ST bank Countryside TR 78
c/o Coglianese Funeral HM
7508 S County Line Road
Burr Ridge, IL 60527

09-25-402-018
Gerald W Dill
7512 County Line Road
Burr Ridge, IL 60527

09-25-402-019
Beechen & Dill Builders
7512 S County Line Road
Burr Ridge, IL 60527

09-25-402-023
~~Village of Burr Ridge~~
~~7660 S County Line Road~~
~~Burr Ridge, IL 60527~~

09-25-402-024
~~Village of Burr Ridge~~
~~7660 S County Line Road~~
~~Burr Ridge, IL 60527~~

09-25-402-026
~~Beechen & Dill Builders~~
~~7512 S County Line Road~~
~~Burr Ridge, IL 60527~~

09-25-402-027
Christian Brother Midwest
7650 S County Line Road
Burr Ridge, IL 60527

18-30-100-008-0000

Doug Young
18267 Casey Road
Grayslake, IL 60030

18-30-300-026-0000

TCF Bank Facilities Management
801 Marquette Avenue
Minneapolis, MN 55402

18-30-300-032-0000

Opus North Corporation
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-037-0000

Opus North Corporation
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-038-0000

Opus North Corporation
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-042-0000

Opus North Corporation
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-044-0000

Opus North Corporation
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-047-0000

Opus North Corporation
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-053-0000

Opus Real Estate LLC
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-053-1009

Opus Real Estate LLC
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-056-1003

VII Opus Real Estate
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-056-1008

VII Opus Real Estate
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-056-1044

VII Opus Real Estate
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-045-0000

Opus North Corporation
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-053-1001

Renuka H Bhatt MDSC
2202 Essington Road #101
Joliet, IL 60435



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

V-04-2016: 15W660 79th Street (Mars Chocolate); Requests variation from Section IV.X.2 of the Burr Ridge Zoning Ordinance to permit the addition of rooftop mechanical equipment without the required rooftop screening.

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

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: August 15, 2016

GENERAL INFORMATION

Petitioner: Mars Chocolate, NA – Jeff Nowak

Property Owner: Mars Chocolate

Petitioner's Status: Property Owner

Land Use Plan: Recommends Light Industrial Uses

Existing Zoning: GI General Industrial District

Existing Land Use: Manufacturing

Site Area: Approximately 28 Acres

Subdivision: None



SUMMARY

The petitioner filed for a permit to erect three large air handling units on the rooftop of the building at 79th Street and South Frontage Road. The permit was not approved for zoning compliance due to the requirement that all new rooftop equipment be screened from any adjacent street or property by a screen wall erected at least one foot higher than the equipment. The petitioner is seeking a variation to waive the requirement for rooftop screening.

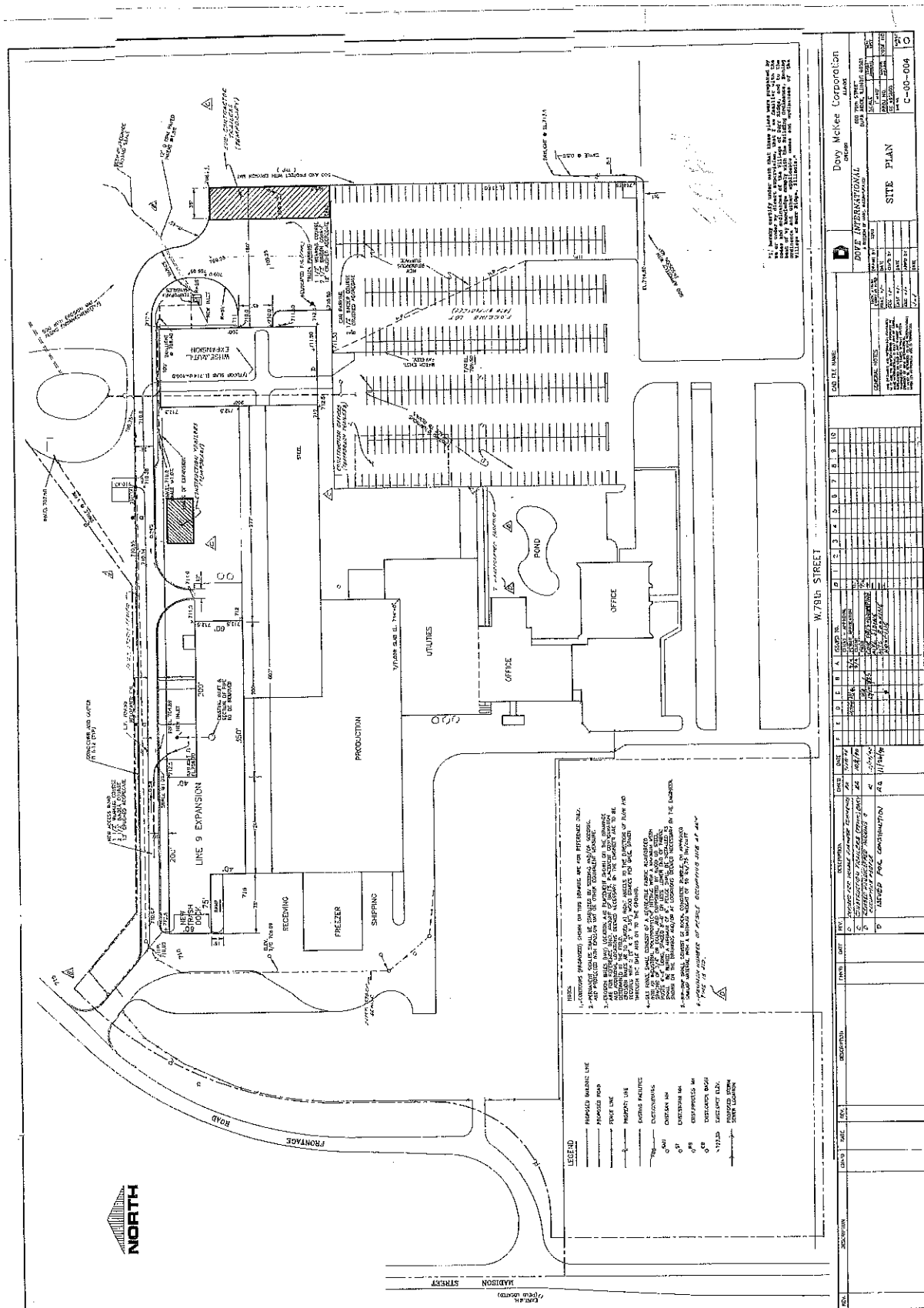
Section X.2 of the Zoning Ordinance states that “*Rooftop equipment, exclusive of flues, exhaust stacks and vents, shall be completely screened from view from any adjacent private or public street or from any point along an exterior property line. Screening shall be of permanent construction material at least one foot (1') higher than the object being screened and architecturally compatible with the principal building.*” Based on the sight line drawings submitted, it appears that the proposed rooftop equipment may be visible from points along the east and south lot lines.

The Zoning Ordinance does not require screening for existing rooftop equipment. Screening is only required for new equipment added to a new or existing building. This has been the requirement since 1997 but was clarified in a 2011 amendment to the Zoning Ordinance.

Findings of Fact and Recommendations

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission recommends approval of this petition, the variation should be made subject to the compliance with the submitted plans.

The petitioner’s findings state that the property is unique because of the size of the property, the size of the building and the distance from the rooftop equipment to the perimeter of the property. The findings further state that a hardship exists due to the challenges of adding very large screening walls to an existing building. The property is the second largest property and the building is the third largest building in the Village. The floor area of the building is approximately 200,000 square feet. The average non-residential building in Burr Ridge is just under 35,000 square feet in floor area. The distance from the property lines to the proposed rooftop screening location is approximately 500 feet. The petitioner has provided sight line studies and photographs graphically depicting the view of the rooftop equipment from the exterior of the property.



—¹⁰⁰—

[illegible]

Run	Feed (g)	Yield (g)	Yield (%)	Yield (g)	Yield (%)	Yield (g)	Yield (%)
1	100	100	100	100	100	100	100
2	100	100	100	100	100	100	100
3	100	100	100	100	100	100	100
4	100	100	100	100	100	100	100
5	100	100	100	100	100	100	100
6	100	100	100	100	100	100	100
7	100	100	100	100	100	100	100
8	100	100	100	100	100	100	100
9	100	100	100	100	100	100	100
10	100	100	100	100	100	100	100
11	100	100	100	100	100	100	100
12	100	100	100	100	100	100	100
13	100	100	100	100	100	100	100
14	100	100	100	100	100	100	100
15	100	100	100	100	100	100	100
16	100	100	100	100	100	100	100
17	100	100	100	100	100	100	100
18	100	100	100	100	100	100	100
19	100	100	100	100	100	100	100
20	100	100	100	100	100	100	100
21	100	100	100	100	100	100	100
22	100	100	100	100	100	100	100
23	100	100	100	100	100	100	100
24	100	100	100	100	100	100	100
25	100	100	100	100	100	100	100
26	100	100	100	100	100	100	100
27	100	100	100	100	100	100	100
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33	100	100	100	100	100	100	100
34	100	100	100	100	100	100	100
35	100	100	100	100	100	100	100
36	100	100	100	100	100	100	100
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44	100	100	100	100	100	100	100
45	100	100	100	100	100	100	100
46	100	100	100	100	100	100	100
47	100	100	100	100	100	100	100
48	100	100	100	100	100	100	100
49	100	100	100	100	100	100	100
50	100	100	100	100	100	100	100
51	100	100	100	100	100	100	100
52	100	100					

NEW FROM INDUSTRY COMMON

INTERSTATE 55
ROAD
1960

255625 525174 499 329
499 329 525174 525625

PARCEL B
LOT 2

LOT 1

PARCEL C

PARCEL D

МОИСТАЛОМЪТЪ НА СЪВЪЩАВАЩАТА СЕ

[illegible][illegible]



140 E. Tower Drive, Burr Ridge, IL 60527 | TEL: 800.794.5033 | FAX: 630.887.0770 | amsmechanicalsystems.com

July 25, 2016

Village of Burr Ridge
7660 S County Line Rd.
Burr Ridge, IL 60527

Re: Mars Chocolate North America Variance from Section IV.X.2 of the Burr Ridge Zoning Ordinance

Dear Village of Burr Ridge,

Mars Chocolate North America & AMS Mechanical Systems, Inc. would like to formally request & substantiate a variance for the Mars property located at 15W660 79th St. Burr Ridge, IL 60527. We believe that the uniqueness of this particular property coupled with the increased safety risk a screen of this magnitude would bear, justify a variance from Section IV.X.2 of the Burr Ridge Zoning Ordinance. Attached you will find our detailed responses to the "Findings of Fact" as well as site line study performed by Ware Malcomb to further define our case. We thank you for your time & the opportunity to present our case.

Sincerely,

AMS Mechanical Systems, Inc.

Gary Jensen

Gary Jensen
Senior Project Engineer



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 15W660 79th St. PIN # 0925302025 0925302024

GENERAL INFORMATION

PETITIONER: Mars Chocolate NA - Jeff Nowak
(All correspondence will be directed to the Petitioner)
PETITIONER'S ADDRESS: 15W660 79th St. PHONE: 630-655-7621
Burr Ridge, IL 60527 EMAIL: jeffrey.nowak@effem.com
FAX: _____
PROPERTY OWNER: Mars Chocolate NA STATUS OF PETITIONER: Employee
OWNER'S ADDRESS: 15W660 79th St. Burr Ridge PHONE: 630-655-7621

PROPERTY INFORMATION

SITE AREA: Parcel A EXISTING ZONING: I
EXISTING USE/IMPROVEMENTS: Industrial
SUBDIVISION: Part of Sections 25 & 36

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 X Variation(s)

Variance from Section IV.X.2 Of The Burr Ridge Zoning Ordinance

(See attached letter)

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.

[Signature]
Petitioner's Signature

7/22/16
Date Petition is Filed



Findings of Fact

Variation from the Village of Burr Ridge Zoning Ordinance

Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission/Zoning Board of Appeals determine compliance with the following findings. In order for a variation 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. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
 - Due to the extreme size and elevation of the screen wall required, installation would pose a major life risk fall hazard. The location of the screening is located within the parameter of an existing roof structure therefore direct access to erect the support steel and screening itself is not possible utilizing aerial man lifts. Mars maintains a strict fall protection policy requiring all personal working at a height greater than 4' to be tied off to an OSHA recognized tie off point. This includes scaffolding. Since erecting this screen wall would require access 26' above the existing roof, there would not be any acceptable tie off locations to eliminate the fall risk thus putting men in harm's way and violating Mars and OSHA regulations.
 - Installation of the screen wall would increase the risk of life safety due to ammonia inhalation and exposure hazards. These units utilize ammonia refrigerant, in the event of a release, the direct and immediate diffusion of ammonia into the atmosphere is imperative to minimize any life safety risk to personnel and the surrounding environment. Installation of a screen wall could cause ammonia to remain contained allowing it's concentration to increase to potentially hazardous concentration levels.
 - Installation of this screen wall would introduce an extreme financial burden and cause an extensive project overrun. The projected cost to install screening for the (3) AHU's (air handling units) is estimated at over \$276,000.00. The air handlers being installed are not typical RTU's used for commercial or restaurant applications where small screen walls or parapet walls will hide them. These are large industrial units being installed within an industrial facility at a great distance from any neighbors, residential homes or public roads. Location of the equipment will be mostly screened by existing structures, landscaping and trees. These units are basically self-contained units which are consistent with the surrounding equipment and facilities.

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

- Although there will be an extreme initial financial burden and life safety risk associated with installation of the screening, we don't foresee the effect of screening or lack of screening, to directly affect return.

c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

- The Mars property located at 15W660 79th Street is unique in the fact it's one of the largest single properties/facilities within Burr Ridge other than Case Corp. The location of the new AHU's are located at a substantial distance from any public roads, nearly an 1/8 mile from 79th Street, Frontage or Madison. The property consist of over 1,203,580 sq ft, the combined actual foot print of the three AHU's being installed is only 2,365 sq ft.
- This property maintains one of the tallest buildings within Burr Ridge at over 59' above ground level. The installation of the new AHU's will be within the elevation of the existing structure and would be 100% obstructed to the North by this structure.
- This property utilizes ammonia refrigeration and maintains strict OSHA PSM/RMP programs. Installation of the screen wall would increase the risk of life safety due to ammonia inhalation and exposure hazards. These units utilize ammonia refrigerant, in the event of a release, the direct and immediate diffusion of ammonia into the atmosphere is imperative to minimize any life safety risk to personnel and the surrounding environment. Installation of a screen wall could cause ammonia to remain contained allowing it's concentration to increase to potentially hazard concentration levels.
- In order to meet the ammonia refrigeration code ANSI/IIAR 2-2014 the ammonia relief header must discharge 7.25' above the service platform, well below the 59' structure to the North. If a screen wall is installed the discharge header would have to discharge 7.25' above the wall, resulting in an approximate elevation of 63' above grade or 4' above the highest current structure on the property. This relief header would be located nearly 80' South of the 59' structure.

- The location of the screening is located within the parameter of an existing roof structure therefore direct access to erect the support steel and screening itself is not possible utilizing aerial man lifts. Mars maintains a strict fall protection policy requiring all personal working at a height greater than 4' to be tied off to an OSHA recognized tie off point. Since erecting this screen wall would require access 26' above the existing roof, there would not be any acceptable tie off locations to eliminate the fall risk thus putting men in harm's way and violating Mars and OSHA regulations.
- d. The purpose of the variation is not based primarily upon a desire to increase financial gain.
- Correct, Mars is spending a significant amount of money to solely improve food safety for the public. This project is not an expansion to the facility or to increasing production. The (3) new AHU's will replace existing units which will provide a higher, dryer quality of air, thus reducing the risk of air and water borne bacteria from contaminating the food product.
- e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.
- Correct, Mars has always been a good neighbor and looks to abide to all rules and regulations however; installation of this screen wall poses real life safety, structural and ammonia code concerns. No other parties have any influence or interest in this property.
- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- Correct, granting this variance does not present any life safety issue to the public or Mars personnel; it actually reduces the life risk to those tasked in completing the project. The installation of the equipment without the wall is consistent with other areas of the property. Due to the large facility and relative distance from the neighborhood, the installation without a screen wall should not be injurious to other property.

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

- Correct, the property maintains an industrial building with large equipment visible in other locations. Installation of the additional AHU's without screening is consistent within. Again, the location of the new AHU's are located at a substantial distance to any public roads. The property consist of nearly 27 acres, the combined actual foot print of the AHU's being installed is insufficient compared to the overall size of the property and distance from public view.

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

- Correct, not providing screening for these AHU's does not affect any of these items.

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

- We feel since this is an exceptionally large industrial entity within the village, not commercial, residential or small industrial, the installation of the equipment without a screen wall is consistent within the existing property and other exceptionally large industrial properties similar to the one located North of I-55 West of County Line Road. Again, the air handlers being installed are not standard RTU's used at typical commercial or smaller industrial properties. These large industrial units are being installed within an industrial facility at a great distance from any neighbors, residential homes or public roads. As shown in our sightline study most of the equipment will be screened by existing structures, landscaping and trees. Therefore we feel installation of these units without a screen wall will not upset the official comprehensive plan of the village.

M&M Mars Sightline Study

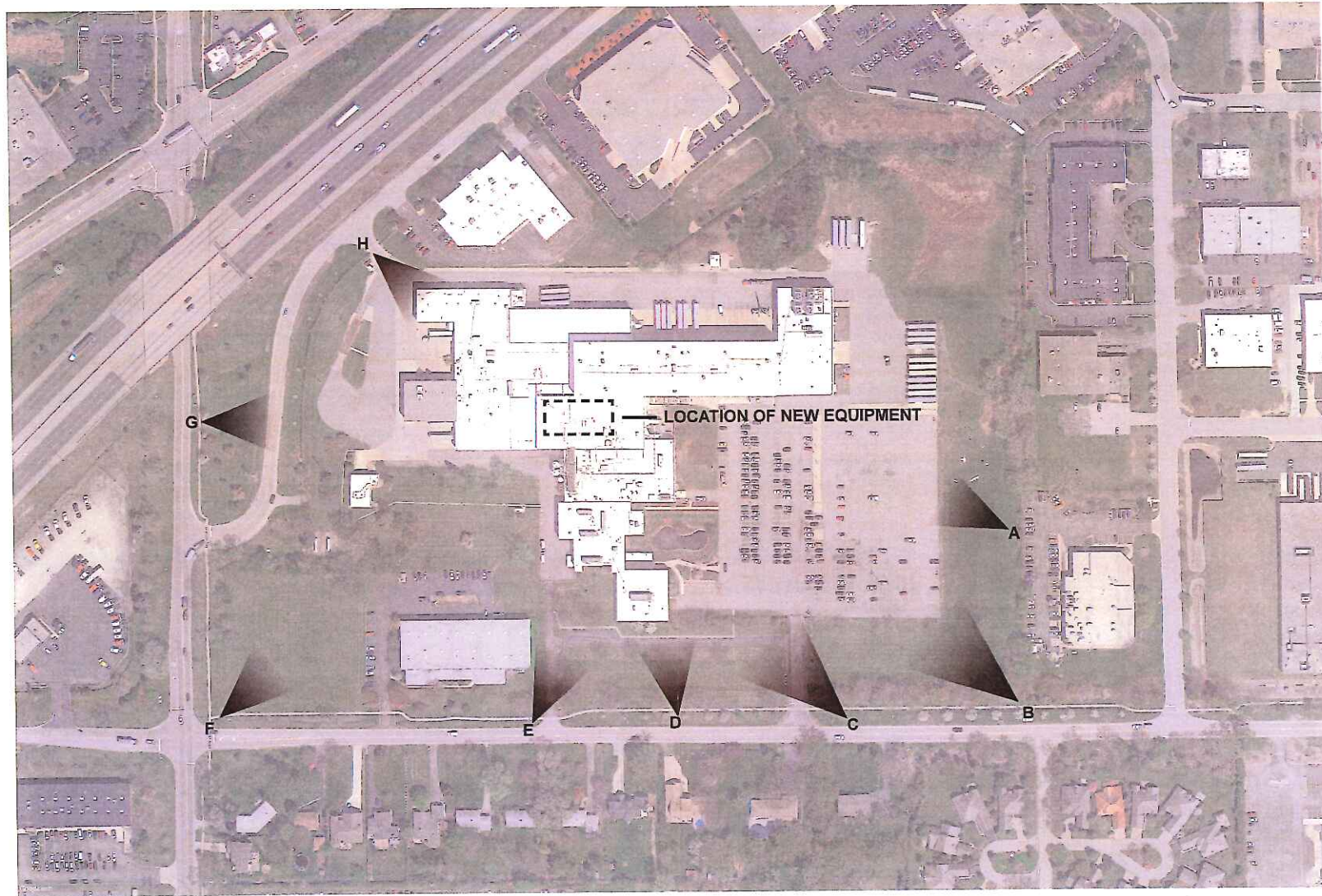
BURR RIDGE, ILLINOIS

CHI16-0189-00
SIGHTLINE STUDY
07.21.2016

WARE MALCOMB
architecture | planning | interiors | branding | civil

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SCHEME 01

Location of Views

MARS
BURR RIDGE, ILLINOIS

WARE MALCOMB

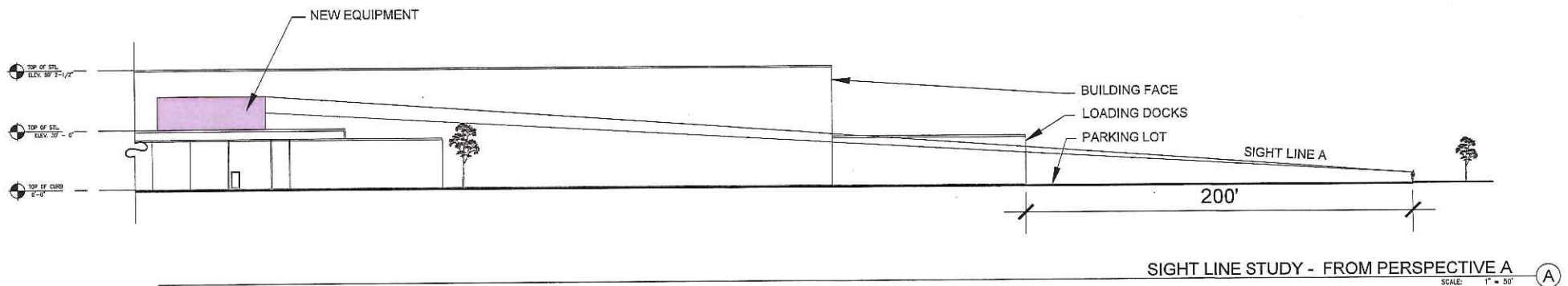
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KEY NOTES

- 1 LOCATION OF NEW EQUIPMENT



Perspective A

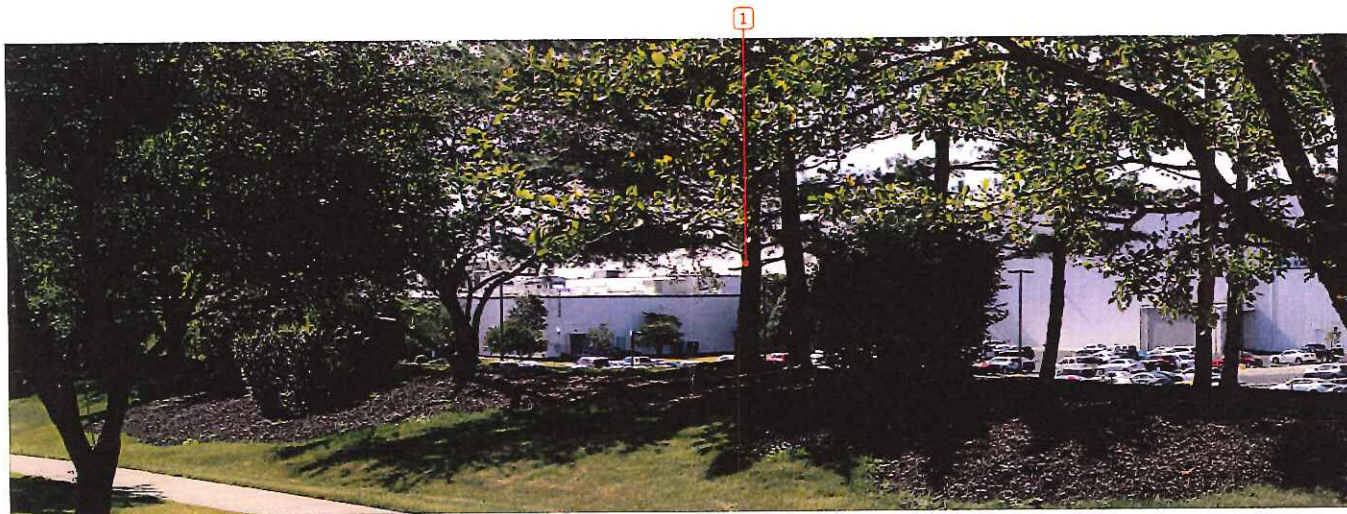
MARS
BURR RIDGE, ILLINOIS

WARE MALCOMB

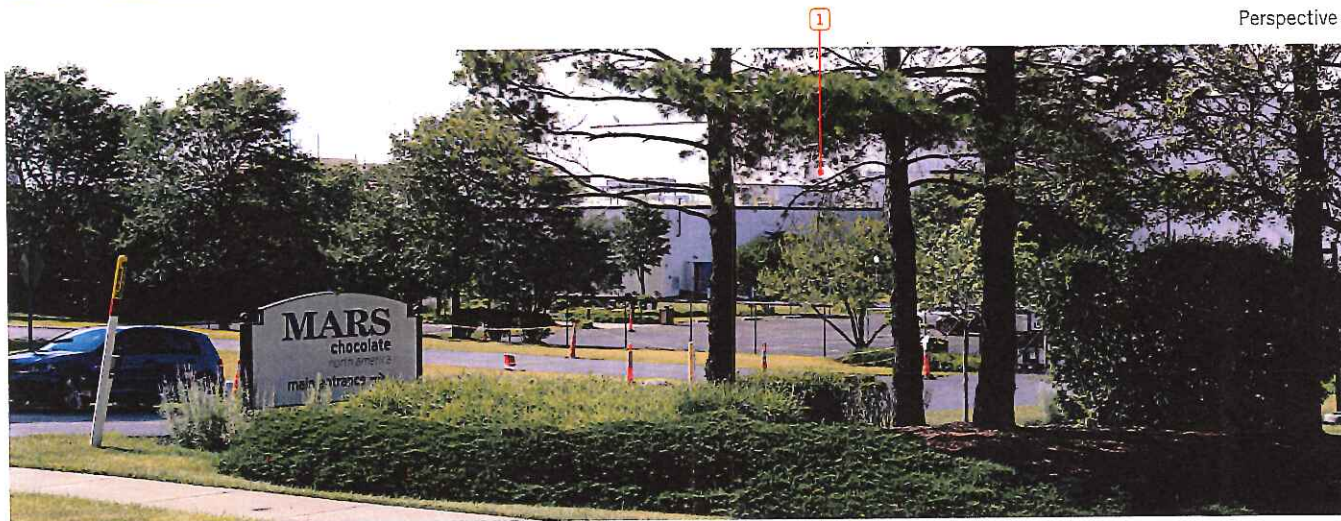
CH116-0117-00
07.21.2016

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Not to be used without the written consent of the architect. This drawing is the property of the architect and is not to be reproduced or used in any manner without the written consent of the architect. The architect assumes no responsibility for the accuracy of the information provided by the client or for the results of the design.



Perspective B



Perspective C

KEY NOTES

- 1 LOCATION OF NEW EQUIPMENT

Perspectives

MARS
BURR RIDGE, ILLINOIS

WARE MALCOMB

CHI16-0117-00
07.21.2016

SHEET
4



KEY NOTES

1 LOCATION OF NEW EQUIPMENT

Perspectives

MARS
BURR RIDGE, ILLINOIS

WARE MALCOMB

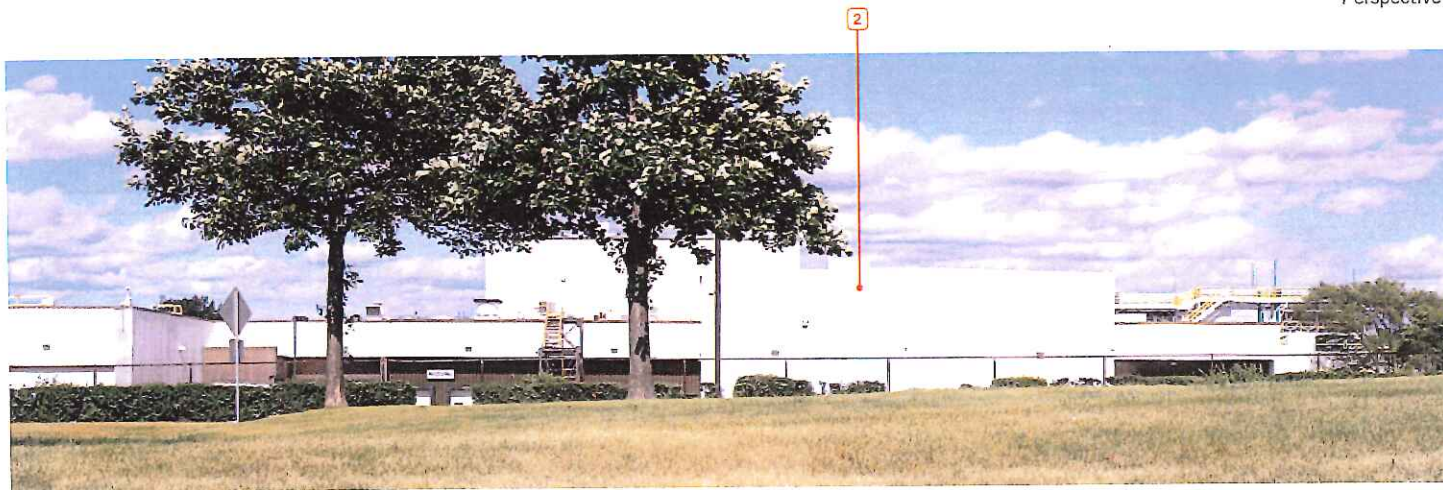
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The γ -irradiated sample is found that a preliminary series of differential experiments will be observed and possibly examples like under building of emotion, and is intended to be used in engineering, for the purpose of being analyzed.



Perspective F



Perspective G

KEY NOTES

- 1 LOCATION OF NEW EQUIPMENT
- 2 EQUIPMENT NOT VISIBLE FROM THIS VANTAGE POINT

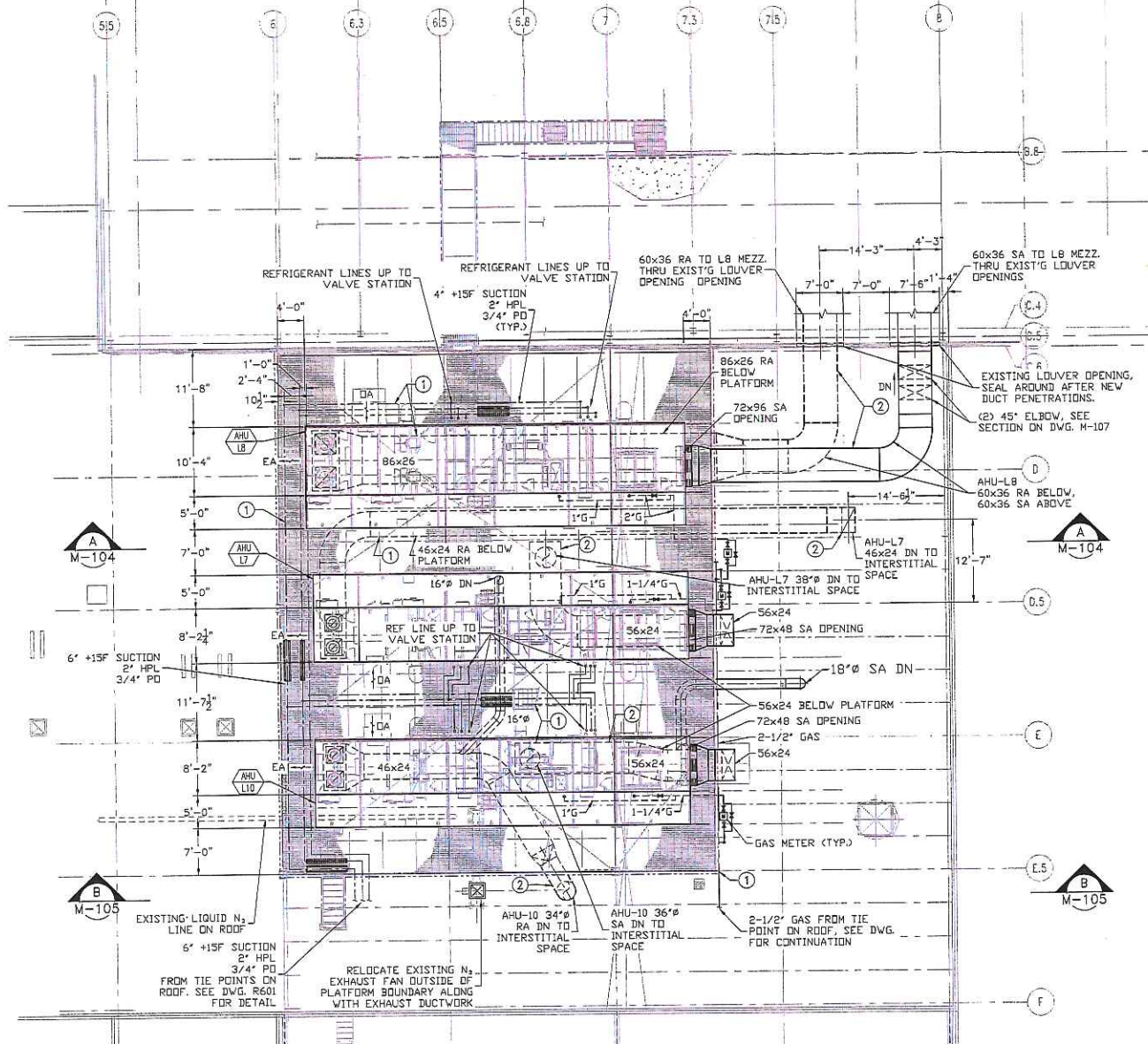
Perspectives

MARS
BURR RIDGE, ILLINOIS

WARE MALCOMB

CHI16-0117-00
07.21.2016

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ISSUED FOR
DATE: June 29, 2016
CONSTRUCTION

- ① REFER TO DWG. M-403 FOR DUCT AND PIPING SUPPORT DETAILS.
- ② REFER TO CSA DWG A-502 FOR DUCT ROOF SUPPORT AND PENETRATION DETAILS.

DATE	REVISION		SY
<h1 style="text-align: center;">MARS</h1> <p style="text-align: center;">snackfood</p> <p style="text-align: center;">800 TOLL FREE DURHAM, N.C. 27601</p>			
<p>THIS DRAWING IS ISSUED FOR THE USE OF THE CLIENT OR USER OF THIS DRAWING. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE USER OF THIS DRAWING IS TO BE RESPONSIBLE FOR THE PROTECTION OF THIS DRAWING FROM UNAUTHORIZED REPRODUCTION OR DISSEMINATION.</p>			
DRAWN BY	SY	DWG. TITLE	PROJECT
DATE	06/13/76	UNIFICATION PROJECT	AREA 02 33752
DESIGNED BY	MM	DETAILED PLAN 3	(ASST.)
DATE	05/25/76	ROOM 119AC PLAN	DWG. 0
APPROVED BY	MM		M-103
DATE	06/17/76	SCALE: 1/8" = 1'	Sheet No. _____
DATE ISSUED	06/17/76		OLD DRAWING _____
VENDOR NAME		VENDOR DRAWING NUMBER	

V-04-2016



7-29-16



Certificate of the Publisher

Hinsdale Suburban Life

Description: NOTICE 8-15-2016
1210790

VILLAGE OF BURR RIDGE
7660 COUNTY LINE RD
BURR RIDGE IL 60527

Shaw Media certifies that it is the publisher of the Hinsdale Suburban Life. The Hinsdale Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Hinsdale, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Hinsdale Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 07/29/2016

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by Karen Pletsch, its publisher, at Hinsdale, Illinois, on 29th day of July, A.D. 2016

Shaw Media By:



Karen Pletsch, Publisher

Account Number 10074572

Amount \$147.00

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, August 15, 2016, 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 Mike and Tiffany Orushank for amendments to Section VII.C.2 of the Burr Ridge Zoning Ordinance and to the Burr Ridge Village Center Planned Unit Development Ordinance No. A-834-10-05 to add Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine to the list of special uses in the B-2 District and in the Burr Ridge Village Center; and requests special use approval to permit sold business in the Burr Ridge Village Center. The petition number and property address is 2-08-2016: 580 Village Center Drive and the Permanent Real Estate Index Numbers are: 18-30-300-039; 18-30-300-038; 18-30-300-048; 18-30-300-050; 18-30-300-058; 18-30-300-045; 18-30-300-047; 18-30-300-032; 18-30-300-037; 18-30-300-042; 18-30-300-044.

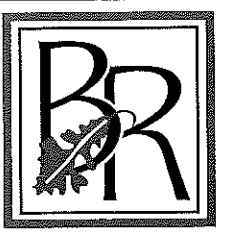
2. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Mars Chocolate - NA Jeff Nawak for a variation from Section IV.X.2 of the Burr Ridge Zoning Ordinance to permit the addition of rooftop mechanical equipment without the required rooftop screening. The petition number and property address is V-04-2016: 15W660 79th Street and the Permanent Real Estate Index Numbers are: 09-25-302-024 and 09-25-302-025. 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, ROBERT GRELA, GREGORY SCOTT, MARY PRAXMARER, AND JIM BROLINE.

July 29, 2016
Hinsdale Suburban Life 1210790



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

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

Steven S. Stricker
Village Administrator

July 26, 2016

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:

1. **V-04-2016: 15W660 79th Street;** the Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Mars Chocolate – NA Jeff Nowak for a variation from Section IV.X.2 of the Burr Ridge Zoning Ordinance to permit the addition of rooftop mechanical equipment without the required rooftop screening. The petition number and property address is **V-04-2016: 15W660 79th Street** and the **Permanent Real Estate Index Numbers** are: **09-25-302-024** and **09-25-302-025**.

A public hearing to consider this petition is scheduled for:

Date: Monday, August 15, 2016
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

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.

South Grant Street Proper
110 Rugeley Rd.
Western Springs, IL 60558

PIN 0925304002

Lawrence J. Bostick
7706 S. Grant Street
Burr Ridge, IL 60527

PIN 0925304003

RPA LLC
7708 S. Grant St.
Burr Ridge, IL 60527

PIN 0925304004

William R. Owen TR
5072 Fishermans Padad
Bellaire, MI 49615

PIN 0925304005

Frank M. Ward Jr. TR
4 Rucci Ct.
Burr Ridge, IL 60527

PIN 0925304006

Gertrude Ward
100 Village Center
Burr Ridge, IL 60527

PIN 0925304007

Frank M. Ward Sr. TR
6500 Hillcrest
Burr Ridge, IL 60521

PIN 0925304008

Gertrude Ward
1000 Village Center D
Burr Ridge, IL 60527

PIN 0925304009

Grozich LLC
P.O. Box 1195
La Grange Park, IL 60526

PIN 0925304010

Grozich LLC
P.O. Box 1195
La Grange Park, IL 60526

PIN 0925304011

Burr Ridge Prop Investment
7736 S. Grant St.
Burr Ridge, IL 60527

PIN 0925304012

K & K Properties II LLC
7738 S. Grant St.
Burr Ridge, IL 60527

PIN 0925304013

Willowbrook 2012 LLC
c/o Roy Dobrasinovic
50W580 N. Frontage Rd., No. 1
Burr Ridge, IL 60527
PIN 0926401005

Ronald B. Siegel TR
c/o 7 Eleven Inc. 33132
P.O. Box 711
Dallax, TX 75221-0711
PIN 0926401006

Richard J. Smith TR
9120 Sloane St.
Orlando, FL 32827

PIN 0926404011

AM Natl Bk & TR 123910-09
c/o John Stoetzel
1801 N. Mill St., Unit J
Naperville, IL 60563
PIN 0926404027

LDD Properties LLC
16W020 79th St.
Burr Ridge, IL 60527

PIN 0926405001

Randolph Properties LLC
51 Shore Dr.
Burr Ridge, IL 60527

PIN 0935205001

Randolph Properties LLC
51 Shore Dr.
Burr Ridge, IL 60527

PIN 0935205002

Morgan Realty Partners
10204 Werch Drive, Unit 301
Woodridge, IL 60517

PIN 0935205020

7900 Madison LLC
C/O Korman Lederer
3100 Dundee Road
Northbrook, IL 60062

PIN 0335205023

Lutgarda Mical
15W733 79th Street
Burr Ridge, IL 60521

PIN 0936100001

Eric & Joanne Birtch
7921 S. Madison Avenue
Burr Ridge, IL 60521

PIN 0936100002

James Starha
15W759 79th Street
Hinsdale, IL 60521

PIN 0936100003

Montgomery & Macy Moy
6426 Bentwood Lane
Willowbrook, IL 60527

PIN 0936100004

Steven Sliwinski
15W737 79th Street
Hinsdale, IL 60521

PIN 0936100005

Aspen Investments LLC
314 Sunrise Avenue
Willowbrook, IL 60527

PIN 0936100006

HPM Investments Inc.
314 Sunrise Avenue
Willowbrook, IL 60527

PIN 0936100007

CTLTC B8500963207
10 S. LaSalle St., Suite 2750
Chicago, IL 60603

PIN 0936100008

Tapan & Bani Biswas
15W675 79th Street
Burr Ridge, IL 60521

PIN 0936100009

Rolf & Denise Baum
15W663 79th Street
Burr Ridge, IL 60521

PIN 0936100010

Gino & Christine Blando
15651 79th Street
Burr Ridge, IL 60521

PIN 0936100011

School District No. 62
7700 Clarendon Hills
Willowbrook, IL 60527

PIN 0936100012

Chicago Title Land Trust 6237
10 S. LaSalle, Unit 3100
Chicago, IL 60603

PIN 0936104009

William & EA Nemanich
15W369 79th Street
Burr Ridge, IL 60521

PIN 0936104013

Barbara A TR 1 Saxinger
15W611 79th Street
Burr Ridge, IL 60521

PIN 0936104014

Old Kent Bank 6237
105 S. York
Elmhurst, IL 60126

PIN 0936104066

Roger & Sarah Radeke TR
1 Berkshire Lane
Burr Ridge, IL 60527

PIN 0936109001

Phyllis & C Maenza
2 Berkshire Lane
Burr Ridge, IL 60527

PIN 0936109002

The French Corp
340 S. Washington Avenue
La Grange, IL 60525

PIN 0936109003

James O'Donnell TR
4 Berkshire Lane
Burr Ridge, IL 60527

PIN 0936109004

Cheryl Nozzo TR
5 Berkshire Lane
Burr Ridge, IL 60527

PIN 0936109005

Mary E, Kelling Trust
6 Berkshire Lane
Burr Ridge, IL 60527

PIN 0936109006

Deborah Radek
1 Bristol Court
Burr Ridge, IL 60527

PIN 0936109007

Thomas & Mary Falck
8 Bristol Ct.
Burr Ridge, IL 60527

PIN 0936109008

Xia Omin Zhu
3815 Gladstone Dr.
Naperville, IL 60565

PIN 0936109009

Joanne M Phebus TR
10 Bristol Ct.
Burr Ridge, IL 60527

PIN 0936109010

Richard L. Walker TR
11 Bristol Ct.
Burr Ridge, IL 60527

PIN 0936109011

Karen K Straub
12 Bristol Ct.
Burr Ridge, IL 60527

PIN 0936109012

Deborah L Stange
13 Lake Ridge Club
Burr Ridge, IL 60527

PIN 0936109013

Barbara A Ward TR
14 Lake Ridge Club
Burr Ridge, IL 60527

PIN 0936109014

Gail L Dianis
15 Lake Ridge Club
Burr Ridge, IL 60527

PIN 0936109015

Rita M Steigerwald TR
45 Durham Ct.
Burr Ridge, IL 60527

PIN 0936109045

Mary C Tischler TR
46 Durham Ct.
Burr Ridge, IL 60527

PIN 0936109046

Kathleen M Richard
47 Durham Ct.
Burr Ridge, IL 60527

PIN 0936109047

Anthony J & D M Lang
48 Chesterfield Ct.
Burr Ridge, IL 60527

PIN 0936109048

Beatrice & Louis Cevela
49 Chesterfield Ct.
Burr Ridge, IL 60527

PIN 0936109049

Walter & D M Delaney III
50 Chesterfield Ct.
Burr Ridge, IL 60527

PIN 0936109050

Home Run Inn Frozen Foods
1300 Internationale
Woodridge, IL 60017

PIN 0936109051

George & Fran Katsaros
52 Chesterfield Ct.
Burr Ridge, IL 60527

PIN 0936109052

Tuschall Family Limited
1415 W. Hwy. 54 No 116
Durham, NC 27707

PIN 0925302023

Grainger, W W
c/o Marvin E Poer 800
221 York Rd., No 222
Oak Brook, IL 60523
PIN 0925301008

Mars Snackfood US LLC
c/o Ryan LLC
1 PPG Place, Unit 2810
Pittsburgh, PA 15222-5415
PIN 0925302025

Etcon Corporation
7750 Grant Street
Burr Ridge, IL 60527

PIN 0925302019

Layko Properties
c/o HK Layland Jr.
100 Shore Dr., No 2
Burr Ridge, IL 60527
PIN 0925303020

VIP Summerbrook LLC
3834 Normandy
Northbrook, IL 60062

PIN 0925302014

Aramark Uniform & Career
Attn. Tax Dept.
115 N. 1st St.
Burr Bank, CA 91502
PIN 0925302017

Northern Equities LLC
Attn. Jim Grusecki
5060 River Road
Schiller Park, IL 60176
PIN 0925302020

Butterfield Ridge No 2
c/o Stanton Enterprises
106 Stephen St., Unit 202
Lemont, IL 60439
PIN 0925300013

Chicago Industrial LLC
Attn. Geoffrey Peckham
6529 Southern Blvd.
West Palm Beach, FL 33413
PIN 0925303003

Burr Ridge Real Estate
7725 Grant Street
Burr Ridge, IL 60527

PIN 0925303023

James Sheputis
7700 S. Grant St.
Burr Ridge, IL 60527

PIN 0925304001

Panduit Corp.
18900 Panduit Dr.
Tinley Park, IL 60487

PIN 0925303018

Anthony J. Hadley Jr. Tr.
7749 Grant Street
Burr Ridge, IL 60527

PIN 09253009

Lewis, J L
7701 Grant Street
Burr Ridge, IL 60527

PIN 0925303007

DJK Real Estate Group Bur
c/o Sequoia Reality Group
1900 S. Highland Ave., No. 104
Lombard, IL 60148
PIN 0925300011

Burr Ridge Prop Holdings
c/o Marquilla
1253 Richfield Ct.
Woodridge, IL 60517
PIN 0925302015

7600 Grant BR LLC
150 Harvester Dr., No 100
Burr Ridge, IL 60527

PIN 0925302016

Domenic J Reda TR
53 Chesterfield Ct.
Burr Ridge, IL 60527

PIN 0936109053

Clarence & Doris Beutel
54 Chesterfield Ct.
Burr Ridge, IL 60527

PIN 0936109054

Ted & Monica Bronowicki
55 Chesterfield Ct.
Burr Ridge, IL 60527

PIN 0936109055

Stuart & Cornilia Mackay TR
56 Chesterfield Ct.
Burr Ridge, IL 60527

PIN 0936109056

Jill Kathleen Mikita
4770 Pebble Brook Dr.
Oldsmar, FL 34677

PIN 0936109057

Arline F Plechaty TR
58 Chesterfield Ct
Burr Ridge, IL 60527

PIN 0936109058

Thomas & N Machnowski TR
59 Berkshire Ct.
Burr Ridge, IL 60527

PIN 0936109059

Lee C & Mary Bennett TR
60 Berkshire Ct.
Burr Ridge, IL 60527

PIN 0936109060

Carol F Carr TR
61 Berkshire Ct.
Burr Ridge, IL 60527

PIN 0936109061

Nancy Carol Tameling TR
62 Berkshire Ct.
Burr Ridge, IL 60527

PIN 0936109062

C/O Patricia M Krug
63 Berkshire Ct.
Burr Ridge, IL 60527

PIN 0936109063

Richard & Devnie Theidel
64 Berkshire Ct.
Burr Ridge, IL 60527

PIN 0936109064

Darrell Sutton
65 Berkshire Ct.
Burr Ridge, IL 60527

PIN 0936109065

Judith Ann Thorp TR
66 Berkshire Ct.
Burr Ridge, IL 60527

PIN 0936109066

Gail E Rancic TR
67 Berkshire Ct.
Burr Ridge, IL 60527

PIN 0936109067

Gordon M Kolb TR
68 Berkshire Ct.
Burr Ridge, IL 60527

PIN 0936109068

Lake Ridge Club Assn
25 1/2 Lake Ridge Club
Burr Ridge, IL 60527

PIN 0936109077

Burr Ridge Park District
10S474 S Madison
Burr Ridge, IL 60527

PIN 0936109078

Lake Ridge Club HOA
Michael Kelling, President
6 Berkshire Lane
Burr Ridge, IL 60546

Pine Tree Townhome Assn.
Connie Markiewicz, Treasurer
61 Pine Tree Lane
Burr Ridge, IL 60527



VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Doug Pollock, AICP, Community Development Director

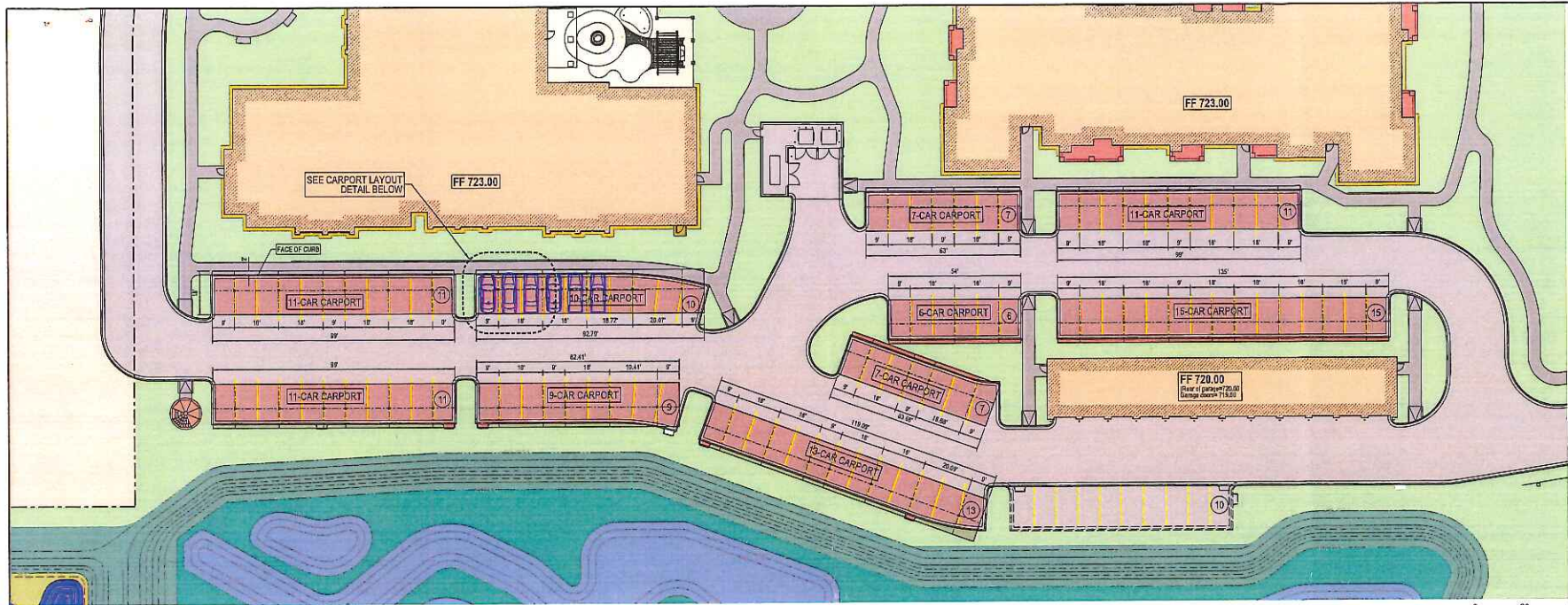
DATE: August 11, 2016

RE: **PC-05-2016; 16W301 91st Street (Spectrum); Review of Minor PUD Change**

The developer of the Spectrum Senior Living Facility at the southeast corner of 91st Street and Kingery Highway (IL 83) is in the final plan review process with the Village and other agencies. The preliminary plans were approved as a Planned Unit Development on November 23, 2015 after a Plan Commission public hearing on August 17 and September 21, 2015.

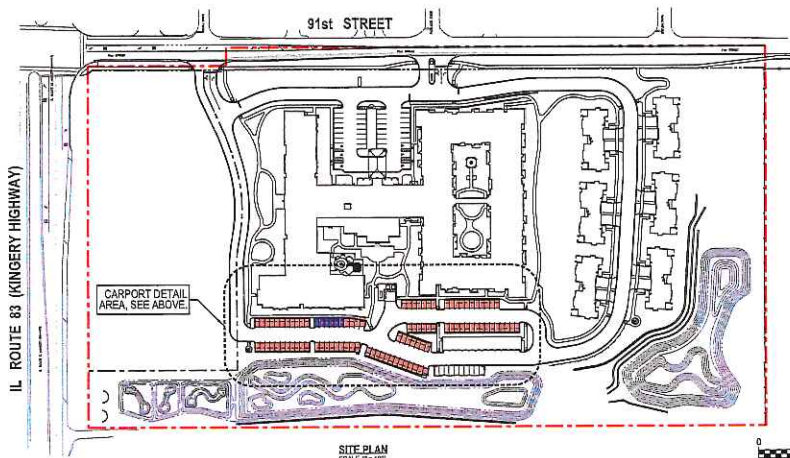
At this time, the developer is requesting review of an amendment to the PUD which would allow the addition of car port structures over the parking spaces behind the building. The Zoning Ordinance permits minor changes to a PUD without a public hearing and after review by the Plan Commission and Village Board. Minor changes are defined as changes that do not alter the *intent or concept* of the PUD and are not classified as major changes. Major changes are those which *“alter the concept or intent of the planned unit development, including but not limited to increases in the density; increases in the height of buildings or structures; internal use of buildings and structures; reductions of proposed open space; a proposed change in the proportion of housing types; changes in standards of or alignment of roads, utilities, water, electricity, and drainage; or changes in the final governing ordinance.”* Staff believes that the proposed addition of car ports does not alter the intent or concept of the PUD and may be reviewed as a minor change.

The petitioner has provided an explanation of the proposed change and has provided plans showing the location and the design of the carports. The carports are all located behind the building and over previously approved parking spaces. The Plan Commission is requested to review and to make a recommendation to the Board of Trustees.



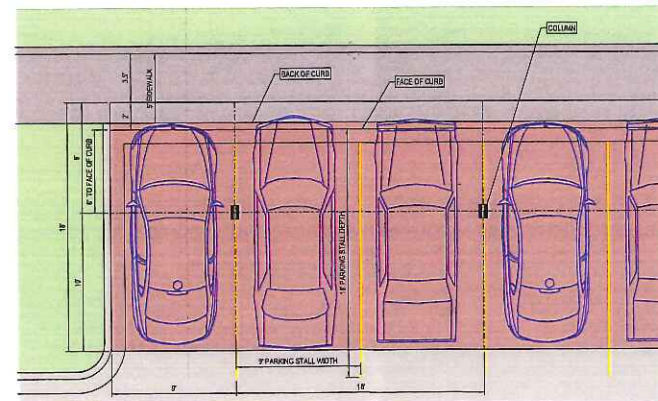
CARPORT DETAIL AREA
SCALE 1" = 32'

SCALE IN FEET
1" = 20'



SITE PLAN
SCALE 1" = 100'

SCALE IN FEET
1" = 100'



CARPORT LAYOUT DETAIL
SCALE 1" = 10'

Cross
Cross Engineering &
Associates, Inc.
1000 Howard Ave. Suite 110
Bloomington, IL 61822
TEL: 847.465.0800

PROJECT:
SPECTRUM SENIOR LIVING PUD - BURR RIDGE
N. ROUTE 83 @ 91ST STREET
BURR RIDGE, IL

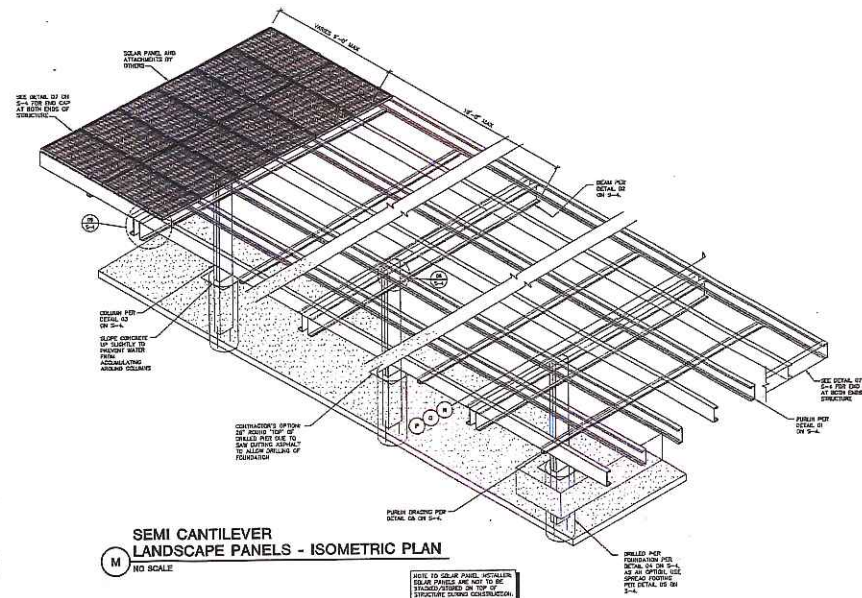
PREPARED FOR:
Spectrum Retirement Communities, LLC
200 Spring Lake Drive, Suite 200
Burr Ridge, IL 60521

NO.	DATE	DESCRIPTION
1	10/1/2014	ISSUED FOR PERMIT
2	10/1/2014	ISSUED FOR PERMIT
3	10/1/2014	ISSUED FOR PERMIT
4	10/1/2014	ISSUED FOR PERMIT
5	10/1/2014	ISSUED FOR PERMIT
6	10/1/2014	ISSUED FOR PERMIT
7	10/1/2014	ISSUED FOR PERMIT
8	10/1/2014	ISSUED FOR PERMIT
9	10/1/2014	ISSUED FOR PERMIT
10	10/1/2014	ISSUED FOR PERMIT

CARPORT
EXHIBIT

JOB NO. 1504
PLOT 1 OF 1

BURR RIDGE, IL



SPECTRUM

STRUCTURAL ENGINEER
SSC Engineering, Inc.
www.sscengineering.com

SEAL



#	DATE	SUBMISSION
	05.20.18	BID AND PERMIT PACKAGE
A	06.10.18	ADDENDUM 1
A	08.20.18	ADDENDUM 2

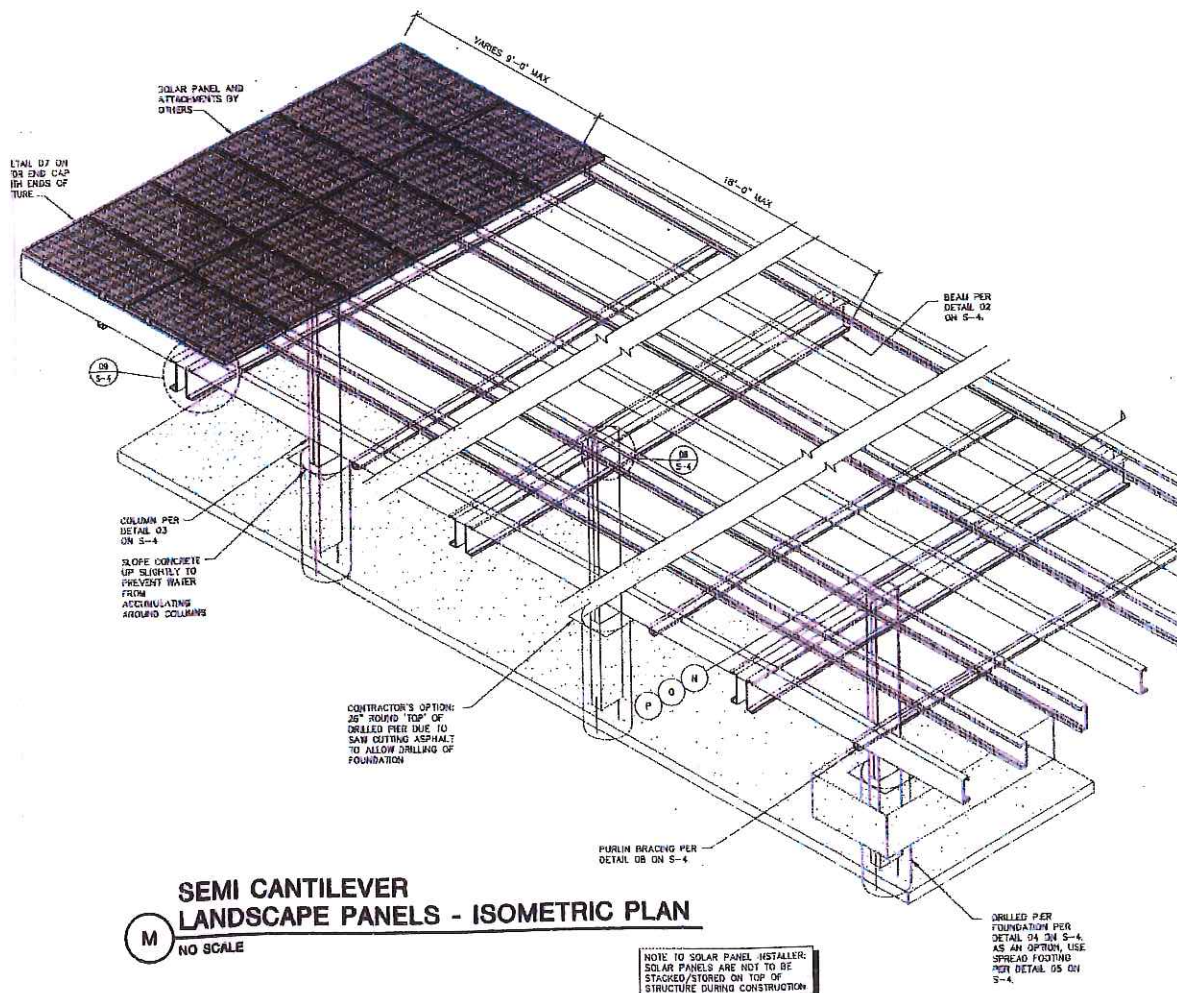
Burr Ridge, IL

CARPORT PLANS
AND ELEVATIONS

A1.40

GE SENIOR LIVING CARP

BURI






VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP, Community Development Director 

DATE: August 11, 2016

RE: PC-06-2016; 7785 Wolf Road; Request for Private Sanitary Sewer System

The owner of the property at 7785 Wolf Road has applied for a permit for a new home. Section IV.L of the Burr Ridge Zoning Ordinance requires all new homes “*shall be served by public or community sewer and water systems.*” For properties in areas that are not served with public sewers, private or individual sewage disposal (septic) systems may be permitted subject to review by the Plan Commission and approval by the Board of Trustees.

Section IV.L further states that approval to build a new home with a private sanitary sewer system may be recommended by the Plan Commission and approved by the Board of Trustees if it is determined “*that it is impractical to extend public or community sewer...to serve the area, and (b) there is an irrevocable commitment by the owners of the lot that connections shall be made to a public or community sewersystem not less than six months after any such system has been installed or extended to serve the lot.*” This section of the Zoning Ordinance also requires that lots with private sewer systems be at least 150 feet wide and one acre in area.

The subject property complies with the lot size requirements for a private sanitary sewer system. The attached letter from the property owner includes a description of the cost to extend the public sewer and a map showing the location of the nearest public sewer. The letter states that it would cost \$275,000 to connect to public sewer (which includes a lift station) versus \$18,000 for the private system. Some of the cost could be recaptured from other homes connecting to the public sanitary main in the future. Although a line item review of this cost estimate was not done, the Village Engineer indicates that this is a reasonable estimate for a sewer extension and lift station. The Owner’s letter also states that the owner would commit to connect to the public sewer if it is ever extended to the property. The property owner also has provided a copy of the approval of the private sanitary sewer system by the Cook County Health Department.

A map showing the location of the nearest public sewer main is included in the Owner’s letter. The area without public sewers includes properties on 79th Street, Creekwood Drive, and Wolf Road. The Village has approved private sanitary sewer systems for several new homes in this area.

Attached is a review from the Village Engineer. Regardless of cost, the Village Engineer does not believe it is practical or desirable to connect this home to the public sewer. Thus, Village staff has no objection to allowing the proposed home to be built with a private sanitary sewer system subject to the approval of the Cook County Health Department and subject to the recording of a covenant requiring connection to the public system if it extended to be contiguous to the subject property.

M E M O

To: Doug Pollock, AICP, Community Development Director
From: David Preissig, P.E., Director of Public Works & Village Engineer
Date: August 10, 2016
Subject: Septic System Concurrence for 7785 Wolf Road (PIN 18-29-300-004-0000)

The following is an assessment of the private sanitary sewer system proposed at 7785 Wolf Road, Burr Ridge, Cook County, Illinois:

Existing and Proposed Conditions:

1. Proposed residence would be a four-bedroom house constructed on a 2.00 acre lot.
2. The existing T/F is 634.04, and proposed would be 632.50.
3. The nearest sanitary sewer maintained by the Village of Burr Ridge is on 77th Street, beginning 450 feet west of Wolf Road, having a rim elevation approximately 649.0.
4. The lot is encumbered by floodway and floodplain from Flagg Creek.

No gravity-fed connection to a municipal sanitary system is possible within 1000 feet of the proposed residence. The Village of Burr Ridge currently does not have plans to provide a sanitary sewer along Wolf Road in this area in the near future.

A private forcemain installed to serve this residence and direct sewage into the Village's existing sewer on 77th Street would require additional permits and easements. A Cook County Highway Department permit would be required for work adjacent or crossing Wolf Road. Alternatively, easements and agreements from 9 homeowners would be required to place a pressurized forcemain outside the right-of-way and in the front yards of these private properties. In either case, this private infrastructure would not be incorporated into the region's underground locating notification system, J.U.L.I.E., and would therefore be subject to damage by any utility installation or repair along Wolf Road or 77th Street.

Costs notwithstanding, the above statements support the concurrence from the Engineering Division for installing a private sanitary septic system for the proposed new residence at 7785 Wolf Road. A statement should be recorded with the property that will require connecting to a municipal sanitary sewer system whenever such a facility is constructed to serve this property.

Please contact Village Engineer David Preissig, P.E. if you have any questions regarding the above at (630) 323-4733, extension 6000.

August 5th, 2016

Doug Pollock – Community Development Director
Village of Burr Ridge
7660 County Line Rd.
Burr Ridge, IL 60527

RE: 7785 Wolf Rd. – Installation of a Private Sanitary Sewer System

Dear Doug:

I am currently in the stage of obtaining Permits and final approvals for the demolition of my existing home and construction of a new home on the same lot at 7785 Wolf Rd, Burr Ridge, IL, 60527. At this point, the current home is on a private well and private septic system. The plan for the new home will be to abandon the existing well, tie into the domestic water system along Wolf Rd., and to add a new private septic system to support the home. The reason for installing a new septic system and not connect to the public sewer system is due to the location of the closest public sewer system in relation to my property.

See Exhibit 1. The closest public sewer connection point to my property is located up on the hill at 77th St., which is approximately 1,200 feet from my property. In order to tie into this system, I would be required to install 1,200 lf of sewer pipe along with a new sanitary lift station in order to pump the sewage up the hill to the existing sewer connection. The approximate cost of this additional work would be about \$75,000 for the sanitary main and about \$200,000 for the new lift station. The approximate cost of my new private septic system is \$18,000.

If, at any point, the Village installs a new sewer system along Wolf Rd. that runs in front of my property, I will commit to abandoning my private septic system and will connect to the public sewer system within 6 months of the new system being installed.

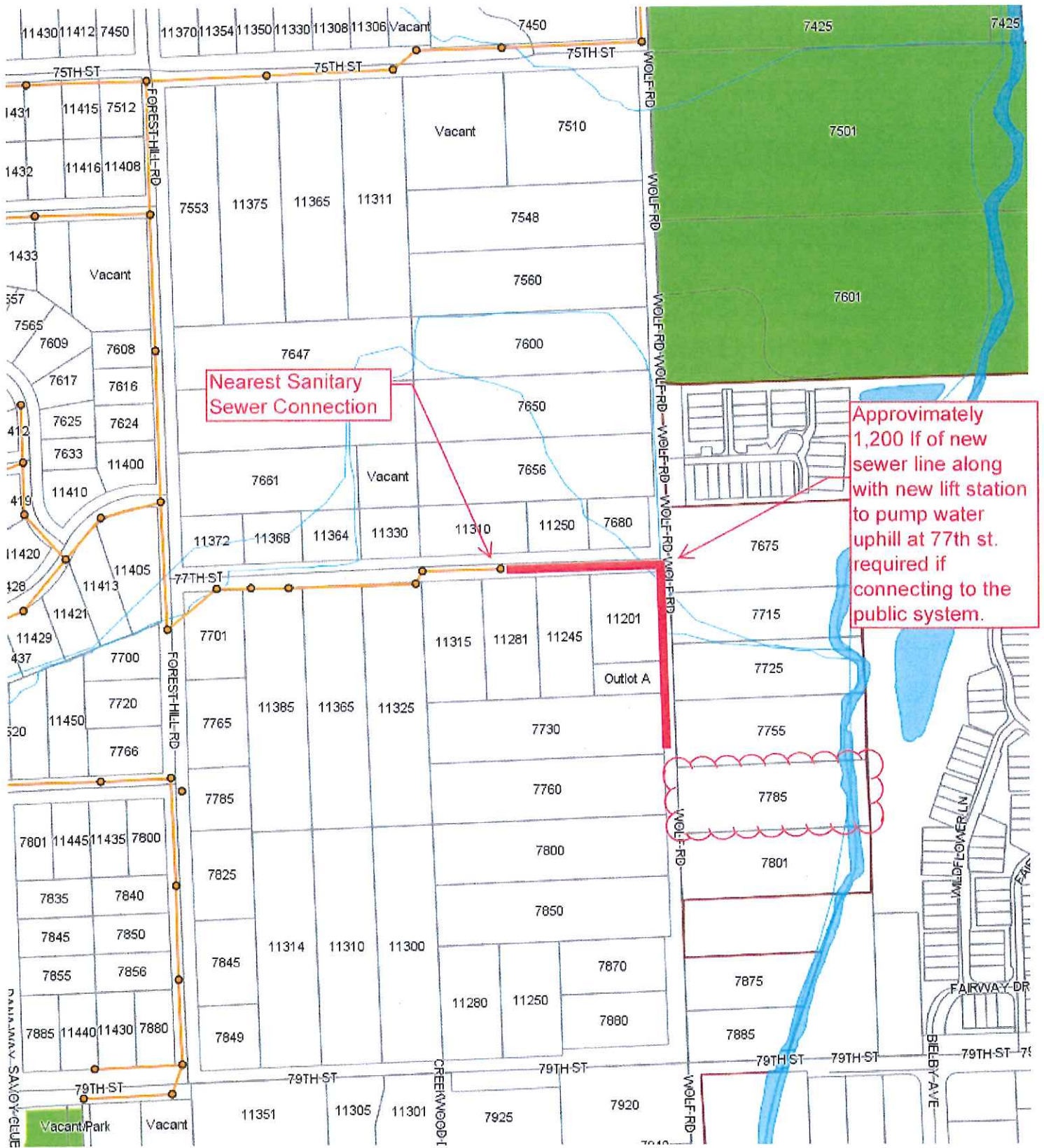
Sincerely,



Adam Lester
7785 Wolf Rd.
Burr Ridge, IL 60527
(405) 640-7823

Attachments: Exhibit 1

Exhibit 1





BURR RIDGE

PUBLIC WORKS

WATER & SEWER DIVISION PLAN REVIEW

Permit Number: 16-162 Date: 7/29/2016
Address: 7785 Wolf Rd
Subdivision / Project: _____ Lot No.: _____

Water & Sewer Division Comments:

Application for Water Service has been Approved

Approval of the Water Service Application is granted with the implicit understanding that the following requirements shall be complied with:

Note 1: Approval must be granted from the Village Plan Commission and Village Board for any new home that proposes to use a private sanitary sewer system (septic system).

Note 2: Installation of proposed 1.5" water service line must maintain a minimum distance of 25' from any component of proposed septic system.

Note 3: Proposed structure was calculated and sized for a residential water service per Illinois Plumbing Code (IL Administrative Code Title 77; Public Health Chapter 1; Subchapter R, Part 890; Section 890.1200 Water Service Sizing) by the Village at 43 W.S.F.U.'s (Water Supply Fixture Units) and determined to require a 1.5" water service line. This property has no existing water service stub. Proposed project requires tapping existing 12" Village water main for a 1.5" water service line (Village does not allow 1 1/4" water services).

Note 4: Any use of the installed water service line for this property will require the installation of a dual check valve type of backflow protection to be installed. If only a service line spigot is utilized and no structure plumbing is yet installed, an atmospheric breaker will be allowed. Failure to adhere to this requirement would result in possible fine and loss of water use until condition is corrected.

Note 5: A licensed plumbing contractor is required to perform installation and connection of the proposed 1.5" water service line. A copy of a valid Illinois Plumbing License of the underground contractor must be submitted to the Village prior to scheduling of installation work and inspection. The Village will require the on-site licensed plumber who is installing the potable water service line to provide proof of identification and licensing and to sign a verification form stating that all completed underground plumbing work will conform to State of Illinois Plumbing Code, IEPA and Village of Burr Ridge specifications and requirements.



Permit Number: 16-162
Date: 7/29/2016
Address: 7785 Wolf Rd

Please be aware that it shall be unlawful for any person, firm or corporation to perform any plumbing, as that term is defined in the Illinois State Plumbing Code, within the corporate limits of the Village of Burr Ridge without being appropriately licensed under the provisions of the Illinois Plumbing License Law. All materials attached to a public water supply main, including water piping, must be installed by a licensed plumber.

Any person or firm that is not properly licensed by the State of Illinois will be prohibited from making any connection to a public water main and any attempt to do so will result in an immediate "Stop Work Order" being issued for the property and revocation of the "Application for Water Service".

Reviewed By: James Lukas
Date: July 29, 2016

Office Use Only

<i>Max. PSI Calculation:</i> 99 PSI	<i>W.S.F.U. (Water Supply Fixture Units):</i> 43
<i>Type of Backflow Device Required:</i> Dual Check Valve	<i>Required Water Service Size:</i> 1.5"
<i>Pressure Reducing Valve Requirement:</i> Yes	<i>Water Meter Size Requirement:</i> 1"
<i>Sanitary Sewer Jurisdiction:</i> MWRD/VBR	<i>Sanitary Service Size:</i> septic***





VILLAGE OF BURR RIDGE
APPLICATION FOR WATER AND SANITARY SEWER SERVICE

Site Address: 7785 WOLF RD, LA GRANGE, IL 60525

Burr Ridge provides sanitary sewer service for properties in Cook County, only. Properties in Du Page County obtain sanitary sewer service from the Flagg Creek Water Reclamation District (630-323-3299) or from Du Page County (630-682-7130). It is the responsibility of the permit applicant to obtain a separate permit for those properties service by Du Page County or Flagg Creek WRD.

SUBMIT A PLAN SHOWING THE LOCATION OF THE BUFFALO BOX AND THE SEWER STUB & THE LOCATION OF THE SERVICE LINE FROM THE HOUSE TO THE BUFFALO BOX AND SHOWING THE DISTANCE FROM ONE SIDE LOT LINE

Owner(s) Name and Address: ADAM LESTER

609 S. OAKWOOD AVE, WILLOW SPRINGS, IL 60480

Occupant's Name (if other than above): —

Lot #: N/A Subdivision: N/A

PIN #: 18-29-300-004-0000

NOTE: Licensed Plumbing Contractor Required to Tap or Connect to Water Main (Attach Copy of IL Plumbing License)

Underground Plumbing Contractor: _____ IL License #: _____

Address: _____ Phone: _____

Service Type: Single-Family Residential: ☒

Industrial: ☐

Other: ☐

Water Connection Size: _____ Number of Feet from B-Box to Building: _____

Sewer Connection Size: _____ Number of Feet from Main to Building: _____

- Owner agrees that all work will be performed in accordance with Village Ordinances and that all connections and joints on a service line shall remain uncovered until an inspection has been requested and approved.
- NOTE: The Applicant agrees to notify the Village Public Works Dept. at (630) 323-4733 at least 24 hours prior to the commencement of the work to be done.**
- Once the connection is made, the Village agrees to provide owner with water/sewer, and owner agrees to pay for such service. The amount to be charged for such service shall be such amount that is established by the Village by Ordinance from time to time. No individual notice need be given regarding a change in rates under this contract—Owner acknowledges and understands that the Owner can obtain such information at any time from the Village.
- Owner acknowledges that Owner has read and understands this form and understands that, in the event that Owner does not pay its water/sewer bill or any balance becomes delinquent on its water/sewer account, the Village of Burr Ridge may add collection fees, attorney's fees, costs, and any other charges permitted under The Municipal Code of Burr Ridge Sections 58.01-58.71 and 59.1.1-59.6.1.

IN WITNESS WHEREOF, I/we have executed this agreement on the date submitted and indicated below.

Signed and submitted this day of: _____

Owner Signature(s) _____

Address: _____

Phone: _____

FOR VILLAGE USE ONLY

Meter Size: <u>1"</u>	Meter #: _____	Fee: <u>\$347.00</u>	Double Check Valve, Pressure Reducer: <u>\$52.00</u>
Tap-On Fee-Water: <u>\$1,500.00</u>	Tap-On Fee-Sewer: <u>- septic -</u>	Construction Water Use: _____	Other: <u>\$490.00</u>
Total Due: _____			

Approved: _____

(Cost of meter is finalized on date of delivery / pick-up)

Date: _____

Date: _____

Received By: _____

7-29-16

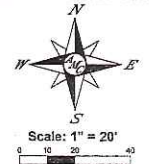
**RECEIVED
MAY 27 2016**

VILLAGE OF BURR RIDGE

16-012

SEPTIC SYSTEM DESIGN

Lester Residence
7785 Wolf Road, LaGrange, Cook County, Illinois



Scale: 1" = 20'


APPROVAL DATE

JUN 21 2016

COOK COUNTY DEPARTMENT
OF PUBLIC HEALTH

BY JC L. GHP

Notes in red. Any changes to this approved plan must receive approval prior to installation.



SMYERTON, VARNA
GRAYMONT
SLR = 0.27
SWT = 30"
SEEPAGE
BOTTOM = 14"
SOIL PROFILE

[illegible][illegible][illegible]

NOTE:

SITE FEATURES & TOPOGRAPHIC DATA SHOWN HEREON TAKEN FROM CIVIL SITE PLAN PREPARED BY GABRIEL GROUP, INC. THIS PLAN IS FOR SEPTIC SYSTEM REVIEW ONLY. SEE CIVIL PLAN FOR ALL OTHER ENGINEERING DETAILS.

COOK COUNTY NOTES:

1. THIS SEPTIC SYSTEM IS ~~NOT DESIGNED TO ACCOMMODATE~~ GRINDERS, WATER SOFTENER BACKWASH, OR HOT TUB DISCHARGE.
2. ~~SHOULD ANY DEVIATIONS BE MADE FROM THIS APPROVED PERMIT, APPROVAL MUST BE OBTAINED FROM THE COOK COUNTY DEPARTMENT OF PUBLIC HEALTH AND A PERMIT FROM THE DEPARTMENT OF ZONING, FOR THE REVISION, BEFORE ANY INSTALLATION WORK BEGINS.~~

Strongly recommend removal of any trees within 10' of septic components. Root growth may damage system. See included literature.

SEPTIC PLAN LEGEND

[illegible]

811.

Know what's below.
Call before you dig.

(Notice)
Call 811 at least 48 hours,
excluding weekends, and
before a digging project.

WITH THE FOLLOWING INFORMATION:

COUNTY: COOK

CITY OR TOWNSHIP: LAGRANGE

SECTION, TOWNSHIP, RANGE: _____

SEPTIC DESIGN CRITERIA :

- DEPTH TO SWT = 30"
- 12" REQUIRED SEPARATION TO SWT TO BOTTOM OF SEPAEGE DEVICE W/USE OF ATU
- INSTALL TRENCHES 14" MAX INTO GRADE TO USE SLR 0.40
- SLR = 0.27
- DESIGN FLOW = 4 BRS X 230 GAL/BR = 920 GPD
- REQUIRED SEPTIC FIELD = 600 GAL/DAY / 0.27 GAL/SF/DAY = 2,963 SF / 4 SF/LF = 740 LF X 0.67 AR/BOS CREDIT = 49M RECYL/490 LF PROVIDED

SEPTIC SYSTEM DESIGN

AMC SEPTIC DESIGN &
LAND ENGINEERS

ELGIN, ILLINOIS 60120
PHONE: 847.322.9271 WEB: SeptaDesignServices.com
ILLINOIS LICENSE NUMBER: 06-001919

REV. 1: 6-14-16 (Per CCOFH comments)		FIELD WORK DATE: 4-28-16
CHECKED BY: AMC	S-T-R:	
SCALE: 1" = 20'	BOOK-PAGE: File	PROJECT NO: 16022
DRAWN BY: AMC	DRAWN ON: 4-28-16	
CLIENT: Alecia Hur / Gabriel Group, Inc.		

ALAN M. CRUZAN
STATE OF ILLINOIS, DEPARTMENT OF PUBLIC HEALTH
LICENSED PRIVATE SEWAGE DISPOSAL SYSTEM
INSTALLATION CONTRACTOR AND DESIGNER
I.D. NUMBER 049-030910

LAKE COUNTY, ILLINOIS, HEALTH DEPARTMENT
LICENSED ISD DESIGN FIRM
LICENSE # 0 2015-0271

KANE COUNTY, ILLINOIS, HEALTH DEPARTMENT
LICENSED ISD DESIGN FIRM
LICENSE # 16-01

6-14-16

DATE

ALAN M. CRUZAN
40-030019
ELGIN,
ILLINOIS

STATE OF ILLINOIS
DESIGNER/INTEGRATOR

EXPIRES 12-31-2018

Print Date: Jan 14, 2018 - 9:56am Printed By: Nan
File Name: C:\Users\Nan\Desktop\2017 AD Final\Map 1 - Overview - Final End.docx



VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Doug Pollock, AICP, Community Development Director

DATE: August 11, 2016

RE: **PC-07-2016; 11650 Bridewell Drive and 1400 Burr Ridge Parkway; Pre-Application Review; R-5 PUD**

David Weekley Homes previously came before the Plan Commission with a petition to rezone the property at Bridewell Drive and Burr Ridge Parkway from O-2 PUD (Planned Unit Development) to R-5 PUD. The PUD plan proposed 75 homes in a cluster or zero lot line configuration. The Plan Commission held a public hearing on May 16, 2016 and recommended denial of that petition based primarily on concerns with density. Prior to consideration by the Board of Trustees, the petitioner withdrew the request.

David Weekley Homes has entered into a new contract to purchase the land contingent once again on obtaining the preferred zoning. Weekley has submitted the attached plans and summary and requests a pre-application review by the Plan Commission. The revised plan reduces the number of units from 75 to 52 and reconfigures the street plan. The homes would be similar to the “traditional” homes shown with the prior petition.

It is the intent of David Weekley Homes to provide the opportunity for a pre-application review at the August 15 Plan Commission meeting and file a petition for a public hearing on or before August 29, 2016 for the September 19, 2016 public hearing.

Executive Summary

David Weekley Homes is pleased to submit a revised proposal for Lakeside Pointe of Burr Ridge. Lakeside Pointe is designed for those who seek an easy-going, low maintenance, Lifestyle-type of community. It is an extension of, and enhancement to, the Village Center. With great walkability and accessibility to restaurants, shopping and fitness facilities, Lakeside Pointe encourages its residents to get outside, meet their neighbors, and enjoy the social opportunities that are available in Burr Ridge.

The new plan contains 52 homes on 22.5 acres, versus the old plan, which contained 75 homes. This is a reduction in density of over 30% (23 homes) from the previous plan. We also increased the setback along Commonwealth Drive from 30' to 50'. The northern boundary of the property now has a 30' buffer and berm separating the homes from the property line along Bridewell Drive. The entryway has been redesigned to increase the green-space, the separation from Burr Ridge Parkway, and to provide a greater sense of arrival and community identity. We now have sidewalks in front of all of the homes. In addition, we have made the decision to complete the offsite pathway loop around the lake, by installing a bridge across the creek on the property's eastern boundary.

The community is now designed with one, Traditional-style, product line. Most of the homes will have the master bedroom on the first floor, although a ranch plan and a 3-car garage home with the master bedroom on the second floor will be introduced. The Traditional Homes will range from approximately 2,100 square feet to 3,300 square feet, with base prices ranging from approximately \$680,000 to \$840,000. All homes will have basements.

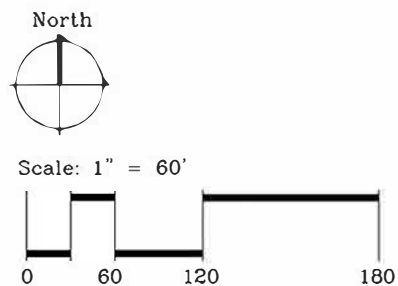
Pending approvals, we would like to close on the property and begin earthwork in the spring of 2017. Home construction would begin as soon as roads could be paved in the summer of 2017. Final sales, construction and closeout should be completed by early spring of 2020.

Founded over 40 years ago, David Weekley Homes has grown to be the largest private homebuilder in America. Active in over 20 different markets, we have been recognized by our peers with numerous national awards, including the "Triple Crown of Housing", which is the receipt of *"The National Housing Quality Award"*, *"America's Best Builder"*, and the *"National Builder of the Year"* awards.

We appreciate the opportunity to make this revised proposal, and look forward to discussing the project in more detail at the upcoming Plan Commission Hearing.

SITE DATA:
22.5 Acres
52 Single Family Homes
Max. Home Footprint
40'w x 81'd

**LAKESIDE POINTE
 OF BURR RIDGE**
VILLAGE CENTER - BURR RIDGE, IL



Revised Site Plan

Building Dreams. Enhancing Lives.
David Weekley Homes

is presented as illustrative of character and design intent only, and are
 range based upon final design considerations (i.e. applicable codes,
 and MEP design requirements, unit plan / floor plan changes, etc.)

Lakeside Pointe
 Burr Ridge, Illinois

Date: August 5, 2016
 © 2016 BSB Design, Inc.





6351-D

4685-E

4275-H

4685-D

3639-D

Burr Ridge
By
David Weekley Homes

Chicago

Burr Ridge

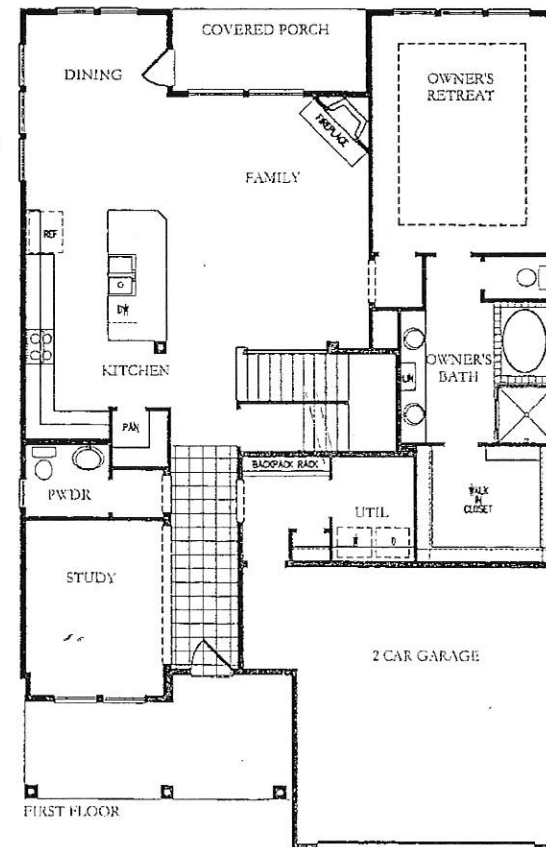
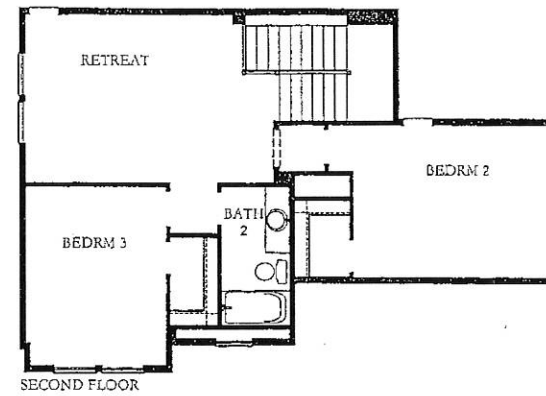
Plan 1 - 2431 sqft

Plan 2 - 2821 sqft

Plan 3 - 2878 sqft

Plan 4 - 3237 sqft

FLOOR PLAN THE DUNBARTON



UNFINISHED BASEMENT STANDARD



BURR RIDGE - PLAN #1

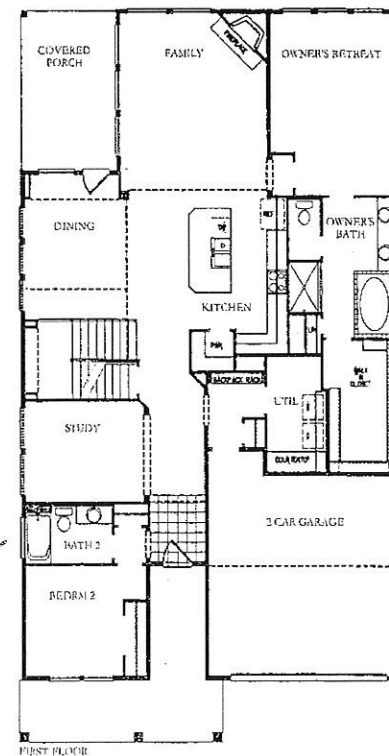
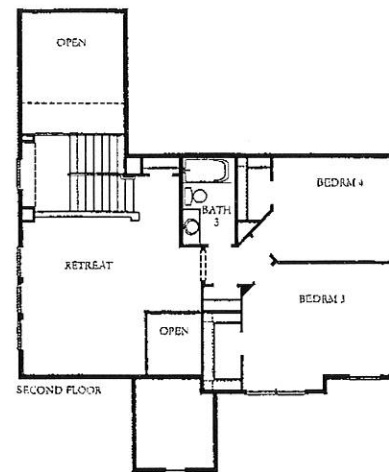


BURR RIDGE - PLAN #1

DavidWeekleyHomes.com

J/10/2013
4773CH11_Opr0

FLOOR PLAN THE DUNOLLY

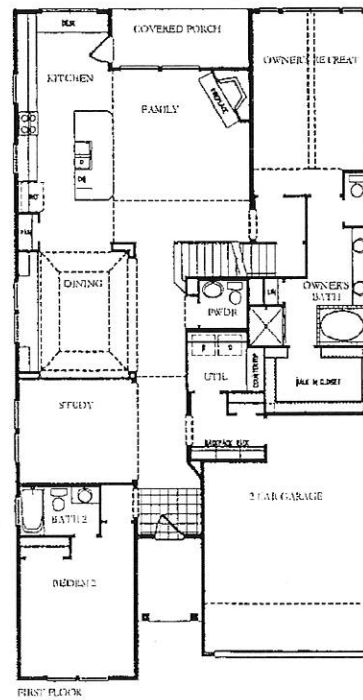
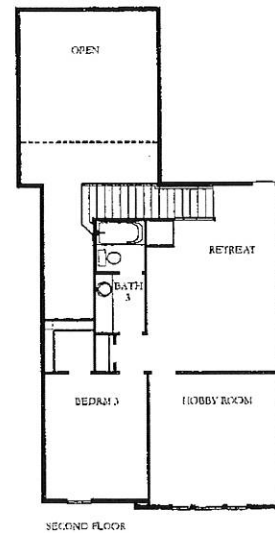


BURR RIDGE - PLAN # 2

DavidWeekleyHomes.com

03/05/2015
4769CH11_Opt0

FLOOR PLAN THE ELBERTON



ENTRANCE (RED) MASSACHUSETTS ST AND APT



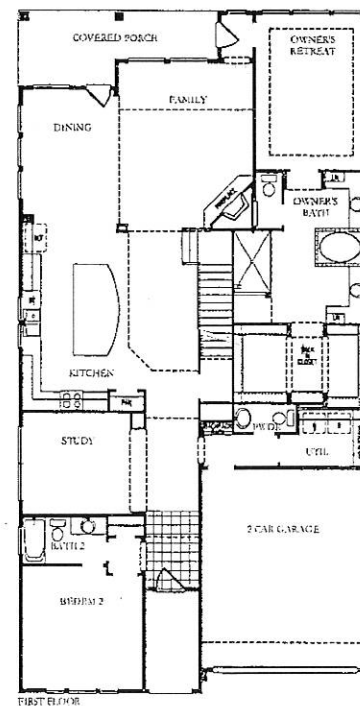
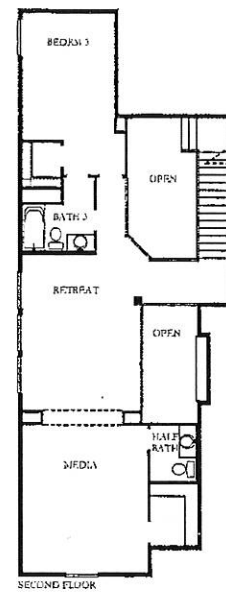
BURR RIDGE - PLAN #9

16/2015
7/2011_Opr0

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FLOOR PLAN THE MARTINWOOD



UNFINISHED BASEMENT STANDARD



2/26/2015
4772ch11_Op0

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VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP, Community Development Director

DATE: August 11, 2016

RE: **PC-08-2016; Text Amendment – Front yard walls and monuments**

Village staff has three pending code compliance cases involving monuments and walls constructed in front yards without a permit and in conflict with the Zoning Ordinance. The property owners have all asked about the possibility of requesting approval for the existing structures. In order to do so, they would have to either file petitions for a variation or a text amendment. Staff has advised the property owners that variations for what are essentially decorative features are not likely because a variation must be based on something unique to the property that creates a hardship.

Rather than have separate petitions for text amendments, staff would suggest that the Plan Commission and Village Board direct staff to schedule a hearing and act as the petitioner. That does not mean that staff would support a change to the Ordinance. Authorization to proceed also does not mean that the Plan Commission or Board of Trustees would approve any changes. It would simply be a means for allowing residents to request such changes.

Front yard monuments are regulated by Section IV.I.5 which permits Architectural Entrance Structures on lots of 70,000 square feet or more. Although not specifically defined, these structures are the monuments/pillars erected on either side of a driveway at the front property line. These structures are permitted adjacent to the front property line but under no circumstances are they allowed to encroach into the public right of way. Two of the pending requests for zoning relief are for properties that are 40,000 square feet in area rather than 70,000 square feet. Thus, the amendment to be considered would be to reduce the minimum lot size.

There is another code compliance case involving decorative pillars and walls that encroach into the front yard setback. Driveway walls are regulated by Section IV.I.38. Driveway walls not exceeding 2 feet in height are permitted but cannot encroach into the front yard setback.

Direction from the Plan Commission is requested on whether to proceed with a public hearing for a text amendment.

