REGULAR MEETING
VILLAGE OF BURR RIDGE
PLAN COMMISSION

September 19, 2016
7:30 P.M.

I. ROLL CALL

Greg Trzupek, Chairman	**Mike Stratis**	**Luisa Hoch**
	Dehn Grunsten	**Greg Scott**
	Robert Grela	**Mary Praxmarer**
		Jim Broline, Alternate

II. APPROVAL OF PRIOR MEETING MINUTES

A.

August 15, 2016 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. V-05-2016: 300 Tamerton Parkway (Karls); Variation and Findings of Fact

Requests variations from Sections IV.I.17 and IV.I.22 of the Burr Ridge Zoning Ordinance to permit the location of accessory structures, including an outdoor kitchen, fireplace, and storage structure, to be located in a side buildable area rather than in the rear yard.

B. Z-09-2016: 6101 County Line Road (King-Bruwaert House); PUD Amendment and Findings of Fact

Requests an amendment to the King Bruwaert House Planned Unit Development, Ordinance A-452-14-92, to allow the construction of a bistro serving a limited menu of food and beverages, for cash, and to allow for the sale of alcoholic beverages in the bistro.

C. **Z-10-2016: 1400 Burr Ridge Parkway and 11650 Bridewell Drive (Weekley); Rezoning, Text Amendment or Variation, Planned Unit Development and Findings of Fact**

Requests rezoning from the O-2 Office and Hotel District to the R-5 Planned Residence District with a variation from or an amendment to Section VI.H.4.b(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 22.5 acres rather than the required minimum of 40 acres; all of which is to accommodate the proposed development of 52 single-family homes with private streets and with floor areas ranging from approximately 2,100 square feet to 3,300 square feet.

IV. CORRESPONDENCE

A. Board Report – August 22, 2016 and September 12, 2016

B. Building Report – July, 2016

V. OTHER CONSIDERATIONS

A. PC-09-2016: 8405 Oak Knoll Drive; Request for Private Sanitary Sewer System

B. PC-10-2016: Amendment to the Comprehensive Plan – Burr Ridge Park Sub-Area

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

D. V-04-2016: 15W660 79th Street (Mars Chocolate); Review of Landscaping Plan

VI. FUTURE SCHEDULED MEETINGS

A. October 3, 2016: There are no public hearings scheduled. The filing deadline for this meeting was September 12, 2016

B. October 17, 2016: The filing deadline for this meeting is September 26, 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 September 26, 2016 Regular Meeting beginning at 7:00 P.M. Chairman Trzupek is the scheduled Plan Commission representative for the September 26, 2016 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
AUGUST 15, 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 Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 5 – Stratis, Hoch, Broline, Praxmarer, and Trzupek

ABSENT: 3 – Grunsten, Grela, and Scott

Also present was Community Development Director Doug Pollock.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to approve the minutes of the June 6, 2016 Plan Commission meeting.

ROLL CALL VOTE was as follows:
AYES: 4 – Hoch, Broline, Stratis, and Praxmarer
NAYS: 0 – None
ABSTAIN: 1 – Trzupek

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

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

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

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: 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 580 Village Center Drive.

Chairman Trzupek asked the petitioner to make their presentation.

Ms. Tiffany Cruickshank, 15W047 60th Street, Burr Ridge, said that she operates a running store in Downers Grove and was looking to open a similar store in Burr Ridge but with a twist. She said that she wanted to create a unique gathering spot for runners after group events and group runs. She said they would have 6 to 8 specialty craft beers on tap from local breweries. She said they want to create a very cool, urban vibe. Mr. Mike Cruickshank added that a small business has to be creative and establish long relationships with customers.

Chairman Trzupek asked about the hours for the beer sales. Ms. Cruickshank said that beer sales would be almost exclusively after group events and group runs which happen twice a week generally but that individual customers may purchase beer and wine during normal business hours.

Chairman Trzupek asked for public comments and questions. There were no public comments.

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

Commissioner Praxmarer asked if the current location sells beer and wine. Ms. Cruickshank said that the Downers Grove store does not sell beer and wine. She said that she is trying to create something different in Burr Ridge and that the Downers Grove store does not suit itself to beer and wine sales.

In response to Commissioner Praxmarer, Ms. Cruickshank described the shoe and clothing lines at her store.

Commissioner Broline asked about the events. Ms. Cruickshank said that her running club typically meets twice a week for evening runs and would gather for a beer after the run. She said it rarely goes beyond one beer and no later than 8 pm. She said the store hours would be the same as other retail stores in the Village Center which is 10 am to 8 pm Mondays through Saturdays and 11 am to 6 pm on Sundays.

Commissioner Hoch asked about food sales and provision of restroom facilities. Ms. Cruickshank said that they would always make available snack foods and restrooms for customers.

Commissioner Hoch said she is not sure if this is the right thing for downtown although she acknowledged that the beer and wine sales would be minimal. She said that there should also be a limit on the hours of sale for the beer and wine.

Mr. Cruickshank responded with a description of similar businesses in other locations and the need to create a unique concept to attract customers. He said that the beer and wine sales would be no more than 5% of the total sales.

Commissioner Stratis said he does not like any part of this. He said he is concerned that other retailers would want to do the same thing. He said he does not see the nexus between running and beer. He expressed concern about kids being exposed to beer and wine in a shoe store.

Chairman Trzupek asked about other businesses that sell alcoholic beverages and noted that all other such businesses either sell package wine or are full restaurants. He said that there would be a precedent. In response, Commissioner Stratis said that this would lower the bar for the types of stores that can sell beer and wine.

Chairman Trzupek suggested restricting the beer and wine sales to events, only. Mr. Cruickshank said he would prefer to limit the hours rather than limited to special events.

Commissioner Praxmarer asked if the beer and wine sales was a deal breaker for the petitioner. Mr. Cruickshank said it was a deal breaker.

Ms. Cruickshank described the food and other beverages that would be made available. She mentioned coconut water and drinks with electrolytes. She said healthy snack bars, pretzels, and crackers would be available.

In response to Commissioner Praxmarer, Ms. Cruickshank said that the running club is 15 to 30 runners. She said other events include brining in shoe company representatives to do free fittings for new shoes.

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

At 8:00 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to close the hearing for Z-08-2016.

ROLL CALL VOTE was as follows:
AYES: 5 – Hoch, Stratis, Praxmarer, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend that the Board deny Z-08-2016.

ROLL CALL VOTE was as follows:
AYES: 2 – Stratis and Hoch
NAYS: 3 – Praxmarer, Broline, and Trzupek

MOTION FAILED by a vote of 2-3.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to adopt the petitioner's findings of fact and recommend that the Board of Trustees approve Z-08-2016 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 to approve a special use approval to permit said business at 580 Village Center Drive.

ROLL CALL VOTE was as follows:
AYES: 3 – Praxmarer, Broline, and Trzupek
NAYS: 2 – Stratis and Hoch

MOTION CARRIED by a vote of 3-2.

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

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner proposes to erect three large air handling units on the rooftop of the building at 79th Street and South Frontage Road. The Zoning Ordinance requires 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.

Chairman Trzupek asked the petitioner to make their presentation.

Mr. Jeff Nowak, Engineering Technician for Mars Chocolate introduced Cameron Trefry of Ware Malcom Architects. Mr. Trefry referenced overhead slides with photographs with the equipment photo shopped onto the building. The slides included sight lines showing the visibility of the equipment from various points on the property.

In response to Chairman Trzupek, Mr. Gary Jensen of AMS Mechanical, contractor for Mars Chocolate, said that each of the three units consists of 6 pieces that are built in place on the top of the building. Chairman Trzupek asked additional questions regarding the construction, location and height of the units.

Chairman Trzupek said that he was sympathetic to the issues related to the cost and need for the rooftop screening but he does not believe the safety issues described in the findings of fact are relevant. He said the safety issues are not unique to the installation of screen walls. Mr. Jensen responded that he believes safety is not the primary reason for the variation but is a contributing factor.

Chairman Trzupek said that partial screening should be considered. He asked if they had considered a partial screen of the equipment particularly on the west and south. He said that he does not appreciate that the petitioner has used safety as an issue and that they have not considered at least partial screening. He suggested that at least some additional landscaping should be provided.

Chairman Trzupek asked for public comments and questions.

Mr. Mark Tomas, 7515 Drew Avenue, said that the existing units are substantial and that some taller trees should be added to mitigate the view.

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

Commissioner Stratis said that the project cost was reported to be $7 million and the cost of the screen walls to be $386,000. He said that the equipment is far from the road, on an older building, and he understands that it is a significant financial burden but he would like to see something done perhaps with perimeter landscaping.

Commissioner Hoch said she appreciates the comments from Chairman Trzupek regarding safety. She said she would like to see additional landscaping to help hide the equipment.

Commissioner Broline asked about the ammonia and how it is dissipated. Mr. Jensen described that he believes the screening walls could be a problem if there is an ammonia leak.

Commissioner Praxmarer said she was concerned about the precedent. In response, Mr. Jensen said that the size of the property, the scale of the building, and the setback of the equipment are all unique features to this property that would not be applicable to most properties in the Village.

Mr. Pollock said that the only other similar property in the Village is the CNH property. He said that if this variation is granted, he would not have a problem explaining to other property owners that this variation is unique to this property and not applicable to other properties. Mr. Pollock added that there are large green areas along the south, east and west that could be used to plant trees and buffer the appearance of the proposed and existing rooftop equipment.

There was further discussion regarding the amount of landscaping that may be required. Commissioner Stratis suggested a minimum amount of money to be required for landscaping and suggested $50,000 or $80,000. Other Commissioners said they were not comfortable with a minimum dollar amount.

Mr. Pollock suggested that staff would recommend a double row of trees spaced 40 feet on center along the south, east and west property lines and that existing trees would be taken into consideration. Chairman Trzupek said he is most interested in screening from the south where there are residences across the street.

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

At 9:18 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to close the hearing for V-04-2016.

ROLL CALL VOTE was as follows:
AYES: 4 – Stratis, Hoch, Praxmarer, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to direct staff to prepare findings of fact and recommend that the Board of Trustees approve V-04-2016 subject to a final landscaping plan being submitted for review by the Plan Commission.

ROLL CALL VOTE was as follows:
AYES: 4 – Hoch, Praxmarer, Stratis, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

IV. CORRESPONDENCE

There was no discussion regarding the Board Report.

V. OTHER CONSIDERATIONS

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

Mr. Pollock reported that the developer of the Spectrum Senior Living facility at 91st Street and Route 83 is asking for an amendment to the PUD to add carports over the resident parking spaces. He said that staff has reviewed the carports and believes the change does not alter the scope and intent of the PUD and, therefore, it is a minor change that may be approved without a public hearing.

Chairman Trzupek asked about the color of the carports. Mr. Steve Cross said that the color would match the building.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees approve a minor amendment to the Spectrum Senior Living PUD to allow the addition of carports over resident parking spaces subject to compliance with the submitted plans and staff approval of the final color of the carports.

ROLL CALL VOTE was as follows:
AYES: 5 – Stratis, Hoch, Praxmarer, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

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

Mr. Pollock said that the owner of property at 7785 Wolf Road is building a new home and is requesting permission to use a private sanitary sewer system. He said the Zoning Ordinance requires Plan Commission review and Board of Trustees approval for any new home using a private sewer system. Mr. Pollock said that the nearest public sewer was 1200 feet away and would require a lift station. He added that there have been other homes in this area approved for the use of a private sanitary sewer.

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Broline to recommend that the Board of Trustees grant permission for a new home at 7785 Wolf Road to use a private sanitary sewer system subject to compliance with the Cook County Health Department approved plans and subject to a covenant being recorded that the home be connected to a public sewer if it becomes available.

ROLL CALL VOTE was as follows:
AYES: 5 – Praxmarer, Broline, Stratis, Hoch, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

PC-07-2016: 11650 Bridewell Drive and 1400 Burr Ridge Parkway (Weekley); Pre-Application Review for proposed R-5 PUD

Mr. Pollock presented this pre-application review as follows: 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 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.

Mr. Pollock added that David Weekley Homes has entered into a new contract to purchase the land and has submitted the plans for a pre-application review by the Plan Commission.

Mr. Kevin Seay described the revised plans. He said that the number of homes was reduced from 75 to 52 and the street plan was changed. Chairman Trzupek asked about using the courtyard homes in the middle block with an alley providing access to rear loaded garages. Mr. Seay said they could not make that work due to the grading. Chairman Trzupek said that is unfortunate as

that would provide a positive distinction to the development by providing a more attractive streetscape.

Commissioner Stratis said the revised plan was a vast improvement over the previous plan. Commissioners Hoch, Broline and Praxmarer generally agreed.

PC-08-2016: Preliminary Review of Text Amendment – Front Yard Walls and Monuments

Mr. Pollock said that 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. Mr. Pollock said that 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.

Mr. Pollock suggested that rather than have separate petitions for text amendments, staff is asking the Plan Commission and Village Board to direct staff to schedule a hearing and act as the petitioner. He said that does not mean that staff would support a change to the Ordinance nor does it commit the Plan Commission or Board of Trustees to approve any changes.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees direct the Plan Commission to hold a public hearing to consider text amendments to the zoning regulations for front yard walls and monuments.

ROLL CALL VOTE was as follows:
AYES: 5 – Stratis, Hoch, Praxmarer, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock said the filing deadline for the September 19, 2016 meeting is August 29, 2016 and that there is no meeting scheduled for the first Monday in September due to the Labor Day holiday.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 10:03 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 10:03 p.m.

Respectfully Submitted: _____ **September 19, 2016**

J. Douglas Pollock, AICP

VILLAGE OF BURR RIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

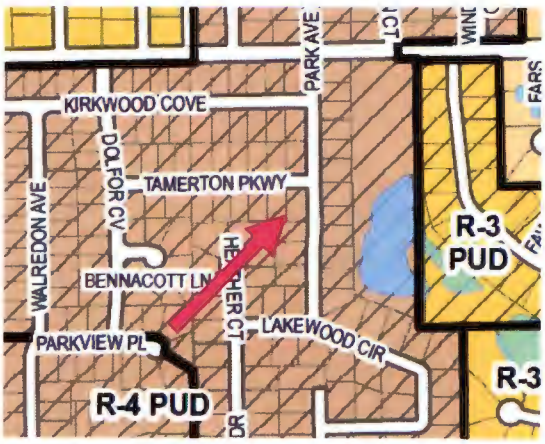
STAFF REPORT AND SUMMARY

V-05-2016: 300 Tamerton Parkway (Karls); Requests variations from Sections IV.I.17 and IV.I.22 of the Burr Ridge Zoning Ordinance to permit accessory structures, including an outdoor kitchen, fireplace, and storage structure, to be located in a side buildable area rather than in the rear yard.

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:	September 19, 2016

GENERAL INFORMATION

Petitioner:	Michael A. DiCristina
Property Owner:	James Karls
Petitioner's Status:	Landscape Architect and Contractor
Land Use Plan:	Recommends Single-Family Residential Uses
Existing Zoning:	R-4 Planned Unit Development
Existing Land Use:	Single Family Residence
Site Area:	16,800 square feet
Subdivision:	Braemoor



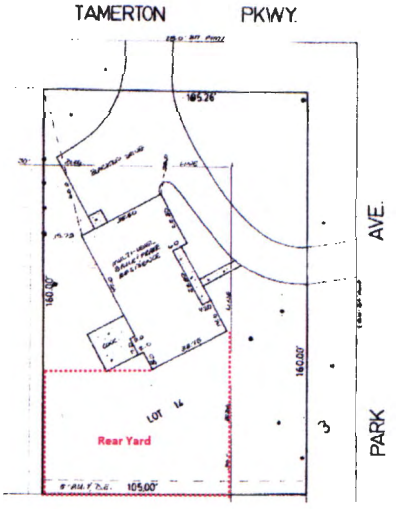
SUMMARY

The subject property is improved with a single family home on a corner lot. The petitioner seeks approval to expand a patio and add a fire pit and outdoor kitchen. The Zoning Ordinance permits patios in side yards but does not permit a fire pit or outdoor kitchen in the side yard. The variation seeks approval to place these structures in a side yard.

For a corner property, the front lot line is the narrower of the two street frontages. Thus, Tamerton Parkway is considered the front lot line and Park Avenue is the corner side lot line. By definition, the rear lot line and the rear yard is opposite the front lot line and front yard. The interior side lot line and interior yard are located west of the house.

The graphic at the right shows the rear yard for this property. Most accessory structures, including fire pits and outdoor kitchens, are restricted to rear yards.

Due to the existing location of a patio and patio doors on the side of this house, the property owner wants to add the accessory structures in this same area and within the interior side yard.



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. The petitioner's findings of fact reference the location of the house on the property at an odd angle and the location of a drainage swale in the rear yard that may be compromised if accessory structures are placed in the rear yard. The location of the patio door on the side of the house may also be considered a factor and the outdoor kitchen and fire pit will be adjacent to the neighbor's rear yard due to the more forward location of the neighbor's house.

If the Plan Commission recommends approval of this petition, the variation should be made subject to the compliance with the submitted plans.

A. The property in question has been sited on the parcel in an unconventional way, such that the area behind the primary structure is in fact the interior side yard as defined under section XIV, "Rules and Definitions" and depicted in Figure IV.I. Due to the topographical layout of the property in question, the area defined as the "Required Rear Yard" has multiple areas of significant slope and currently serves as a major drainage swale for the adjoining properties. It is this area where sections IV.I.17 and IV.I.22 grant permission for the construction of accessory structures. This is not a suitable location for the proposed accessory structures. A large volume of surface runoff passes through this area during significant rain events. Major grading, drainage, and retaining walls are necessary to ensure that proper drainage is maintained and no new drainage issues are created if the regulations in the Ordinance are strictly enforced and construction is limited to this area. The defined rear yard also contains critical surface roots from an existing mature maple tree that will be compromised if significant grading, drainage, and retaining walls are needed.

B. The proposed variance is not seeking to change the usage of the property in question however it is seeking to alleviate the perception of extremely limited yard space due to the location of the primary structure within the lot. Competition within the neighborhood for lot size leaves the property in question at a disadvantage. Additional amenities of attraction to the property in question must be considered for a reasonable return should the house be put on the market.

C. The property in question is located within the only r-4 district in Burr Ridge. There are comparatively few corner lots within this district. Of those, none have been identified as to having the same physical characteristics of the property in question with regards to the positioning of the primary structure creating a unique rear yard to the side of the house that is responsible for draining a majority of the adjacent properties.

D. The homeowners of the property in question are seeking a variation so that they may be allowed to construct outdoor amenities for their enjoyment. They wish to stay in their current location and perform property enhancements, not to relocate to a new property upon completion of this project. The motivation to enhance the current living space is strictly recreational and not intended for financial gain.

E. The hardship created has been strictly caused by the Ordinance, not by any persons having interest in the property. The Ordinance defines the boundaries for which the proposed construction may be in compliance. The defined rear yard as described in the Ordinance creates an area of land within the parcel not suitable for the proposed project. The existing flow of drainage that occurs in the defined rear yard is necessary for all adjacent homes and should not be altered unless extreme measures are taken to ensure the same drainage conditions are kept.

F. The granting of the variation will not impact the welfare of the public in a negative way. The variation will allow the proposed project to be constructed such that it has minimal or no impact on the drainage of all adjacent properties. It is adequately located and complies with setbacks from the primary structure and all other structures to provide safety from fire or other dangers.

G. If allowed, the granting of the variation will not alter the character of the neighborhood. The variation places the proposed project in a location on the lot that provides screening from the street view as well as the view from all adjacent properties through existing landscaping and the primary structure itself. Through a variation from the Ordinance, the proposed project will not alter the existing views of the neighborhood and provides convenience and comfort to the property in question, satisfying the intent and purpose for which the Ordinance was originally created.

H. The proposed variation creates better visual screening by hiding the proposed project behind existing landscaping and the primary structure on the lot. It minimizes drainage-related problems for adjacent properties by taking the project out of the natural path of surface water runoff. The proposed project is for private use; the variation has no impact either way on the congestion of the public streets of Burr Ridge. The purpose of the proposed project is to enhance the quality of the outdoor living space of the property- only the highest quality materials and craftsmanship are intended. The project is expected to impact the value of the property in a positive manner.

I. The proposed variation would allow construction of outdoor amenities that enhance the living space of the property with high architectural quality and upscale appeal while maintaining a sense of privacy and tranquility by locating the project predominately out of public site lines. The variation allows for construction of such a project with minimal storm water impact while giving special consideration to existing topographical conditions. The goals and objectives of the proposed variation referred above coincide with and are directly supported under the language of the "Community Vision" statement in Chapter 2 of the Comprehensive Plan as well as section 1.1, *Residential development*, of the Land Use Plan.

HINSDALE NURSERIES

Since 1850

To Whom It May Concern:

I am seeking variations to zoning ordinance number 834 sections IV.1.17 and IV.1.22 respectively such that the proposed accessory structures, including an outdoor kitchen, fireplace, and storage structure may be allowably constructed in the required interior side yard of a corner lot as shown in figure IV.1 and defined in Section XIV.

Manuel A. [illegible]

HINSDALE NURSERIES, INCORPORATED
HINSDALE OFFICE | 7200 S. MADISON, WILLOWBROOK, ILLINOIS, 60527 | P: (630) 323-1411 F: (630) 323-0918 | HINSDALENURSERIES.COM
LITTLE ROCK FARM | 2353 CREEK ROAD | PLANO, IL 60545 | P: 630.552.8314 F: 630.552.8317
MEMBER AMERICANHORT | ILLINOIS GREEN INDUSTRY ASSOCIATION | ILLINOIS LANDSCAPE CONTRACTORS ASSOCIATION

VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING
PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 300 TAMERTON PARKWAY PIN # 09-36-403-007

GENERAL INFORMATION

PETITIONER: MICHAEL A. DICRISTINA
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADRESS: 7200 S. MADISON ST PHONE: 630-774-2362
WILLOWBROOK, IL 60527 EMAIL: mdicristina@hinsdalenurseries.com
FAX: 630-570-5552

PROPERTY OWNER: JAMES KARLS STATUS OF PETITIONER: Project Director
OWNER'S ADDRESS: 300 Tamerton pkway PHONE: 847-456-4946

PROPERTY INFORMATION

SITE AREA: Interior SIDE YARD EXISTING ZONING: R-4
EXISTING USE/IMPROVEMENTS: Residential
SUBDIVISION: BRAEMOOR UNIT 2

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)

SEE ATTACHED PAGE FOR WRITTEN DESCRIPTION OF REQUEST.

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

8/25/16.
Date Petition is Filed

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

September 2, 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:

V-05-2016: 300 Tamerton Parkway; the Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Michael A. DiCristina on behalf of James Karls for variations from Sections IV.I.17 and IV.I.22 of the Burr Ridge Zoning Ordinance to permit accessory structures, including an outdoor kitchen, fireplace, and storage structure, to be located in a side buildable area rather than in the rear yard. The petition number and property address is **V-05-2016: 300 Tamerton Parkway** and the Permanent Real Estate Index Number is: **09-36-403-007.**

A public hearing to consider this petition is scheduled for:

Date: Monday, September 19, 2016

Time: 7:30 P.M. or as soon thereafter as the matter may be heard.

Location: Village of Burr Ridge
Board Room
7660 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.

NOTICE
There will be a public hearing to consider zoning changes or approvals for this property
For further information
Further details are available at
Use Public Hearing Plan Commission Appeal

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ALBERT & JUDY YAO
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ROBERT & DIANA SOMREK TR
425 TAMERTON PKWY
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W & P VAN HOEGARDEN TR
8223 GARFIELD AVENUE
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ILE STOJCEVSKI
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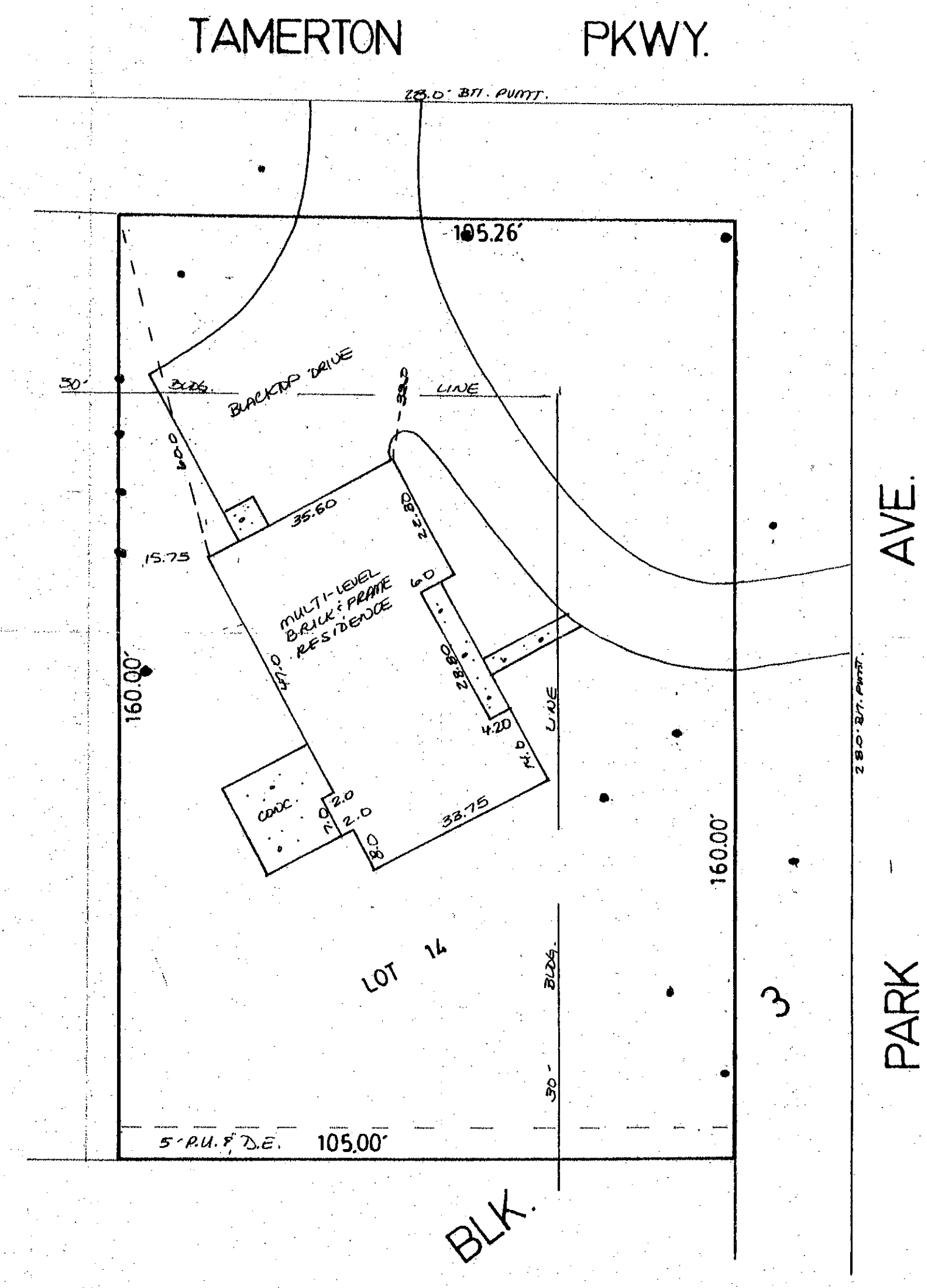
PLAT OF SURVEY

OF

LOT 14 IN BLOCK 3 OF BRAEMOOR UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE WEST 34 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1976 AS DOCUMENT R76-46975 AND CERTIFICATES OF CORRECTION RECORDED AUGUST 18, 1976 AND JULY 18, 1977 AS DOCUMENT NUMBERS R76-57012 AND R77-59287 IN DUPAGE COUNTY, ILLINOIS.

1 INCH = 20 FEET



ADDRESS: 300 TAMERTON PKWY. BURR RIDGE IL

SURVEYED FOR: SUSAN E. LESUS ATTY

FILE NO.: TR-3608

BOOK: 226 **PAGE:** 30

REFER TO DEED, TITLE POLICY AND LOCAL ORDINANCE FOR BUILDING RESTRICTIONS. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING. ALL LOTS ARE STAKED UNLESS NOTED.

RESIDENTIAL LAND SURVEYORS, INC.
P.O. BOX 242
WINFIELD, IL 60190
Ph. 630-372-9631 - Fx. 630-372-9867

STATE OF ILLINOIS)
) ss.
COUNTY OF DU PAGE)

WE, RESIDENTIAL LAND SURVEYORS, INC., A PROFESSIONAL LAND SURVEYING FIRM, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

RESIDENTIAL LAND SURVEYORS CORP.

Residential Land Surveyors Inc

DATE: SEPTEMBER 7, 2000

PLAT OF SURVEY

OF

LOT 14 IN BLOCK 3 OF BRAEMOOR UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE WEST 34 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1976 AS DOCUMENT R76-46975 AND CERTIFICATES OF CORRECTION RECORDED AUGUST 18, 1976 AND JULY 18, 1977 AS DOCUMENT NUMBERS R76-57012 AND R77-59287 IN DUPAGE COUNTY, ILLINOIS.

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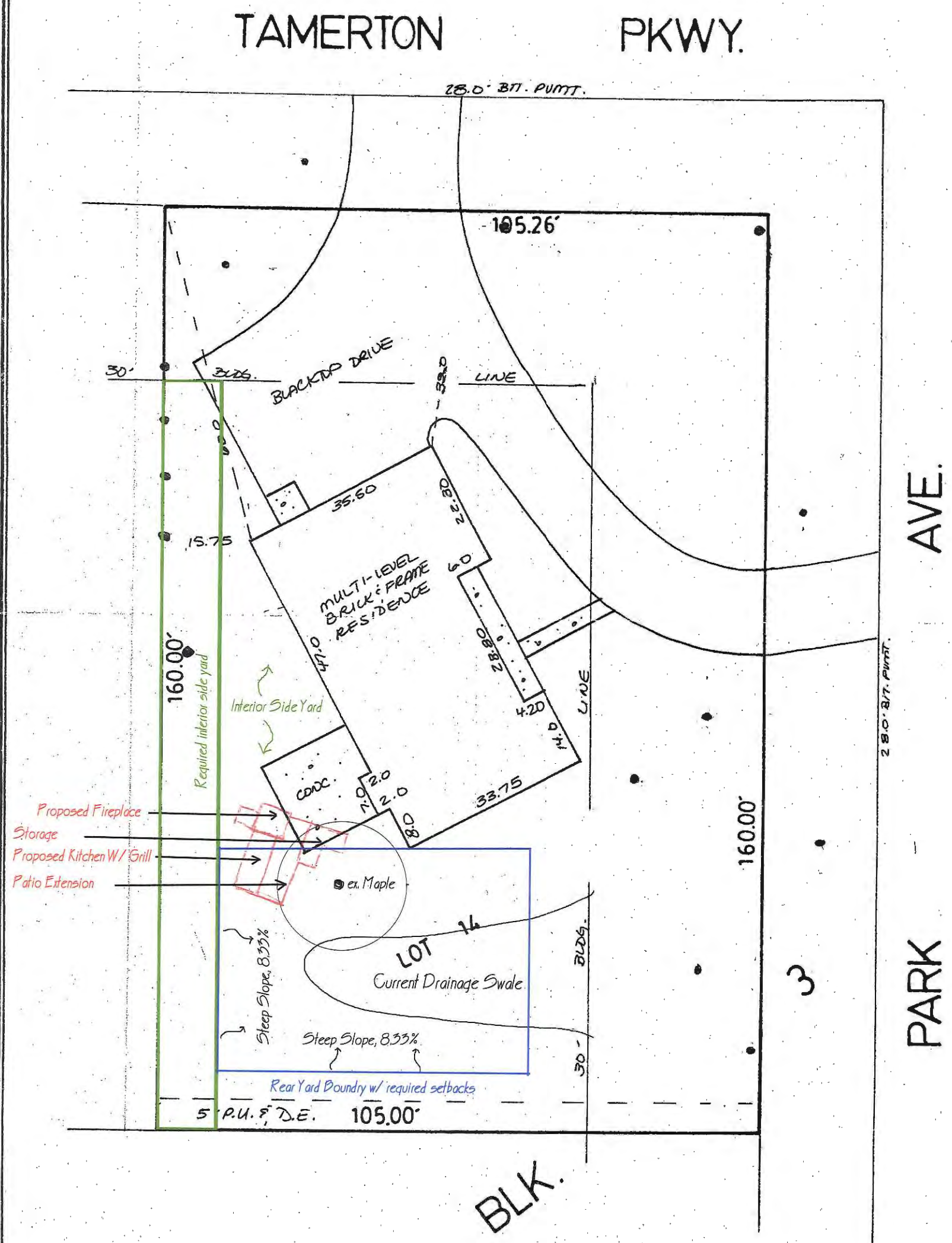

ADDRESS: 300 TAMERTON PKWY. BURR RIDGE IL

SURVEYED FOR: SUSAN E. LESUS ATTY

FILE NO.: TR-3648

BOOK: 226 **PAGE:** 30

REFER TO DEED, TITLE POLICY AND LOCAL ORDINANCE FOR BUILDING RESTRICTIONS. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING. ALL LOTS ARE STAKED UNLESS NOTED.

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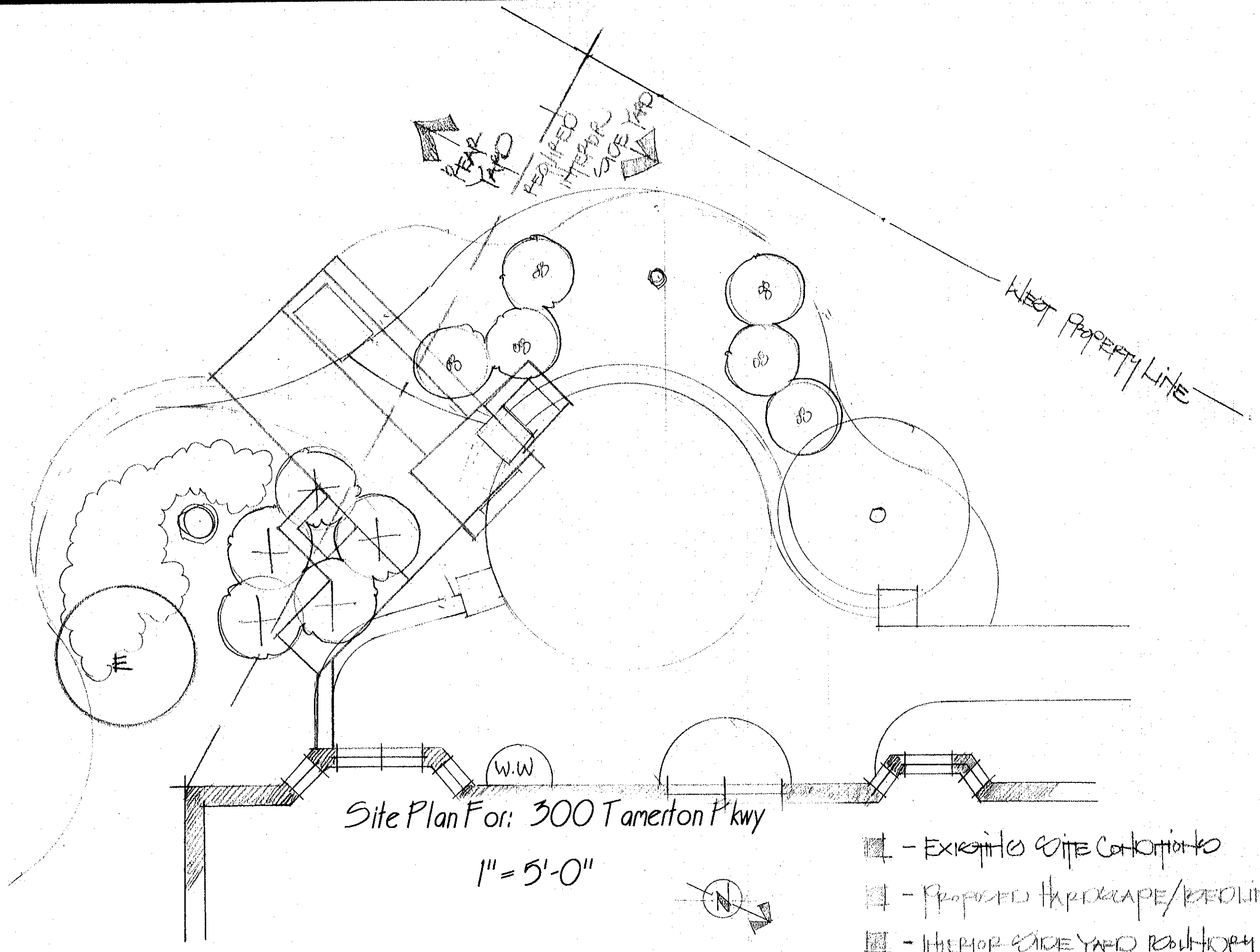
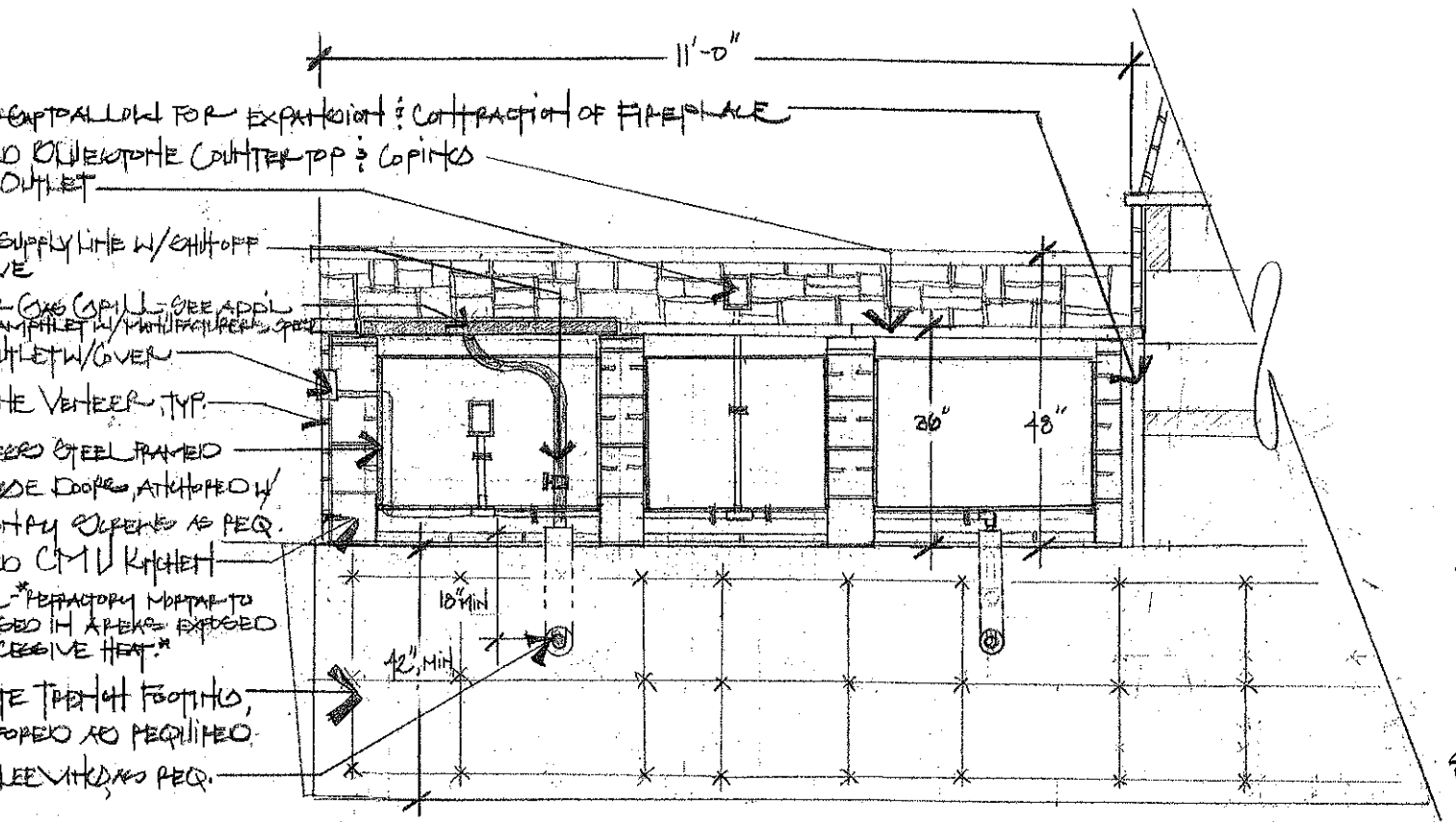
Residential Land Surveyors Inc

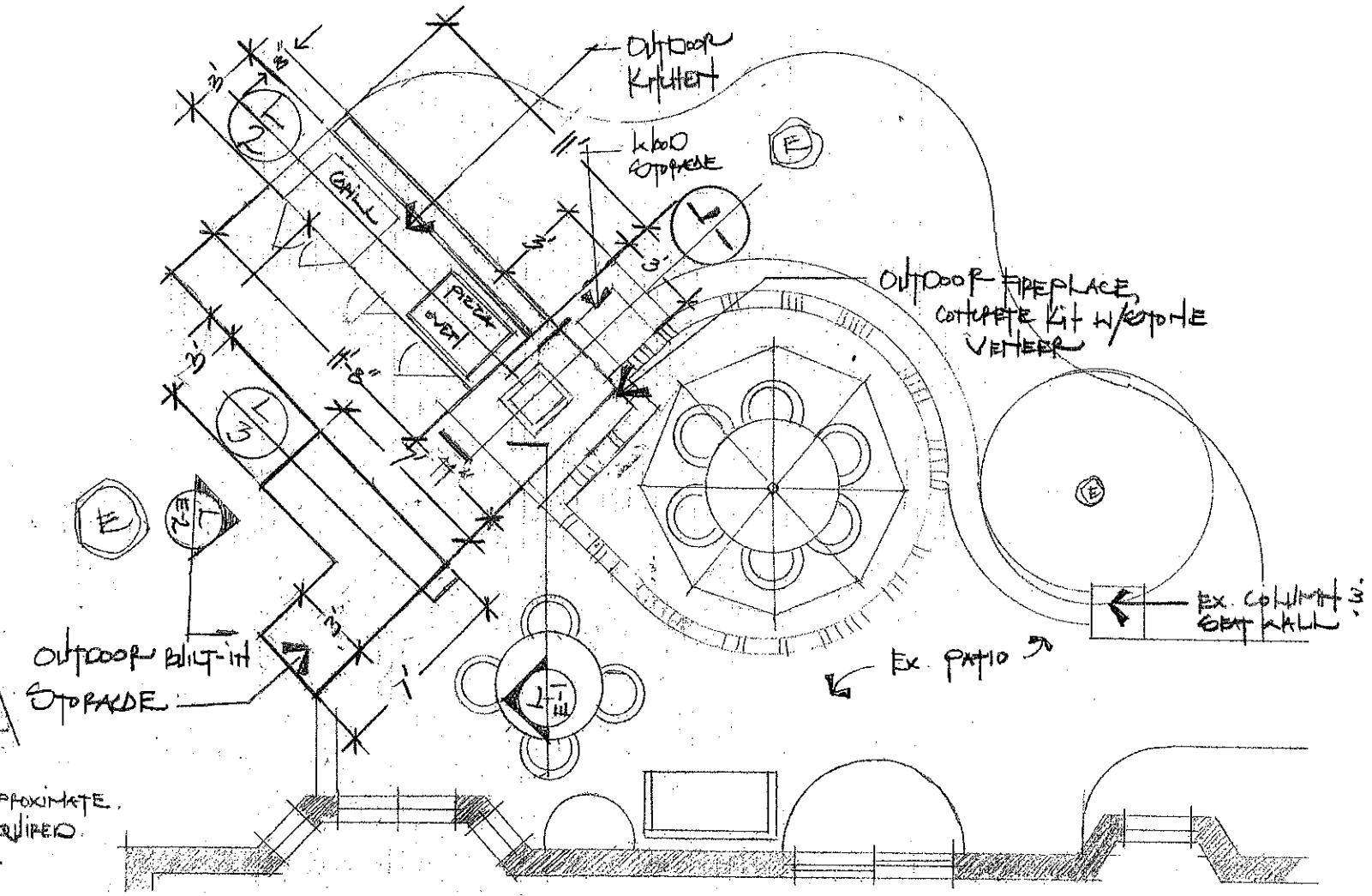
DATE: SEPTEMBER 7, 2000

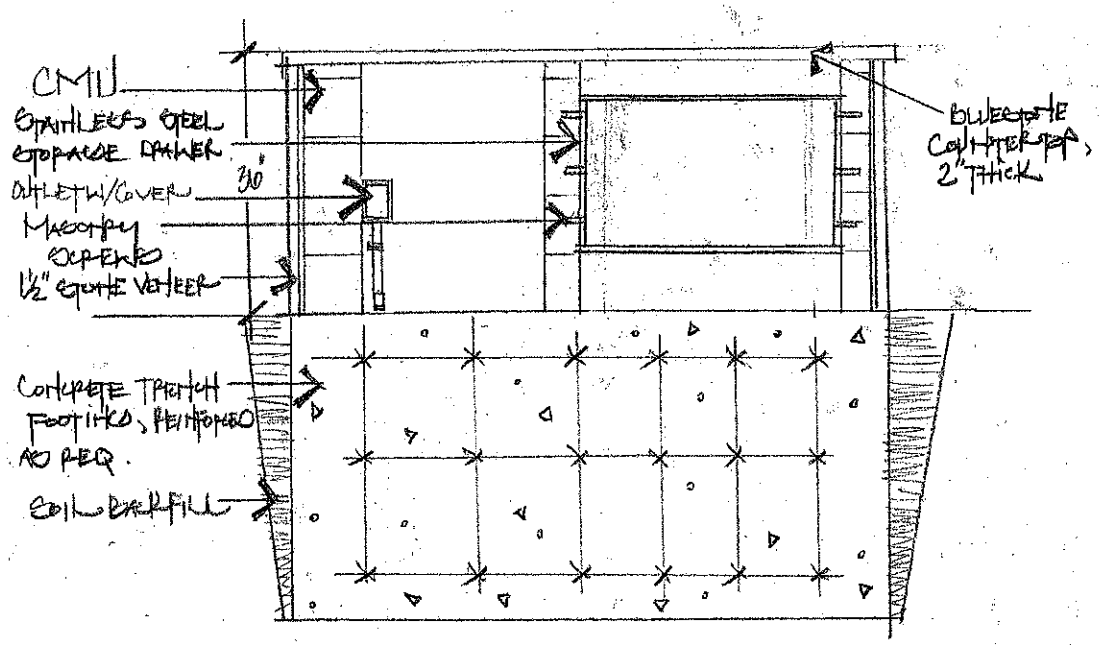

REAR YARD
REQUIRED INTERIOR SIDE YARD
WEST PROPERTY LINE
W.W
Site Plan For: 300 Tamerton Pkwy
1" = 5'-0"
N
- EXISTING SITE CONDITIONS
- PROPOSED HARDSCAPE/REDLINED
- INTERIOR SIDE YARD REQUIREMENT LINE



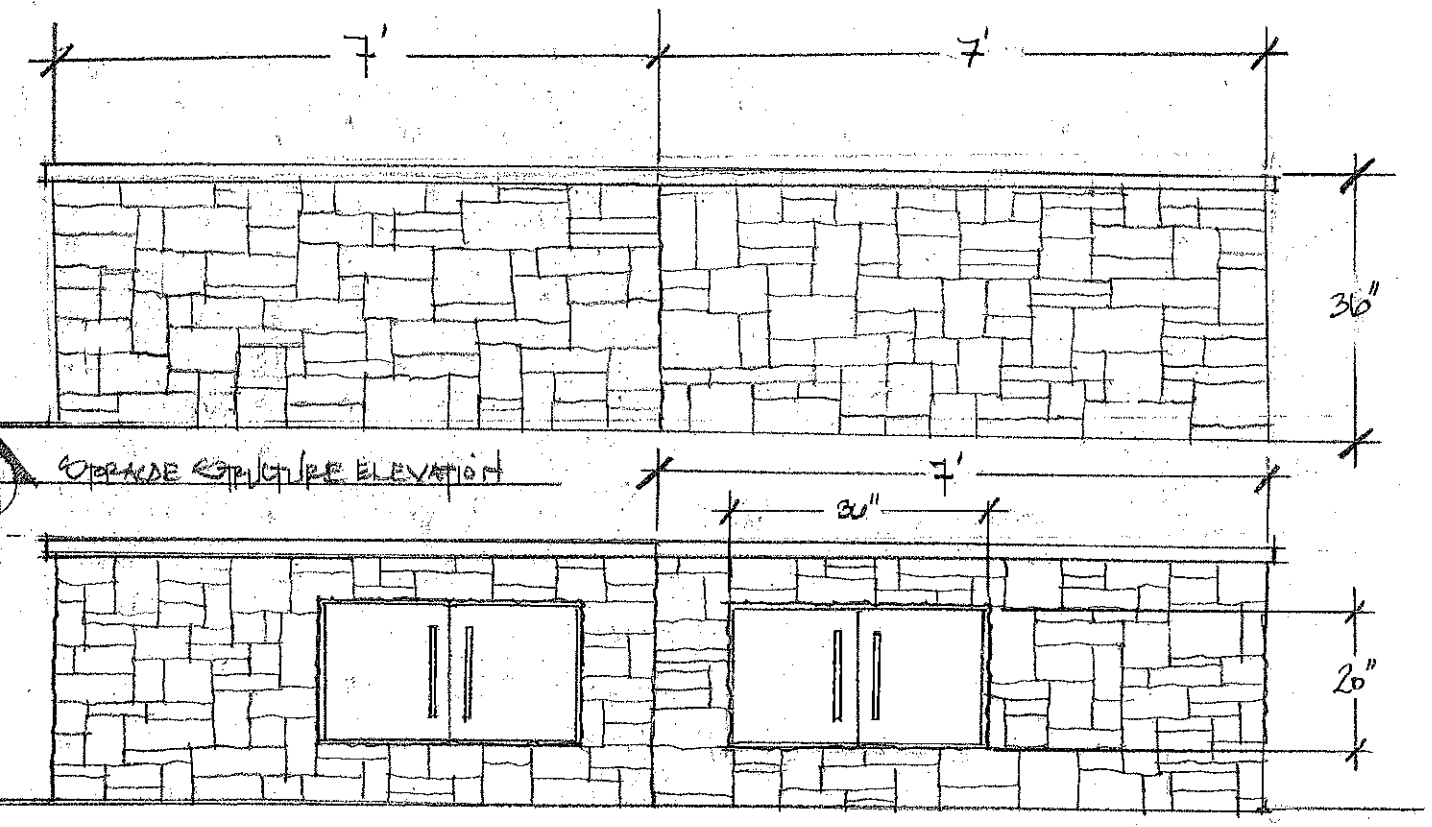
NOTES: *ALL PLUMBING & ELECTRICAL WORK TO BE INSTALLED BY FULLY LICENSED & BONDED PROFESSIONALS. LOCATION OF ELECTRICAL OUTLETS IS APPROXIMATE.
*ALL CONDUIT, PIPING, AND OUTLETS SHALL CONFORM TO LOCAL CODES AS REQUIRED.

L/2





L/3 OUTDOOR STORAGE STRUCTURE



L/E-1 STORAGE STRUCTURE ELEVATION

L/E-2 STORAGE STRUCTURE ELEVATION

VILLAGE OF BURR RIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT AND SUMMARY

Z-09-2016; 6101 County Line Road (King-Bruwaert House); Requests an amendment to the King-Bruwaert House Planned Unit Development, Ordinance A-452-14-92, to allow the construction of a bistro serving a limited menu of food and beverages, for cash, and to allow for the sale of alcoholic beverages in the bistro.

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: September 19, 2016

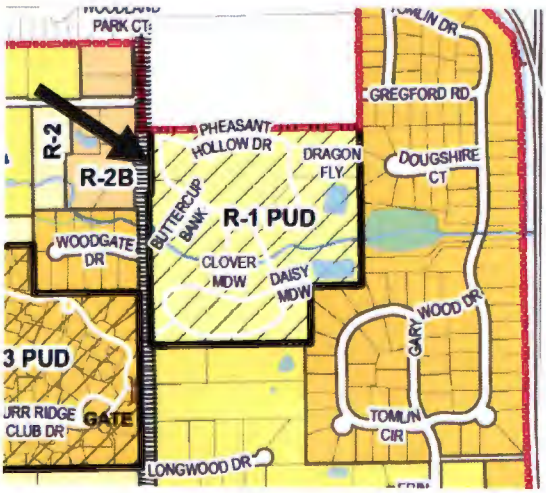
GENERAL INFORMATION

Petitioner: King-Bruwaert House

Property Owner: Chicago Title Land Trust

Petitioner's Status: Sole Beneficiary

Land Use Plan: Recommends Residential Townhomes



Existing Zoning: R-1 Planned Unit Development

Existing Land Use: Senior Housing Facility with Assisted Living Units and Townhomes

Site Area: 11 Acres

Subdivision: None

SUMMARY

The petitioner operates a senior housing facility with a large multi-unit building at the north end of the property and individual townhome units on the south side of the property. The multi unit building includes a cafeteria and other common area uses. This petition seeks to remodel a portion of the existing building to create a "bistro". The bistro will be open to the public and will serve alcoholic beverages. Due to technically being open to the public and due to sales of alcoholic beverages, it was determined that an amendment to the Planned Unit Development Ordinance is required. Attached is a copy of the original Planned Unit Development Ordinance.

It is staff's understanding that the bistro will be open to the public but will almost exclusively serve family and friends of residents. There is no provision in the PUD Ordinance that would permit sales of food or alcoholic beverages. It is also staff's understanding that there will be no exterior advertisement of food or beverage sales to the general public.

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. Based on the information provided, it may be anticipated that the sales and service of food and beverages will not have any noticeable impact on the community and is consistent with the existing use of this property.

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.

King-Bruwaert House needs a bistro where its residents can entertain their family members and friends. It is not enlarging its building to add the bistro, but has relocated administrative offices throughout the building to free up space for the bistro. There will be indoor and outdoor patio seating (total of 35 seats, at small tables), and the bistro will be staffed from 11 a.m. to 7 p.m.. The bistro will complement the other common areas on the first floor of the building: the dining room, library, game room, lobby, parlor, small meeting room, chapel and Great Lounge.

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.

King-Bruwaert House serves the public health, safety, and general welfare by providing all levels of retirement home care (independent living, assisted living, memory loss care, and skilled care). Its facilities also promote the general welfare of the community by offering music, art, theater, travel, book reviews, fitness and medical clinic programs for the Burr Ridge community. The addition of a bistro will better facilitate the residents' ability to entertain friends and family in the House (which will be particularly advantageous to those residents with limited mobility).

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.

To the north is KLM Park (Hinsdale); to the east is an R-3 subdivision. Adjacent to the south is Woods of King Bruwaert (59 cottage homes on 24 acres) and R-2A subdivided lots; adjacent to west is R-3 PUD (Burr Ridge Club), R-3 (Woodgate Subdivision), and R-2B lots along Sedgley Road. The building is not being enlarged and is currently set back more than 200 feet from County Line Road. The bistro selling food and beverages (including alcoholic beverages) is an indoor improvement for the residents and their guests only; it will not affect neighboring owners in the immediate vicinity. The patio outdoor seating for the bistro will not be visible to anyone except residents, employees and guests of King Bruwaert House.

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

Since 1933, King-Bruwaert House has been a not-for-profit retirement home situated on 35 acres of heavily wooded land. Its 1993 development of the 58 cottage homes and other amenities (one mile walking path, fishing pond, resident garden, chapel and theater), have preserved the rustic, wooded character of the site, particularly along County Line Road. It is a focal point in the gateway along County Line Road from Hinsdale into Burr Ridge. Its addition of the bistro will not enlarge its building and will not affect development or improvement of surrounding properties.

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

The bistro will not change the building footprint or access roads; the internal circular road connecting various points throughout King-Bruwaert House facilities will remain unchanged. The patio area will be constructed with proper drainage.

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

Ingress and egress to the site off County Line Road will be unchanged. Since the bistro will only serve existing residents and their guests, its presence will not cause an increase in traffic.

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

There is no change to the building footprint or existing landscaping; all existing open space and wooded areas remain the same. King-Bruwaert House will continue to be a focal point of the gateway into Burr Ridge, and enhance the County Line Road Corridor with its heavily wooded frontage and rustic signage.

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.

The bistro complies with all applicable R-1 and PUD requirements. King-Bruwaert House will need to obtain a liquor license from the Village of Burr Ridge which it will do concurrently with this Application.

Paul Naffah, M.D.
6161 S. County Line Road
~~Hinsdale~~, Illinois 60527
Burr Ridge

Dear Mr Pollock

The proposed request by King-Brennan to allow the construction of a bistro serving food, beverage and the sale of alcoholic beverages should be allowed. We live immediately South of KB and we see no objection to their request

Thank You

Paul Naffah

SFU:ajh
7/09/92

ORDINANCE NO. A-454-14-92

ORDINANCE GRANTING A CONDITIONAL PERMITTED (SPECIAL) USE (KING BRUWAERT)

WHEREAS, an application for a conditional permitted (special) use for certain real estate has been filed with the Village Clerk of this Village, and said application has been referred to the Plan Commission of this Village, and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village has held a public hearing on whether the requested conditional permitted (special) use should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law, was given of said public hearing by publication not more than thirty (30) days nor less than fifteen days prior to said public hearing in the **Burr Ridge Doings**, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Plan Commission of this Village has filed the results of its deliberations and the records of the proceedings before it on the request for the conditional permitted (special) use with this President and Board of Trustees, and this Board of Trustees has duly considered said reports and deliberations;

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

SFU:ajh
7/09/92

Section 1: All exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of the proposed conditional permitted (special) use is in the public good and in the best interests of the Village and its residents, is consistent with the Comprehensive Plan of the Village, and is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report and recommendations of the Plan Commission and other matters properly before it, find as follows in relation to the requested conditional permitted (special) use for a sheltered/skilled care facility, with cottage homes to be allowed as a permitted related use:

(a) That there is a public necessity for this requested conditional permitted (special) use given that the Petitioner represents that it will benefit the residents of the area and address a need for this type of care and housing for seniors. Petitioner indicated that 200 people are on Petitioner's interest list and nearly all are within a 14-square mile radius of the subject property and most are located in the Burr Ridge and Hinsdale communities. A number of area residents testified at the hearing of their need or the need of their parents for such a facility and the related cottage homes. The present facility has served a significant need in the community for over sixty years and desires to expand as the community expands. The existing King Bruwaert sheltered/skilled care facility has existed, since its annexation to the Village, as a non-conforming use which now wishes to expand the main facility and to add cottage homes to address a specific community need for an alternative type of housing for those senior citizens who can still live independently, but would like

the sheltered environment with the assurance that their future health needs will be addressed. The Petitioner testified that the continued economic viability of the sheltered/skilled care facility depends heavily upon approval of the permitted cottage home use. Petitioner represented that the fifty-nine (59) cottage homes that have been proposed is the minimum necessary for the effective and useful operation of this entire conditional permitted (special) use.

(b) That the establishment, maintenance, or operation of the conditional permitted (special) use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare under the proposed site plan, given the nature of nearby zoning and uses in relation to the subject property since the sheltered/skilled care facility already exists and has for many years along with certain accessory buildings and structures. In fact, much of the residential development in the area has taken place since the construction of the King Bruwaert facility. The building clusters, roadway placement, parking and landscaping are designed to minimize the impact of the cottage home development and with sensitivity to adjoining properties as well as existing topography and vegetation. Although the property devoted to the sheltered/skilled care facility is tax exempt, Petitioner represents that the property devoted to cottage home use will be subject to property taxation.

(c) That the conditional permitted (special) use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood since the sheltered/skilled care facility already exists and has for many years along with a number of accessory buildings and structures; in fact, the proposed development is reasonably compatible with the topography and heavily wooded character of the property. The steep downward slope on the western side of the subject property and the design of the proposed cottage homes minimize the impact on surrounding properties as the visibility of the development from County Line Road and surrounding properties is greatly reduced.

(d) That the establishment of this conditional permitted (special) use with cottage homes as a permitted related use will not impede the normal and orderly development and improvement of surrounding property for uses permit-

ted in the district. The properties adjacent to the subject property are developed for residential use at densities reasonably compatible with the existing sheltered/skilled care facility and the proposed cottage home development. Further, evidence indicated that a more traditional single family home development on this property would likely be more dense and have a greater impact on community services than the proposed cottage homes.

(e) That adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets. The nature of the conditional permitted (special) use with cottage homes as a permitted related use will not increase traffic nearly as much as a comparable conventional single family development. Also, no new entrance on County Line Road will be allowed. The Petitioner's traffic consultant testified that a reasonably comparable single family development would produce one-third more traffic than the proposed cottage homes. Except for an emergency entrance (accessible only by emergency vehicles through a breakaway access gate), there will be no new entrance to the cottage homes from County Line Road.

(f) That the proposed cottage home development is designed to preserve to the extent feasible the natural features of the subject property. A comprehensive tree survey and tree preservation plan have been submitted to the Village. The cottage homes have been designed to be constructed of brick, cedar and other natural materials, to blend in with the heavily wooded and sloping terrain, and both the homes and the roadway have been placed on the site in a manner that destroys the fewest number of trees relative to the number of cottage homes allowed as a permitted related use. The cottage home use is estimated by Petitioner and Village staff to result in total building size, bulk and density that is less than the traditional single family homes that would be allowed under the projected residential zoning for this property. If developed for single family residential uses, the size of the houses along County Line Road could be 8,000 square feet, and if R-2B zoning were granted for the remainder of the property to the interior, such lots could be developed with 6,000 square foot houses as opposed to the 6,470 square foot size of the five 4 unit buildings proposed and the 4,985 square foot size of the thirteen 3 unit buildings proposed.

(g) That this proposed conditional permitted (special) use would be built in conformity with specific site and engineering plans as approved by the Village and its authorized officials. The site plan meets specified standards required by this Ordinance with respect to proposed development or use. The proposed development complies with standards set forth in this Ordinance, including bulk regulations, open space, use/occupancy, off-street parking, site data, and design standards, except with respect to the building height of the sheltered/skilled care facility, which based upon unique topographic conditions of the property and its 200 foot setback from County Line Road, and the overall design of the sheltered/skilled care facility, should be allowed to be four (4) stories or 56 feet.

(h) That adequate utilities, access roads, drainage and the other necessary facilities have been or are being provided. That the proposed development and site plan includes:

An accurate topographic and boundary line map of the project area and a location map showing its relationship to surrounding properties; the pattern of public and private roads, driveways and parking facilities, and intended design standards; the size, arrangement and location of proposed building groups; location, type and size of proposed landscaping; the use, type, size and location of structures; the location of sewer and water facilities; architectural drawings and sketches illustrating the design and character of proposed structures; the location of open space areas; existing storm drainage pattern and proposed storm drainage system showing basic topographic changes; and statistical data on total size of project area, area of open space, density computation and proposed number of cottage homes by type and accessory uses to the sheltered/skilled care facility.

(i) That the proposed site plan is designed in a manner that will not interfere with easements, roadways, rail lines or public or private rights-of-way. Setbacks of at least 100 feet from the end of the County Line Road right-of-way have been provided along the western frontage of the site.

(j) That the proposed site plan is designed in a manner that will not unreasonably destroy, damage, detrimentally modify or interfere with the enjoyment of significant

natural, topographical or physical features of the site which can be preserved consistent with the development of the site for the permitted related use of cottage homes as shown on the proposed site plan. The cottage homes are proposed to be built into the sloping recesses of the site in a manner which will greatly reduce the visibility of such structures from County Line Road, given the proposed setbacks and dense trees and underbrush on the western boundary of the site. A tree preservation plan has been submitted to the Village Forester. The roadways are curvilinear and have been placed to preserve the natural features of the subject property. The arrangement of homes and the roadway is intended to minimize destruction or alteration of the natural physical features of the subject property.

(k) That the proposed site plan is designed so as not to dominate the immediate vicinity or to interfere with the development, use and enjoyment of neighboring property. The existing sheltered/skilled care facility blends in well with the existing topography and landscaping and minimizes the visibility from adjacent properties. All of the surrounding properties have either coexisted peacefully with or been constructed after the construction of the sheltered/skilled care facility. Even with the addition of the cottage homes, the entire site will have 70 percent open space (landscaped or forested). Generous setbacks and landscape buffering are being provided to diminish any adverse effect on neighboring property by the cottage homes. Further, the roof lines of the proposed cottage homes will be lower than the building height that would be allowed if the property were developed with single family residential uses.

(l) That the landscaping, topography and existing vegetation of the site and tree preservation plan provide proper screening from or for nearby uses. The heavily forested nature of the site provides natural buffering on all sides, and particularly along the County Line Road boundary. Along those portions of the southern and eastern boundaries of the subject property abutting other residences, the landscaping plan provides for appropriate plantings and preservation of vegetation to screen the cottage homes from adjacent properties. If that area being proposed for cottage home use were sold and developed for single family residential uses, the Village would not be able to mandate the preservation of the

trees to the degree possible with this proposed cottage home use.

(m) That the cottage home buildings and units are arranged and situated to relate to surrounding properties and to improve the view from and the view of buildings. The site plan minimizes grade changes and alterations to the existing topography, and situates the cottage homes and the private roadway so that both are built into the natural contours of the land. To further relate to and enhance the view from and the view of buildings, the cottage homes are situated around and have living areas which face common open space. The feature of walkout basements will be offered on some of the units to further enhance the view from units. Due to the downward slope of the site, and the setbacks provided, the visibility of the cottage homes from the adjacent properties is greatly reduced. The distance between the portion of the southern boundary line at the west edge of the property and the closest proposed cottage home is 85 feet and exceeds the requirement under the Village Zoning Ordinance. Further, the distance to the closest single family residence on County Line Road to the south from the cottage homes closest to the southern property boundary is approximately 150 feet. To the southeast of the nearest proposed cottage home, the closest single family residence, which is located in a subdivision zoned R-3 Single Family Residential, is approximately 190 feet.

(n) That the proposed site plan makes adequate provision for the creation and preservation of open space and its continued maintenance. The site plan indicates that, even with the construction of the 59 cottage homes and future possible expansions of the sheltered/skilled care facility, there will be over 70% (or 25.46 acres) of green open space, all of which will be either forested or landscaped. A declaration of covenants will be recorded against the property requiring the continued maintenance of all open space areas as well as exteriors of all buildings.

(o) That the proposed site plan is designed in a manner which should not create drainage or erosion problems. Preliminary engineering drawings by Charles W. Greengard Associates regarding storm sewer and drainage, sanitary sewer and water main, have been approved by the Village Engineer. Specifically, sufficient compensatory storage

is provided by two detention basins, located on the northeast and southeast portions of the site.

(p) That the proposed site plan is in compliance with the County Line Road overlay regulations of the Burr Ridge Zoning Ordinance.

(q) That the proposed site plan is designed in a manner which will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood traffic conditions, parking, utility facilities or the public health, safety and general welfare. The existing sheltered/skilled care facility has had no adverse effect on the surrounding neighborhood. In fact, most residential development in the area has taken place subsequent to the construction of the King Bruwaert facility. The 59 cottage homes as a related use to the sheltered care facility will similarly be compatible with the surrounding areas. Through the use of the proposed setbacks, the site plan has minimized the effect that the cottage homes will have on adjacent property. The existing facility has had little impact on traffic. Petitioner represents that only 4 of the 118 current residents of the sheltered care facility own cars. Because the cottage homes will be restricted to senior citizens, many of whom will take advantage of the medical, recreational and transportation amenities offered by the sheltered care facility, the cottage homes should have a minor impact upon traffic. Petitioner's traffic consultant concluded traffic from this development including the cottage homes will not be a problem. Parking for the sheltered care facility and the cottage homes is shown on the site plan and conforms to the requirements of this Ordinance. All utilities necessary to serve the sheltered care facility have recently been upgraded; the engineering plans adequately provide for utilities for the cottage homes. Given the public need for high-quality, well-maintained retirement living quarters, with ancillary health care facilities such as those currently existing in the sheltered/skilled care facility, the public health, safety, and general welfare of the community will be served by this use of the site, both with the cottage homes (for more active, independent seniors), and the sheltered care facility.

(r) That the conditional permitted (special) use shall in all other respects conform to the applicable regulations of the Burr Ridge Zoning Ordinance, as amended, for the district in which it is located.

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Section 3: That the requested conditional permitted (special) use is hereby granted under Section VI,B,2,p of the Burr Ridge Zoning Ordinance for the real estate legally described in **EXHIBIT A**, attached hereto and made a part hereof by this reference, to allow a sheltered/skilled care facility at a height not to exceed 4 stories or 56 feet with certain authorized existing and proposed accessory buildings, additions and uses and to permit the related use for 59 cottage homes along with shared use of the parking lot to be located adjacent to and directly south of the King Bruwaert facility by visitors of the occupants of the cottage homes in the R1 Single Family Residence District on the above-described real estate, all as provided on the site plan described below, subject to the following conditions:

1. The conditional permitted (special) use shall be constructed in accordance with the site plan dated March 2, 1992, as revised to May 12, 1992 and received by the Village on May 13, 1992, prepared by Nagle, Hartray and Associates, Ltd., 230 North Michigan Avenue, Chicago, Illinois 60601 with the main sheltered (skilled) care facility, the accessory buildings and the cottage homes to be as depicted on the site plan and in conformance with the project data set forth on the site plan with any further addition or expansion to the facility, accessory buildings or cottage homes subject to the approval of the Village.

2. There shall be no on-street parking within the development and residents of the cottage homes shall not use the visitor and employee parking areas.

3. The authorized cottage homes shall be single-story units, located in 18 buildings, thirteen buildings of 3 units each, with a total of 4,985 square feet per building, and five buildings of 4 units each with a total of 6,470 square feet per building.

4. The street lighting standards and design shall be as depicted on the site plan.

5. All unpaved permanent parking areas shall be paved or converted to green space along with the other required improvements for the cottage home development.

6. The truck farm area in the southeast corner of the subject property shall be eliminated.

7. The emergency access entrance at the southwest corner of the subject property shall be constructed in compliance with and pursuant to a plan to be approved by the Village Engineer and the Pleasantview Fire Protection District.

8. The dedication of 33 feet of right-of-way along the entire frontage on County Line Road which dedication shall increase to a 50-foot width along the northernmost 380 feet of frontage along County Line Road. The Village reserves the right to require the dedication of an additional 17 feet, as determined by the Village to be necessary, along the entire frontage of the subject property.

9. Substantial compliance with the preliminary engineering plans for sanitary sewer and water main and storm sewer and drainage dated February 2, 1992, as revised to May 12, 1992, prepared by Charles W. Greengard Associates, Inc., consulting engineers, 231 Olde Half Day Road, P.O. Box 231, Lincolnshire, Illinois 60069.

10. The cottage home design and elevations shall be substantially as indicated in Exhibit 11 introduced at the hearing before the Plan Commission.

11. The minimum space between buildings and setbacks of buildings from exterior boundaries of the subject property shall be as shown on the site plan referenced in paragraph 1 above.

12. Review and approval by the Village of the following:

    a. Landscaping plans, including plans for buffering where the site adjoins single family residential development to the south and east.

b. Final engineering plans to include roadway widths and improvements approved by Village, and compliance with the May 15, 1992 letter to Ms. Lexy McCulloch from the Village Engineer.

c. A tree preservation plan to be approved by the Village Forester.

d. Any proposed signage or fences on the subject property.

e. A declaration of covenants establishing common ownership of the area devoted to cottage home use and sheltered/skilled care facility and responsibility of the entity owning the subject property for exterior maintenance, plowing of roads and driveways and grass cutting, as well as a provision setting forth the right of the Village to require an additional 17-foot dedication along County Line Road to a maximum of 50 feet in width, when coupled with the existing 33 feet dedicated, with such dedication to be valued at $50.00, and also a provision indicating that the owners will not seek a tax exemption or tax exempt status for that portion of the subject property where the cottage homes are to be built.

f. The contract to be used to grant a life estate for occupancy/use of a cottage home.

13. Those standards and requirements for utilities, roadways, curbs, drainage and detention, sedimentation and erosion control, security for such land improvements and requirements related thereto, along with the entry into the standard Village Improvement Agreement to govern the use of such security, set forth in the Subdivision Regulations Ordinance of the Village shall be applicable to this conditional permitted (special) use.

14. Prior to the construction or installation of any land improvements, a proper grant and plat of easement and declaration of covenants shall be submitted to the Village for approval and recorded and the required security and improvement agreement shall be posted with the Village. The land can be developed in phases if those improvements necessary for the development of any phase, in the judgment of the Village Engineer, are provided for.

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15. No building permits will be issued by the Village until, subject to all other applicable building requirements of the Village, all underground improvements, drainage and detention requirements, curbs and road base are completed and approved by the Village Engineer.

16. No occupancy permits shall be granted by any governing official for the use of any building or structure unless otherwise approved by the Board of Trustees until (a) all land improvements required by this Ordinance, except for the final street surface, have been completed according to the plans and specifications approved by the Village and placed in service, (b) all fees and expenses in connection with the development and due at the time of application for the occupancy permit, have been paid, (c) the security required by this Ordinance and the Subdivision Regulations Ordinance of the Village for completion and maintenance of the land improvements remains in force and sufficient amount. The approval by the Trustees under this section or the issuance of any occupancy permits shall not constitute acceptance of the improvements by the Village.

Section 1: That the zoning map of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, be amended so as to be in conformance with the granting of the conditional permitted (special) use aforesaid.

Section 2: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED this 13th day of July, 1992, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

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7/09/92

AYES: 5 - Trustees Irmen, Santacaterina, Jacobs, McGirr & Marshall

NAYS: 1 - Trustee Cizek

ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on the 13th day of July, 1992.

Village President

ATTEST:

Village Clerk

AJH\A:BURR\ORDINANCES#3\KNG-BRUWA.SUP

THE NORTH 1278 FEET OF THE SOUTH 3/4 OF THE WEST ½ OF THE SOUTHWEST ¼ (EXCEPT FROM SAID NORTH 1278 FEET, THAT PART OF THE SOUTH 332 FEET THEREOF WHICH LIES EAST OF A LINE 990 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST ¼) IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 12,

lying east of the 3rd principal meridian in Cook County, Illinois.

"Exhibit A"

VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING
PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 6101 S. County Line Road PIN # 18-18-300-012-0000

GENERAL INFORMATION

PETITIONER: King-Bruwaert House, an Illinois not-for-profit corporation
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADRESS: 6101 S. County Line Road PHONE: 630-323-2250

Burr Ridge, IL 60527 EMAIL: TerriB@kbhouse.org

FAX: 630-655-8179

PROPERTY OWNER: Chicago Title Land Trust Company as Trustee STATUS OF PETITIONER: Sole Beneficiary

OWNER'S ADDRESS: u/t L-3644, 1100 Lake Street, Suite 165, Oak Park, IL 60305 PHONE: 708-383-4268 Peggy O'Donnell

PROPERTY INFORMATION

SITE AREA: 11 acres EXISTING ZONING: R-1 PUD Conditional Permitted/Special Use

EXISTING USE/IMPROVEMENTS: Sheltered/skilled/care facility, geriatric clinic

SUBDIVISION: N/A

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):

(SEE ATTACHED ADDENDUM)

Modification of PUD/

X Special Use ____ Rezoning ____ Text Amendment ____ Variation(s)

Petitioner seeks a modification of the existing Planned Unit Development permit to allow the construction of a bistro serving a limited menu of food and beverages, for cash, and to allow the sale of alcohol in the bistro.

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.

KING-BRUWAERT HOUSE

Terri Bowen 8/24/16

Petitioner's Signature Terri Bowen, its Chief Executive Officer Date Petition is Filed

BEFORE THE PLAN COMMISSION AND BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE

RE: KING-BRUWAERT HOUSE
6101 S. COUNTY LINE ROAD
BURR RIDGE, IL 60527

ADDENDUM TO PETITION FOR AMENDMENT OF CONDITIONAL PERMITTED USE

King-Bruwaert House has been in existence in its current location since 1933. Upon its annexation to the Village of Burr Ridge, it became a legal non-conforming use. In 1992, the Village of Burr Ridge granted a conditional permitted use to King-Bruwaert House for its existing, licensed sheltered/skilled care facility, and for the construction of 58 cottage homes as a permitted related use. (Ordinance No. A-454-14-92). In its northern 11 acres, King-Bruwaert House operates a 3-story, Georgian style retirement home with 125 beds (the "House"), in which it provides a full continuum of retirement care, from independent living, to assisted living, sheltered care and skilled care. The House also contains a geriatric clinic staffed by board-certified geriatricians. South of the House are 24 acres improved with 58 cottages, known as the Woods of King-Bruwaert, which are not part of this application. In 2009, the Village of Burr Ridge granted an amendment to the conditional permitted use (Ordinance No. A-834-19-09) to allow King-Bruwaert House to allow the construction of 18 additional parking spaces along its existing interior driveway, and the reconfiguration/expansion of its rear parking lot to add 12 parking spaces, for a total of 135 parking spaces adjacent to the House.

King-Bruwaert House seeks to amend its conditional permitted use to allow the operation of a small (35 seat) bistro-type restaurant across from its first floor main dining room, where its residents may entertain their family and friends in a small, intimate setting. The bistro will have indoor and outdoor seating and will be staffed from 11 a.m. to 7 p.m., serving pastries, salads, sandwiches and snack items. The only food preparation equipment in the bistro will be a "turbo chef" type of microwave oven. The bistro will sell food and beverages, including alcoholic beverages, for cash, to King-Bruwaert House residents and their guests. King Bruwaert House will seek a Class A liquor license so that it can sell beer, wine and other alcoholic beverages in the bistro.

KING-BRUWAERT HOUSE

By: Terri Bowen
Terri Bowen, Its Chief Executive Officer

Attorney for King Bruwaert House:
Cathleen M. Keating
Martin, Craig, Chester & Sonnenschein LLP
2215 York Road Suite 550
Oak Brook, Illinois 60523
630-472-3407

Plat of Survey

North
Scale 1" = 30'

ABBREVIATION LEGEND

B/C – BACK OF CURB
C/L – CENTERLINE
E – EAST
-/P – EDGE OF PAVEMENT
(M) = MEASURED DISTANCE
MT – MULTI TRUNK
N = NORTH
(R) = RECORD DISTANCE
S = SOUTH
W = WEST

SYMBOL LEGEND

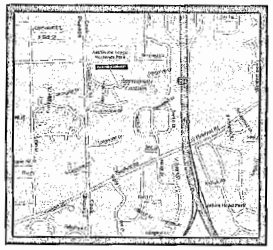
= ASPHALT
= AIR CONDITIONER
= ASPHALT
= CABLE TV PEDESTAL
= CATCH BASIN
= CONCRETE
= ELECTRIC TRANSFORMER
= HYDRANT
= LIGHT
= MAIL BOX
= SANITARY MANHOLE
= SIGN
= SCRATCH CURB DRAIN
= STORM MANHOLE
= UNKNOWN MANHOLE
= WATER MANHOLE
= WATER VALVE
= WOOD POWER POLE

LINE TYPE LEGEND

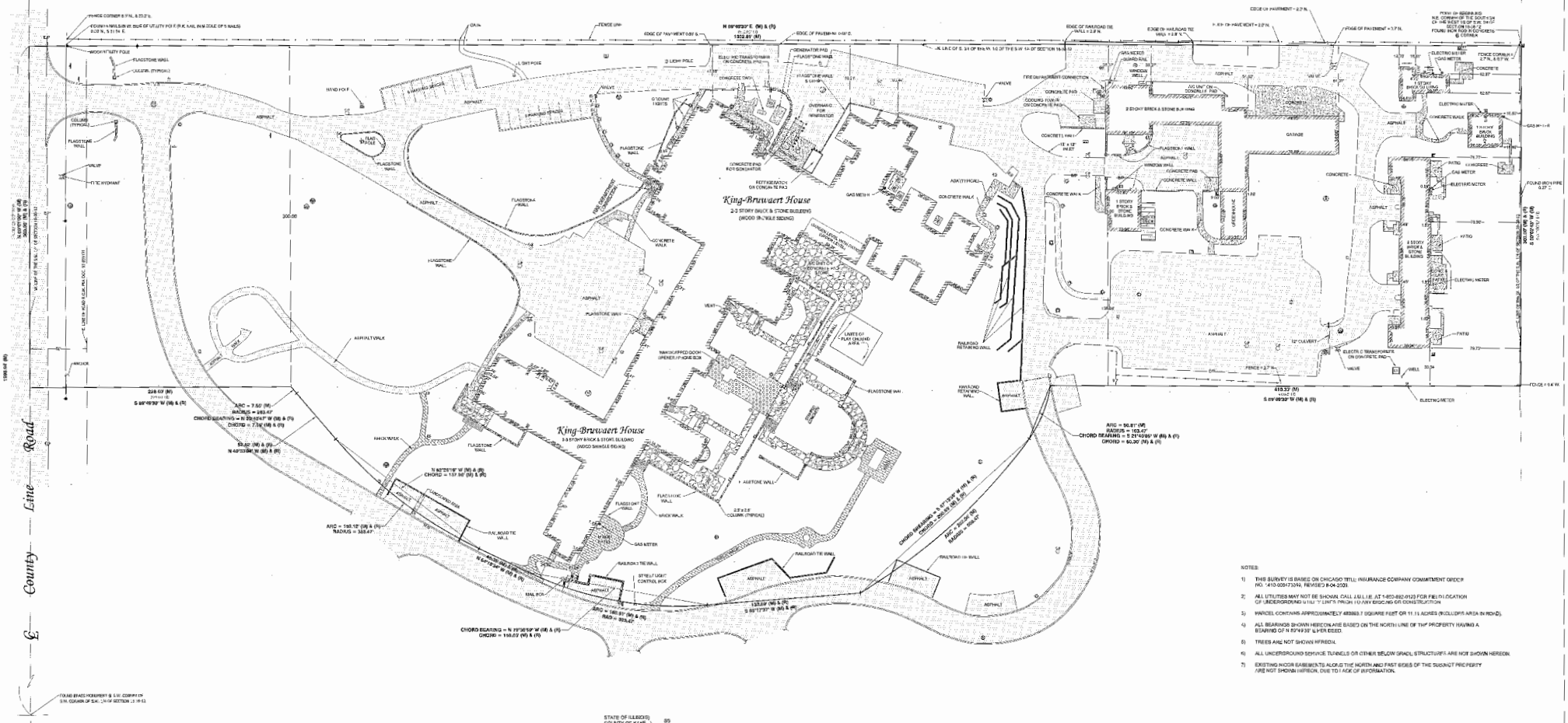
DEPRESSED CURB
FENCE
OVERHEAD WIRES
SANITARY SEWER
STORM SEWER
BEE OR BRUSH LINE
WATER LINE

LEGAL DESCRIPTION FOR PIN 15-16-300-012: (PARCEL 1 OF CHICAGO TITLE INSURANCE COMMITMENT ORDER NO. 1410-0084/3360, REVISED 8-04-2020):

THAT PART OF THE SOUTH 3/4 OF LINE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, 300.00 FEET TO AN INTERSECTION WITH A LINE 300.00 FEET, AS MEASURED AT RIGHT ANGLES SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 49 MINUTES 30 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 410.58 FEET; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 103.47 FEET, AN ARC DISTANCE OF 50.81 FEET; TO A POINT OF COMPOUND CURVATURE (THE CHORD OF SAID ARC BEARS SOUTH 21 DEGREES 40 MINUTES 05 SECONDS WEST, 50.30 FEET); THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 503.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AS SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 202.34 FEET (THE CHORD OF SAID ARC BEARS SOUTH 47 DEGREES 13 MINUTES 53 SECONDS WEST, 200.95 FEET); THENCE SOUTH 89 DEGREES 17 MINUTES 37 SECONDS WEST, 133.69 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 503.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 169.31 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 19 DEGREES 20 MINUTES 09 SECONDS WEST, 168.53 FEET); THENCE NORTH 04 DEGREES 30 MINUTES 34 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 48.35 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 363.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 159.82 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 02 DEGREES 23 MINUTES 19 SECONDS WEST, 157.88 FEET); THENCE NORTH 40 DEGREES 20 MINUTES 04 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 52.52 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 203.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 7.59 FEET TO AN INTERSECTION WITH A LINE 300.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 (THE CHORD OF SAID ARC BEARS NORTH 39 DEGREES 23 MINUTES 47 SECONDS WEST, 7.60 FEET); THENCE SOUTH 89 DEGREES 49 MINUTES 30 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 228.53 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 03 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 300.00 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 49 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, 1352.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.



Vicinity Map
(No Scale)



NOTES:

1) THIS SURVEY IS BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 1410-0084/3360, REVISED 8-04-2020.
2) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
3) PARCEL CONTAINS APPROXIMATELY 483863.7 SQUARE FEET OR 11.11 ACRES (INCLUDES AREA IN ROAD).
4) ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE PROPERTY HAVING A BEARING OF N 89°49'30" W AS PER BASIS.
5) TREES ARE NOT SHOWN HEREON.
6) ALL UNDERGROUND SERVICE TUNNELS OR OTHER BELOW GRADE STRUCTURES ARE NOT SHOWN HEREON.
7) EXISTING INGRESS EASEMENTS ALONG THE NORTH AND EAST SIDES OF THE SUBJECT PROPERTY ARE NOT SHOWN HEREON, DUE TO LACK OF INFORMATION.

STATE OF ILLINOIS)
COUNTY OF KANE) SS

WE, RIDGELINE CONSULTANTS, LLC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004766, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT MONTGOMERY, ILLINOIS ON AUGUST 10, 2016

George H. Blakemore

Ridgeline Consultants

Robert H. Blakemore P.L.S. 035-003560 Expiration Date 11/30/2016
Brad L. Stekar P.L.S. 035-003415 Expiration Date 11/30/2016
Edward A. Hesse P.L.S. 035-003686 Expiration Date 11/30/2016
PROFESSIONAL DESIGN FIRM NO. 184-004766
1551 Airport Road
North Aurora, Illinois 60542
Phone 630-897-7895 Fax 630-897-7898

Survey is valid only if original seal is attached.

Page 1 of 1

Job No.	2016-1111
Date	8-10-16
Drawn by	JG
Checked by	GHB
Field Book	2016-1111
Field Book Page	88-9
Crew	KMJP, RMH, DJS
Project Name	2016-0366

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Karen J. Thomas
Village Clerk

Steven S. Stricker
Village Administrator

September 2, 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:

Z-09-2016: 6101 County Line Road; the Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by King-Bruwaert House for an amendment to the King-Bruwaert House Planned Unit Development, Ordinance A-452-14-92, to allow the construction of a bistro serving a limited menu of food and beverages, for cash, and to allow for the sale of alcoholic beverages in the bistro. The petition number and property address is **Z-09-2016: 6101 County Line Road** and the Permanent Real Estate Index Number is: **18-18-300-012**.

A public hearing to consider this petition is scheduled for:

Date: Monday, September 19, 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.

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THOMAS PARROTT
1340 LAURIE LN
BURR RIDGE IL 605274827

GERALD S KING
1348 LAURIE LN
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ANDREW & MARY K TRILLA
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BURR RIDGE IL 605274832

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1108 WOODVIEW RD
BURR RIDGE IL 605274853

PATRICK FLICKINGER
1116 WOODVIEW RD
BURR RIDGE IL 605274853

EDWARD A KARASEK
1124 WOODVIEW RD
BURR RIDGE IL 605274853

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HINSDALE IL 605213431

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BEAU PARILLO
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T D AHLGREN
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ANGELA ARRIETA
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THOMAS KERN
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BRETT BLACHER
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KATHLEEN OCONNELL
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JACK MOSSBURG
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A JOSEPH OLEARY
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ALEXANDER DE LOS REYES
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ILTIFAT A ALAVI
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~~HINSDALE IL 605220074~~ duplicate

~~BURR RIDGE MEADOWS IMP~~
~~PO BOX 74~~
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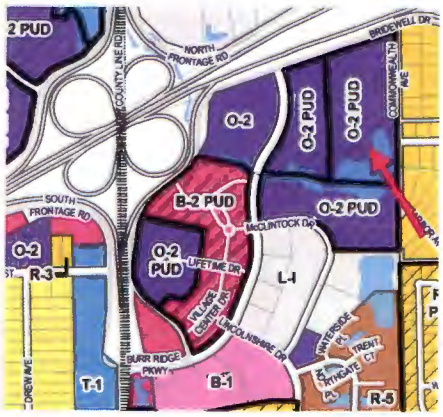
STAFF REPORT AND SUMMARY

Z-10-2016: 11650 Bridewell Drive and 1400 Burr Ridge Parkway (Weekley); Requests rezoning from the O-2 Office and Hotel District to the R-5 Planned Residence District with a variation from or an amendment to Section VI.H.4.b(6) to permit a Planned Unit Development on 22.5 acres rather than the required minimum of 40 acres; all of which is to accommodate the proposed development of 52 single-family homes with private streets and with floor areas ranging from approximately 2,100 square feet to 3,300 square feet.

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:	September 19, 2016

GENERAL INFORMATION

Petitioner:	Weekley Homes, LLC, d.b.a. David Weekley Homes
Property Owner:	PB and J XXXIX, LLC and Burr Ridge Key Property, LLC
Petitioner's Status:	Contract Purchaser
Land Use Plan:	Recommends Office Uses
Existing Zoning:	O-2 Planned Unit Development
Existing Land Use:	Vacant Land
Site Area:	22.5 Acres
Subdivision:	Burr Ridge Corporate Park



SUMMARY

The subject property consists of two parcels both within the Burr Ridge Corporate Park. The petitioner has contracts to purchase the properties and is seeking rezoning and a Planned Unit Development (PUD) to build 52, detached, single-family clustered homes on private streets.

A similar petition submitted by the same petitioner was considered at the May 16, 2016 Plan Commission meeting. That petition requested 75 homes (Z-07-2016). The Plan Commission recommended denial and the petitioner withdrew the petition prior to consideration by the Board of Trustees.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Burr Ridge Comprehensive Plan, particularly the 2005 amendment to the Burr Ridge Park Sub-Area Plan, recommends that development of areas within the Burr Ridge Corporate Park but outside of the four block downtown area, should remain used or planned for office development. The proposed development would deviate from the Comprehensive Plan and, therefore, concurrent with this public hearing for zoning, the Village will need to consider an amendment to the Comprehensive Plan that considers designating this property for residential use. That consideration is on this same agenda and a separate staff summary is provided.

COMPLIANCE WITH THE ZONING ORDINANCE

Rezoning to the R-5 District: The petitioner proposes to rezone the subject property to the R-5 District which permits clustered, single-family detached dwellings. Cluster Single Family Dwellings are defined by the Zoning Ordinance as a "*residential building containing not more than one dwelling unit which is entirely surrounded by open space....a development of cluster single-family dwellings concentrates buildings on lots which may be no larger than the footprint of each dwelling in specific areas on a site in order to allow the remaining land separating dwellings and/or clusters of dwellings to be used for recreation, common open space and preservation of environmentally sensitive areas.*" The proposed homes meet the definition of cluster single family dwellings.

The R-5 District is intended to "accommodate a variety of dwelling types". The only other R-5 District in the Village is the Chasemoor Subdivision located south of the subject property. Chasemoor consists primarily of attached single-family dwellings (townhomes) and has a density of 4.72 units per acre. The density of this PUD would be 2.31 units per acre. The other cluster single-family subdivisions in the Village are within an R-3 PUD. The densities in those subdivisions range from 2.09 to 3.18 units per acre. A table showing all of the cluster, attached, and multi-family residential projects in the Village is attached.

Bulk Regulations of the R-5 District: A PUD is intended to allow flexibility in the application of bulk regulations for the purpose of accommodating development that provides a public benefit to the community. The petitioner's findings of fact describe the public benefit of the PUD which may be summarized as providing an in-demand housing type that will also complement the Village Center and enhance open space including an additional pathway connection. Compliance with the R-5 PUD standards are described below.

Section VI.H.4.b(6) – Minimum PUD Area: The petitioner seeks a variation or a text amendment to permit a Planned Unit Development on a property that is 22.5 acres rather than the required minimum of 40 acres.

Section VI.H.4 - Minimum Lot Size Requirements: For cluster single family dwellings, the minimum lot area is 5,000 square feet and the minimum lot width is 50 feet. The proposed cluster

homes comply with the minimum lot size requirements. The homes would be on building pads with common space between the homes. The building pads would be 41 x 82 feet and each building pad would be surrounded on all sides by common space (referenced as a Limited Access Easement or LAE). The minimum side to side separation between buildings would be 10 feet, the minimum front yard setback is 20 feet, and each home has a 12 foot deep patio easement in the back. Thus, the effective minimum lot size exceeds 5,000 square feet (51 feet (41+5+5) x 102 feet (82+20+12) = 5,814 square feet). Additionally, there is at least 30 plus feet between the backs of building pads making the effective lot size even larger.

Section VI.H.8 - Yard Requirements: The required minimum front yard setback for cluster single family dwellings is 40 feet, the minimum side to side separation is 10 feet, the minimum rear yard separation is 30 feet, and the minimum corner side yard setback is 40 feet. The proposed front yard setback is 20 feet and the proposed corner side yard setback is 10 feet. The proposed side and rear yard separations comply with the R-5 District. Thus, the PUD includes modification of the required front and corner side yard setbacks.

Section VI.H.8.c - Transitional Yard Requirements: Where a property in the R-5 District abuts a different zoning district or different subdivision, the Zoning Ordinance requires a minimum transitional yard of 50 feet. The distance between the current Commonwealth Avenue right-of-way and the proposed buildings is 50 feet. Thus, the PUD complies with the required 50 foot transitional yard adjacent to Commonwealth Avenue.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The Planned Unit Development process combines the zoning and subdivision reviews - the approval of a preliminary PUD includes the approval of a preliminary plat of subdivision. Compliance with subdivision regulations and requests for modifications to those regulations are described below.

Section VII.C.3 - Access to Right-of-way Required: All lots must have access to a public street except that the Board of Trustees may approve private streets that are built to public street standards. This PUD requests private streets.

Section VII.C.11 - Dedication of Contiguous Rights of Way: All streets adjacent to a subdivision are required to be provided with the required minimum right-of-way width. The adjacent Burr Ridge Parkway and Bridewell Drive have full width rights of way. The adjacent Commonwealth Avenue is a local street with a 40 foot right-of-way rather than the required 60 feet. A 20-foot dedication of right-of-way is required for Commonwealth Avenue.

Section VII.C.9 - Half Streets: A half street improvement is required for any adjacent streets that are not built to the standards of the Subdivision Ordinance. Commonwealth Avenue is an under-improved street (i.e. no curb, gutter, or sidewalk). Thus, a half street improvement is required consisting of a minimum of 20 feet of pavement width and a curb, sidewalk, and parkway trees on the adjacent side of the street.

Section VII.G.6 - Through Lots: Through lots are not permitted except where backing up to a thoroughfare. The proposed lots adjacent to Commonwealth Avenue are through lots that back up to a local street.

Section VII.D.1 - Required Right-of-way Width: The proposed subdivision consists of private streets which would all be classified as local streets. Local streets are required to be within a 60 foot right-of-way or private street easement. The proposed streets are within a 50 foot easement.

Section VIII.D.2.f - Roadway Pavement: Local streets are required to be provided with a B6:12 curb. A B6:12 barrier curb is proposed at the entryway from Burr Ridge Parkway but the remainder of the streets would have an M3:12 curb which is a mountable curb.

Section VIII.I - Public Sidewalks and Pathways: Sidewalks are required on both sides of all streets within the subdivision and on the adjacent side of any adjacent streets unless a donation in lieu of the required sidewalks are approved by the Board of Trustees after a recommendation from the Pathway Commission. The only required sidewalks that are not being provided are on the south side of the main entrance drive, on Commonwealth Avenue, and on the corner side of Lot 38. The sidewalks will be presented to the Pathway Commission at a later date. It should also be noted that all sidewalks and pathways are required to be concrete.

Additional pathways (i.e. sidewalks not adjacent to streets) are proposed in and around the detention ponds at the south end of the property. The petitioner's narrative states that the pathway loop around the existing pond will be completed on the east side of the pond (although the plans indicated "by others").

Section IX.G - Subdivision Fences and Entryway Monuments: Fences and entryway monuments are proposed throughout the development. In order to expedite the preliminary PUD review, it is recommended that the review of these features be postponed until such time that final PUD plans are submitted.

ZONING HISTORY

The subject property consist of two parcels. Each of the two parcels are within existing but separate Planned Unit Developments. The parcel referenced as 1400 Burr Ridge Parkway is 2.5 acres in area and is located at the corner of Burr Ridge Parkway and Bridewell Drive. The remaining 20 acre parcel is referenced as 11650 Bridewell Drive.

The 1400 Burr Ridge Parkway parcel is within the Marriott Hotel Planned Unit Development. That PUD (Ordinance #A-834-22-98) consists of two lots with the Marriott Hotel being one lot and the subject 2.5 acres being the other lot. The Marriott Hotel PUD permits a 20,000 square foot office building on the 2.5 acre property.

The Marriot Hotel PUD also requires that the driveway at the north end of the hotel property be reconfigured to accommodate future access to the subject 20 acre property. The specific text reads:

> *At such time the adjacent parcel to the east is developed and if so requested by the Village of Burr Ridge, the petitioner shall dedicate a minimum 60 foot wide public right-of-way centered on the existing median break on Burr Ridge Parkway. Said right-of-way shall provide access from Burr Ridge Parkway to the east parcel and shall only be required if compensatory parking will be provided on the east parcel contiguous to Lots 8, 9, and 10 in an amount equal to the reduction of parking resulting from the dedication of right-of-way. Improvement of said right-of-way and construction of the additional parking shall be completed at the expense of others or this condition shall be void.*

The petitioner, David Weekley Homes, proposes to take advantage of this PUD requirement and reconfigure the north end of the parking lot to provide for a private street that accesses both the proposed residential subdivision and the existing hotel parking lot. Additional parking will be constructed for the Marriott Hotel in an amount equal to the parking that is removed.

The parcel referenced as 11650 Bridewell Drive includes 20 acres and was designated as a Planned Unit Development in 2008 (Ordinance #A-834-15-07). The Monarch\Grace PUD approved three, three-story office buildings with a combined floor area of 198,000 square feet.

Prior to the 2007 PUD, the 11650 property was designated as a Planned Unit Development for senior housing including skilled care facilities, assisted living units, and independent living units with 248 living units and a total of 415,000 square feet of floor area.

There were also failed or aborted attempts to rezone the 20 acre property for townhomes in 1996 and for multiple family residential units in 2004.

TRAFFIC STUDY

A traffic study for the previously proposed 75 unit subdivision was prepared by the petitioner and reviewed by the Village's traffic consultant. A revised traffic study has been prepared for this petition based on the reduced number of units. The Village's traffic consultant was not engaged for further review of the 52 unit traffic study as the Village's consultant has previously concurred with the developer's traffic study that the existing roadways can accommodate the proposed development without the need for street improvements.

FINDINGS OF FACT AND RECOMMENDATIONS

The petitioner has prepared findings of fact for the rezoning and the PUD which may be adopted if the Plan Commission is in agreement with those findings. The petition also includes a text amendment. Below is a recap of these requests.

Text Amendment for 20 Acre R-5 PUD: The petitioner requests either a variation or a text amendment to permit an R-5 PUD at 20 acres. Staff believes that a text amendment reducing the minimum land area for an R-5 District PUD to 20 acres should be considered along with a text amendment stating that the R-5 District is intended only for areas where higher residential density already exists and there is a mix of land use types in the immediate area. Additionally, given the land available or suitable for development in the Village, it does not seem appropriate to require a 40 acre lot minimum for a PUD.

Rezoning to the R-5 District: Concurrent with this petition, the Plan Commission agenda includes an amendment to the Comprehensive Plan which would designate the subject property for residential use. If the Plan Commission concurs with the findings for rezoning the property to the R-5 District, then an amendment to the Comprehensive Plan should also be recommended. Additional comments are provided in the staff report for the Comprehensive Plan amendment.

Planned Unit Development: The PUD is based on the desire to satisfy a market demand for detached single family homes without private yards and to create a unique subdivision that complements the character of Downtown Burr Ridge and contributes to the Village Center. Public benefits also include extension of the pathway around the exiting lake and preservation of the open space around the lake. In order to accomplish these objectives, the PUD includes the following modifications to zoning and subdivision standards:

- **Front and Corner Side Setbacks:** The PUD would vary the required minimum front yard setback from 40 feet to 20 feet and the required minimum corner side yard setback from 40 feet to 10 feet. Locating the homes closer to the streets is consistent with the desire to create a more pedestrian oriented subdivision. Additionally, four of the five building elevations include open front porches which mitigate the need for a greater front yard setback and also contributes significantly to the pedestrian oriented character of the subdivision. The petitioner and the Village should consider setting a minimum ratio of homes built with open porches versus the one elevation without an open porch.

- **Commonwealth Avenue:** There are three code compliance issues related to Commonwealth Avenue frontage: rear lot lines abutting Commonwealth, dedication of right of way, and street and sidewalk improvements. Based on discussion at the May 16 hearing, it appears that there was a preference from the neighborhood not to change the existing character of Commonwealth Avenue and instead to enhance the landscape buffer. The petitioner has modified the site plan to provide the required 50 foot landscape buffer yard where the homes abut Commonwealth Avenue. Typically, the Village has required a contribution to the capital fund and a contribution to the pathway fund in lieu of required street and sidewalk improvements.

- **Private Streets:** The PUD proposes private streets located within 50 foot easements (60 feet required) and with mountable curbs rather than barrier curbs. The reduction of the easement width allows for a narrower streetscape (reducing the distance between the fronts of homes by 20 feet) and results in a 5 foot parkway between the sidewalk and curb rather than the standard 15 feet. Five feet is sufficient for parkway trees. Placement of utilities will be determined during final engineering and may require additional easements in the front yards.

In conclusion, the petitioner is requesting rezoning to the R-5 District and designation of the property as a Planned Unit Development. If this petition is approved, it will represent a preliminary plat approval. The petitioner would then need to prepare final engineering plans for review by Village staff and a final plat of subdivision for approval by the Village Board of Trustees.

Residential Densities in Burr Ridge
Prepared May 11, 2016

	Gross Land Area (Including ROW, Open Space, Detention, Etc.)	**Dedicated Land Area** (Dedicated for Public Park or Open Space)	**Net Land Area** (Minus Dedicated Public Park or Open Space)	**Total Units or Lots**	**Gross Density** (Gross Land Area / Number of Units or Lots)	**Net Density** (Net Land Area / Number of Units or Lots)
Detached Single-Family Residential "Cluster" Projects in Burr Ridge						
Burr Ridge Club	34	0	34	72	**2.12**	**2.12**
Fieldstone Club	30.7	6.5	24.2	60	**1.95**	**2.48**
Lake Ridge Club	26.55	1.97	24.58	76	**2.86**	**3.09**
Lake Ridge Club w/o SFR	23.38	1.97	21.41	68	**2.91**	**3.18**
Savoy Club	25.57	0.64	24.93	52	**2.03**	**2.09**
Lakeside Point (Z-10-2016)	***22.5***	***0***	***22.5***	***52***	***2.31***	***2.31***
	162.7			**380**		
Attached Single-Family Residential Projects in Burr Ridge						
Carraigeway Club Townhomes	16.23	8.85	7.38	37	**2.28**	**5.01**
Chasemoor	42.4	0	42.4	201	**4.74**	**4.74**
Chestnut Hills	16	0	16	70	**4.38**	**4.38**
Tartan Ridge	6.47	0	6.47	24	**3.71**	**3.71**
Pine Tree	9.24	0	9.24	33	**3.57**	**3.57**
Pine Tree w/o SFR	7.19	0	7.19	28	**3.89**	**3.89**
Oak Creek Club	21.86	0	21.86	63	**2.88**	**2.88**
	119.39			**456**		
Multi-Family Residential Projects in Burr Ridge						
Carriageway Condos	7.5	0	7.5	167	**22.27**	**22.27**
Braemoor Condos/Deer Run	8.12	0	8.12	88	**10.84**	**10.84**
Burr Ridge Place (79th & Garfield)	0.79	0	0.79	7	**8.86**	**8.86**
Woodview Condos	2.88	0	2.88	18	**6.25**	**6.25**
Burr Ridge Village Center				192		
	19.29			**472**		

VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING
PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 11650 Bridewell Drive and 1400 Burr Ridge Parkway PIN #18-30-300-025 & 18-30-303-016
(Approx. 22.5 acre site SEC Burr Ridge Parkway and Bridewell Drive)

GENERAL INFORMATION

PETITIONER: Weekley Homes, LLC d.b.a David Weekley Homes
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADRESS: 1930 North Thoreau Drive PHONE: 847-241-4310

Schaumburg, IL 60173 EMAIL: kseay@dwhomes.com

c/o rsodikoff@agdglaw.com

PROPERTY OWNER: See Attachment No. 1 STATUS OF PETITIONER: Contract Purchaser

OWNER'S ADDRESS: PHONE:

PROPERTY INFORMATION

SITE AREA: 22.5 acres EXISTING ZONING: O-2 PUD

EXISTING USE/IMPROVEMENTS: Existing Pond

SUBDIVISION: Burr Ridge Corporate Park

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):

x Special Use x Rezoning x Text Amendment x Variation(s)

See Attachment No. 2

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.

Kevin V. Seay, Land Acquisition Manager 8/29/16

Petitioner's Signature Date Petition Was Filed

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 landscape area 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.

Lakeside Pointe
David Weekley Homes
Burr Ridge, IL

SITE INFORMATION

Gross Area	22.5 acres	
Units Proposed	52	
Single Family Pad Size	40' x 81'	
Rear Patio	240 sq ft	
Dwelling Units per Acre	2.3 du/ac	
Street Width	28'	
Loop Drive Width	20'	
Sidewalk Width	5'	
Open Space/Common Area	10.2	45%
Park Land	*3.2 acres*	
Existing Lake	*3.8 acres*	
Detention Areas	*1.1 acres*	
Neighborhood Open Space	*2.1 acres*	
Est. Impervious coverage	6.5 acres	29% coverage

LOT STANDARDS

S2 Single Family Homes

Building Height	38'
Front Yard Setback to Walk	20'
Building Side Separation	10.5'
* Allowable Projections Listed Below	
Rear to Rear Separation	39.5'
Rear to Side Separation	32'
Rear to Open Space/Buffer	20'
Side to Open Space/Buffer	5'
Max Allowable FAR**	0.5

** Measured over entire site

* Allowable Building Projections into the side yard:

window sills, belt courses, cornices, eaves, gutters, stoops, stairs, window wells, wall mounted meters, a/c condenser units, vents under 1', bay windows up to 1', and ordinary projections of fireplaces, chimneys and flues.

ATTACHMENT NO. 1

Property Owner

11650 Bridewell Drive (PIN: 18-30-300-025):

PB and J XXXIX, LLC
c/o Rocco Suspenzi
4800 North Harlem Avenue
Harwood Heights, Illinois 60706

1400 Burr Ridge Parkway (PIN: 18-30-303-016):

Burr Ridge Key Property, LLC
c/o Thomas E. Banta
100 East RiverCenter Boulevard, Suite 1100
Covington, Kentucky 41011

ATTACHMENT NO. 2

Petitioner requests rezoning from O-2 PUD to R-5 PUD or the creation of a newly designated PUD District, or the granting of a variance to allow approximately 22.5 acres in the designated R-PUD district and Special Use, to permit the development as a residential Planned Unit Development in the newly designated Residential District, in conformity with the preliminary site plan as presented.

Findings of Fact For a Map Amendment (Rezoning) to the Village of Burr Ridge Zoning Ordinance

In order for a map amendment (rezoning) 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. Existing uses of property within the general area of the property in question.

The Property is contiguous to the Marriott Hotel parcel which lies to the south/southwest, across the street and to the east of the McGraw Hill office building and is adjacent to single family residential property to the east (Commonwealth Ave.) It is in close proximity to the Village Center (a mixed commercial/residential PUD to the west).

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

The property is currently within an O-2 PUD District and is contiguous to the Marriott Hotel which is within the O-2 PUD District. The adjacent property to the south is also within the O-2 PUD, the residential property to the east is zoned R-3 and the Village Center is zoned B-2 PUD (commercial/residential mixed use).

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

The existing zoning classification for commercial use is obsolete. The property is in Cook County and is in close proximity to DuPage County. Real estate taxes for commercial property in Cook County are appreciably higher than for similar property in DuPage County. As a result, the property in question has remained vacant and unimproved for over 30 years while commercial development on the DuPage County side of Burr Ridge has flourished. The Cook County suburban office market is soft and it is unlikely that any office development will be proposed in the foreseeable future. Similarly, there is no current or foreseeable prospect for the development of the property as a condominium structure. The property serves as a good transitional use between existing commercial to the south/southwest, mixed business/residential to the west and to the R-3 residential district to the east.

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

The Burr Ridge Village Center has developed as a mixed use business/ residential development (B-2 PUD). The proposed development of the property will enhance the Village Center and the County Line Center by bringing more people and activity to the area, and will help spur development of a downtown Burr Ridge as a mixed use downtown area.

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

The Village's Official Comprehensive Plan should be amended to allow change to the zoning district for the subject property to R-3 PUD or R-5 PUD or to a newly created Downtown Residential PUD. This will allow for the development of the property as a transitional residential use and as a complement to the Village Center as a mixed-use commercial/residential development. Further, as a transitional use, the property will also complement the R-3 residential district to the east and the Corporate Park to the south and west.

Findings of Fact

For a Planned Unit Development
Village of Burr Ridge Zoning Ordinance

Section XIII.L.7 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 Planned Unit Development 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. In what respects the proposed plan is or is not consistent with the stated purpose of the planned unit development regulations

The proposed plan is consistent with the planned unit development regulations in that it provides for the appropriate transition of commercial property to the south (Mariott Hotel)/southwest(McGraw Hill) and mixed use commercial/residential property to the west (Village Center) with residential property to the east(R-3) and will not have any adverse impact on any existing or zoned development. It conserves over 6 acres of open green space and maintains the 3.8 acre existing pond, and the development calls for construction of high end, unique housing, with compatible architecture between adjacent buildings. The development anticipates cluster type lot arrangements with 52 single family dwellings as shown on the Plat. The residences are adopted for use by empty nesters and residents who wish to stay in (or move to) Burr Ridge but who do not want the responsibility of outdoor landscaping or maintenance. The proposed development is designed to promote a neighborhood feel, and to promote interchange among neighbors, with an abundance of sidewalks and walkway areas that would not be possible under the strict application of other sections of the Village's Zoning Ordinance.

b. The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.

The proposed development is consistent with the planned unit development regulations in that it allows for development that would not be possible under the strict application of other sections of the Village's Zoning Ordinance. It provides for the development and permanent preservation of open space, green space, the existing pond, and recreational areas on approximately six-plus acres of land. The homes will be of higher quality construction, result in a better residential design, and provide other amenities that meet the growing needs and demands of Burr Ridge's existing population. The proposed development complements the surrounding zoning districts and their existing uses and provides an appropriate transition to the residential district to the east. It enhances the Burr Ridge Village Center and County Line Square by bringing more residents and other visitors to the area and contributes to the development of the Burr Ridge downtown area.

c. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and

use, required improvements, construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.

The proposed plan and its unique design depart from zoning and subdivision regulations by allowing for smaller lots (zero lot lines) and greater density and for greater building height than is generally permitted in a residential district. In particular, the Plan calls for: (i) the entry boulevard being located on the existing Marriott Hotel parking lot, consistent with the existing PUD Agreement relating to the Marriott property; (ii) homes along the eastern boundary of the property facing inward rather than facing Commonwealth Drive; (iii) the allowance of private roads utilizing access easements in lieu of public rights of way, with widths as shown on the Plat; (iv) installation of sidewalks (5′ wide) at those locations indicated on the Plat; (v) minimum building separations, subject to possible building projections into the side yards, and rear yard set-backs and separations, as shown on the Plat; (vi) certain curb and gutters at M3.12 standards rather than B6.12 standards, as shown on the Plat; (vii) swale slopes of less than 2 percent at certain locations; (viii) use of concrete segmental walls rather than natural cut stone walls, some to be a maximum of 4' in height; and (ix) certain building heights possibly in excess of 30′. These departures, however, are less than the density and height restrictions that would be permitted as a matter of right in the existing O-2 PUD district. Commercial buildings on adjacent properties are in excess of five stories and provide greater density and bulk than the proposed residential use. Additionally, these design features establish the neighborhood and lifestyle feel for the development and will enhance the over-all community experience for residents of the development and/or other Village residents who visit the development or otherwise partake in the amenities the development will offer.

d. The extent of public benefit produced, or not produced, by the planned unit development in terms of meeting the planning objectives and standards of the Village. Any specific beneficial actions, plans or programs agreed to in the planned unit development proposal which are clearly beyond the minimum requirements of this Ordinance shall be specifically listed as evidence of justified bulk premiums and/or use exceptions.

The development is planned as a lifestyle community. It will encourage walking and interchange among neighbors with the construction of sidewalks and pathways. It will promote pedestrian access to the Village Center and generally promote the downtown feel of the surrounding areas. It will provide an abundance of open space and park-like areas. The residences will be of high quality construction and will serve the needs of current (and future) residents who otherwise would be required to move out of the Village to find maintenance free home living. The residences will be comprised of single family homes designed for active adults who desire an elegant, comfortable and safe place to call home. The development calls for the construction of a pathway on the north and west ends of the development and around the existing pond which will

serve to connect and benefit the Burr Ridge community as a whole.

e. The physical design of the proposed plan and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, open space and further the amenities of light and air, recreation and visual enjoyment.

The proposed development will not significantly impact vehicular traffic within its subdivision or in surrounding areas. Over five acres are being devoted to open space and recreational areas, and sidewalks and walkways are being installed and/or upgraded. The streets will be privately owned and maintained. The height and density of the residences are significantly less than would be permitted in one or more building structures construed in accordance with the requirements of the existing O-2 PUD.

f. The relationship and compatibility, beneficial or adverse, of the proposed plan to the adjacent properties and neighborhood.

The property is compatible with the mixed commercial/residential use to the west (Village Center), and provides a transition from the commercial property to the south/southwest (Marriott Hotel) to the R-3 single family residential property to the east. It is separated from the residential property to the east by a 50' setback/easement area.

g. The desirability of the proposed plan to the Village's physical development, tax base and economic well-being.

As a proposed high-end residential community, the residents will add to the tax base and well being of the Village and their use of the various businesses in the Village, including in the Village Center, County Line Square and the Corporate Park will add to the viability of the downtown area. The effect of the development with respect to annual real estate taxes payable to the Village will be positive as compared to real estate taxes that are generated from a vacant site. Most likely the effect would be neutral in the (unlikely) event the property is ever developed as a commercial use.

h. The conformity with the recommendations of the Official Comprehensive Plan as amended, and all other official plans and planning policies of the Village of Burr Ridge.

The Official Comprehensive Plan should be amended to reflect the use of the property as transitional PUD Residential as part of the Village's downtown commercial/residential district.

i. Conformity with the standards set forth in Section XIII.L.7 of this Ordinance.

The project conforms with the standards set forth in Section XIII.L.7 as stated above.

(Please transcribe or attach additional pages as necessary.)

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

SITE INFORMATION:		
Gross Area		22.5 acres
Units Proposed		52
Dwelling Units per Acre		2.3 du/ac
Street Pavement Width		28'
Sidewalk Width		5'
Open Space/Common Area		10.2 ac./45%
Park Land	3.2 acres	
Existing Lake	3.8 acres	
Neighborhood Open	2.1 acres	
Detention Areas	1.1 acres	
Est. Impervious coverage		6.5 ac./29%
LOT STANDARDS :		
Building Height		38'
Building Pad (Max.)		40' x 81'
Front Yard Setback to Sidewalk		20'
Building Side Separation		10.5'
Rear to Rear Separation (min.)		39.5'
Rear to Side Separation (min.)		32'
Rear to Open Space/Buffer (min.)		20'
Side to Open Space/Buffer (min.)		5'

North

Scale: 1" = 60'

0 60 120 240

NORTH

BSB DESIGN

Building Dreams, Enhancing Lives.
David Weekley Homes

6351-D 4685-E 4275-H 4685-D 3639-D

Burr Ridge

By

David Weekley Homes

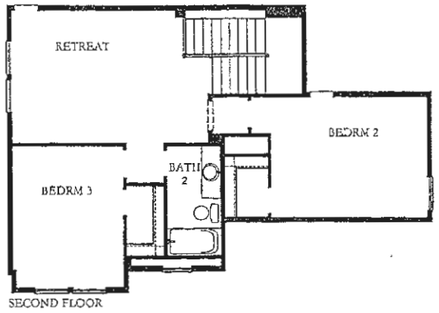
Chicago

Burr Ridge

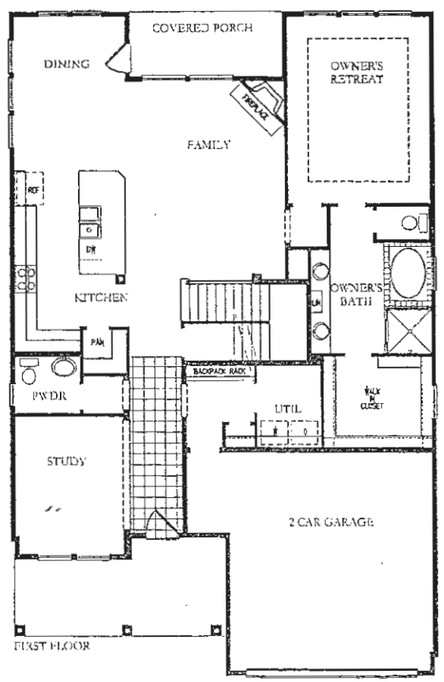
Plan 1 - 2431 sqft
Plan 2 - 2821 sqft
Plan 3 - 2878 sqft
Plan 4 - 3237 sqft

FLOOR PLAN

THE DUNBARTON

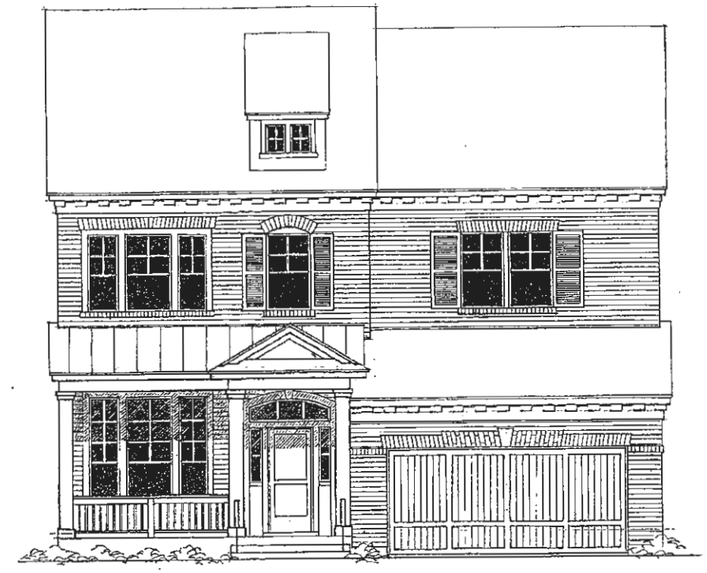


SECOND FLOOR



FIRST FLOOR

UNFINISHED BASEMENT STANDARD



BURR RIDGE - PLAN #1

BURR RIDGE - PLAN #1

2/10/2015
d73CH1_Opt9

DavidWeekleyHomes.com

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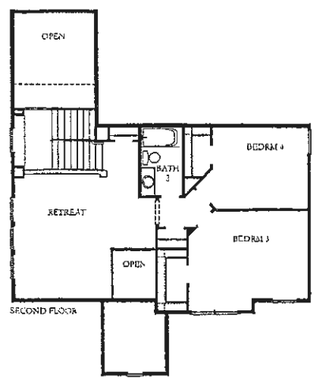
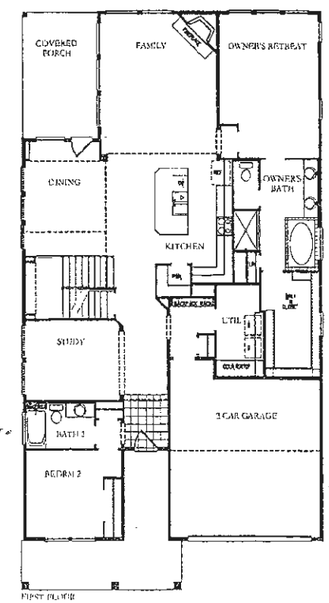
FLOOR PLAN

THE DUNOLLY





UNFINISHED BASEMENT STANDARD

BURR RIDGE - PLAN #2

03/05/2015
4769CHH_Opt0

DavidWeekleyHomes.com

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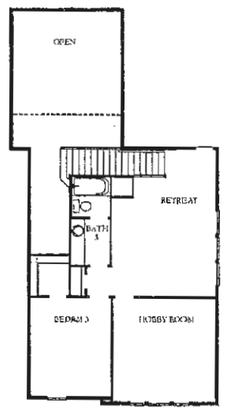
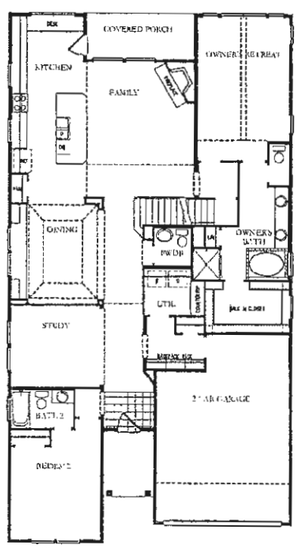
FLOOR PLAN

THE ELBERTON



SECOND FLOOR



FIRST FLOOR

UNFINISHED BASEMENT STAND UPS

BURR RIDGE - PLAN #9

26/2015
70CH11_Opt0

DavidWeekleyHomes.com

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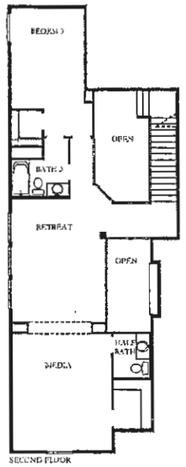
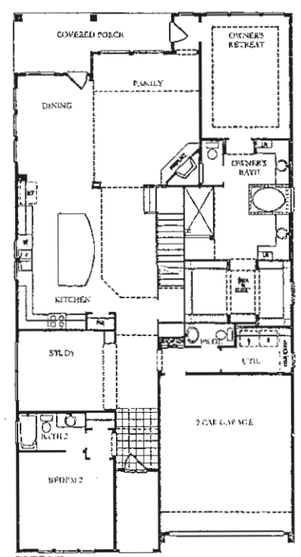
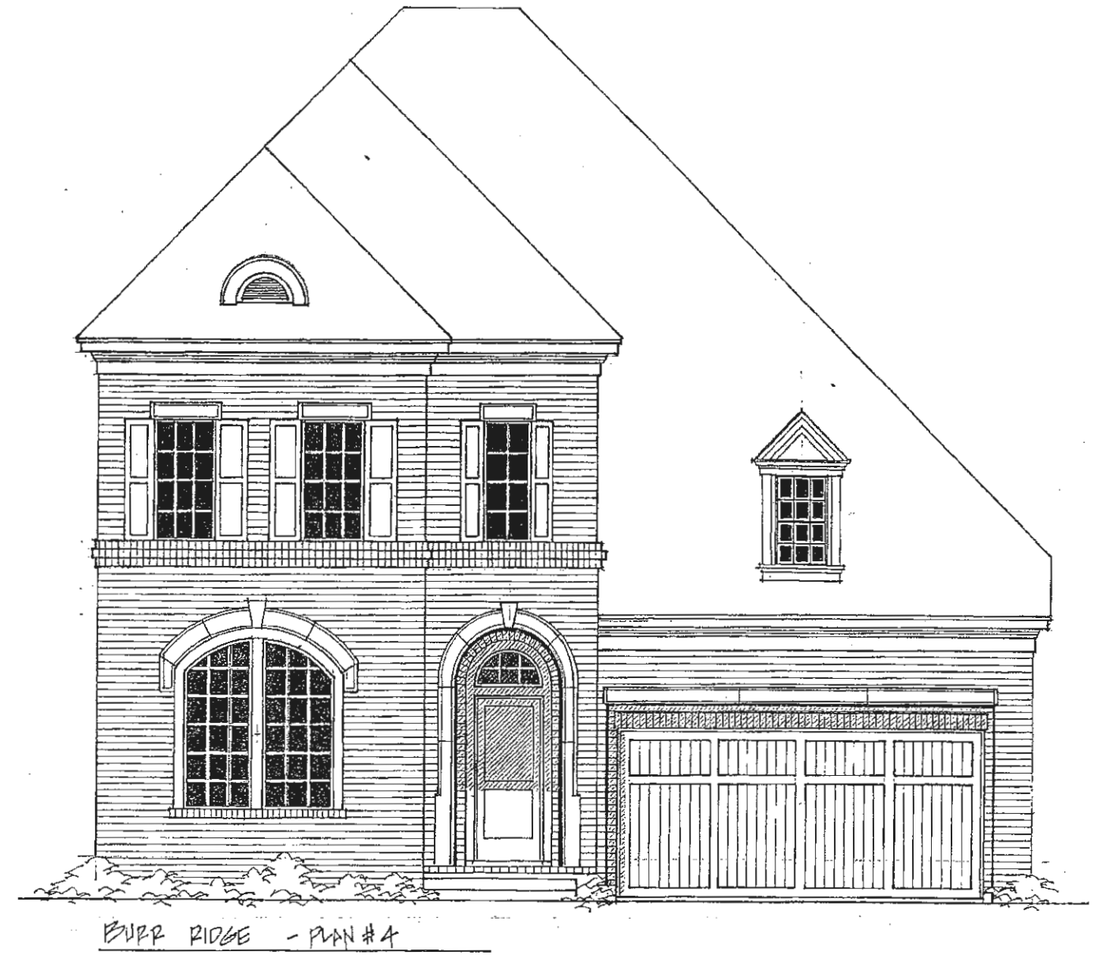
FLOOR PLAN

THE MARTINWOOD





UNFINISHED BASEMENT STANDARD



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DavidWeekleyHomes.com

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PLANT LIST

SHADE TREES

QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
	AFm	Acer x freemanii 'Marmo'	Marmo Maple	3.0" BB
	CO	Celtis occidentallis 'Chicagoland'	Chicagoland Hackberry	3.0" BB
	GD	Gymnocladus dioica	Kentuck Coffee-Tree	3.0" BB
	LT	Lirodendron tulipifera	Tulip Tree	3.0" BB
	QB	Quercus bicolor	Swamp White Oak	3.0" BB
	Qru	Quercus rubra	Red Oak	3.0" BB
	RP	Robinia pseudacaia 'Chicago Blues'	Chicago Blues Robinia	3.0" BB
	TD	Taxodium distichum	Bald Cypress	3.0" BB
	TAr	Tilia americana 'Redmond'	Redmond American Linden	3.0" BB
	UaH	Ulmus 'Morton's Glossy'	Triumph Elm	3.0" BB

INTERMEDIATE AND EVERGREEN TREES

QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
	AC	Amelanchier canadensis	Serviceberry	8' CL. BB
	ACo	Abies concolor	Concolor Fir	10' BB
	CCA	Carpius carolinana	Musclewood	3.0" BB
	CC	Cercis canadensis	Red Bud	7' BB
	CA	Cornus alternifolia	Pagoda Dogwood	6' CL.BB
	CCi	Craetegus crus-galli inermis	Thornless Cockspur Hawthorn	3.0" BB
	CP	Craetegus phaenopyrum	Washington Hawthorn	10' CL.BB
	HV	Hamamellis virginiana	Common Witchhazel	5' HT. BB
	MS	Magnolia stellata	Star Magnolia	6' BB
	Mdw	Malus 'Donald Wyman'	Donald Wyman Crab	3.0" BB
	MA	Malus 'Adams'	Adam's Crab	3.0" BB
	OV	Ostrya virginiana	Ironwood	3.0" BB
	BHS	Picea glauca densata	Black Hills Spruce	10' BB
	PS	Pinus Strobus	White Pine	10' BB
	VP	Viburnum prunifolium	Blackhaw Viburnum	5' CL. BB

SHRUBS

QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
	DA	Thuja occidentalis	Dark Green Arborvitae	6' BB
	CS	Cornus sericea	Redtwig Dogwood	36" BB
	CSi	Cornus sericea 'Insantii'	Insanti Dogwood	5 Gal. Cont.
	FG	Fothergilla gardenii	Dwarf Fothergilla	18" BB
	HA	Hydrangea arborescens	Smooth Hydrangea	3 Gal Cont.
	HPt	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	42" BB
	IV	Ilex verticillata 'Red Sprite'	Winterberry 'Red Sprite'	42" BB
	IVh	Itea virginica 'Little Henry' (Include One Male Plant / Planting)	Little Henry Itea	18" BB
	JCsg	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gal Cont.
	JCpk	Juniperus chinensis 'Pfitzeriana Kallay'	Kallay Phitzer Juniper	5 Gal Cont.
	POld	Physocarpus opufolius 'Diablo'	Diablo Ninebark	30" BB
	RAg	Ribes alpinum 'Green Mountain'	Green Mountain Currant	5 Gal. Cont.
	Rsm	Rosa 'Scarlet Meidland'	Scarlet Meidland Shrub Rose	3 Gal Cont.
	Rgl	Rhus aromatica 'Grow-Low' (36" On Center)	Grow-Low Sumac	3 Gal Cont.
	SBt	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	3 Gal. Cont.
	SMp	Syring meyerii 'Palabin'	Palabin Lilac	30" BB
	TMt	Taxus medii 'Tauntoni'	Taunton's Yew	24" BB
	TMh	Taxus medii 'Hicksii'	Hick's Yew	30" BB
	VDw	Viburnum dentatum 'Wentworth'	Wentworth Arrowwood Vib.	36" BB
	VCc	Viburnum carlesii 'Compactum'	Compact Koreanspice Vib.	18" BB
	VTh	Viburnum trilobum 'Hahs'	Hahs Amer. Cranberry Vib.	36" BB
	WF	Weigela florida 'Red Prince'	Red Prince Weigela	48" BB

PERENNIALS AND GROUNDCOVER

QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	
	Afr	Astilbe 'Fanal Red'	Fanal Red Astilbe	1 Gal.	24" On Center
	AI	Asclepius incarnata	Swamp Milkweed	1 Gal.	18" On Center
	BA	Baptisia australis	Blue Indigo	1 Gal.	24" On Center
	CAs	Calamagrostis acutifolia 'Stricta'	Feather Reed Grass	1 Gal.	18" On Center
	CMid	Carex morrow 'Ice Dance'	Ice Dance Sedge	1 QT Cont	18" On Center
	CP	Carex pennsylvanicum	Pennsylvania Sedge	1 QT Cont	18" On Center
	CGs	Coreopsis grandiflora 'Stingray'	Stingray Tickseeed	1 QT Cont	24" On Center
	DDzr	Dianthus deltoides 'Zing Rose'	Zing Rose Dianthus	1 QT Cont	18" On Center
	EP	Echinacea purpurea	Purple Cone Flower	1 QT Cont	24" On Center
	GSmf	Geranium sanguineum 'Max Frei'	Max Frei Geranium	1 QT Cont	24" On Center
	GCk	Geranium cantabrigiense 'Karmina'	Karmina Geranium	1 QT Cont	18" On Center
	Hhb	Hosta 'Hadsen Blue'	Hadspen Blue Hosta	1 Gal.	24" On Center
	Hsd	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylilly	1 QT Cont	24" On Center
	HM	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 Gal.	24" On Center
	MFi	Monarda fistulosa	Monarda Cultivar	1 QT Cont	24" On Center
	NF	Nepeta fasseni 'Walker's Low'	Walker's Low Catmint	1 QT Cont	24" On Center
	PTe	Pachysandra terminallis	Japanese Spurge	4" plug	12" On Center
	PAt	Perovskia atriplicifolia	Russian Sage	1 Gal.	30" On Center
	PVs	Pannicum virgatum 'Shennandoah'	Shenanndoah Switch Grass	1 Gal.	24" On Center
	PA	Pennisetum alopecuroides	Fountain Grass	1 Gal.	24" On Center
	PAh	Sesleria autumnalis	Autumn Moor Grass	1 Gal.	18" On Center
	RNs	Rudbeckia neumanii 'Summer Blaze'	Summer Bl. Blackeyed Susan	1 Gal.	24" On Center
	SN	Salvia nemerosa 'May Night'	May Night Salvia	1 Gal.	18" On Center
	SH	Sporabolis heterolepsis	Prairie Dropseed	1 Gal.	24" On Center
	SKt	Sedum kamtschaticum 'Tekaridake'	Tekaridate Sedum	1 Qt. Cont.	18" On Center
	SCc	Schizachyriumscoparium 'Carousel'	Carousel Little Blue Stem	1 Gal.	24" On Center

North

Scale: 1" = 60'

0 60 120 240

Building Dreams. Enhancing Lives.
David Weekley Homes

Preliminary Landscaping Plan

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

LS-1

Lakeside Pointe
Burr Ridge, Illinois

Date: August 25, 2016

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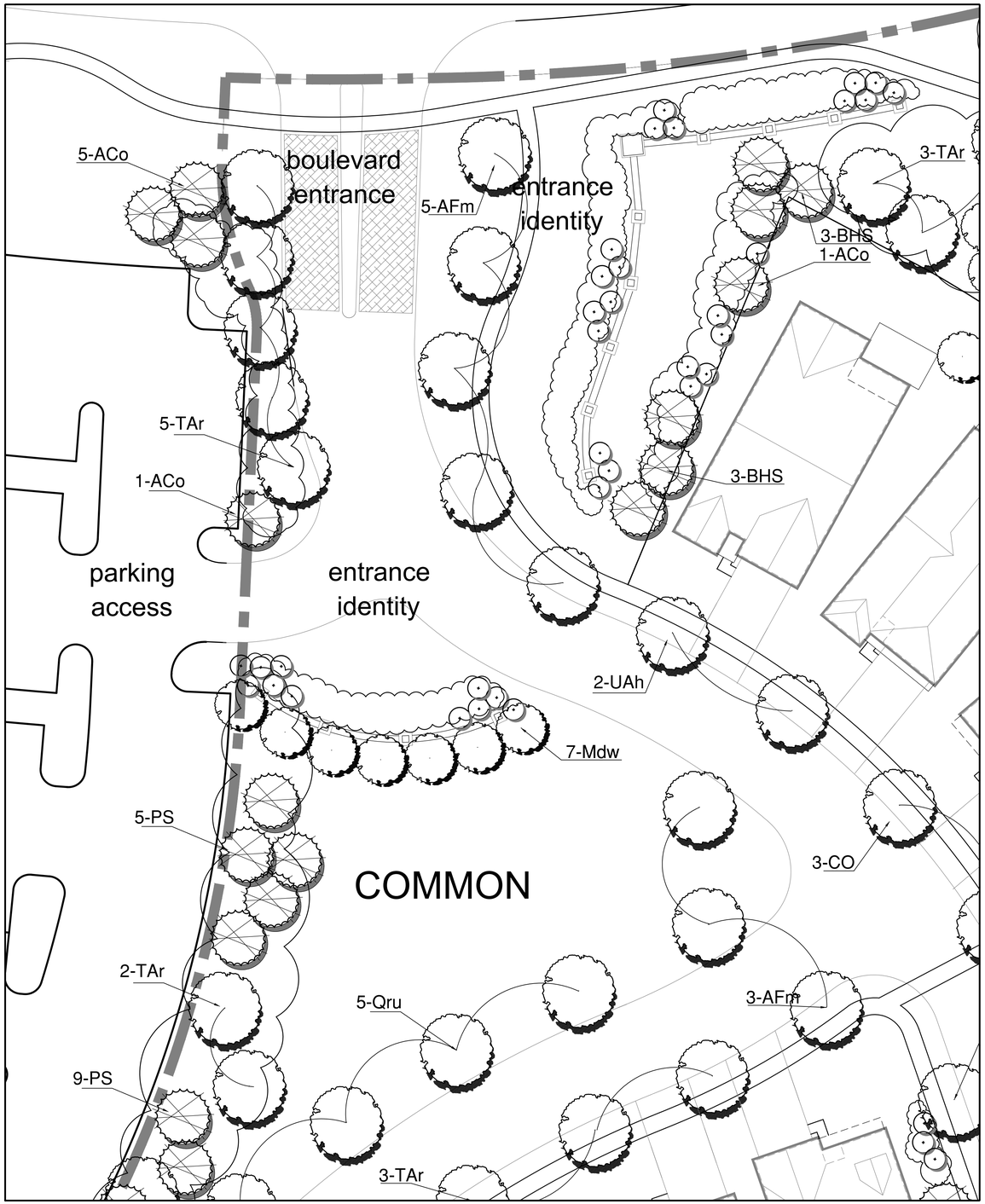
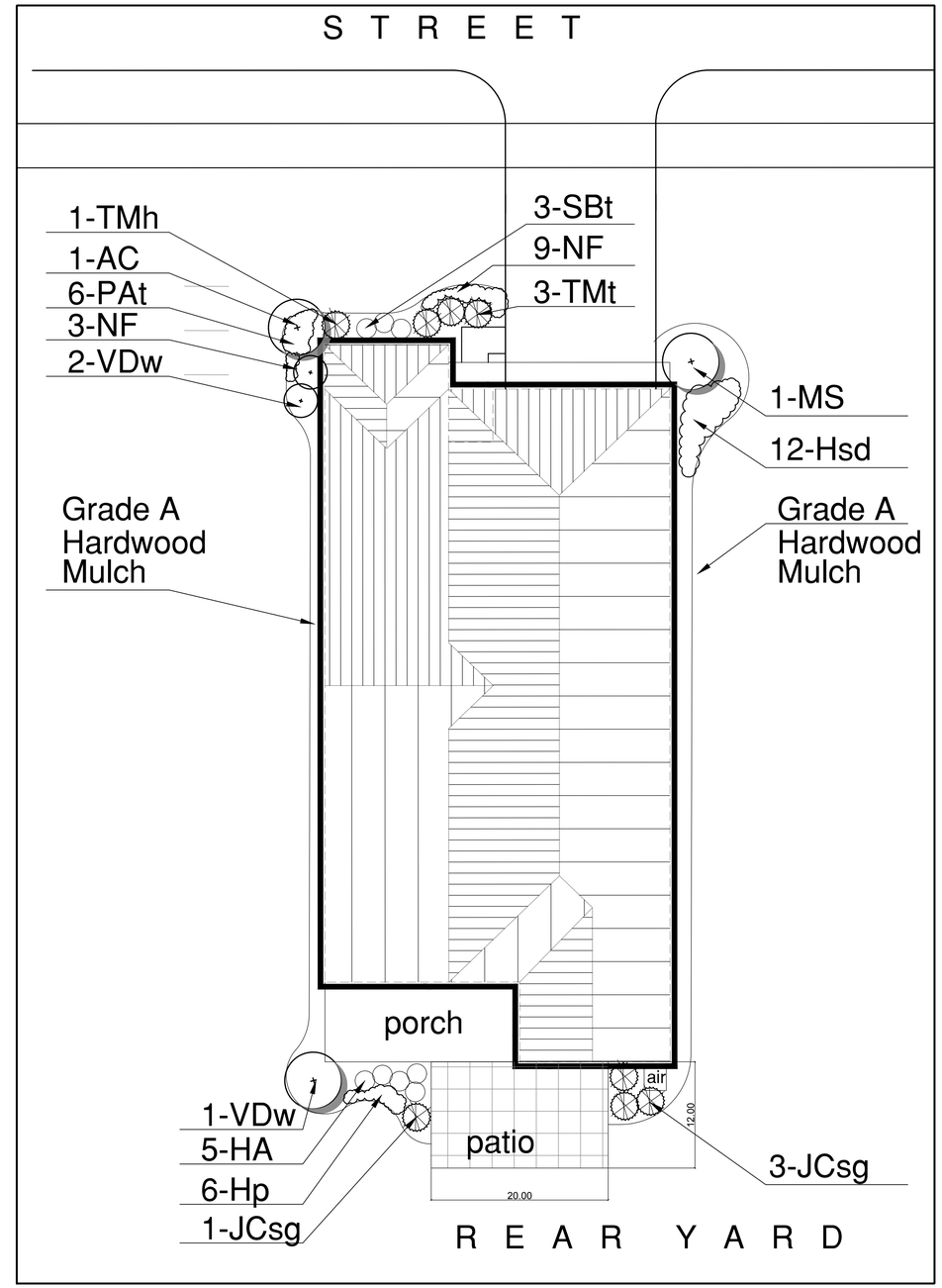
BSB DESIGN



Entrance Feature



Typical Foundation Plan/Plan 4772

Preliminary Landscaping Plan

LS-2

Lakeside Pointe
Burr Ridge, Illinois

Building Dreams, Enhancing Lives.
David Weekley Homes

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

Date: August 25, 2016

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BSB DESIGN

Preliminary Stormwater Management Narrative Summary
Lakeside Pointe of Burr Ridge
Burr Ridge, Illinois

April 22, 2016
Revised August 25, 2016

I. Introduction

David Weekley Homes is proposing a 52 unit single family residential development on 22.5 acres located at the southeast corner of Burr Ridge Parkway and Bridewell Drive in Burr Ridge, Illinois. The purpose of this Summary is to document the basis and requirements of the preliminary stormwater management system as it will apply to this development. The site is subject to Burr Ridge Stormwater Detention Requirements and the Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO).

II. Metropolitan Water Reclamation District Requirements

MWRD enacted a countywide Watershed Management Ordinance in 2014. The WMO imposes stormwater management requirements on a countywide level. All development within the county is subject to the ordinance requirements. Municipalities may impose additional requirements or enact more stringent requirements than described in the WMO.

The WMO makes allowances for redevelopment and development of previously permitted projects. These types of projects can be eligible to be reviewed under the Legacy Permit process. The subject property lies within an area that contains an existing detention facility which was permitted and constructed under an MWRD sewerage system permit. The overall runoff coefficient of the currently proposed development will be less than the originally permitted runoff coefficient. Therefore, the subject property can be permitted as a Legacy Permit and MWRD will not require additional stormwater detention. The Village Engineer for Burr Ridge has acknowledged his concurrence of this process.

However, it must be understood that the WMO also contains Site Volume Control Requirements that must be met for this site. The Volume Control Storage Requirement equals one inch of stormwater from all new impervious surfaces of the development. For this development:

MWRD Volume Control Requirement =

7.2 acres impervious area * (1/12) = 0.60 acre-feet.

The impervious area noted above conservatively includes a small portion of the existing Marriott parking lot which will be permanently removed and replaced with pervious surface.

III. Burr Ridge Detention Requirements

The attached Village of Burr Ridge memo dated February 14, 2008 and updated May 12, 2012 details the methodology for determining the Village's stormwater detention requirement. Years ago the Village determined that the original design of the existing stormwater management facility was not sufficient for complete build out of the Burr Ridge Corporate Park. The facility was originally designed using Technical Paper 40 rainfall data and the Village determined that the detention requirement would be updated to account for increased rainfall amounts reflected in Technical Bulletin 70.

By reviewing various studies that were undertaken, the Village determined that each development site within the Burr Ridge Corporate Park would be responsible for increasing the detention storage by 0.16 Ac-Ft/Ac. The remaining developments would be able to utilize any available surplus detention that was previously provided. At this point 0.90 Ac-Ft of surplus detention remains available in the existing pond.

The detention calculation for the subject development is therefore:

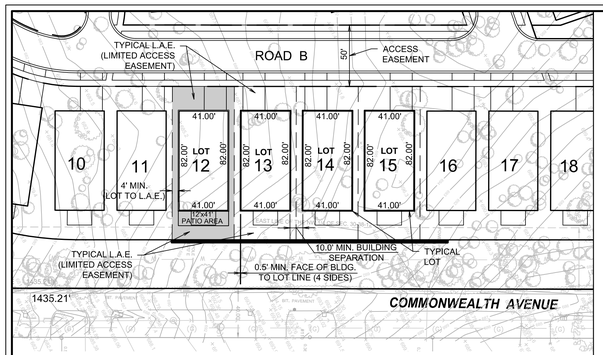
Village Detention Volume Requirement =

(19 acres) * (0.16 ac-ft/ac) – (0.9 ac-ft) = 2.14 acre-feet.

The 19 acre development area, shown in the above calculation, excludes the portion of the existing pond that is located on the property - this part of the site is not being redeveloped. The corresponding size of this area is 3.5 acres.

IV. Proposed Stormwater Management Areas

The existing drainage pattern of the site necessitates two basins. A large basin serving a majority of the site and a smaller basin sized to serve the rear yards of the lots that are tributary to the southeast corner. Each basin is designed to accommodate both volume control and detention storage. The total required combined storage volume of the two basins is 2.8 acre-feet (the MWRD Volume Control Requirement together with the Village Detention Requirement). The capacity of the proposed basins exceeds this storage amount. The bottoms of these basins will be planted with wetland materials selected to withstand fluctuating water levels. The outfalls for each basin release to the existing pond. The proposed restrictor structures and the bottoms of the basins are situated at an elevation that is above the 100-year regulatory flood elevation. Doing so ensures that the backwater elevation during the 100-year storm event will not influence the outfall rate or storage capacity.



TYPICAL LOT DETAIL

SCALE: 1"=50'-0"

NOTES:

1) THE LOT DIMENSIONS FOR EVERY HOME SHALL BE 41.00' x 82.00'

2) THE 12' X 41' PATIO AREA DEFINED ABOVE SHALL BE FOR PATIO AND/OR DECK PLACEMENT. ANY PATIO AND/OR DECK SHALL NOT EXTEND BEYOND THIS LIMIT.

TAX PARCEL NUMBERS (P.I.N.)
18-30-300-025
18-30-303-016

PARCEL 1 & PARCEL 2
PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41-45-26.66992 N
LONGITUDE 87-54-28.42124 W
GROUND SCALE FACTOR 1.0000376122
ALL MEASUREMENTS ARE ON THE GROUND.

NOTES:

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ARC DISTANCES ARE ALONG ALL CURVES.
3. SEE PRELIMINARY ENGINEERING PLANS BY V3 COMPANIES FOR PROPOSED GRADING AND UTILITY INFORMATION.
4. BLANKET UTILITY AND DRAINAGE EASEMENTS TO BE PROVIDED OVER ALL ACCESS EASEMENT AREAS AND ALL LIMITED ACCESS EASEMENT AREAS. ADDITIONAL EASEMENTS MAY BE NECESSARY DEPENDING ON FINAL ENGINEERING.
5. ACCESS EASEMENTS FOR INGRESS AND EGRESS SHALL BE PROVIDED FOR ALL ROADWAYS, DRIVEWAYS AND COMMON SIDEWALK AREAS.
6. EXISTING ZONING O-2 OFFICE AND HOTEL DISTRICT.
7. PROPOSED ZONING R-5 PLANNED RESIDENCE DISTRICT OF THE BURR RIDGE ZONING ORDINANCE.

OWNER/DEVELOPER

David Weekley Homes
1930 Thoreau Drive North, Suite 160
Schaumburg, Illinois 60173-4151
847 241 4308

ENGINEER/SURVEYOR

V3 Companies of Illinois, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200

PLANNER / LANDSCAPE ARCHITECT

BSB Design
1540 Dundee Road, Suite 310
Palatine, Illinois 60074
847 705 2200

V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	04-22-16	PER COORDINATION REVIEW			
2	08-26-16	REVISED SITE PLAN			

PROJECT NO.: 00039.DWH	DESIGNED BY: TJK
FILE NAME: 1.0 PLAT00039.DWH.DWG	DRAWN BY: DB
ORIGINAL ISSUE DATE: 03-14-2016	CHECKED BY: TJK
SCALE: 1"=50'	PROJECT MANAGER: DLG

LAKESIDE POINTE OF BURR RIDGE

BURR RIDGE ILLINOIS

PRELIMINARY PLAT OF P.U.D.

DRAWING NO. 1.0

00039.DWH - PRELIMINARY PLAT OF P.U.D.

E:\0000\00039\00039.DWH\Drawings\ACAD\LDS\23\Misc Drawings\1.0 Plat\00039.DWH.dwg, 8/26/2016 3:54:31 PM, BurtonDB

1.0 PLAT00039.DWH.DWG - 8/26/2016 3:55: PM

LEGEND

- C CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TB TRAFFIC CONTROL BOX
- T TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- T TELEPHONE PEDESTAL
- T TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- F FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- E ELECTRIC MANHOLE
- E ELECTRIC PEDESTAL
- TP ELECTRIC TRANSFORMER PAD
- E ELECTRIC METER
- HANDHOLE
- JB ELECTRICAL JUNCTION BOX
- EV ELECTRIC VAULT
- EO ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TP TRANSFORMER PAD
- PAINTED GAS LINE
- GAS VALVE
- G GAS METER
- G GAS VALVE VAULT
- G GAS METER
- PIPELINE MARKER
- M MONITORING WELL
- P POST INDICATOR VALVE
- W WELL HEAD
- F FLAGPOLE
- MAILBOX
- SIGN
- POST
- PT PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AC AIR CONDITIONER PAD/UNIT
- 12" DECIDUOUS TREE W/ TRUNK SIZE
- 11" NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SB# SOIL BORING HOLE W/ NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- SPRINKLER HEAD
- W WATER METER
- FOUND DISK IN CONCRETE
- FBD FOUND BRASS DISC
- FOUND ROW MARKER
- FIR FOUND IRON ROD
- FRS FOUND RAILROAD SPIKE
- FPK FOUND PK NAIL
- FMG FOUND MAG NAIL
- FCC FOUND CUT CROSS
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- TP SET TRAVERSE POINT
- SPK SET PK NAIL
- SMG SET MAG NAIL
- SIP SET IRON PIPE
- SBM SET CONCRETE MONUMENT WITH BRASS DISC
- SCM SET CONCRETE MONUMENT WITH IRON PIPE

3 2 10 11 SECTION CORNER

7 QUARTER SECTION CORNER

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- CATV UNDERGROUND CABLE TV
- (CATV) UNDERGROUND CABLE TV(ATLAS INFO.)
- (FO) UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- E UNDERGROUND ELECTRIC
- (E) UNDERGROUND ELECTRIC(ATLAS INFO.)
- T UNDERGROUND TELEPHONE
- (T) UNDERGROUND TELEPHONE(ATLAS INFO.)
- G GAS MAIN
- (G) GAS MAIN(ATLAS INFO.)
- W WATER MAIN
- (W) WATER MAIN (ATLAS INFO.)
- (SANITARY SEWER
- (SAN) SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- (STM) STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OH OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- 700 EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA

ABBREVIATIONS

782.62 / 782.12	EXISTING TOP OF CURB ELEVATION / EXISTING EDGE OF PAVEMENT ELEVATION
+ 782.62	EXISTING SPOT ELEVATION
A.P.	ACCESSIBLE PARKING
F.F.	FINISHED FLOOR
T.F.	TOP OF FOUNDATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
FRM.	FRAME
BRK.	BRICK
TC	TOP OF CURB
DEP	DEPRESSED CURB
GUT	GUTTER
EP	EDGE OF PAVEMENT
F.L.	FLOW LINE
CONC.	CONCRETE
BIT.	BITUMINOUS
MH	MANHOLE
CW	CONCRETE WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
TP	TOP OF PIPE
BW	BACK OF WALK
FES	FLARED END SECTION
INV	INVERT
DIP	DUCTILE IRON PIPE
SD	STORM DRAIN
SAN	SANITARY SEWER
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
I.E.	INGRESS & EGRESS EASEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
(REC)	RECORD DATUM
MEAS.	MEASURED DATUM
[CALC]	CALCULATED DATUM
<DEED>	INFORMATION TAKEN FROM DEED
ETBE	EXCEPTION TO BLANKET EASEMENT

PROPOSED AREA

PARCEL 1
860,950 SQ.FT.
19.7647 ACRES

PARCEL 2
120,789 SQ.FT.
2.7729 ACRES

TOTAL
981,739 SQ. FT.
22.5376 ACRES

LEGAL DESCRIPTION

PARCEL 1:
(TAKEN FROM TITLE COMMITMENT BEING THE SAME AS DESCRIBED IN DEED #0716210100)

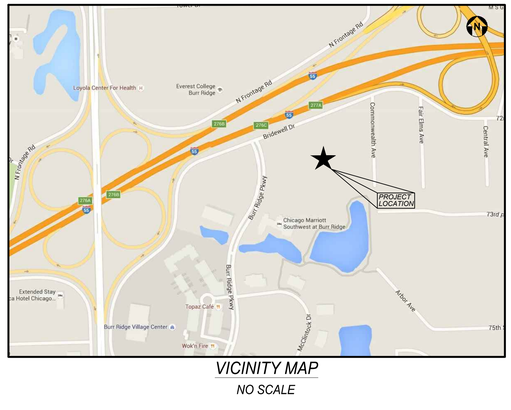
THAT PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, 741.69 FEET, AS MEASURED ALONG SAID EAST LINE, NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 30, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 7 IN BURR RIDGE PARK UNIT 1, BEING A SUBDIVISION IN THE WEST 1/2 OF SAID SECTION 30, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1984 AS DOCUMENT NO. 26915064; THENCE NORTH 87 DEGREES, 57 MINUTES, 06 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 7, 653.98 FEET TO THE NORTHWEST CORNER THEREOF, BEING ALSO THE SOUTHEAST CORNER OF LOT 8 IN SAID BURR RIDGE PARK UNIT 1; THE FOLLOWING THREE COURSES ARE ALONG THE EASTERLY LINE OF LOTS 8, 9 AND 10 IN SAID BURR RIDGE PARK UNIT 1; THENCE NORTH 00 DEGREES, 09 MINUTES, 48 SECONDS EAST, 400.00 FEET; THENCE NORTH 02 DEGREES, 23 MINUTES, 05 SECONDS WEST, 318.92 FEET; THENCE NORTH 00 DEGREES, 39 MINUTES, 54 SECONDS EAST, 465.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, BEING ALSO A POINT ON THE SOUTHERLY LINE OF THE PERMANENT EASEMENT FOR HIGHWAY PURPOSES AS PER INSTRUMENT RECORDED AUGUST 12, 1959 AS DOCUMENT NO. 17627674; THENCE NORTH 70 DEGREES, 51 MINUTES, 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID PERMANENT EASEMENT FOR HIGHWAY PURPOSES, 696.26 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 00 DEGREES, 06 MINUTES, 00 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 1435.22 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PURSUANT TO THE TO TITLE REPORT THE PROPERTY IS KNOWN AS:
11650 BRIDEWELL DRIVE

PARCEL 2:
LOT 2 OF BURR RIDGE HOTEL PARTNERS PLAT OF RESUBDIVISION OF LOTS 8, 9 AND 10 IN BURR RIDGE PARK UNIT 1, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 2003 AS DOCUMENT NUMBER 0316945047, IN COOK COUNTY, ILLINOIS.

PURSUANT TO THE TO TITLE REPORT THE PROPERTY IS KNOWN AS:
1400 BURR RIDGE PARKWAY



VICINITY MAP
NO SCALE

TAX PARCEL NUMBERS (P.I.N.)

18-30-300-025
18-30-303-016

PARCEL 1 & PARCEL 2
PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

FLOOD HAZARD NOTE

PART OF THIS PROPERTY IS IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED (ZONE AE) AND PART IS IN AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS AND INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0468J) MAP REVISED AUGUST 19, 2008.

BENCHMARK

SOURCE:
BENCHMARK ESTABLISH VIA TRIMBLE VRS NETWORK.
DATUM IS NAVD88
LATITUDE 41-45-26.66992 N
LONGITUDE 87-54-28.42124 W
ELLIPSOIDAL HEIGHT: 586.994 SFT
GROUND SCALE FACTOR: *1.0000376122* GEOID 12A (CONUS)

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 07-02-15

ELEVATION: 694.613 (MEAS.)
DATUM: NAVD88
DESCRIPTION: NORTHWEST BOLT ON FIRE HYDRANT AT SOUTH SIDE OF BRIDEWELL DRIVE NEAR NORTHWEST CORNER OF SITE.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 07-02-15

ELEVATION: 686.833
DATUM: NAVD88
DESCRIPTION: NORTHWEST BOLT ON FIRE HYDRANT AT SOUTHWEST CORNER OF BRIDEWELL DRIVE AND COMMONWEALTH AVE.

VILLAGE OF BURR RIDGE BM CHECKS:

STATION DESIGNATION: BM 101
ESTABLISHED BY: AREA SURVEY COMPANY
DATE: 11-16-05

ELEVATION: 636.74 (PUBLISHED) 635.685 (MEAS. NAVD88)
DATUM: NONE DISCLOSED ON RECORD
DESCRIPTION: BERNTSEN MONUMENT LOCATED AT THE NORTHWEST CORNER OF 75TH STREET AND WOLF ROAD

STATION DESIGNATION: BM 108
ESTABLISHED BY: AREA SURVEY COMPANY
DATE: 11-16-05

ELEVATION: 709.33 (PUBLISHED) 708.389 (MEAS. NAVD88)
DATUM: NONE DISCLOSED ON RECORD
DESCRIPTION: BERNTSEN MONUMENT LOCATED AT THE NORTHWEST CORNER OF THE SOUTH FRONTAGE ROAD AND 75TH STREET.

V3 ADVISES THAT ALL CONTRACTORS USING THE ABOVE CONTROL MUST CHECK INTO AT LEAST THREE SITE CONTROL POINTS AND/OR SURROUNDING NON-ADJUSTED MANHOLE RIM GRADES OR ADJACENT BUILDING FINISHED FLOOR ELEVATIONS BEFORE STARTING ANY CONSTRUCTION WORK. ANY DISCREPANCIES FOUND MUST BE REPORTED IMMEDIATELY TO V3 PRIOR TO THE START OF WORK.

NOTICE OF APPROVAL OF PRELIMINARY PLAT

NOTICE IS HEREBY GIVEN THAT THE PRELIMINARY PLAT OF A SUBDIVISION SHOWN HEREON HAS RECEIVED APPROVAL BY THE BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE, ILLINOIS, AND UPON COMPLIANCE BY THE SUBDIVIDER WITH REQUIREMENTS OF QUALIFICATIONS GOVERNING THE APPROVAL OF PRELIMINARY PLATS AND WITH OTHER REVISIONS AND STIPULATIONS THAT MAY BE REQUIRED, THE BOARD OF TRUSTEES WILL RECEIVE THE FINAL PLAT FOR CONSIDERATION WHEN SUBMITTED BY THE SUBDIVIDER IN SUCH FORM AND WITHIN SUCH TIME AS REQUIRED BY THIS ORDINANCE.

THE BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE, ILLINOIS

DATE: _____

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	04-22-16	PER COORDINATION REVIEW			
2	08-26-16	REVISED SITE PLAN			

PROJECT NO.: 00039.DWH	DESIGNED BY: TJK
FILE NAME: 1.0 PLAT00039.DWH.DWG	DRAWN BY: DB
ORIGINAL ISSUE DATE: 03-14-2016	CHECKED BY: TJK
SCALE: 1"=50'	PROJECT MANAGER: DLG

LAKESIDE POINTE OF BURR RIDGE
BURR RIDGE ILLINOIS

PRELIMINARY PLAT OF P.U.D.

DRAWING NO. 1.1

00039.DWH - PRELIMINARY PLAT OF P.U.D.

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1.0 PLAT00039.DWH.DWG - 8/26/2016 3:55: PM

PRELIMINARY ENGINEERING PLANS

FOR

LAKESIDE POINTE OF BURR RIDGE

BURR RIDGE, ILLINOIS

PROJECT TEAM

OWNER/DEVELOPER

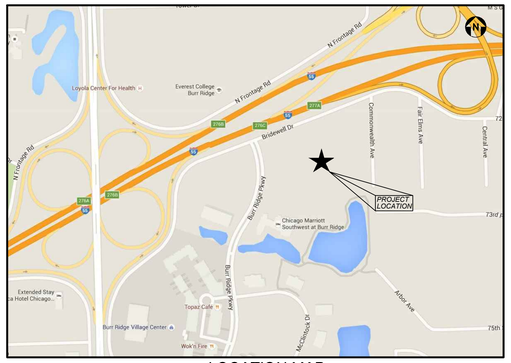
David Weekley Homes
1930 Thoreau Drive North, Suite 160
Schaumburg, Illinois 60173-4151
847 241 4308
Contact: Kevin Seay

ENGINEER

V3 Companies of Illinois, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Dwayne Gillian, P.E.
Project Engineer: Thomas J. Kunschke, P.E.

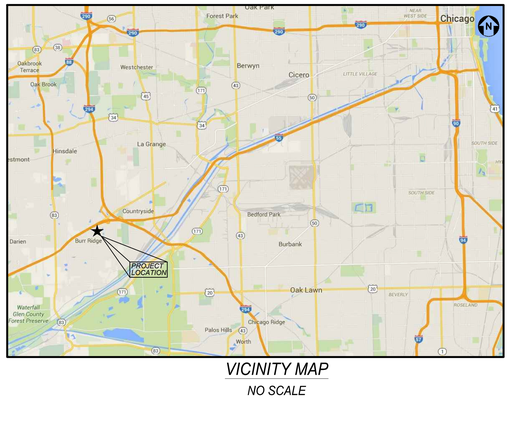
PLANNER / LANDSCAPE ARCHITECT

BSB Design
1540 Dundee Road, Suite 310
Palatine, Illinois 60074
847 705 2200
Contact: Joseph Maschek



LOCATION MAP

NO SCALE



VICINITY MAP

NO SCALE

INDEX OF DRAWINGS

0.0	TITLE SHEET
1.0	LAYOUT PLAN
2.0	GRADING PLAN
3.0	UTILITY PLAN

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REVISIONS

NO.	DATE	DESCRIPTION	SHEETS REVISED	REV. BY
1	04-22-16	PER COORDINATION REVIEW		
2	08-26-16	REVISED SITE PLAN		

ORIGINAL ISSUE DATE: 03-14-2016

BENCHMARKS

SOURCE:
BENCHMARK ESTABLISH VIA TRIMBLE VRS NETWORK. DATUM IS NAVD88 LATITUDE: 41-45-26.66992 N LONGITUDE: 87-54-28.42124 W ELLIPSOIDAL HEIGHT: 586.994 SFT
GROUND SCALE FACTOR: 1.0000376122 GEOID 12A (CONUS)

SITE:
STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES DATE: 07-02-15 ELEVATION: 694.613 (MEAS.) DATUM: NAVD88
DESCRIPTION: NORTHWEST BOLT ON FIRE HYDRANT AT SOUTH SIDE OF BRIDEWELL DRIVE NEAR NORTHWEST CORNER OF SITE.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES DATE: 07-02-15 ELEVATION: 686.833 DATUM: NAVD88
DESCRIPTION: NORTHWEST BOLT ON FIRE HYDRANT AT SOUTHWEST CORNER OF BRIDEWELL DRIVE AND COMMONWEALTH AVE.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, THOMAS J. KUNSCHKE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF DAVID WEEKLEY HOMES BY V3 COMPANIES UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____DAY OF_____, A.D., 2016.

ILLINOIS LICENSED PROFESSIONAL ENGINEER #062-049376
MY LICENSE EXPIRES ON NOVEMBER 30, 2017.

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

DRAWING NO.

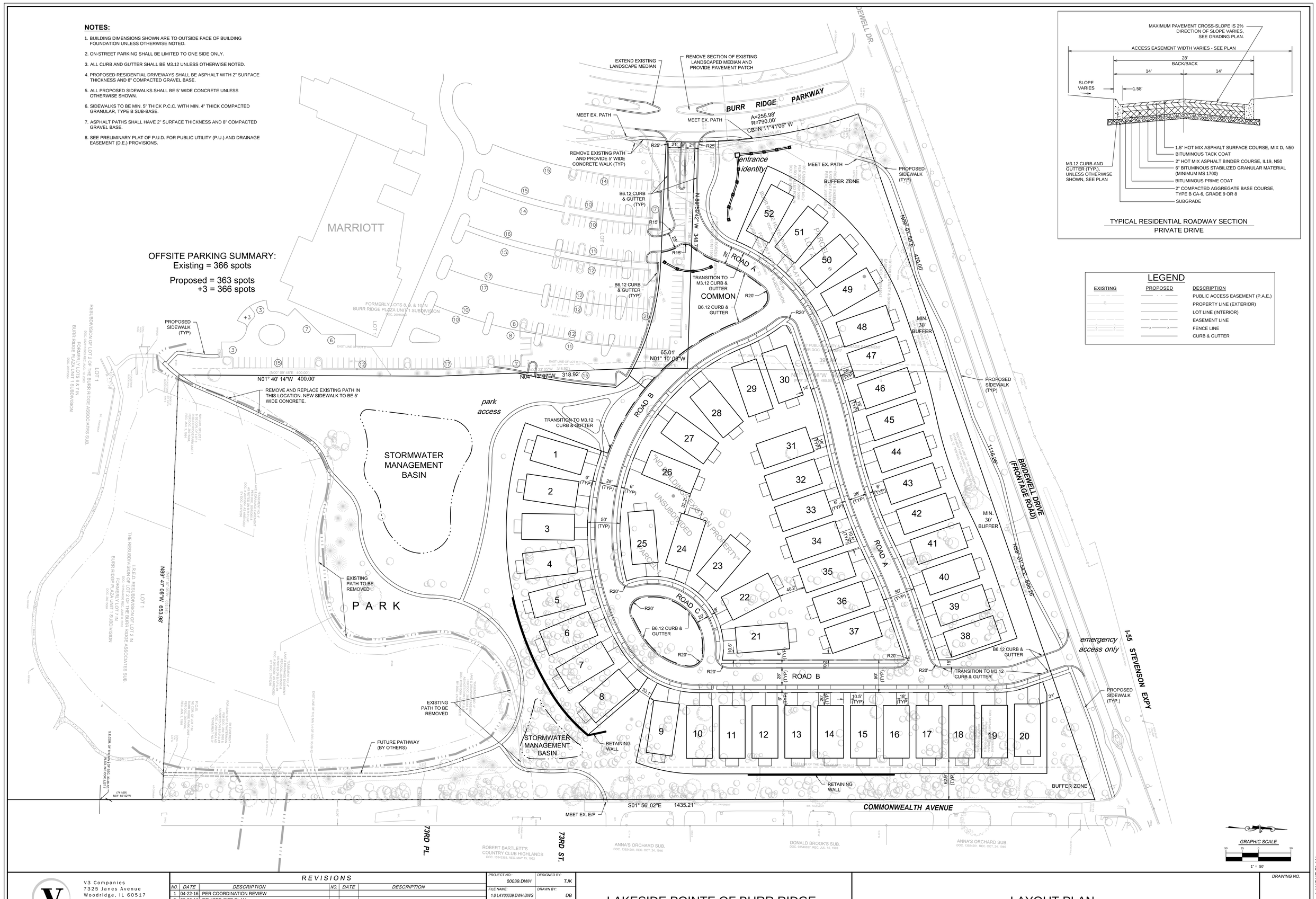
0.0

00039.DWH - TITLE SHEET

E:\0000\0039\00039.DWH\Drawings\ACAD\LDS\03\Sheet Drawings\0.0 Title\00039.DWH.dwg, 8/26/2016 3:48:39 PM, ikunschke

NOTES:

1. BUILDING DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
2. ON-STREET PARKING SHALL BE LIMITED TO ONE SIDE ONLY.
3. ALL CURB AND GUTTER SHALL BE M3.12 UNLESS OTHERWISE NOTED.
4. PROPOSED RESIDENTIAL DRIVEWAYS SHALL BE ASPHALT WITH 2" SURFACE THICKNESS AND 8" COMPACTED GRAVEL BASE.
5. ALL PROPOSED SIDEWALKS SHALL BE 5' WIDE CONCRETE UNLESS OTHERWISE SHOWN.
6. SIDEWALKS TO BE MIN. 5" THICK P.C.C. WITH MIN. 4" THICK COMPACTED GRANULAR, TYPE B SUB-BASE.
7. ASPHALT PATHS SHALL HAVE 2" SURFACE THICKNESS AND 8" COMPACTED GRAVEL BASE.
8. SEE PRELIMINARY PLAT OF P.U.D. FOR PUBLIC UTILITY (P.U.) AND DRAINAGE EASEMENT (D.E.) PROVISIONS.



TYPICAL RESIDENTIAL ROADWAY SECTION
PRIVATE DRIVE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PUBLIC ACCESS EASEMENT (P.A.E.)
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		FENCE LINE
		CURB & GUTTER

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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	04-22-16	PER COORDINATION REVIEW			
2	08-26-16	REVISED SITE PLAN			

PROJECT NO.: 00039.DWH	DESIGNED BY: TJK
FILE NAME: 1.0 LAY00039.DWH.DWG	DRAWN BY: DB
ORIGINAL ISSUE DATE: 03-14-2016	CHECKED BY: TJK
SCALE: 1"=50'	PROJECT MANAGER: DLG

LAKESIDE POINTE OF BURR RIDGE

BURR RIDGE ILLINOIS

LAYOUT PLAN

DRAWING NO. 1.0

00039.DWH - LAYOUT PLAN

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1.0 LAY00039.DWH.DWG - 8/26/2016 3:49 PM

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. MAX SLOPE ALONG SIDEWALKS IS 2.00% CROSS SLOPE AND 5.00% LONGITUDINAL SLOPE.
3. "R" INDICATES RIM ELEVATION OF ALL STRUCTURES LOCATED OUTSIDE THE CURB LINE. FOR STRUCTURES LOCATED WITHIN THE CURB LINE, "R" INDICATES TOP OF CURB ELEVATION.
4. PROPOSED RETAINING WALLS SHALL BE SEGMENTAL BLOCK NOT TO EXCEED 42" IN HEIGHT.

LEGEND

➡	EXISTING OVERFLOW ROUTE
◉	PROPOSED STORM INLET
⊙	PROPOSED STORM MANHOLE
DG	DROPPED GARAGE
GL	LIP OF GARAGE ELEVATION
T/F	TOP OF FOUNDATION ELEVATION
L/O	LOOKOUT BASEMENT
W/O	WALKOUT BASEMENT

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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	04-22-16	PER COORDINATION REVIEW			
2	08-26-16	REVISED SITE PLAN			

PROJECT NO.: 00039.DWH	DESIGNED BY: TJK
FILE NAME: 2.0 GRD00039.DWH.DWG	DRAWN BY: DB
ORIGINAL ISSUE DATE: 03-14-2016	CHECKED BY: TJK
SCALE: 1" = 50'	PROJECT MANAGER: DLG

LAKESIDE POINTE OF BURR RIDGE

BURR RIDGE ILLINOIS

GRADING PLAN

DRAWING NO. 2.0

00039.DWH - GRADING PLAN

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NOTES:

1. ALL SANITARY SEWER MAIN TO BE 8" PVC SDR 26 (ASTM D-2241) UNLESS OTHERWISE NOTED.
2. SANITARY SEWER SERVICE LINES TO BE 6" PVC SDR 35 UNLESS OTHERWISE NOTED.
3. ALL WATER MAIN TO BE 8" DUCTILE IRON CLASS 52 UNLESS OTHERWISE NOTED. ALL WATER MAIN LEADS TO FIRE HYDRANT TO BE 6" DUCTILE IRON CL 52 UNLESS OTHERWISE NOTED.
4. WATER SERVICE LINES TO BE MINIMUM 1.5" TYPE K, COPPER AND SHALL TERMINATE AT A SHUTOFF VALVE AND BOX TO BE LOCATED IN THE PARKWAY.
5. ALL STORM SEWER TO BE 12" UNLESS OTHERWISE NOTED.
6. STORM SEWER UNDER PAVED SURFACES SHALL BE RCP CL IV. IN ALL OTHER LOCATIONS STORM SEWER SHALL BE EITHER RCP CL III OR PVC SDR 26.
7. ALL SUMP DRAINS SHALL BE CONNECTED TO THE STORM SEWER. SUMP UNDERDRAIN PIPES TO BE MIN. 4" PVC SDR 35 .
8. ALL UTILITIES UNDER OR WITHIN 3' OF THE STREETS WILL REQUIRE GRANULAR TRENCH BACKFILL.

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE IN VAULT
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE STANDARD

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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	04-22-16	PER COORDINATION REVIEW			
2	08-26-16	REVISED SITE PLAN			

PROJECT NO.: 00039.DWH	DESIGNED BY: TJK
FILE NAME: 3.0 UTIL00039.DWH.DWG	DRAWN BY: DB
ORIGINAL ISSUE DATE: 03-14-2016	CHECKED BY: TJK
SCALE: 1" = 50'	PROJECT MANAGER: DLG

LAKESIDE POINTE OF BURR RIDGE

BURR RIDGE ILLINOIS

UTILITY PLAN

DRAWING NO. 3.0

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3.0 UTIL00039.DWH.DWG - 8/26/2016 3:53: PM

DATE: 08-26-16

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LAKESIDE POINTE OF BURR RIDGE

BURR RIDGE ILLINOIS

FIRE TRUCK EXHIBIT

SCALE: 1"=100'

FIRE TRUCK EXHIBIT_00039.DWH.DWG - 8/26/2016 10:50: AM

Traffic Impact Study
Lakeside Pointe of Burr Ridge
Burr Ridge, Illinois

Prepared By

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

September 9, 2016

Introduction

This report summarizes the methodologies, results and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the Lakeside Pointe of Burr Ridge (Lakeside Pointe), a proposed residential development to be located in Burr Ridge, Illinois. The site is located in the southeast quadrant of the intersection of Burr Ridge Parkway and Bridewell Drive. As proposed, the site will be developed with 52 single family units. Access to the development will be provided via a full movement access roadway off Burr Ridge Parkway with emergency access provided off Bridewell Drive.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site area.

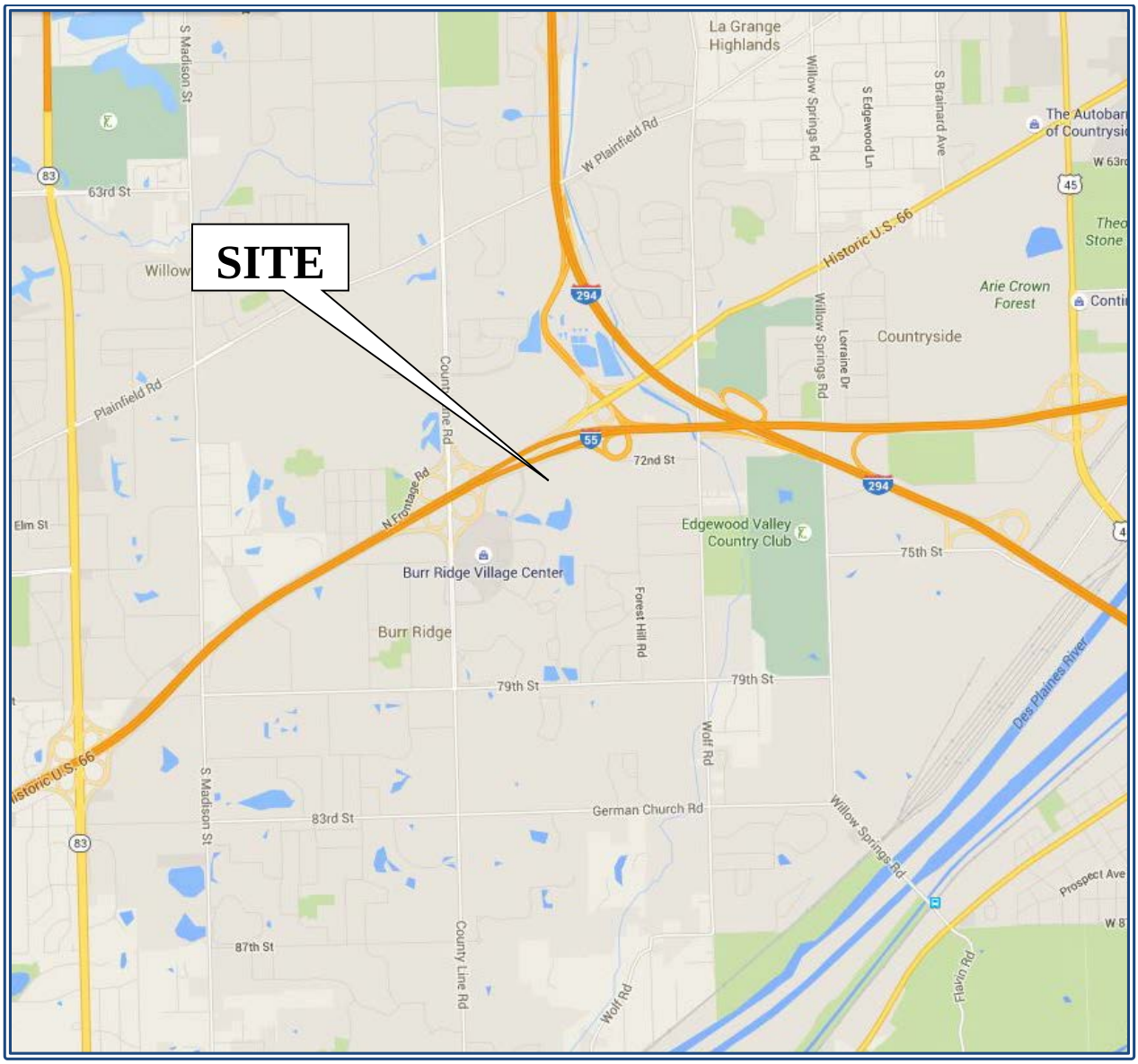
The sections of this report present the following.

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access system and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions.

1. Existing Condition - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. Future Condition - The future projected traffic volumes include the existing traffic volumes, ambient area growth not attributable to any particular development and the traffic estimated to be generated by the proposed subject development.



Site Location **Figure 1**

Aerial View of Site Location **Figure 2**

Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on a field visit conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices and existing peak hour traffic volumes.

Site Location

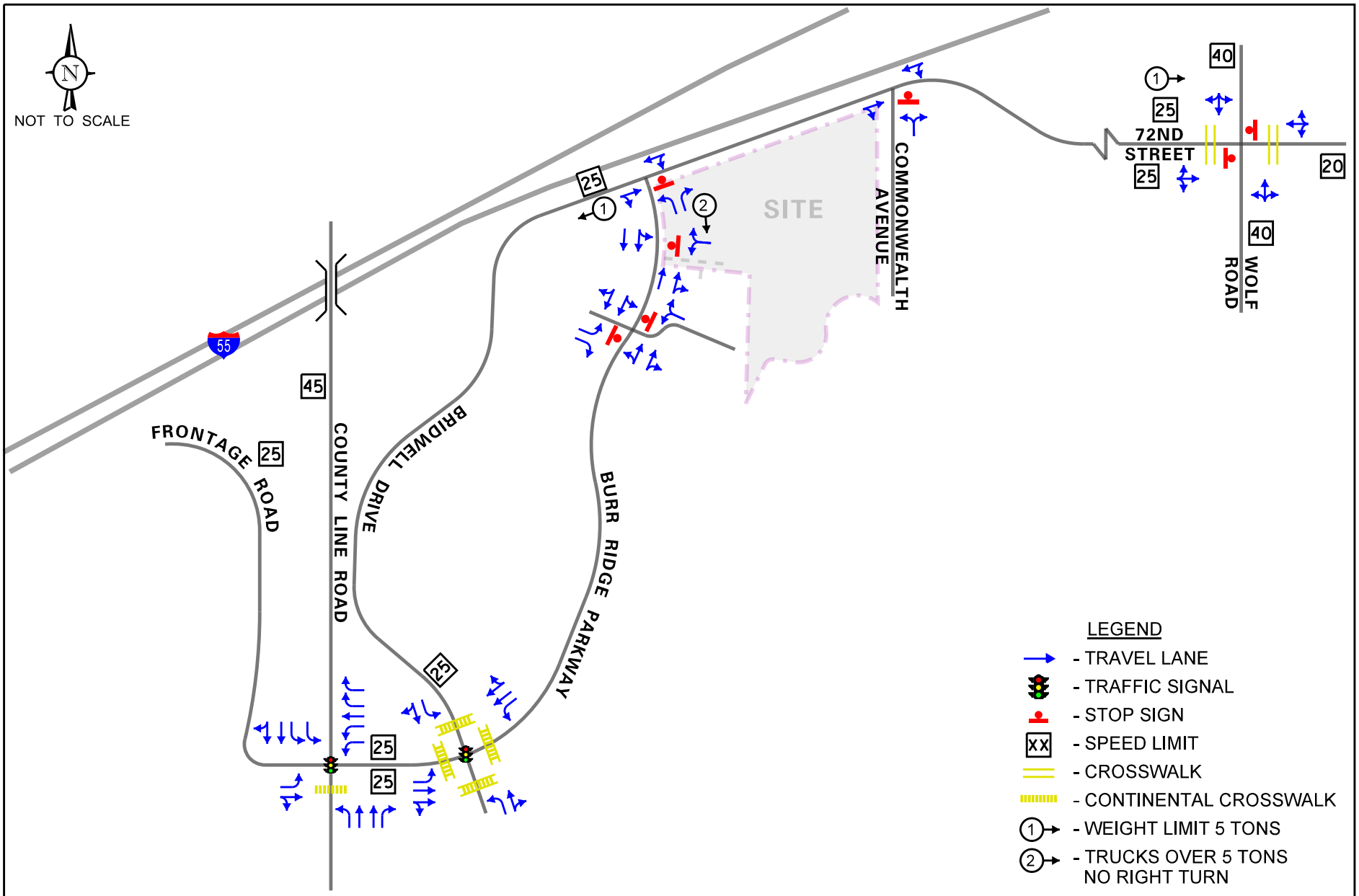
The site is located in the southeast quadrant of the intersection of Burr Ridge Parkway with Bridewell Drive. Land uses in the vicinity of the site are primarily residential to the east, a Marriott Hotel and the Metro Professional Center to the south and the office building for The McGraw-Hill Companies to the west. Located approximately one third of a mile to the southwest of the site is the Burr Ridge Village Center.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below. **Figure 3** illustrates the existing roadway characteristics.

Burr Ridge Parkway is a southwest-northeast collector roadway that generally provides two through lanes in each direction. At its signalized intersection with County Line Road, Burr Ridge Parkway provides dual left-turn lanes, an exclusive through lane and dual right-turn lanes on the westbound approach. The west leg of this intersection is a frontage roadway that provides an exclusive left-turn lane and a shared through/right-turn lane. At its unsignalized "T" intersection with Bridewell Drive, Burr Ridge Parkway provides an exclusive left-turn lane and an exclusive right-turn lane that are under stop sign control. At its unsignalized intersection with the northerly Marriott access driveway, Burr Ridge Parkway provides an exclusive through lane and a shared through/right-turn lane on the northbound approach and a shared left-turn/through lane and an exclusive through lane on the southbound approach. At its unsignalized intersection with the southerly Marriott access driveway and the McGraw-Hill access driveway, Burr Ridge Parkway provides a shared left-turn/through lane and a shared through/right-turn lane on both approaches. Burr Ridge Parkway is under the jurisdiction of the Village of Burr Ridge, carries an ADT volume of 2,600 vehicles (IDOT AADT 2014) and has a posted speed limit of 25 miles per hour.

Bridewell Drive is generally an east-west collector roadway that provides one lane in each direction and extends from its signalized intersection with Burr Ridge Parkway on the south side of the Burr Ridge Village Center to Commonwealth Avenue where it becomes 72nd Street and continues east to its terminus approximately one-third of a mile east of Wolf Road. At its unsignalized "T" intersection with Burr Ridge Parkway, Bridewell Drive provides a shared through/left-turn lane on the westbound approach and a through lane and an exclusive right-turn lane on the eastbound approach. At its unsignalized intersection with Wolf Road, 72nd Street provides a shared left/through/right-turn lane that is under stop-sign control. Bridewell Drive and 72nd Street are under the jurisdiction of the Village of Burr Ridge, carry an ADT volume of 2,550 vehicles (IDOT AADT 2014) and have a posted speed limit of 25 miles per hour.



PROJECT:	TITLE:	
Lakeside Pointe of Burr Ridge Burr Ridge, Illinois	Existing Roadway Characteristics	KLOA Job No: 16-012 Figure: 3

County Line Road is a north-south arterial roadway that generally provides two through lanes in each direction. At its signalized intersection with Burr Ridge Parkway, County Line Road provides dual left-turn lanes, a through lane and a shared through/right-turn lane on the southbound approach and an exclusive left-turn lane, two exclusive through lanes and an exclusive right-turn lane on the northbound approach. County Line Road is under the jurisdiction of the Cook County Department of Transportation and Highways, carries an average daily traffic (ADT) volume of 12,200 vehicles (IDOT AADT 2014) and has a posted speed limit of 45 miles per hour.

Wolf Road is a north-south arterial roadway that generally provides one lane in each direction. At its unsignalized intersection with 72nd Street, Wolf Road provides a shared left/through/right-turn lane on both approaches. Wolf Road is under the jurisdiction of the Cook County Department of Transportation and Highways, carries an ADT volume of 11,300 vehicles (IDOT AADT 2014) and has a posted speed limit of 40 miles per hour.

Existing Traffic Volumes

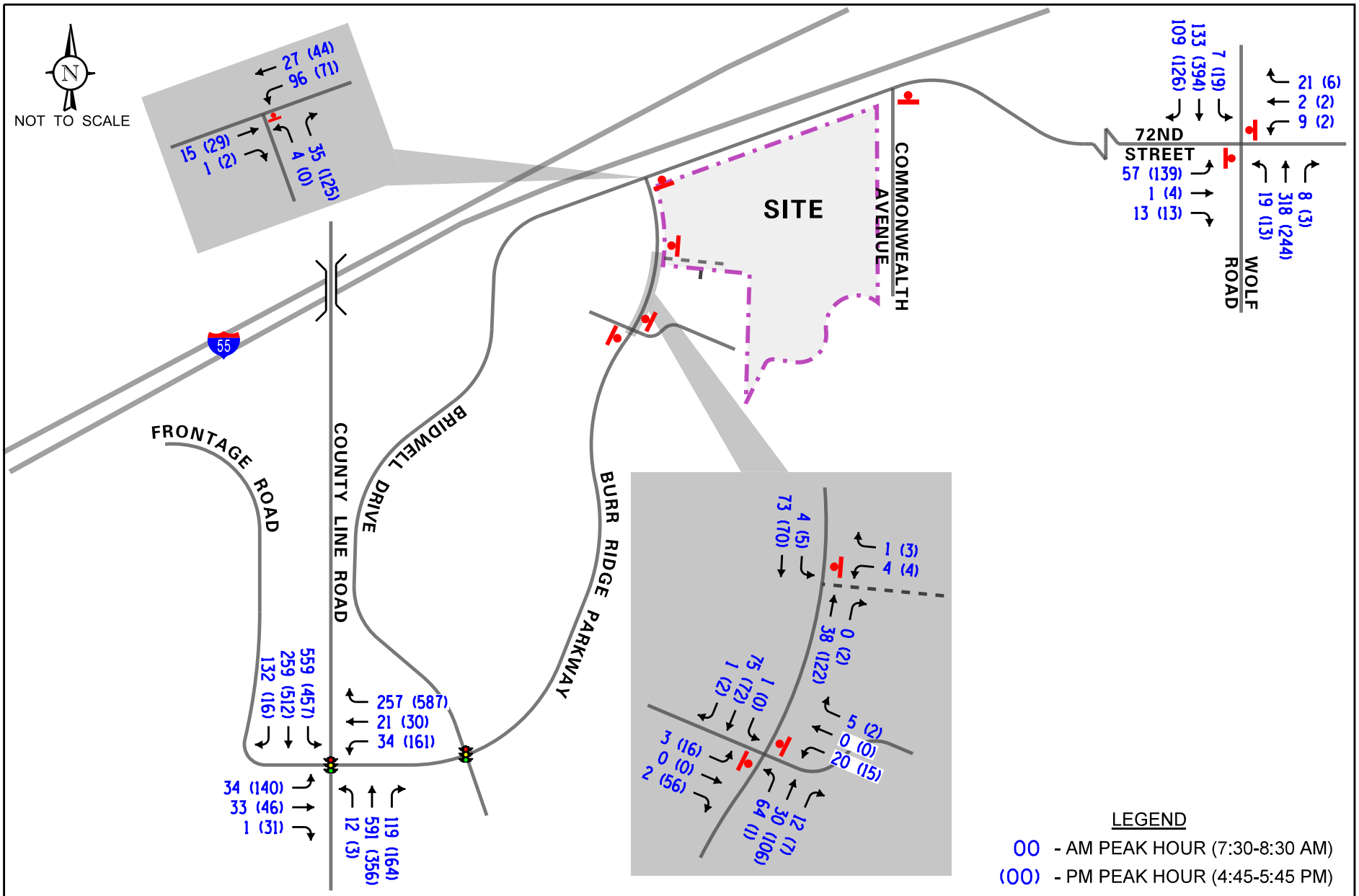
In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted manual peak period traffic counts on Thursday, January 7, 2016 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

- County Line Road with Burr Ridge Parkway
- Burr Ridge Parkway with Bridewell Drive (unsignalized)
- 72nd Street with Wolf Road
- Burr Ridge Parkway with the northerly Marriott Access Drive
- Burr Ridge Parkway with the southerly Marriott Access Drive/McGraw-Hill Access Drive

The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the evening peak hour of traffic occurs from 4:45 P.M. to 5:45 P.M. **Figure 4** illustrates the existing peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

Accident Data

KLOA, Inc. obtained accident data from IDOT's Division of Traffic Safety for the past five years (2010 to 2014) for the previously mentioned study area intersections. The accident data for the intersections of County Line Road with Burr Ridge Parkway, Burr Ridge Parkway with Bridewell Drive and 72nd Street with Wolf Road are summarized in **Tables 1** through **3**, respectively. A review of the accident data for the intersections of Burr Ridge Parkway with the Marriott Access Drives indicated that the northerly access drive experienced zero accidents over the five year period and the southerly intersection only experienced one accident in 2014. Furthermore, the accident data indicated that the frequency of accidents was low and that there was no fatalities reported.



PROJECT:	TITLE:	
Lakeside Pointe of Burr Ridge Burr Ridge, Illinois	Existing Traffic Volumes	KLOA Job No: 16-012 Figure: 4

Table 1
COUNTY LINE ROAD WITH BURR RIDGE PARKWAY

	Type of Accident Frequency						
Year	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2010	-	1	4	-	-	-	**5**
2011	1	-	8	-	3	-	**12**
2012	1	2	9	1	4	-	**17**
2013	-	-	1	2	6	-	**9**
2014	1	-	13	-	-	2	**16**
Total	**3**	**3**	**35**	**3**	**13**	**2**	**59**
Average/Year	**<1**	**<1**	**7**	**<1**	**2.6**	**<1**	**11.8**

Table 2
BURR RIDGE PARKWAY WITH BRIDEWELL DRIVE

	Type of Accident Frequency						
Year	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2010	1	-	3	-	2	-	**6**
2011	2	-	2	-	2	-	**6**
2012	-	-		-	1	-	**1**
2013	-	1	1	1	4	-	**7**
2014	4	-	2	-	2	1	**9**
Total	**7**	**1**	**8**	**1**	**11**	**1**	**29**
Average/Year	**1.4**	**<1**	**1.6**	**<1**	**2.2**	**<1**	**5.8**

Table 3
72nd STREET WITH WOLF ROAD

	Type of Accident Frequency						
Year	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2010	-	-	1	-	-	-	**1**
2011	-	1	1	1	1	1	**5**
2012	-	-	1	-	-	1	**2**
2013	-	1	4	-	-	-	**5**
2014	-	-	1	-	-	-	**1**
Total	**-**	**2**	**8**	**1**	**1**	**2**	**14**
Average/Year	**-**	**<`1**	**1.6**	**<1**	**<1**	**<1**	**2.8**

Traffic Characteristics of Lakeside Pointe

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Development Plan

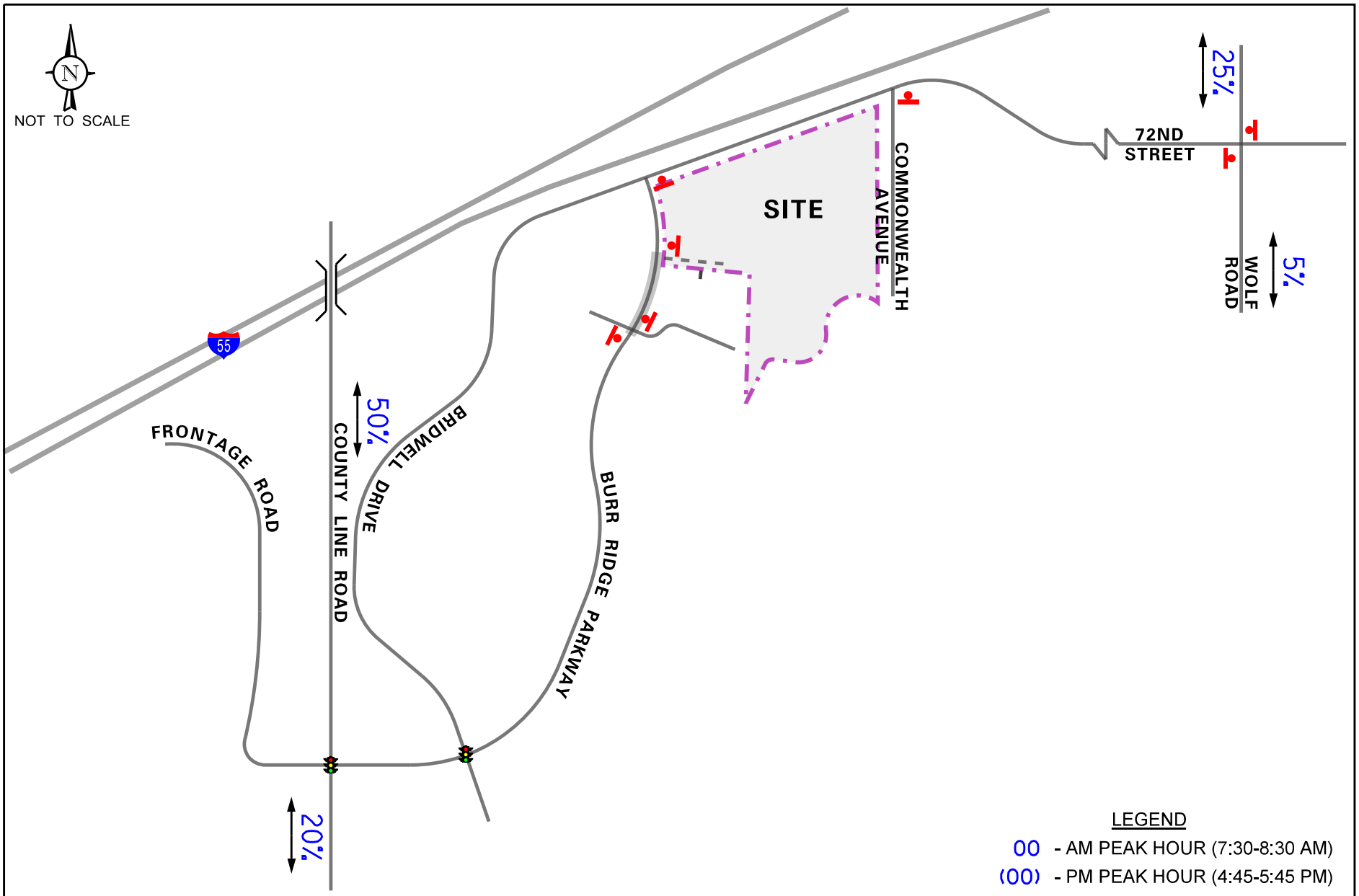
As proposed, the plans call for developing the site with 52 single family units. Main access to the development will be provided via a full movement access roadway located approximately 350 feet south of Bridewell Drive which will provide one inbound lane and one outbound lane with outbound movements under stop-sign control. Emergency access will be provided via a gated access driveway located approximately 350 feet west of Commonwealth Avenue.

It should be noted that an access drive currently exists at this proposed location which serves the Marriott Hotel to the south. This access roadway will continue to serve the Marriott Hotel via a curb cut to be provided approximately 150 feet east of Burr Ridge Parkway.

A copy of the site plan depicting the proposed development is included in the Appendix.

Directional Distribution

The directional distribution of future site-generated trips on the roadway system is a function of several variables, including the operational characteristics of the roadway system and the ease with which drivers can travel over various sections of the roadway system without encountering congestion. The directions from which residents of the single family units will approach and depart the development were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the traffic projected to be generated by the single family units.



PROJECT:	TITLE:	
Lakeside Pointe of Burr Ridge Burr Ridge, Illinois	Estimated Directional Distribution	KLOA Job No: 16-012 Figure: 5

Estimated Site Traffic Generation

The volume of traffic generated by a development is based on the type of land uses and the size of the development. The number of peak hour vehicle trips estimated to be generated by the proposed development of 52 single family units was based on vehicle trip generation rates contained in *Trip Generation Manual*, 9th Edition, published by the Institute of Transportation Engineers (ITE). **Table 4** shows the site-generated traffic volumes for the proposed residential development.

Table 4
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips
		In	Out	Total	In	Out	Total	
210	Single Family Homes (52 Units)	12	34	46	37	21	58	575

Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to ambient growth and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

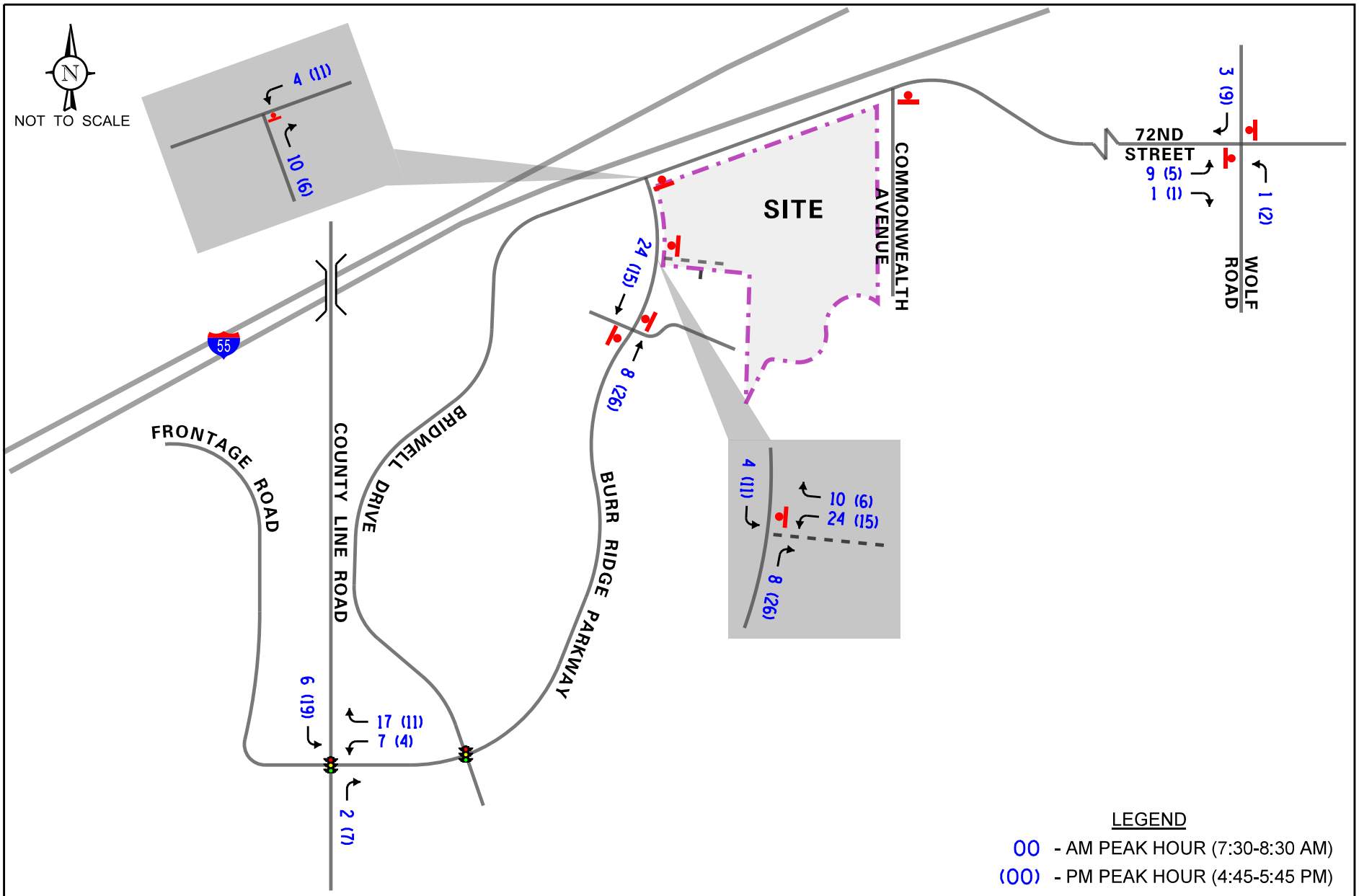
The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed residential development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The traffic assignment for the residential development is illustrated in **Figure 6.**

Background Traffic Conditions

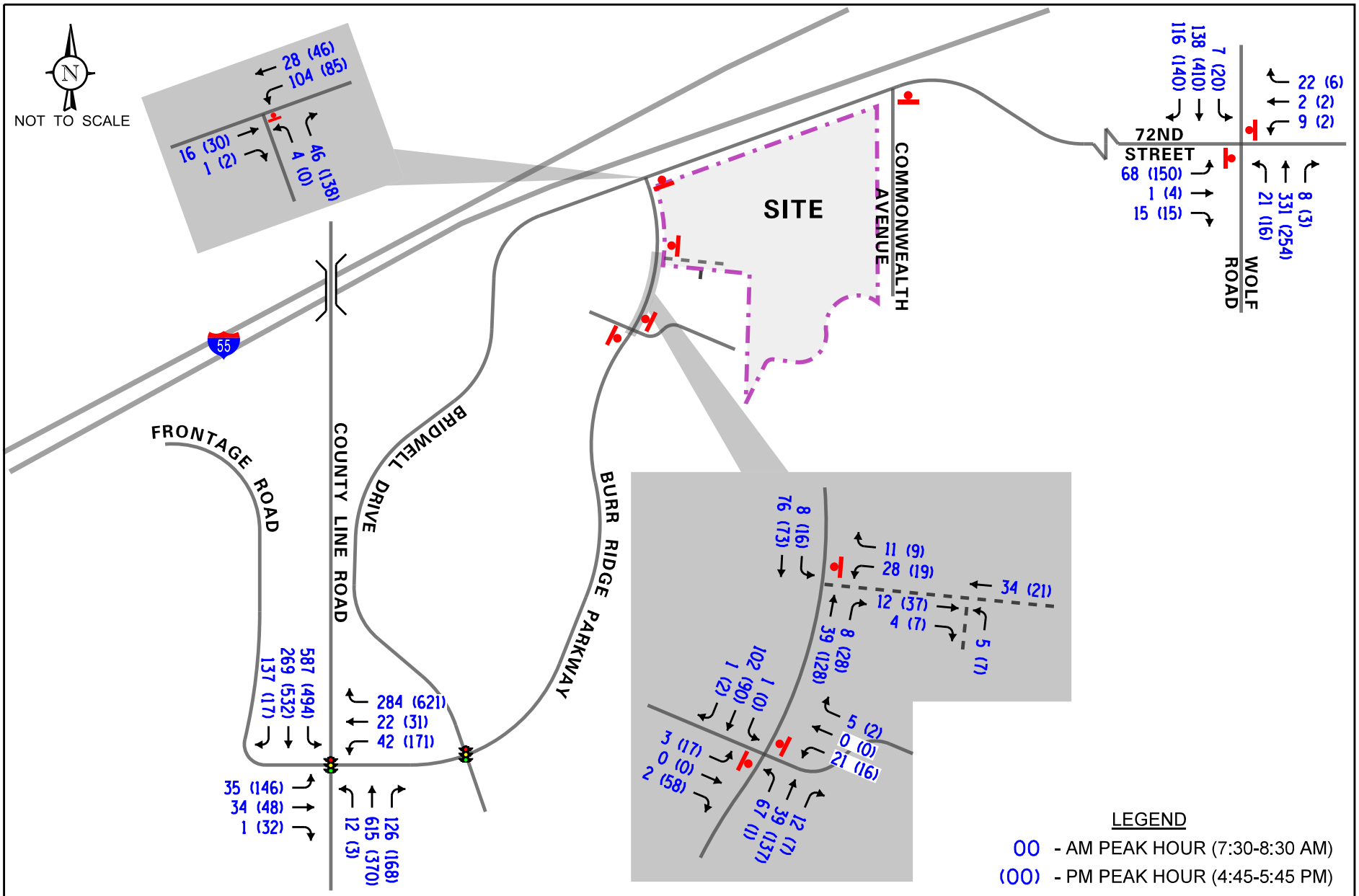
The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on the Chicago Metropolitan Agency for Planning (CMAP) *2040 Forecast of Population, Households and Employment* an increase of one percent per year for four years (four percent) was applied to project Year 2020 conditions.

Total Projected Traffic Volumes

The addition of the development generated traffic to the existing traffic volumes accounting for background growth, to determine the Year 2020 total projected traffic volumes, are shown in **Figure 7**.



PROJECT:	TITLE:	
Lakeside Pointe of Burr Ridge Burr Ridge, Illinois	Estimated Site-Generated Traffic Volumes	KLOA Job No: 16-012 Figure: 6



PROJECT:	TITLE:	
Lakeside Pointe of Burr Ridge Burr Ridge, Illinois	Total Projected Traffic Volumes	KLOA Job No: 16-012 Figure: 7

Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modification are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hour periods for the existing (Year 2016) and future projected (Year 2020) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 2010* and analyzed using the Synchro/SimTraffic 8 computer software. The analysis for the traffic-signal controlled intersections were accomplished using actual cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing and Year 2020 total projected conditions are presented in **Tables 5** and **6**, respectively. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 5
CAPACITY ANALYSIS RESULTS – EXISTING TRAFFIC VOLUMES

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
County Line Road with Burr Ridge Parkway[1]				
• Overall	C	21.8	C	22.2
• Northbound Approach	B	19.3	B	18.6
• Southbound Approach	C	26.0	C	23.8
• Eastbound Approach	D	43.6	D	39.9
• Westbound Approach	B	10.1	B	17.5
Burr Ridge Parkway with Bridewell Drive[2]				
• Northbound Approach	A	8.8	A	9.0
• Westbound Lefts	A	5.9	A	4.7
72nd Street with Wolf Road[2]				
• Eastbound Approach	C	17.1	D	31.4
• Westbound Approach	B	12.7	B	13.2
• Northbound Lefts	A	0.6	A	0.6
• Southbound Lefts	A	0.3	A	0.4
Burr Ridge Parkway with Marriott Southerly Access Drive[2]				
• Eastbound Approach	B	11.1	A	9.0
• Westbound Approach	B	10.9	B	10.5
• Northbound Lefts	A	6.3	A	0.1
• Southbound Lefts	A	0.2	--	--
Burr Ridge parkway with Marriott Northerly Access Drive[2]				
• Westbound Approach	A	8.9	A	9.3
• Southbound Lefts	A	1.0	A	1.4

LOS = Level of Service
Delay is measured in seconds.
1-Signalized Intersection
2-Unsignalized Intersection

Table 6
CAPACITY ANALYSIS RESULTS - PROJECTED YEAR 2020 TRAFFIC VOLUMES

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
County Line Road with Burr Ridge Parkway[1]				
• Overall	C	21.9	C	22.8
• Northbound Approach	C	20.3	B	19.9
• Southbound Approach	C	25.6	C	23.6
• Eastbound Approach	D	43.8	D	39.9
• Westbound Approach	B	10.2	B	18.9
Burr Ridge Parkway with Bridewell Drive[2]				
• Northbound Approach	A	8.8	A	9.1
• Westbound Lefts	A	6.0	A	5.0
72nd Street with Wolf Road[2]				
• Eastbound Approach	C	18.7	E	38.9
• Westbound Approach	B	13.0	B	13.6
• Northbound Lefts	A	0.6	A	0.7
• Southbound Lefts	A	0.3	A	0.5
Burr Ridge Parkway with Marriott Southerly Access Drive[2]				
• Eastbound Approach	B	11.7	A	9.1
• Westbound Approach	B	11.3	B	11.1
• Northbound Lefts	A	6.1	A	0.1
• Southbound Lefts	A	0.1	--	--
Burr Ridge parkway with Proposed Access Roadway[2]				
• Westbound Approach	A	9.1	A	9.7
• Southbound Lefts	A	1.8	A	3.1

LOS = Level of Service
Delay is measured in seconds.
1-Signalized Intersection
2-Unsignalized Intersection

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identify any roadway and traffic control improvements to accommodate the development traffic.

County Line Road with Burr Ridge Parkway

The results of the capacity analysis indicate that overall this intersection currently operates at the acceptable LOS C during the weekday morning and weekday evening peak hours. Under future conditions, this intersection is projected to continue operating at LOS C during both peak hours with increases in delay of less than one second. Additionally, all of the approaches are projected to continue to operate at the acceptable LOS D or better during the peak hours with increases in delay of approximately one second or less. It should be noted that while the southbound left turns experience additional delays due to the existing heavy volume of traffic during both peak hours, the proposed development is projected to increase this movement by only one and four percent during weekday morning and weekday evening peak hours, respectively. Furthermore, while the westbound right-turn movement carries a high volume of traffic, this movement operates at adequate LOS as it receives a significant amount of green time with the right-turn overlap green phase. As such, the traffic projected to be generated by the proposed development will have a limited impact on the operations of this intersection and no roadway improvements or signal modification will be necessary.

Burr Ridge Parkway with Bridewell Drive

The results of the capacity analysis indicate that the northbound approach at this intersection currently operates at the acceptable LOS A during the weekday morning and evening peak hour and is projected to continue operating at LOS A during the peak hours with increases in delay of less than one second. Furthermore, westbound left-turns from Bridewell Drive onto Burr Ridge Parkway are projected to operate at LOS A during both peak hours with 95th percentile queues of one to two vehicles. As such, the traffic projected to be generated by the proposed development will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be necessary.

72nd Street with Wolf Road

The results of the capacity analysis indicate that the westbound approach currently operates and is projected to continue operating at LOS B during both peak hours with increases in delay of less than one second. The eastbound approach at this intersection currently operates at LOS C during the weekday morning peak hour and at LOS D during the weekday evening peak hour. Under future conditions, this approach is projected to continue operating at LOS C during the weekday morning peak hour with increases in delay of less than two seconds. During the weekday evening peak hour, this approach is projected to operate at LOS E with increases in delay of approximately eight seconds. This LOS is not attributed to the proposed development as it is adding only five cars during the evening peak hour (approximately a car every twelve minutes). The LOS is attributed to the large number of existing eastbound left-turning vehicles onto Wolf Road and the projected four percent background growth. Field observations have shown that eastbound queues are approximately three to four vehicles and based on the results of the capacity analyses, the 95th percentile queues are projected to be approximately four vehicles.

It should be noted that a review of existing and projected traffic volumes indicate that a traffic signal will not be warranted at this intersection. Additionally, based on the Multi-Way Stop Applications published in Chapter 2B of the Manual on Uniform Traffic Control Devices (MUTCD), all-way stop control will not be warranted at this intersection. Furthermore, given that the majority of eastbound movements are left turns, widening 72nd Street to provide two exiting lanes is not necessary or required.

Northbound left-turns onto 72nd Street are projected to continue operating at LOS A during both peak hours with minimal increases in delay. As such, the traffic projected to be generated by the proposed development will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be necessary.

Burr Ridge Parkway with Southerly Marriott/McGraw-Hill Access Drive

The results of the capacity analysis indicate that the southerly Marriott/McGraw-Hill access drives currently operate at LOS B or better during the weekday morning and weekday evening peak hours. Under future conditions, the access drives are projected to continue operating at LOS B or better during the weekday morning and weekday evening peak hour with increases in delay of less than one second during both peak hours. While an exclusive left-turn lane is not provided for these access drives, the analysis shows that southbound and northbound left-turns onto the access drives are projected to continue operating at LOS A with 95th percentile queues of one to two vehicles. As such, the proposed the proposed development will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be necessary.

Burr Ridge Parkway with Marriott Access Drive/Proposed Access Roadway

The results of the capacity analysis indicate that the northerly Marriott access drive currently operates at LOS A during both peak hours. Under future conditions, the proposed access roadway is projected to operate at LOS A during the weekday morning and weekday evening peak hours with increases in delay of less than one second. While a southbound left-turn lane is not provided at this intersection, the analysis shows that the southbound left-turns onto the access roadway are projected to operate at LOS A with 95th percentile queues of one to two vehicles. As previously indicated, northbound 95th percentile queues at the intersection of Burr Ridge Parkway with Bridewell Drive are projected to be one to two vehicles which will not extend beyond the location of the proposed access roadway. As such, the proposed access roadway with the provision of a curb cut serving the Marriott Hotel will be adequate in accommodating the traffic projected to be generated by the proposed development and the existing traffic generated by the Marriott Hotel. Additionally, the emergency access of Bridewell Drive ensures adequate access will be provided to the development.

Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The development is well located with respect to the area roadway system.
- The development generated traffic will not have a significant impact on area roadways.
- The proposed access roadway and provided emergency access drive will be adequate in accommodating the development generated traffic and will ensure that an efficient access is provided.
- The proposed modification to the northerly access serving the Marriott Hotel will not have a significant impact on its accessibility.

Appendix

Lakeside Pointe of Burr Ridge
Burr Ridge, Illinois

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

Traffic Count Summary Sheets

Lakeside Pointe of Burr Ridge
Burr Ridge, Illinois

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: County Line Road with Burr Ridge Parkway
Site Code:
Start Date: 01/07/2016

Turning Movement Data

Start Time	Frontage Road Eastbound						Burr Ridge Parkway Westbound						County Line Road Northbound						County Line Road Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:00 AM	0	7	2	2	0	11	0	16	3	73	0	92	0	2	135	15	0	152	0	59	46	15	0	120	375
7:15 AM	0	9	8	6	0	23	0	7	1	50	0	58	0	2	125	26	0	153	0	66	60	23	0	149	383
7:30 AM	0	9	9	0	0	18	0	4	5	70	0	79	0	5	177	32	0	214	1	111	58	23	0	193	504
7:45 AM	0	7	14	1	0	22	0	3	5	54	0	62	0	2	166	33	0	201	0	154	75	40	0	269	554
Hourly Total	0	32	33	9	0	74	0	30	14	247	0	291	0	11	603	106	0	720	1	390	239	101	0	731	1816
8:00 AM	0	14	5	0	0	19	0	15	5	64	0	84	0	1	134	27	0	162	0	148	66	34	0	248	513
8:15 AM	0	4	5	0	0	9	0	12	6	69	0	87	0	4	114	27	0	145	0	145	60	35	0	240	481
8:30 AM	0	6	8	0	0	14	0	5	5	48	0	58	0	6	138	22	0	166	0	161	54	25	0	240	478
8:45 AM	0	8	9	0	0	17	0	16	5	57	0	78	0	2	108	28	0	138	0	137	65	38	0	240	473
Hourly Total	0	32	27	0	0	59	0	48	21	238	0	307	0	13	494	104	0	611	0	591	245	132	0	968	1945
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	28	12	5	0	45	0	32	5	113	0	150	0	3	88	36	0	127	1	112	101	12	0	226	548
4:15 PM	1	34	15	3	0	53	0	54	7	119	0	180	0	0	79	35	0	114	0	116	94	9	0	219	566
4:30 PM	0	42	10	4	0	56	0	38	14	144	0	196	0	1	93	40	1	134	0	93	112	9	0	214	600
4:45 PM	0	29	17	8	0	54	0	43	10	130	0	183	0	0	85	48	2	133	0	87	117	3	0	207	577
Hourly Total	1	133	54	20	0	208	0	167	36	506	0	709	0	4	345	159	3	508	1	408	424	33	0	866	2291
5:00 PM	0	57	11	13	0	81	0	48	8	170	0	226	0	0	114	46	0	160	1	114	117	4	0	236	703
5:15 PM	0	32	11	5	1	48	0	35	6	140	0	181	0	2	81	35	1	118	0	122	136	3	0	261	608
5:30 PM	0	22	7	5	0	34	0	35	6	147	0	188	0	1	76	35	0	112	1	132	142	6	0	281	615
5:45 PM	0	18	7	1	0	26	0	42	9	114	0	165	0	0	63	45	0	108	0	122	120	11	0	253	552
Hourly Total	0	129	36	24	1	189	0	160	29	571	0	760	0	3	334	161	1	498	2	490	515	24	0	1031	2478
Grand Total	1	326	150	53	1	530	0	405	100	1562	0	2067	0	31	1776	530	4	2337	4	1879	1423	290	0	3596	8530
Approach %	0.2	61.5	28.3	10.0	-	-	0.0	19.6	4.8	75.6	-	-	0.0	1.3	76.0	22.7	-	-	0.1	52.3	39.6	8.1	-	-	-
Total %	0.0	3.8	1.8	0.6	-	6.2	0.0	4.7	1.2	18.3	-	24.2	0.0	0.4	20.8	6.2	-	27.4	0.0	22.0	16.7	3.4	-	42.2	-
Lights	1	314	145	50	-	510	0	398	99	1520	-	2017	0	29	1740	527	-	2296	4	1837	1349	267	-	3457	8280
% Lights	100.0	96.3	96.7	94.3	-	96.2	-	98.3	99.0	97.3	-	97.6	-	93.5	98.0	99.4	-	98.2	100.0	97.8	94.8	92.1	-	96.1	97.1
Buses	0	0	2	2	-	4	0	4	0	10	-	14	0	0	23	3	-	26	0	10	48	0	-	58	102
% Buses	0.0	0.0	1.3	3.8	-	0.8	-	1.0	0.0	0.6	-	0.7	-	0.0	1.3	0.6	-	1.1	0.0	0.5	3.4	0.0	-	1.6	1.2
Single-Unit Trucks	0	9	3	0	-	12	0	3	1	27	-	31	0	1	11	0	-	12	0	31	17	15	-	63	118
% Single-Unit Trucks	0.0	2.8	2.0	0.0	-	2.3	-	0.7	1.0	1.7	-	1.5	-	3.2	0.6	0.0	-	0.5	0.0	1.6	1.2	5.2	-	1.8	1.4
Articulated Trucks	0	3	0	1	-	4	0	0	0	5	-	5	0	0	2	0	-	2	0	1	9	8	-	18	29
% Articulated Trucks	0.0	0.9	0.0	1.9	-	0.8	-	0.0	0.0	0.3	-	0.2	-	0.0	0.1	0.0	-	0.1	0.0	0.1	0.6	2.8	-	0.5	0.3
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	0	-	0	1
% Bicycles on Road	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	3.2	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	4	-	-	-	-	-	0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Burr Ridge Parkway with Bridewell Drive
Site Code:
Start Date: 01/07/2016

Turning Movement Data

Start Time	Bridewell Drive Eastbound					Bridewell Drive Westbound					Burr Ridge Parkway Northbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	3	0	0	3	0	11	3	0	14	0	0	8	1	8	25
7:15 AM	0	5	0	0	5	0	11	3	0	14	0	1	6	1	7	26
7:30 AM	0	5	1	0	6	0	23	6	0	29	0	0	7	0	7	42
7:45 AM	0	2	0	0	2	0	27	6	0	33	0	1	12	0	13	48
Hourly Total	0	15	1	0	16	0	72	18	0	90	0	2	33	2	35	141
8:00 AM	0	5	0	0	5	0	21	9	0	30	0	2	10	0	12	47
8:15 AM	0	3	0	0	3	0	25	6	0	31	0	1	6	0	7	41
8:30 AM	0	4	0	0	4	0	21	8	0	29	0	0	12	0	12	45
8:45 AM	0	6	0	0	6	0	19	15	0	34	0	0	3	0	3	43
Hourly Total	0	18	0	0	18	0	86	38	0	124	0	3	31	0	34	176
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	5	0	0	5	0	9	10	0	19	1	1	32	0	34	58
4:15 PM	0	8	1	0	9	0	15	14	0	29	0	0	24	0	24	62
4:30 PM	0	11	1	0	12	0	17	9	0	26	0	0	29	0	29	67
4:45 PM	0	5	0	0	5	0	21	8	0	29	0	0	25	0	25	59
Hourly Total	0	29	2	0	31	0	62	41	0	103	1	1	110	0	112	246
5:00 PM	0	7	1	0	8	0	14	15	0	29	0	0	41	0	41	78
5:15 PM	0	9	1	0	10	0	17	9	0	26	0	0	30	0	30	66
5:30 PM	0	8	0	0	8	0	19	12	0	31	0	0	27	0	27	66
5:45 PM	0	8	1	0	9	0	14	6	0	20	0	0	16	0	16	45
Hourly Total	0	32	3	0	35	0	64	42	0	106	0	0	114	0	114	255
Grand Total	0	94	6	0	100	0	284	139	0	423	1	6	288	2	295	818
Approach %	0.0	94.0	6.0	-	-	0.0	67.1	32.9	-	-	0.3	2.0	97.6	-	-	-
Total %	0.0	11.5	0.7	-	12.2	0.0	34.7	17.0	-	51.7	0.1	0.7	35.2	-	36.1	-
Lights	0	93	6	-	99	0	281	139	-	420	1	4	282	-	287	806
% Lights	-	98.9	100.0	-	99.0	-	98.9	100.0	-	99.3	100.0	66.7	97.9	-	97.3	98.5
Buses	0	0	0	-	0	0	3	0	-	3	0	1	3	-	4	7
% Buses	-	0.0	0.0	-	0.0	-	1.1	0.0	-	0.7	0.0	16.7	1.0	-	1.4	0.9
Single-Unit Trucks	0	1	0	-	1	0	0	0	-	0	0	0	3	-	3	4
% Single-Unit Trucks	-	1.1	0.0	-	1.0	-	0.0	0.0	-	0.0	0.0	0.0	1.0	-	1.0	0.5
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	1	0	-	1	1
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	16.7	0.0	-	0.3	0.1
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: 72nd Street with Wolf Road
Site Code:
Start Date: 01/07/2016

Turning Movement Data

Start Time	72nd Street Eastbound						72nd Street Westbound						Wolf Road Northbound						Wolf Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	17	0	1	0	18	0	1	0	9	0	10	0	1	98	1	0	100	0	0	26	10	0	36	164
7:15 AM	0	15	0	5	0	20	0	1	0	8	0	9	0	1	107	1	0	109	0	2	42	15	0	59	197
7:30 AM	0	17	0	4	0	21	0	3	1	7	0	11	0	7	109	3	0	119	0	2	27	24	0	53	204
7:45 AM	0	14	0	3	0	17	0	0	0	7	0	7	0	6	69	0	0	75	0	0	43	34	0	77	176
Hourly Total	0	63	0	13	0	76	0	5	1	31	0	37	0	15	383	5	0	403	0	4	138	83	0	225	741
8:00 AM	0	11	1	6	0	18	0	5	0	6	0	11	0	4	69	4	0	77	0	2	35	28	0	65	171
8:15 AM	0	15	0	0	0	15	0	1	1	1	0	3	0	2	71	1	0	74	0	3	28	23	0	54	146
8:30 AM	0	12	1	4	0	17	0	2	0	6	0	8	0	3	69	1	0	73	0	3	36	29	0	68	166
8:45 AM	0	10	0	1	0	11	0	4	0	8	0	12	0	2	64	2	0	68	0	1	47	32	0	80	171
Hourly Total	0	48	2	11	0	61	0	12	1	21	0	34	0	11	273	8	0	292	0	9	146	112	0	267	654
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	39	1	5	0	45	0	0	0	6	0	6	0	2	63	0	0	65	0	4	93	20	0	117	233
4:15 PM	0	28	0	3	0	31	0	1	0	2	0	3	0	4	58	2	0	64	0	3	112	29	0	144	242
4:30 PM	0	31	0	7	0	38	0	2	0	2	0	4	0	7	59	2	0	68	0	1	85	24	0	110	220
4:45 PM	0	28	2	4	0	34	0	1	0	2	0	3	0	7	60	0	0	67	0	3	103	29	0	135	239
Hourly Total	0	126	3	19	0	148	0	4	0	12	0	16	0	20	240	4	0	264	0	11	393	102	0	506	934
5:00 PM	0	42	1	4	0	47	0	0	0	3	0	3	0	5	69	0	0	74	0	2	86	35	0	123	247
5:15 PM	0	42	1	1	0	44	0	0	1	0	0	1	0	1	57	1	0	59	1	5	114	33	0	153	257
5:30 PM	0	27	0	4	0	31	0	1	1	1	0	3	0	0	58	2	0	60	0	8	91	29	0	128	222
5:45 PM	0	27	2	3	0	32	0	1	0	3	0	4	0	2	72	0	0	74	0	10	85	24	0	119	229
Hourly Total	0	138	4	12	0	154	0	2	2	7	0	11	0	8	256	3	0	267	1	25	376	121	0	523	955
Grand Total	0	375	9	55	0	439	0	23	4	71	0	98	0	54	1152	20	0	1226	1	49	1053	418	0	1521	3284
Approach %	0.0	85.4	2.1	12.5	-	-	0.0	23.5	4.1	72.4	-	-	0.0	4.4	94.0	1.6	-	-	0.1	3.2	69.2	27.5	-	-	-
Total %	0.0	11.4	0.3	1.7	-	13.4	0.0	0.7	0.1	2.2	-	3.0	0.0	1.6	35.1	0.6	-	37.3	0.0	1.5	32.1	12.7	-	46.3	-
Lights	0	373	9	49	-	431	0	21	4	70	-	95	0	54	1127	19	-	1200	1	48	1022	415	-	1486	3212
% Lights	-	99.5	100.0	89.1	-	98.2	-	91.3	100.0	98.6	-	96.9	-	100.0	97.8	95.0	-	97.9	100.0	98.0	97.1	99.3	-	97.7	97.8
Buses	0	0	0	3	-	3	0	2	0	1	-	3	0	0	15	1	-	16	0	1	19	3	-	23	45
% Buses	-	0.0	0.0	5.5	-	0.7	-	8.7	0.0	1.4	-	3.1	-	0.0	1.3	5.0	-	1.3	0.0	2.0	1.8	0.7	-	1.5	1.4
Single-Unit Trucks	0	2	0	3	-	5	0	0	0	0	-	0	0	0	10	0	-	10	0	0	11	0	-	11	26
% Single-Unit Trucks	-	0.5	0.0	5.5	-	1.1	-	0.0	0.0	0.0	-	0.0	-	0.0	0.9	0.0	-	0.8	0.0	0.0	1.0	0.0	-	0.7	0.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.1	0.0	-	0.1	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Burr Ridge Parkway with North Marriott Access Drive
Site Code:
Start Date: 01/07/2016

Turning Movement Data

Start Time	North Marriott Access Drive Westbound					Burr Ridge Parkway Northbound					Burr Ridge Parkway Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
7:00 AM	0	3	0	1	3	0	8	0	0	8	0	0	8	0	8	19
7:15 AM	0	0	1	1	1	0	6	0	0	6	0	1	8	0	9	16
7:30 AM	0	1	1	0	2	0	6	0	0	6	0	3	17	0	20	28
7:45 AM	0	2	0	0	2	0	14	0	0	14	0	0	20	0	20	36
Hourly Total	0	6	2	2	8	0	34	0	0	34	0	4	53	0	57	99
8:00 AM	0	1	0	0	1	0	11	0	0	11	0	0	16	0	16	28
8:15 AM	0	0	0	0	0	0	7	0	0	7	0	1	20	0	21	28
8:30 AM	0	1	2	0	3	0	10	0	0	10	0	1	15	0	16	29
8:45 AM	0	0	0	0	0	0	3	1	0	4	0	0	14	0	14	18
Hourly Total	0	2	2	0	4	0	31	1	0	32	0	2	65	0	67	103
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	1	0	1	0	34	0	0	34	0	0	7	0	7	42
4:15 PM	0	0	0	0	0	0	23	0	0	23	0	0	16	0	16	39
4:30 PM	0	0	1	0	1	0	28	0	0	28	1	0	18	0	19	48
4:45 PM	0	1	0	0	1	0	24	0	0	24	1	1	19	0	21	46
Hourly Total	0	1	2	0	3	0	109	0	0	109	2	1	60	0	63	175
5:00 PM	0	0	2	0	2	0	45	2	0	47	0	0	16	0	16	65
5:15 PM	0	1	1	0	2	0	26	0	0	26	0	1	18	0	19	47
5:30 PM	0	2	0	0	2	0	27	0	0	27	0	2	17	0	19	48
5:45 PM	0	0	1	0	1	0	15	0	0	15	0	0	14	0	14	30
Hourly Total	0	3	4	0	7	0	113	2	0	115	0	3	65	0	68	190
Grand Total	0	12	10	2	22	0	287	3	0	290	2	10	243	0	255	567
Approach %	0.0	54.5	45.5	-	-	0.0	99.0	1.0	-	-	0.8	3.9	95.3	-	-	-
Total %	0.0	2.1	1.8	-	3.9	0.0	50.6	0.5	-	51.1	0.4	1.8	42.9	-	45.0	-
Lights	0	12	9	-	21	0	281	3	-	284	2	8	242	-	252	557
% Lights	-	100.0	90.0	-	95.5	-	97.9	100.0	-	97.9	100.0	80.0	99.6	-	98.8	98.2
Buses	0	0	1	-	1	0	1	0	-	1	0	1	1	-	2	4
% Buses	-	0.0	10.0	-	4.5	-	0.3	0.0	-	0.3	0.0	10.0	0.4	-	0.8	0.7
Single-Unit Trucks	0	0	0	-	0	0	5	0	-	5	0	1	0	-	1	6
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	1.7	0.0	-	1.7	0.0	10.0	0.0	-	0.4	1.1
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	2	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Burr Ridge Parkway with South Marriott Access Drive
Site Code:
Start Date: 01/07/2016

Turning Movement Data

Start Time	Office Access Drive Eastbound						South Marriott Access Drive Westbound						Burr Ridge Parkway Northbound						Burr Ridge Parkway Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	0	0	0	1	0	0	3	0	0	1	3	0	5	8	2	0	15	0	0	11	0	0	11	29
7:15 AM	0	0	0	0	1	0	0	2	0	1	1	3	0	7	5	2	0	14	0	0	8	0	0	8	25
7:30 AM	0	0	0	0	0	0	0	8	0	1	0	9	0	12	5	2	0	19	0	1	15	1	0	17	45
7:45 AM	0	2	0	1	0	3	0	8	0	2	0	10	0	25	10	8	0	43	0	0	23	0	0	23	79
Hourly Total	0	2	0	1	2	3	0	21	0	4	2	25	0	49	28	14	0	91	0	1	57	1	0	59	178
8:00 AM	0	1	0	0	0	1	0	2	0	2	0	4	0	13	8	2	0	23	0	0	17	0	0	17	45
8:15 AM	0	0	0	1	0	1	0	2	0	0	1	2	0	14	7	0	0	21	0	0	20	0	0	20	44
8:30 AM	0	0	0	1	0	1	0	3	0	1	0	4	0	15	9	0	0	24	0	1	15	0	0	16	45
8:45 AM	0	1	0	1	0	2	0	3	0	0	0	3	0	16	3	2	0	21	0	0	13	0	0	13	39
Hourly Total	0	2	0	3	0	5	0	10	0	3	1	13	0	58	27	4	0	89	0	1	65	0	0	66	173
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	5	0	22	0	27	0	1	0	0	0	1	0	0	28	2	0	30	0	0	9	0	0	9	67
4:15 PM	0	3	0	5	0	8	0	1	0	1	0	2	0	3	19	2	0	24	0	0	16	0	0	16	50
4:30 PM	0	2	0	13	0	15	0	1	0	0	0	1	0	1	26	0	0	27	0	0	18	0	0	18	61
4:45 PM	0	3	0	10	0	13	0	5	0	0	0	5	0	1	21	2	0	24	0	0	20	0	0	20	62
Hourly Total	0	13	0	50	0	63	0	8	0	1	0	9	0	5	94	6	0	105	0	0	63	0	0	63	240
5:00 PM	0	11	0	20	0	31	0	1	0	0	0	1	0	0	35	1	0	36	0	0	15	1	0	16	84
5:15 PM	0	0	0	13	0	13	0	3	0	1	2	4	0	0	26	4	2	30	0	0	19	0	0	19	66
5:30 PM	0	2	0	13	0	15	0	6	0	1	0	7	0	0	24	0	2	24	0	0	18	1	0	19	65
5:45 PM	0	1	0	9	0	10	0	4	0	1	0	5	0	0	13	2	0	15	0	0	14	0	0	14	44
Hourly Total	0	14	0	55	0	69	0	14	0	3	2	17	0	0	98	7	4	105	0	0	66	2	0	68	259
Grand Total	0	31	0	109	2	140	0	53	0	11	5	64	0	112	247	31	4	390	0	2	251	3	0	256	850
Approach %	0.0	22.1	0.0	77.9	-	-	0.0	82.8	0.0	17.2	-	-	0.0	28.7	63.3	7.9	-	-	0.0	0.8	98.0	1.2	-	-	-
Total %	0.0	3.6	0.0	12.8	-	16.5	0.0	6.2	0.0	1.3	-	7.5	0.0	13.2	29.1	3.6	-	45.9	0.0	0.2	29.5	0.4	-	30.1	-
Lights	0	30	0	107	-	137	0	53	0	11	-	64	0	109	243	31	-	383	0	2	250	3	-	255	839
% Lights	-	96.8	-	98.2	-	97.9	-	100.0	-	100.0	-	100.0	-	97.3	98.4	100.0	-	98.2	-	100.0	99.6	100.0	-	99.6	98.7
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	1	0	-	1	2
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.4	0.0	-	0.3	-	0.0	0.4	0.0	-	0.4	0.2
Single-Unit Trucks	0	1	0	2	-	3	0	0	0	0	-	0	0	3	3	0	-	6	0	0	0	0	-	0	9
% Single-Unit Trucks	-	3.2	-	1.8	-	2.1	-	0.0	-	0.0	-	0.0	-	2.7	1.2	0.0	-	1.5	-	0.0	0.0	0.0	-	0.0	1.1
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	2	-	-	-	-	-	5	-	-	-	-	-	4	-	-	-	-	-	0	-	-

Site Plan

Lakeside Pointe of Burr Ridge
Burr Ridge, Illinois

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

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

SITE INFORMATION:		
Gross Area		22.5 acres
Units Proposed		52
Dwelling Units per Acre		2.3 du/ac
Street Pavement Width		28'
Sidewalk Width		5'
Open Space/Common Area		10.2 ac./45%
Park Land	3.2 acres	
Existing Lake	3.8 acres	
Neighborhood Open	2.1 acres	
Detention Areas	1.1 acres	
Est. Impervious coverage		6.5 ac./29%
LOT STANDARDS :		
Building Height		38'
Building Pad (Max.)		40' x 81'
Front Yard Setback to Sidewalk		20'
Building Side Separation		10.5'
Rear to Rear Separation (min.)		39.5'
Rear to Side Separation (min.)		32'
Rear to Open Space/Buffer (min.)		20'
Side to Open Space/Buffer (min.)		5'

North

Scale: 1" = 60'

0 60 120 240

NORTH

BSB DESIGN

Building Dreams, Enhancing Lives.
David Weekley Homes

Level of Service Criteria

Lakeside Pointe of Burr Ridge
Burr Ridge, Illinois

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

LEVEL OF SERVICE CRITERIA

Signalized Intersections

Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections

Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheet

Lakeside Pointe of Burr Ridge
Burr Ridge, Illinois

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

Lanes, Volumes, Timings
1: County Line Road & Frontage Road/Burr Ridge Parkway

1/28/2016

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	34	33	1	34	21	257	12	591	119	559	259	132
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	160		170	80		140	175		0
Storage Lanes	1		0	2		1	1		1	2		0
Taper Length (ft)	25			220			120			215		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	0.88	1.00	0.95	1.00	0.97	0.95	0.95
Frt		0.996				0.850			0.850		0.949	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1612	1788	0	3400	1900	2656	1805	3539	1599	3400	3222	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1612	1788	0	3400	1900	2656	1805	3539	1599	3400	3222	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		1				276			128		110	
Link Speed (mph)		25			25			45			45	
Link Distance (ft)		260			1072			565			3887	
Travel Time (s)		7.1			29.2			8.6			58.9	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	12%	6%	0%	3%	0%	7%	0%	2%	1%	3%	6%	7%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	37	36	0	37	23	276	13	635	128	601	420	0
Turn Type	Prot	NA		Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	7	4		3	8	1	5	2	3	1	6	
Permitted Phases						8			2			
Detector Phase	7	4		3	8	1	5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0	3.0	3.0	15.0	3.0	3.0	15.0	
Minimum Split (s)	15.0	23.0		15.0	23.0	32.0	15.0	30.0	15.0	32.0	47.0	
Total Split (s)	15.0	23.0		15.0	23.0	32.0	15.0	30.0	15.0	32.0	47.0	
Total Split (%)	15.0%	23.0%		15.0%	23.0%	32.0%	15.0%	30.0%	15.0%	32.0%	47.0%	
Yellow Time (s)	3.5	4.5		3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Min	None	None	C-Min	
Act Effct Green (s)	10.4	9.3		8.5	8.4	35.6	6.3	44.8	59.2	24.0	70.1	
Actuated g/C Ratio	0.10	0.09		0.08	0.08	0.36	0.06	0.45	0.59	0.24	0.70	
v/c Ratio	0.22	0.22		0.13	0.14	0.25	0.11	0.40	0.13	0.74	0.18	
Control Delay	43.7	43.4		44.4	44.4	2.6	45.9	22.0	3.2	40.4	5.3	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	43.7	43.4		44.4	44.4	2.6	45.9	22.0	3.2	40.4	5.3	
LOS	D	D		D	D	A	D	C	A	D	A	
Approach Delay		43.6			10.1			19.3			26.0	
Approach LOS		D			B			B			C	
Queue Length 50th (ft)	19	21		11	14	0	8	147	0	181	30	
Queue Length 95th (ft)	53	51		27	38	23	27	237	32	223	77	
Internal Link Dist (ft)		180			992			485			3807	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)				160		170	80		140	175		
Base Capacity (vph)	215	304		391	323	1238	207	1584	1044	980	2290	
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.17	0.12		0.09	0.07	0.22	0.06	0.40	0.12	0.61	0.18	

Intersection Summary

Area Type: Other
Cycle Length: 100
Actuated Cycle Length: 100
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 100
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.74
Intersection Signal Delay: 21.8 Intersection LOS: C
Intersection Capacity Utilization 54.2% ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 1: County Line Road & Frontage Road/Burr Ridge Parkway

HCM Unsignalized Intersection Capacity Analysis
2: Burr Ridge Parkway & Bridewell Drive

1/28/2016

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	15	1	96	27	4	35
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	16	1	103	29	4	38
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			17		252	17
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			17		252	17
tC, single (s)			4.1		6.6	6.3
tC, 2 stage (s)						
tF (s)			2.2		3.7	3.4
p0 queue free %			94		99	96
cM capacity (veh/h)			1606		645	1051

Direction, Lane #	EB 1	WB 1	NB 1	NB 2
Volume Total	17	132	4	38
Volume Left	0	103	4	0
Volume Right	1	0	0	38
cSH	1700	1606	645	1051
Volume to Capacity	0.01	0.06	0.01	0.04
Queue Length 95th (ft)	0	5	1	3
Control Delay (s)	0.0	5.9	10.6	8.6
Lane LOS		A	B	A
Approach Delay (s)	0.0	5.9	8.8	
Approach LOS			A	

Intersection Summary			
Average Delay	6.0		
Intersection Capacity Utilization	23.4%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	57	1	13	9	2	21	19	318	8	7	133	109
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	67	1	15	11	2	25	22	374	9	8	156	128
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	686	665	221	676	725	379	285			384		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	686	665	221	676	725	379	285			384		
tC, single (s)	7.1	6.5	6.3	7.2	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.4	3.6	4.0	3.3	2.2			2.2		
p0 queue free %	80	100	98	97	99	96	98			99		
cM capacity (veh/h)	340	374	804	341	346	672	1289			1186		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	84	38	406	293
Volume Left	67	11	22	8
Volume Right	15	25	9	128
cSH	381	505	1289	1186
Volume to Capacity	0.22	0.07	0.02	0.01
Queue Length 95th (ft)	21	6	1	1
Control Delay (s)	17.1	12.7	0.6	0.3
Lane LOS	C	B	A	A
Approach Delay (s)	17.1	12.7	0.6	0.3
Approach LOS	C	B		

Intersection Summary			
Average Delay	2.7		
Intersection Capacity Utilization	42.3%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	3	0	2	20	0	5	64	30	12	1	75	1
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67
Hourly flow rate (vph)	4	0	3	30	0	7	96	45	18	1	112	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	337	369	57	307	361	31	113			63		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	337	369	57	307	361	31	113			63		
tC, single (s)	8.2	6.5	7.9	7.5	6.5	6.9	4.2			4.1		
tC, 2 stage (s)												
tF (s)	3.8	4.0	3.8	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	100	100	95	100	99	93			100		
cM capacity (veh/h)	492	526	862	594	532	1042	1466			1553		

Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	4	3	37	118	40	57	57
Volume Left	4	0	30	96	0	1	0
Volume Right	0	3	7	0	18	0	1
cSH	492	862	650	1466	1700	1553	1700
Volume to Capacity	0.01	0.00	0.06	0.07	0.02	0.00	0.03
Queue Length 95th (ft)	1	0	5	5	0	0	0
Control Delay (s)	12.4	9.2	10.9	6.3	0.0	0.2	0.0
Lane LOS	B	A	B	A		A	
Approach Delay (s)	11.1		10.9	4.7		0.1	
Approach LOS	B		B				

Intersection Summary			
Average Delay	3.9		
Intersection Capacity Utilization	25.0%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	4	1	38	0	4	73
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Hourly flow rate (vph)	5	1	46	0	5	88
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	99	23			46	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	99	23			46	
tC, single (s)	6.8	6.9			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			100	
cM capacity (veh/h)	892	1055			1575	

Direction, Lane #	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	6	31	15	34	59
Volume Left	5	0	0	5	0
Volume Right	1	0	0	0	0
cSH	920	1700	1700	1575	1700
Volume to Capacity	0.01	0.02	0.01	0.00	0.03
Queue Length 95th (ft)	0	0	0	0	0
Control Delay (s)	8.9	0.0	0.0	1.0	0.0
Lane LOS	A			A	
Approach Delay (s)	8.9	0.0		0.4	
Approach LOS	A				

Intersection Summary			
Average Delay	0.6		
Intersection Capacity Utilization	15.0%	ICU Level of Service	A
Analysis Period (min)	15		

Lanes, Volumes, Timings
1: County Line Road & Frontage Road/Burr Ridge Parkway

1/28/2016

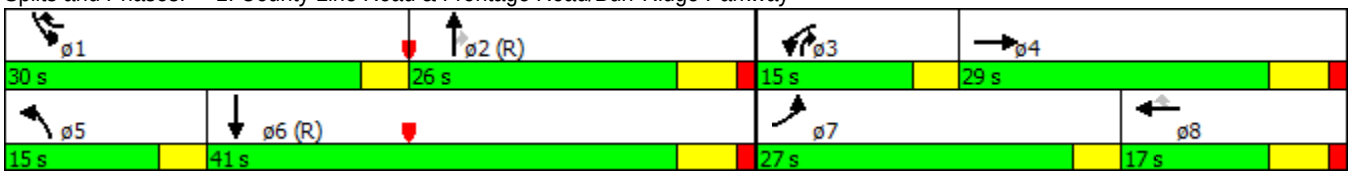
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	140	46	31	161	30	587	3	356	164	457	512	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	160		170	80		140	175		0
Storage Lanes	1		0	2		1	1		1	2		0
Taper Length (ft)	25			220			120			215		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	0.88	1.00	0.95	1.00	0.97	0.95	0.95
Frt		0.940				0.850			0.850		0.995	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1787	1786	0	3400	1900	2787	1805	3574	1599	3467	3471	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1787	1786	0	3400	1900	2787	1805	3574	1599	3467	3471	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		31				472			184		3	
Link Speed (mph)		25			25			45			45	
Link Distance (ft)		260			1072			565			3887	
Travel Time (s)		7.1			29.2			8.6			58.9	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	1%	0%	0%	3%	0%	2%	0%	1%	1%	1%	3%	19%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	157	87	0	181	34	660	3	400	184	513	593	0
Turn Type	Prot	NA		Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	7	4		3	8	1	5	2	3	1	6	
Permitted Phases						8			2			
Detector Phase	7	4		3	8	1	5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0	3.0	3.0	15.0	3.0	3.0	15.0	
Minimum Split (s)	27.0	29.0		15.0	17.0	30.0	15.0	26.0	15.0	30.0	41.0	
Total Split (s)	27.0	29.0		15.0	17.0	30.0	15.0	26.0	15.0	30.0	41.0	
Total Split (%)	27.0%	29.0%		15.0%	17.0%	30.0%	15.0%	26.0%	15.0%	30.0%	41.0%	
Yellow Time (s)	3.5	4.5		3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Min	None	None	C-Min	
Act Effct Green (s)	16.4	11.9		10.4	8.7	31.7	5.8	39.0	55.3	22.5	63.0	
Actuated g/C Ratio	0.16	0.12		0.10	0.09	0.32	0.06	0.39	0.55	0.22	0.63	
v/c Ratio	0.54	0.36		0.51	0.20	0.55	0.03	0.29	0.19	0.66	0.27	
Control Delay	45.2	30.3		47.7	45.1	7.8	45.0	25.4	3.3	38.9	10.8	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	45.2	30.3		47.7	45.1	7.8	45.0	25.4	3.3	38.9	10.8	
LOS	D	C		D	D	A	D	C	A	D	B	
Approach Delay		39.9			17.5			18.6			23.8	
Approach LOS		D			B			B			C	
Queue Length 50th (ft)	96	33		57	21	45	2	95	0	154	82	
Queue Length 95th (ft)	151	73		89	50	76	11	164	40	187	167	
Internal Link Dist (ft)		180			992			485			3807	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)				160		170	80		140	175		
Base Capacity (vph)	419	434		391	209	1310	207	1392	982	937	2189	
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.37	0.20		0.46	0.16	0.50	0.01	0.29	0.19	0.55	0.27	

Intersection Summary

Area Type: Other
Cycle Length: 100
Actuated Cycle Length: 100
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 100
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.66
Intersection Signal Delay: 22.2 Intersection LOS: C
Intersection Capacity Utilization 53.3% ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 1: County Line Road & Frontage Road/Burr Ridge Parkway



HCM Unsignalized Intersection Capacity Analysis
2: Burr Ridge Parkway & Bridewell Drive

1/28/2016

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	29	2	71	44	0	125
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86
Hourly flow rate (vph)	34	2	83	51	0	145
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			36		251	35
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			36		251	35
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			95		100	86
cM capacity (veh/h)			1588		703	1041

Direction, Lane #	EB 1	WB 1	NB 1	NB 2
Volume Total	36	134	0	145
Volume Left	0	83	0	0
Volume Right	2	0	0	145
cSH	1700	1588	1700	1041
Volume to Capacity	0.02	0.05	0.00	0.14
Queue Length 95th (ft)	0	4	0	12
Control Delay (s)	0.0	4.7	0.0	9.0
Lane LOS		A	A	A
Approach Delay (s)	0.0	4.7	9.0	
Approach LOS			A	

Intersection Summary			
Average Delay	6.2		
Intersection Capacity Utilization	17.7%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	139	4	13	2	2	6	13	244	3	19	394	126
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	148	4	14	2	2	6	14	260	3	20	419	134
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	823	817	486	831	882	261	553			263		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	823	817	486	831	882	261	553			263		
tC, single (s)	7.1	6.5	6.3	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.4	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	48	99	98	99	99	99	99			98		
cM capacity (veh/h)	284	304	569	275	279	782	1027			1313		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	166	11	277	573
Volume Left	148	2	14	20
Volume Right	14	6	3	134
cSH	297	452	1027	1313
Volume to Capacity	0.56	0.02	0.01	0.02
Queue Length 95th (ft)	79	2	1	1
Control Delay (s)	31.4	13.2	0.6	0.4
Lane LOS	D	B	A	A
Approach Delay (s)	31.4	13.2	0.6	0.4
Approach LOS	D	B		

Intersection Summary			
Average Delay	5.6		
Intersection Capacity Utilization	56.9%	ICU Level of Service	B
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	16	0	56	15	0	2	1	107	7	0	72	2
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Hourly flow rate (vph)	20	0	68	18	0	2	1	130	9	0	88	2
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	159	230	45	249	227	70	90			139		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	159	230	45	249	227	70	90			139		
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	98	100	93	97	100	100	100			100		
cM capacity (veh/h)	794	672	1021	642	675	986	1518			1457		

Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	20	68	21	66	74	44	46
Volume Left	20	0	18	1	0	0	0
Volume Right	0	68	2	0	9	0	2
cSH	794	1021	670	1518	1700	1457	1700
Volume to Capacity	0.02	0.07	0.03	0.00	0.04	0.00	0.03
Queue Length 95th (ft)	2	5	2	0	0	0	0
Control Delay (s)	9.6	8.8	10.5	0.1	0.0	0.0	0.0
Lane LOS	A	A	B	A			
Approach Delay (s)	9.0		10.5	0.1		0.0	
Approach LOS	A		B				

Intersection Summary			
Average Delay	3.0		
Intersection Capacity Utilization	18.2%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	4	3	122	2	5	70
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Hourly flow rate (vph)	5	4	154	3	6	89
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	213	78			157	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	213	78			157	
tC, single (s)	6.8	6.9			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			100	
cM capacity (veh/h)	759	973			1435	

Direction, Lane #	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	9	103	54	36	59
Volume Left	5	0	0	6	0
Volume Right	4	0	3	0	0
cSH	838	1700	1700	1435	1700
Volume to Capacity	0.01	0.06	0.03	0.00	0.03
Queue Length 95th (ft)	1	0	0	0	0
Control Delay (s)	9.3	0.0	0.0	1.4	0.0
Lane LOS	A			A	
Approach Delay (s)	9.3	0.0		0.5	
Approach LOS	A				

Intersection Summary			
Average Delay	0.5		
Intersection Capacity Utilization	15.7%	ICU Level of Service	A
Analysis Period (min)	15		

Lanes, Volumes, Timings
1: County Line Road & Frontage Road/Burr Ridge Parkway

9/8/2016

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	35	34	1	42	22	284	12	615	126	587	269	137
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	160		170	80		140	175		0
Storage Lanes	1		0	2		1	1		1	2		0
Taper Length (ft)	25			220			120			215		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	0.88	1.00	0.95	1.00	0.97	0.95	0.95
Frt		0.996				0.850			0.850		0.949	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1612	1788	0	3400	1900	2656	1805	3539	1599	3400	3222	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1612	1788	0	3400	1900	2656	1805	3539	1599	3400	3222	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		1				305			135		109	
Link Speed (mph)		25			25			45			45	
Link Distance (ft)		260			1072			565			3887	
Travel Time (s)		7.1			29.2			8.6			58.9	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	12%	6%	0%	3%	0%	7%	0%	2%	1%	3%	6%	7%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	38	38	0	45	24	305	13	661	135	631	436	0
Turn Type	Prot	NA		Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	7	4		3	8	1	5	2	3	1	6	
Permitted Phases						8			2			
Detector Phase	7	4		3	8	1	5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0	3.0	3.0	15.0	3.0	3.0	15.0	
Minimum Split (s)	15.0	23.0		15.0	23.0	32.0	15.0	30.0	15.0	32.0	47.0	
Total Split (s)	15.0	23.0		15.0	23.0	32.0	15.0	30.0	15.0	32.0	47.0	
Total Split (%)	15.0%	23.0%		15.0%	23.0%	32.0%	15.0%	30.0%	15.0%	32.0%	47.0%	
Yellow Time (s)	3.5	4.5		3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Min	None	None	C-Min	
Act Effct Green (s)	10.5	9.3		8.6	8.4	36.7	6.3	43.6	58.2	25.1	69.9	
Actuated g/C Ratio	0.10	0.09		0.09	0.08	0.37	0.06	0.44	0.58	0.25	0.70	
v/c Ratio	0.22	0.23		0.15	0.15	0.26	0.11	0.43	0.14	0.74	0.19	
Control Delay	43.7	43.9		44.4	44.5	2.5	45.9	23.3	3.3	39.6	5.4	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	43.7	43.9		44.4	44.5	2.5	45.9	23.3	3.3	39.6	5.4	
LOS	D	D		D	D	A	D	C	A	D	A	
Approach Delay		43.8			10.2			20.3			25.6	
Approach LOS		D			B			C			C	
Queue Length 50th (ft)	20	23		14	15	0	8	158	0	190	32	
Queue Length 95th (ft)	55	53		31	40	23	27	254	34	230	82	
Internal Link Dist (ft)		180			992			485			3807	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)				160		170	80		140	175		
Base Capacity (vph)	216	304		391	323	1262	207	1542	1029	990	2286	
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.18	0.13		0.12	0.07	0.24	0.06	0.43	0.13	0.64	0.19	

Intersection Summary

Area Type: Other
Cycle Length: 100
Actuated Cycle Length: 100
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 100
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.74
Intersection Signal Delay: 21.9 Intersection LOS: C
Intersection Capacity Utilization 55.7% ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 1: County Line Road & Frontage Road/Burr Ridge Parkway

HCM Unsignalized Intersection Capacity Analysis
2: Burr Ridge Parkway & Bridewell Drive

9/8/2016

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	16	1	104	28	4	46
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	17	1	112	30	4	49
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			18		272	18
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			18		272	18
tC, single (s)			4.1		6.6	6.3
tC, 2 stage (s)						
tF (s)			2.2		3.7	3.4
p0 queue free %			93		99	95
cM capacity (veh/h)			1605		625	1049

Direction, Lane #	EB 1	WB 1	NB 1	NB 2
Volume Total	18	142	4	49
Volume Left	0	112	4	0
Volume Right	1	0	0	49
cSH	1700	1605	625	1049
Volume to Capacity	0.01	0.07	0.01	0.05
Queue Length 95th (ft)	0	6	1	4
Control Delay (s)	0.0	6.0	10.8	8.6
Lane LOS		A	B	A
Approach Delay (s)	0.0	6.0	8.8	
Approach LOS			A	

Intersection Summary			
Average Delay	6.2		
Intersection Capacity Utilization	23.9%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	68	1	15	9	2	22	21	331	8	7	138	116
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	80	1	18	11	2	26	25	389	9	8	162	136
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	718	695	231	709	759	394	299			399		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	718	695	231	709	759	394	299			399		
tC, single (s)	7.1	6.5	6.3	7.2	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.4	3.6	4.0	3.3	2.2			2.2		
p0 queue free %	75	100	98	97	99	96	98			99		
cM capacity (veh/h)	322	358	794	323	330	659	1274			1171		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	99	39	424	307
Volume Left	80	11	25	8
Volume Right	18	26	9	136
cSH	361	490	1274	1171
Volume to Capacity	0.27	0.08	0.02	0.01
Queue Length 95th (ft)	27	6	1	1
Control Delay (s)	18.7	13.0	0.6	0.3
Lane LOS	C	B	A	A
Approach Delay (s)	18.7	13.0	0.6	0.3
Approach LOS	C	B		

Intersection Summary			
Average Delay	3.1		
Intersection Capacity Utilization	45.8%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	3	0	2	21	0	5	67	39	12	1	102	1
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67
Hourly flow rate (vph)	4	0	3	31	0	7	100	58	18	1	152	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	393	432	77	349	424	38	154			76		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	393	432	77	349	424	38	154			76		
tC, single (s)	8.2	6.5	7.9	7.5	6.5	6.9	4.2			4.1		
tC, 2 stage (s)												
tF (s)	3.8	4.0	3.8	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	100	100	94	100	99	93			100		
cM capacity (veh/h)	443	482	833	552	487	1032	1417			1536		

Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	4	3	39	129	47	78	78
Volume Left	4	0	31	100	0	1	0
Volume Right	0	3	7	0	18	0	1
cSH	443	833	606	1417	1700	1536	1700
Volume to Capacity	0.01	0.00	0.06	0.07	0.03	0.00	0.05
Queue Length 95th (ft)	1	0	5	6	0	0	0
Control Delay (s)	13.2	9.3	11.3	6.1	0.0	0.1	0.0
Lane LOS	B	A	B	A		A	
Approach Delay (s)	11.7		11.3	4.5		0.1	
Approach LOS	B		B				

Intersection Summary			
Average Delay	3.5		
Intersection Capacity Utilization	25.2%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	28	11	39	8	8	76
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	29	12	41	8	8	80
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	102	25			49	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	102	25			49	
tC, single (s)	6.8	6.9			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	99			99	
cM capacity (veh/h)	886	1052			1570	

Direction, Lane #	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	41	27	22	35	53
Volume Left	29	0	0	8	0
Volume Right	12	0	8	0	0
cSH	927	1700	1700	1570	1700
Volume to Capacity	0.04	0.02	0.01	0.01	0.03
Queue Length 95th (ft)	3	0	0	0	0
Control Delay (s)	9.1	0.0	0.0	1.8	0.0
Lane LOS	A			A	
Approach Delay (s)	9.1	0.0		0.7	
Approach LOS	A				

Intersection Summary			
Average Delay	2.4		
Intersection Capacity Utilization	17.1%	ICU Level of Service	A
Analysis Period (min)	15		

Lanes, Volumes, Timings
1: County Line Road & Frontage Road/Burr Ridge Parkway

9/8/2016

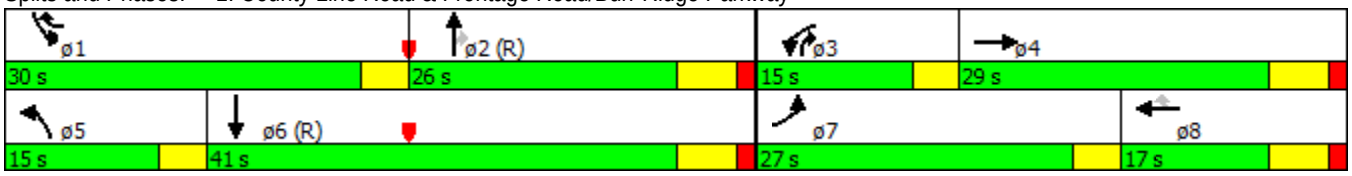
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	146	48	32	171	31	621	3	370	168	494	532	17
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	160		170	80		140	175		0
Storage Lanes	1		0	2		1	1		1	2		0
Taper Length (ft)	25			220			120			215		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	0.88	1.00	0.95	1.00	0.97	0.95	0.95
Frt		0.940				0.850			0.850		0.995	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1787	1786	0	3400	1900	2787	1805	3574	1599	3467	3471	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1787	1786	0	3400	1900	2787	1805	3574	1599	3467	3471	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		31				450			189		3	
Link Speed (mph)		25			25			45			45	
Link Distance (ft)		260			1072			565			3887	
Travel Time (s)		7.1			29.2			8.6			58.9	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	1%	0%	0%	3%	0%	2%	0%	1%	1%	1%	3%	19%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	164	90	0	192	35	698	3	416	189	555	617	0
Turn Type	Prot	NA		Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	7	4		3	8	1	5	2	3	1	6	
Permitted Phases						8			2			
Detector Phase	7	4		3	8	1	5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0	3.0	3.0	15.0	3.0	3.0	15.0	
Minimum Split (s)	27.0	29.0		15.0	17.0	30.0	15.0	26.0	15.0	30.0	41.0	
Total Split (s)	27.0	29.0		15.0	17.0	30.0	15.0	26.0	15.0	30.0	41.0	
Total Split (%)	27.0%	29.0%		15.0%	17.0%	30.0%	15.0%	26.0%	15.0%	30.0%	41.0%	
Yellow Time (s)	3.5	4.5		3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Min	None	None	C-Min	
Act Effct Green (s)	16.7	12.2		10.5	8.8	33.5	5.8	36.8	53.3	24.3	62.6	
Actuated g/C Ratio	0.17	0.12		0.10	0.09	0.34	0.06	0.37	0.53	0.24	0.63	
v/c Ratio	0.55	0.37		0.54	0.21	0.57	0.03	0.32	0.20	0.66	0.28	
Control Delay	45.2	30.4		48.1	45.1	9.5	45.0	27.2	3.5	37.5	11.1	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	45.2	30.4		48.1	45.1	9.5	45.0	27.2	3.5	37.5	11.1	
LOS	D	C		D	D	A	D	C	A	D	B	
Approach Delay		39.9			18.8			19.9			23.6	
Approach LOS		D			B			B			C	
Queue Length 50th (ft)	100	35		60	21	59	2	103	0	164	87	
Queue Length 95th (ft)	155	75		94	50	92	11	175	42	198	177	
Internal Link Dist (ft)		180			992			485			3807	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)				160		170	80		140	175		
Base Capacity (vph)	420	434		391	209	1306	207	1314	954	951	2175	
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.39	0.21		0.49	0.17	0.53	0.01	0.32	0.20	0.58	0.28	

Intersection Summary

Area Type: Other
Cycle Length: 100
Actuated Cycle Length: 100
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 100
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.66
Intersection Signal Delay: 22.8 Intersection LOS: C
Intersection Capacity Utilization 54.7% ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 1: County Line Road & Frontage Road/Burr Ridge Parkway



HCM Unsignalized Intersection Capacity Analysis
2: Burr Ridge Parkway & Bridewell Drive

9/8/2016

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	30	2	85	46	0	138
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86
Hourly flow rate (vph)	35	2	99	53	0	160
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			37		287	36
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			37		287	36
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			94		100	85
cM capacity (veh/h)			1586		663	1039

Direction, Lane #	EB 1	WB 1	NB 1	NB 2
Volume Total	37	152	0	160
Volume Left	0	99	0	0
Volume Right	2	0	0	160
cSH	1700	1586	1700	1039
Volume to Capacity	0.02	0.06	0.00	0.15
Queue Length 95th (ft)	0	5	0	14
Control Delay (s)	0.0	5.0	0.0	9.1
Lane LOS		A	A	A
Approach Delay (s)	0.0	5.0	9.1	
Approach LOS			A	

Intersection Summary			
Average Delay	6.3		
Intersection Capacity Utilization	18.5%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	150	4	15	2	2	6	16	254	3	20	410	140
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	160	4	16	2	2	6	17	270	3	21	436	149
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	866	861	511	877	934	272	585			273		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	866	861	511	877	934	272	585			273		
tC, single (s)	7.1	6.5	6.3	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.4	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	40	99	97	99	99	99	98			98		
cM capacity (veh/h)	265	286	551	254	259	772	1000			1301		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	180	11	290	606
Volume Left	160	2	17	21
Volume Right	16	6	3	149
cSH	278	428	1000	1301
Volume to Capacity	0.65	0.02	0.02	0.02
Queue Length 95th (ft)	103	2	1	1
Control Delay (s)	38.9	13.6	0.7	0.5
Lane LOS	E	B	A	A
Approach Delay (s)	38.9	13.6	0.7	0.5
Approach LOS	E	B		

Intersection Summary			
Average Delay	7.0		
Intersection Capacity Utilization	59.1%	ICU Level of Service	B
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	17	0	58	16	0	2	1	137	7	0	90	2
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Hourly flow rate (vph)	21	0	71	20	0	2	1	167	9	0	110	2
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	199	289	56	299	286	88	112			176		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	199	289	56	299	286	88	112			176		
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	97	100	93	97	100	100	100			100		
cM capacity (veh/h)	745	624	1005	590	626	960	1490			1413		

Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	21	71	22	85	92	55	57
Volume Left	21	0	20	1	0	0	0
Volume Right	0	71	2	0	9	0	2
cSH	745	1005	617	1490	1700	1413	1700
Volume to Capacity	0.03	0.07	0.04	0.00	0.05	0.00	0.03
Queue Length 95th (ft)	2	6	3	0	0	0	0
Control Delay (s)	10.0	8.9	11.1	0.1	0.0	0.0	0.0
Lane LOS	A	A	B	A			
Approach Delay (s)	9.1		11.1	0.1		0.0	
Approach LOS	A		B				

Intersection Summary			
Average Delay	2.7		
Intersection Capacity Utilization	19.1%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	19	9	128	28	16	73
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	20	9	135	29	17	77
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	222	82			164	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	222	82			164	
tC, single (s)	6.8	6.9			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	99			99	
cM capacity (veh/h)	743	968			1426	

Direction, Lane #	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	29	90	74	42	51
Volume Left	20	0	0	17	0
Volume Right	9	0	29	0	0
cSH	803	1700	1700	1426	1700
Volume to Capacity	0.04	0.05	0.04	0.01	0.03
Queue Length 95th (ft)	3	0	0	1	0
Control Delay (s)	9.7	0.0	0.0	3.1	0.0
Lane LOS	A			A	
Approach Delay (s)	9.7	0.0		1.4	
Approach LOS	A				

Intersection Summary			
Average Delay	1.4		
Intersection Capacity Utilization	21.1%	ICU Level of Service	A
Analysis Period (min)	15		

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

September 2, 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:

Z-10-2016: 1400 Burr Ridge Parkway and 11650 Bridewell Drive; the Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Weekley Homes, LLC d.b.a. David Weekley Homes for rezoning from the O-2 Office and Hotel District to the R-5 Planned Residence District with a variation from or an amendment to Section VI.H.4.b(6) to permit a Planned Unit Development on 22.5 acres rather than the required minimum of 40 acres; all of which is to accommodate the proposed development of 52 single-family homes with private streets and with floor areas ranging from approximately 2,100 square feet to 3,300 square feet. The petition number and property address is **Z-10-2016: 1400 Burr Ridge Parkway and 11650 Bridewell Drive** and the Permanent Real Estate Index Numbers are: **18-30-300-025 and 18-30-303-016.**

A public hearing to consider this petition is scheduled for:

Date: Monday, September 19, 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.

2-10-2016

18-19-300-031-0000
DIK DRUG CO
160 TOWER DR
BURR RIDGE, IL 60527

18-19-300-033-0000
DIK DRUG COMPANY
160 TOWER DR
BURR RIDGE, IL 60527

18-19-301-004-0000
NSB LAND LLC
10S660 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

18-19-301-005-0000
NSB LAND LLC
10S660 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

18-19-301-006-0000
EXEMPT

18-19-402-001-0000
ROBERT LIONEL BIELBY
7725 WOLF RD
LA GRANGE, IL 60525

18-19-402-006-0000
TAXPAYER OF
7081 JOLIET ROAD
INDIAN HD PK, IL 60525

18-30-100-003-0000
M J HAVERI
P O BOX 1268
MORTON GROVE, IL 60053

18-30-100-005-0000
AVGERIS AND ASSOCIATES
2500 S HIGHLAND AV 103
LOMBARD, IL 60148

18-30-100-006-0000
AVGERIS AND ASSOCIATES
2500 S HIGHLAND AV 103
LOMBARD, IL 60148

18-30-100-008-0000
DOUG YOUNG
18267 CASEY RD
GRAYSLAKE, IL 60030

18-30-100-011-0000
SHEBOYGAN HOLDINGS LLC
1 OAKBROOK TERR #400
OAKBROOK TER, IL 60181

18-30-100-012-0000
SHEBOYGAN HOLDINGS LLC
1 OAKBROOK TERR #400
OAKBROOK TER, IL 60181

18-30-200-004-0000
EXEMPT

18-30-200-005-0000
JESSICA GARCIA AVITIA
7147 COMMONWEALTH AVE
BURR RIDGE, IL 60527

18-30-200-006-0000
CESAR VELARDE
1624 W18TH ST
CHICAGO, IL 60608

18-30-200-007-0000
BELL ROBERT J
7209 COMMONWEALTH AVE
BURR RIDGE, IL 60527

18-30-200-008-0000
J YALLAPRAGADA
6120 S ELM ST
BURR RDG, IL 60527

18-30-200-009-0000
DONALD J HOGLUND
7245 COMMONWEALTH AVE
BURR RIDGE, IL 60527

18-30-200-010-0000
ROBERT D PROCK
7257 COMMON WEALTH AV
BURR RIDGE, IL 60527

18-30-200-016-0000
EXEMPT

18-30-200-017-0000
EXEMPT

18-30-200-018-0000
EXEMPT

18-30-200-019-0000
GEORGE5 YOUSSEF
7144 S FAIR ELMS AV
BURR RIDGE, IL 60527

18-30-200-020-0000
THEODORE BULTHUIS
7154 FAIR ELMS
BURR RIDGE, IL 60527

18-30-200-021-0000
THOMAS MCDONAGH
7200 S FAIR ELMS AV
BURR RIDGE, IL 60527

18-30-200-022-0000
CLARENCE PANKOW
7208 FAIR ELMS
BURR RDGE, IL 60527

18-30-200-023-0000
B J BURROW
7244 S FAIR ELMS AV
BURR RIDGE, IL 60527

18-30-200-024-0000
WAYNE KIRSCH
7254 FAIR ELMS
BURR RIDGE, IL 60527

18-30-200-025-0000
EXEMPT

18-30-200-026-0000
EXEMPT

18-30-200-030-0000
JASNA KOSTICH
7217 COMMONWEALTH
BURR RIDGE, IL 60527

18-30-200-031-0000
MARVIN SASS
7225 COMMONWEALTH AVE
BURR RIDGE, IL 60527

18-30-200-032-0000
BRUCE BERGLUND
7235 COMMONWEALTH AV
BURR RIDGE, IL 60527

18-30-200-033-0000
ANDREW STRZEMP
7234 FAIR ELMS
BURR RIDGE, IL 60527

18-30-200-034-0000
WILLIAM MILICA HARVEL
7224 FAIR ELMS AVE
BURR RIDGE, IL 60527

18-30-200-035-0000
THOMAS BUSSE
7218 FAIRELMS AV
BURR RIDGE, IL 60527

18-30-202-002-0000
JEFFREY DILLON
7430 ARBOR AVE
BURR RIDGE, IL 60527

18-30-202-003-0000
M & M YELLIN
7440 ARBOR AVE
BURR RIDGE, IL 60527

18-30-202-004-0000
ORVILLE F ST CLAIR
7450 ARBOR AV
LA GRANGE, IL 60527

18-30-204-002-0000
EXEMPT

18-30-204-005-0000
ROBERT RHOADES
7201 S FAIR ELMS AV
BURR RIDGE, IL 60527

18-30-204-006-0000
JOHN GAIL OPILA
7207 S FAIR ELMS
BURR RIDGE, IL 60527

18-30-204-007-0000
DANIEL W MACKENZIE
7217 FAIR ELMS AV
BURR RIDGE, IL 60527

18-30-204-008-0000
RICHARD GREEN
7227 FAIR ELMS AV
BURR RIDGE, IL 60527

18-30-204-009-0000
JOALLE DESCO
7235 FAIR ELMS AV
BURR RIDGE, IL 60527

18-30-204-010-0000
FRANKLIN ANA BENITEZ
7245 FAIR ELMS AV
BURR RIDGE, IL 60527

18-30-204-011-0000
MARK KORALLUS
7257 FAIR ELMS AV
BURR RIDGE, IL 60527

18-30-205-001-0000
COREY TUMPANE
11510 W 73RD PL
BURR RIDGE, IL 60527

18-30-205-002-0000
ANGUS T JAMIESON
11504 W 73RD PL
BURR RIDGE, IL 60527

18-30-205-003-0000
RUMENA KAPLAREVIC
11500 73RD PLACE
BURR RIDGE, IL 60527

18-30-205-004-0000
BENJAMIN KING
11490 73RD PL
BURR RIDGE, IL 60527

18-30-205-005-0000
JOSEPH MARIA DYGDON
11464 73RD PL
BURR RIDGE, IL 60527

18-30-205-006-0000
FRED L ARTEMENKO
604 AMBRIANCE DR
BURR RIDGE, IL 60527

18-30-208-001-0000
M C CREMINS
11511 W 73RD PL
BURR RIDGE, IL 60527

18-30-208-002-0000
JOSEPH L PETRUSHA
11503 W 73RD PL
BURR RIDGE, IL 60527

18-30-208-005-0000
JAMES BLANK
11465 W 73RD PL
BURR RIDGE, IL 60527

18-30-208-006-0000
WILLIAM DARANABY
11455 W 73RD PL
BURR RIDGE, IL 60527

18-30-208-015-0000
ALLEN J NIESYTO
7407 ARBOR AV
BURR RIDGE, IL 60527

18-30-208-016-0000
K J HANNA
1 ERIN LANE
BURR RIDGE, IL 60527

18-30-208-017-0000
ROGER A KOEHLER
7415 ARBOR
BURR RIDGE, IL 60527

18-30-208-018-0000
JOHN ARCE
7425 ARBOR AVE
BURR RIDGE, IL 60527

18-30-208-019-0000
ROBERT KAJMOWICZ TR
7431 ARBOR AVE
BURR RIDGE, IL 60527

18-30-208-020-0000
JAMES VARI
7435 ARBOR AVE
BURR RIDGE, IL 60527

18-30-208-021-0000
THOMAS WILLIAMS
7445 ARBOR AV
BURR RIDGE, IL 60527

18-30-208-022-0000
JOSEPH A ZALUD
11460 W 75TH ST
BURR RIDGE, IL 60527

18-30-208-023-0000
WILLIAM HANNAN
11450 75TH ST
BURR RIDGE, IL 60527

18-30-208-029-0000
LOUIS PLUCINSKI
11501 73RD PL
BURR RIDGE, IL 60527

18-30-208-030-0000
FRANK PODCZERWINSKI
11475 73RD PL
BURR RIDGE, IL 60527

18-30-300-024-0000
BURR RIDGE PARKWAY
1400 16TH ST STE 300
OAK BROOK, IL 60523

18-30-300-024-0000
BURR RIDGE PARKWAY
1400 16TH ST STE 300
OAK BROOK, IL 60523

18-30-300-025-0000
PB&J XXXIX LLC
4800 N HARLEM AVE
HARWOOD HTS, IL 60706

18-30-300-026-0000
TCF NATIONAL BANK
1405 XENIUM LANE NORTH
PLYMOUTH, MN 55441

18-30-300-038-0000
BURR DEED LLC
10350 BREN ROAD WEST
MINNETONKA, MN 55343

18-30-300-045-0000
BURR DEED LLC
10350 BREN ROAD WEST
MINNETONKA, MN 55343

18-30-300-050-0000
BURR DEED LLC
10350 BREN ROAD WEST
MINNETONKA, MN 55343

18-30-300-054-1001
PAUL WALK
36 OLD MILL LANE
BURR RIDGE, IL 60527

18-30-300-054-1002
R CANINO
850 VLG CTR DR 202
BURR RIDGE, IL 60527

18-30-300-054-1003
VINCENZO A MARINO
850 VILLAGE CTR DR 203
BURR RIDGE, IL 60527

18-30-300-054-1003
VINCENZO A MARINO
850 VILLAGE CTR DR 203
BURR RIDGE, IL 60527

18-30-300-054-1004
AMARTIT SINGH
51 ASHTON DRIVE
BURR RIDGE, IL 60527

18-30-300-054-1005
JERRY M SIMMONS 205
850 VILLAGE CTR DR
BURR RIDGE, IL 60527

18-30-300-054-1006
MICHAEL D YOST
850 VILLAGE CTR DR 206
BURR RIDGE, IL 60527

18-30-300-054-1007
EVALDAS GALENTAS
850 VILLAGE CTR DR 207
BURR RIDGE, IL 60527

18-30-300-054-1008
MICHALAK VICARI
850 VILLAGE CTR DR#208
BURR RIDGE, IL 60527

18-30-300-054-1009
INDIGO MANAGEMENT INC
7223 S ROUTE 83 PMB208
WILLOWBROOK, IL 60527

18-30-300-054-1010
J VONDRUSKA
60 TOMLIN CIR
BURR RIDGE, IL 60527

18-30-300-054-1011
R SILEIKIS
850 VLG CTR DR #211
BURR RIDGE, IL 60527

18-30-300-054-1012
CURRENT OCCUPANT
850 VILLAGE CENTER 212
BURR RIDGE, IL 60527

18-30-300-054-1013
E CARNEVALE
850 VLG CTR DR 213
BURR RIDGE, IL 60527

18-30-300-054-1014
JANET PLECKI
850 VILLAGE CENTER 214
BURR RIDGE, IL 60527

18-30-300-054-1015
OPUS NORTH CORPORATION
10350 BREN ROAD WEST
MINNETONKA, MN 55343

18-30-300-054-1016
JAY CHRIS
1000 VILLAGE CNTR #416
BURR RIDGE, IL 60527

18-30-300-054-1017
KIL NAM HEEJA KIM
5623 S GARFIELD AVE
HINSDALE, IL 60521

18-30-300-0S4-1018
C BOCCUMINI
850 VILLAGE CT DR 218
BURR RIDGE, IL 60527

18-30-300-054-1019
RUSSELL P SMITH
100 TOWER DR STE 111
BURR RIDGE, IL 60527

18-30-300-054-1020
M M TOM
620 DEVON DR
BURR RIDGE, IL 60527

18-30-300-054-1021
ALICE MARTIN
6115 TIMBER RIDGE CT
INDIAN HD PARK, IL 60525

18-30-300-054-1022
ASHOK KOHARI A KOT
850 VILLAGE CT 301
BURR RIDGE, IL 60527

18-30-300-054-1023
SHEELA SINGH
9487 FALLING WATER DR
BURR RIDGE, IL 60527

18-30-300-054-1024
SONIA DOMBKOWSKI
8521 JOHNSTON RD
BURR RIDGE, IL 60527

18-30-300-054-1025
DEVINDRA USHA SHARMA
6652 MANOR DR
BURR RIDGE, IL 60527

18-30-300-054-1026
V KALEINIKOVAS
850 VILLAGE CTR 306
BURR RIDGE, IL 60527

18-30-300-054-1027
S U PATEL
PO BOX 267
WESTMONT, IL 60559

18-30-300-054-1028
P JEPSEN
850 VLG CTR DR 308
BURR RIDGE, IL 60527

18-30-300-054-1029
MR MRS KAMENKO JOVIC
7920 DEER VIEW CRT
BURR RIDGE, IL 60527

18-30-300-054-1030
J KUKSTA
850 VLG CTR DR 310
BURR RIDGE, IL 60527

18-30-300-054-1031
WESLEY TATE
850 VILLAGE CT DR #311
BURR RIDGE, IL 60527

18-30-300-054-1032
CATHARINE DANLY 108
1000 VILLAGE CTR DR
BURR RIDGE, IL 60527

18-30-300-054-1033
ANTHONY FORMATO
5236 VICTOR ST
DOWNERS GRV, IL 60515

18-30-300-054-1034
VIJAYA K SARMA INS
7707 HAMILTON AVE
BURR RIDGE, IL 60527

18-30-300-054-1035
DAVID J ATKENSON
14640 JOHN HUMPHREY DR
ORLAND PARK, IL 60462

18-30-300-054-1036
JASON NASH
850 VILLAGE CTR DR 316
BURR RIDGE, IL 60527

18-30-300-054-1037
WINKLE LEE
850 VILLAGE CTR 317
BURR RIDGE, IL 60527

18-30-300-054-1038
CHRISTINE E RANDIN
250 E PEARSON ST #3202
CHICAGO, IL 60611

18-30-300-054-1039
KATHLEEN JASZKA
850 VILLAGE CENTER 319
BURR RIDGE, IL 60527

18-30-300-054-1040
RHSHI SHARMA
PO BOX 450
MINNETONKA, MN 55343

18-30-300-054-1041
NICK SIMOV 321
850 VILLAGE CENTER DR
BURR RIDGE, IL 60527

18-30-300-054-1042
LALI SINGH
115 CIRCLE RIDGE DR
BURR RIDGE, IL 60527

18-30-300-054-1043
SUSAN F KOZLOWSKI
850 VILLGE CTR DR #402
BURR RIDGE, IL 60527

18-30-300-054-1044
JAMES G CHESNIAK
850 VILLAGE CTR DR 404
BURR RIDGE, IL 60527

18-30-300-054-1045
P A SEUS
850 VILLAGE CEN
BURR RIDGE, IL 60527

18-30-300-054-1046
ALLAN R THOM
850 VILLAGE CENTER DR
BURR RIDGE, IL 60527

18-30-300-054-1047
GEORGE S GIANAKAS
9320 W 122ND ST
PALOS PARK, IL 60464

18-30-300-054-1048
JOHN YANNEY
131 RANCHO MIRAGE DR
KISSIMMEE, FL 34759

18-30-300-054-1049
C S PROSEK
8218 KATHRYN CT
BURR RIDGE, IL 60527

18-30-300-054-1050
SAMUEL BASILIOUS
529 LISK AVENUE
STATEN ISLAN, NY 10303

18-30-300-054-1051
GREGORY SCHULTZ
7900 S CASS AVE
DARIEN, IL 60561

~~18-30-300-054-1051~~
~~GREGORY SCHULTZ~~
~~7900 S CASS AVE~~
~~DARIEN, IL 60561~~
duplicate

18-30-300-054-1052
B L DUJLOVICH
8200 LAKE RIDGE DRIVE
BURR RIDGE, IL 60527

18-30-300-054-1053
RICHARD MICHALAK
850 VILLAGE CTR DR#414
BURR RIDGE, IL 60527

18-30-300-054-1054
DIANE R VIVO UNIT 415
850 VILLAGE CTR DR
BURR RIDGE, IL 60527

18-30-300-054-1055
PERM SHARMA
505 ABRAIANCE
BURR RIDGE, IL 60527

18-30-300-054-1056
850 BR LLC
2500 S HIGHLAND #103
LOMBARD, IL 60148

18-30-300-054-1057
MARWAN KASI
850 VILLAGE CTR DR 418
BURR RIDGE, IL 60527

18-30-300-054-1058
KUMUD C BARMAN
9311 TANDRAGEE DR
ORLAND PARK, IL 60462

18-30-300-054-1059
VIJAY SINGHAL
405 AMBRIANCE DR
BURR RIDGE, IL 60527

18-30-300-054-1060
JAMES T OBRIEN
6345 MARTIN DRIVE
WILLOWBROOK, IL 60527

18-30-300-055-1001
JOGAR LLC
760 VILLAGE CENTER DR
BURR RIDGE, IL 60527

18-30-300-055-1002
JON SKULBORSTAD
1000 VILLAGE CTR DR
BURR RIDGE, IL 60527

18-30-300-055-1003
RASHID ALI KAIZEN SYST
760 VILLAGE CTR DR 220
BURR RIDGE, IL 60527

18-30-300-055-1004
PPC REAL ESTATE LLC
760 VILLAGE CTR DR 240
BURR RIDGE, IL 60527

18-30-300-055-1005
JERATE LLC
760 VLG CTR DR #200
BURR RIDGE, IL 60527

18-30-300-058-1001
OPUS NORTH CORPORATION
10350 BREN ROAD WEST
MINNETONKA, IL 55343

18-30-300-058-1002
MEG DAVIDSON
1000 VILLAGE CENTER DR
BURR RIDGE, IL 60527

18-30-300-058-1003
RICHARD P SCARDINA
1000 VILLAGE CTR 103
BURR RIDGE, IL 60527

18-30-300-058-1004
ZELJKO ATLAGIC
1000 VILLAGE CTR DR104
BURR RIDGE, IL 60527

18-30-300-058-1005
T S DHALIWAL 105
1000 VILLAGE CTR DR
BURR RIDGE, IL 60527

18-30-300-058-1006
ANTHONY J REBELLO
1000 VILLAGE CENTER106
BURR RIDGE, IL 60527

18-30-300-058-1007
JERA LLC
760 VILLAGE CNTR DR200
BURR RIDGE, IL 60527
duplicate

18-30-300-058-1008
CATHARINE DANLY 108
1000 VILLAGE CTR DR
BURR RIDGE, IL 60527

18-30-300-058-1009
ZUHAIB AHMAD
1000 VILL CENTER DR109
WILLOWBROOK, IL 60527

18-30-300-058-1010
JON A SKULBORSTAD
1000 VILLAGE CTR DR110
BURR RIDGE, IL 60527

18-30-300-058-1011
KERRY POSTILLION
16W277 83RD ST STE A
BURR RIDGE, IL 60527

18-30-300-058-1012
DENNIS A QUINN
1000 VILLAGE CENTER
BURR RIDGE, IL 60527

18-30-300-058-1013
OPUS NORTH CORPORATION
10350 BREN ROAD WEST
MINNETONKA, IL 55343

18-30-300-058-1014
MARCIA N MILLER
1000 VILLAGE CTR DR114
BURR RIDGE, IL 60527

18-30-300-058-1015
RUTH A LONGMAN TR
1000 VILLAGE CENTER 11
BURR RIDGE, IL 60527

18-30-300-058-1016
YAN ZHAO
1000 VILLAGE CENTER DR
BURR RIDGE, IL 60527

18-30-300-058-1017
RUTHANN I MCCARTY TR
1000 VLG CENTER DR 201
BURR RIDGE, IL 60527

18-30-300-058-1018
ANTHONY J TUNNEY
1000 VILLAGE CTR DR202
BURR RIDGE, IL 60527

18-30-300-058-1019
ARLENE A SIMINEK
1000 VILLAGE CNTR 203
BURR RIDGE, IL 60527

18-30-300-058-1020
JASON CHEN
1000 VILLAGE CTR DR204
BURR RIDGE, IL 60527

18-30-300-058-1021
CHESTER J CHESSLO
1000 VILLAGE CTR #205
BURR RIDGE, IL 60527

18-30-300-058-1022
MARIANNE C MANGAN
1000 VLGE CTR DR 206
BURR RIDGE, IL 60527

18-30-300-058-1023
DOUGLAS NAOMI ZWEIG
1000 VILLAGE CTR DR207
BURR RIDGE, IL 60527

18-30-300-058-1024
ANNETTE W JONES
1000 VILLAGE CENTER DR
BURR RIDGE, IL 60527

18-30-300-058-1025
PAULA LESNIEWSKI
1000 VILLAGE CENTER209
BURR RIDGE, IL 60527

18-30-300-058-1026
SURINDER SAHAJPAL
8200 OAK KNOLL DR
BURR RIDGE, IL 60527

18-30-300-058-1027
JOHN G OCONNOR 211
1000 VILLAGE CENTER DR
BURR RIDGE, IL 60527

18-30-300-058-1028
PAUL MARYBETH VONHUBEN
1000 VILLAGE CT DR 212
BURR RIDGE, IL 60527

18-30-300-058-1029
MR MRS JAMES ALLERSON
1000 VILLAGE CTR DR
BURR RIDGE, IL 60527

18-30-300-058-1030
OPUS NORTH CORPORATION
10350 BREN ROAD WEST
MINNETONKA, IL 55343

18-30-300-058-1031
BARBARA SPITKOVSKY
1000 VILLAGE CTR DR215
BURR RIDGE, IL 60527

18-30-300-058-1032
GERALDINE H NARDI
1000 VILLGE CNTR DR216
BURR RIDGE, IL 60527

18-30-300-058-1033
KATHLEEN M BINKS
1000 VILLAGECENTER 301
BURR RIDGE, IL 60527

18-30-300-058-1034
CHRISTINA DANLY DENTON
1000 VILLAGE CRT DR302
BURR RIDGE, IL 60527

18-30-300-058-1035
MARQUETTE B T 20209
305 W BRIARCLIFF RD101
BOLINGBROOK, IL 60440

18-30-300-058-1036
GARY DENISE LEHNERT
1000 VILLAGE CENTER304
BURR RIDGE, IL 60527

18-30-300-058-1037
OPUS NORTH CORPORATION
10350 BREN ROAD WEST
MINNETONKA, IL 55343

18-30-300-058-1038
ESTATE OF GRACE LIGON
111 W MONROE 5T 16WTRE
CHICAGO, IL 60603

18-30-300-058-1039
BRENDA P HELMS TRUST
1000 VILLAGE CTR 307
BURR RIDGE, IL 60527

18-30-300-058-1040
LORRAINE PTAK
120 EDGEBROOK CT
INDIAN HD PK, IL 60525

18-30-300-058-1041
FRANK TABASHK
1000 VILLAGE CNT DR309
BURR RIDGE, IL 60527

18-30-300-058-1042
MICHAEL S MATYSEK
1000 VILLAGE CTR DR310
BURR RIDGE, IL 60527

18-30-300-058-1043
OPUS NORTH CORPORATION
10350 BREN ROAD WEST
MINNETONKA, IL 55343

18-30-300-058-1044
PIERRE E WAKIM
107 OAK RIDGE DRIVE
BURR RIDGE, IL 60527

18-30-300-058-1045
JOSEPHINE KOUTSKY 313
1000 VILLAGE CTR DR
BURR RIDGE, IL 60527

18-30-300-058-1046
JAMES BOWMAN
1000 VILLAGE CTR #314
BURR RIDGE, IL 60527

18-30-300-058-1047
TIMOTHY ORMOND
1000 VILLAGE CTR #315
BURR RIDGE, IL 60527

18-30-300-058-1048
OPUS NORTH CORPORATION
10350 BREN ROAD WEST
MINNETONKA, IL 55343

18-30-300-058-1049
JAMES L COOGAN
1000 VILLAGE CENTER DR
BURR RIDGE, IL 60527

18-30-300-058-1050
ASLE KLEMMA
1000 VILLAGE CENTER403
BURR RIDGE, IL 60527

18-30-300-058-1051
SMITH U405
1000 VILLAGE CTR DR #405
BURR RIDGE, IL 60527

18-30-300-058-1052
SHELLEY RITCHIE T FICK
1000 VILLAGE CT DR #406
BURR RIDGE, IL 60527

18-30-300-058-1053
CEOLA J WOELTJE
1000 VILLAGE CTR #407
BURR RIDGE, IL 60527

18-30-300-058-1054
NADA JENSEN
1000 VILLAGE CTR DR #408
BURR RIDGE, IL 60527

18-30-300-058-1055
WILLIAM RENKOSIK
1000 VILLAGE CENTER #409
BURR RIDGE, IL 60527

18-30-300-058-1056
THOMAS G MOUROUKAS
1000 VILLAGE CTR #410
BURR RIDGE, IL 60527

18-30-300-058-1057
LOUISE M JUCKINESS
1000 VILLAGE CTR DR #411
BURR RIDGE, IL 60527

18-30-300-058-1058
GERTRUDE WARD TR
1000 VILLAGE CTR DR #414
BURR RIDGE, IL 60527

18-30-300-058-1059
JAN CHRISTOPHER
1000 VILLAGE CTR #416
BURR RIDGE, IL 60527

18-30-302-003-0000
TCF NATIONAL BANK
1405 XENIUM LANE NORTH
PLYMOUTH, MN 55441

18-30-302-004-0000
TCF NATIONAL BANK
1405 XENIUM LANE NORTH
PLYMOUTH, MN 55441

18-30-303-006-0000
ROBERT GOLDSTINE 835
835 MCCLINTOCK DR 2ND
BURR RIDGE, IL 60527

18-30-303-011-0000
LOCAL 731 PS GP
1000 BURR RIDGE PKWY
BURR RIDGE, IL 60527

18-30-303-015-0000
AP AIM BURR RIDGE LLC
PO BOX 396
BOCA RATON, FL 33429

18-30-303-016-0000
BURR RIDGE HOTEL PART.
100 E. RVR CNTR #1100
COVINGTON, KY 41011

18-30-303-017-0000
LABORERS DIST CNCL PRO
999 MCCLINTOCK DR #300
BURR RIDGE, IL 60527

18-30-303-019-0000
IREAD LLC
901 MCCLINTOCK DR
BURR RIDGE, IL 60527

~~18-30-303-020-0000~~
~~IREAD LLC~~
~~901 MCCLINTOCK DRIVE~~
~~BURR RIDGE, IL 60527~~
duplicate

18-30-407-020-0000
CIBULA
11554 RIDGEWOOD LANE
BURR RIDGE, IL 60527

18-30-407-021-0000
JANET M LANGER
11546 RIDGEWOOD LN
BURR RIDGE, IL 60527

18-30-407-022-0000
DONALD RAYMOND
11538 RIDGEWOOD LN
BURR RIDGE, IL 60527

18-30-407-023-0000
J S TURANO
11530 RIDGEWOOD LN
BURR RIDGE, IL 60527

18-30-407-024-0000
PATRICIA GREEN
11522 RIDGEWOOD LN
BURR RIDGE, IL 60527

NOTICE

NOTICE

VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: September 15, 2016

RE: Board Report for September 19, 2016 Plan Commission Meeting

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At its August 22, 2016 and September 12, 2016 meetings, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-08-2016: 580 Village Center Drive (Cruickshank); The Board of Trustees concurred with the Plan Commission and approved Ordinances amending the B-2 District and the Village Center PUD and approving special use for Running Store/Fitness Apparel Store with sales of craft beer and wine at 580 Village Center Drive.

V-04-2016: 15W660 79th Street (Mars Chocolate); The Board of Trustees concurred with the Plan Commission and approved an Ordinance granting a variation to permit the addition of rooftop mechanical equipment without the required rooftop screening.

PC-05-2016: 16W301 91st Street (Spectrum Senior Living); Minor Amendment to PUD – Carports; The Board of Trustees concurred with the Plan Commission and approved a minor amendment to the Spectrum Senior Living PUD to permit the addition of carports in the parking lot.

PC-06-2016: 7785 Wolf Road; Requests for Private Sanitary Sewer System for New Home; The Board of Trustees concurred with the Plan Commission and approved the use of a private sanitary sewer system for a new home at 7785 Wolf Road.

09/15/2016

Permits Applied For July 2016

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPR-16-254	07/14/2016	Bucktrail Dr.	Nicor Gas	90 N. Finley Rd. Glen Ellyn IL 60137	ROW Permit
JPS-16-235	07/27/2016	7650 Lincolnshire Dr	City Lights, Ltd.	9993 Virginia Av. Chicago Ridge IL 60415	Sign Permit
JRAD-16-200	07/01/2016	66 Deer Path Trail	RML Norway, Inc.	4532 Middaugh Downers Grove IL 60515	Residential Addition
JRAD-16-212	07/01/2016	69 Deer Path Tr	Northstar Property Services	419 Grand Blvd Park Ridge IL 60068	Residential Addition
JRAL-16-215	07/07/2016	1132 Woodview Rd	Spyglass Builders, LLC	17243 Buck Dr Orland Park IL 60467	Residential Alteration
JRAL-16-225	07/15/2016	151 Ashton Dr	D&S Edificio, LLC	1531 Forest Ave. River Forest IL 60305	Residential Alteration
JRAL-16-229	07/20/2016	5 Arcadia Ct	Geneva Cabinet Gallery LLC	321 Stevens St. Geneva IL 60134	Residential Alteration
JRDB-16-217	07/11/2016	7340 Hamilton Ave	Blue Sky Builders	424 Ogden Avenue Downers Grove IL 60515	Residential Detached Building
JRDB-16-223	07/14/2016	10S 135 Madison ST	Cut Above Landscaping	670 Vandustrial Dr. Westmont IL 60559	Residential Detached Building
JRES-16-216	07/07/2016	8000 S Wolf Rd	Atlas Restoration	11441 Melrose Av Franklin Park IL 60131	Residential Miscellaneous
JRES-16-240	07/29/2016	7719 Hamilton Ave	Ray Mendez	7719 Hamilton Av Burr Ridge IL 60527	Residential Miscellaneous
JRPE-16-230	07/21/2016	807 Ambriance	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit
JRPE-16-237	07/28/2016	Highland Fields Subdiv	Pro Electric Generators, Inc.	1533 Herbert St. Downers Grove IL 60515	Res Electrical Permit
JRPF-16-213	07/01/2016	11555 W 87th St.	Platinum Poolcare Aquatech, L	300 Industrial Ln. Wheeling IL 60090	Pool and Fence
JRSF-16-214	07/06/2016	6503 Hillcrest Dr.	Rose Development Corp	7851 W Ogden Ave Lyons IL 60534	Residential New Single Family
JRSF-16-222	07/13/2016	6100 Grant St	Ramit & Resham Mendi	302 Ambriance Dr. Burr Ridge IL 60527	Residential New Single Family
JRSF-16-226	07/18/2016	8030 Bucktrail Dr	McNaughton Brothers Constru	16W347 83rd St. Burr Ridge IL 60527	Residential New Single Family

Total: 34

09/15/2016

Permits Issued July 2016

Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description Value & Sq Ftg
JCA-15-095	06/09/2015	8080 Madison St	Korman-Lederer Mgmt. Co	3100 Dundee Rd, Ste 116 Northbrook IL 60062	Com Alteration $155,081 1,935
JCA-16-108	07/28/2016	510 Village Center Dr.	Aria Group Architects, Inc.	830 N Boulevard Oak Park IL 60301	Com Alteration $221,476 2,760
JCPM-16-231	07/25/2016	311 Shore Dr	Excel Air LLC	730 Turner Av Medinah IL 60157	Com Mechanical Permit
JDEK-16-173	07/18/2016	7754 County Line Rd	C&W Construction	17450 Bluff Rd. Lemont IL 60439	Deck Permit
JDEK-16-198	07/25/2016	15W 305 91ST ST	Illinois Designers & Builders, I	7614 Linden Oak Darien IL 60561	Deck Permit
JDS-16-146	07/12/2016	7950 Drew Ave	McKinney Enterprises, LLC	12663 W. Offner Rd Manhattan IL 60442	Demolition Structure
JDS-16-188	07/22/2016	6130 Elm St	J2Santi Custom Homes	5035 Lawn Ave. Western Springs IL 60558	Demolition Structure
JELV-16-088	07/27/2016	6545 Hillcrest Dr.	EHLS	210 W. Campus Dr. Arlington Heights IL 60004	Elevator
JGEN-16-185	07/11/2016	6230 Elm St	Walz Builders	222 Willowwood Dr. Oswego IL 60543	Generator
JPAT-15-258	07/25/2016	39 Fawn Ct	Beck, Richard A & Jo Ann	39 Fawn Ct Burr Ridge IL 60521	Patio Permit
JPR-16-190	07/08/2016	8080 Madison St	Gasaway Maintenance Co. Inc	1290 Lakeside Dr. Romeoville IL 60446	ROW Permit
JPR-16-191	07/08/2016	11531 Burr Oak Ln	Glen Galis Concrete Contractor	1921 W. Wilson St Batavia IL 60510	ROW Permit
JPR-16-201	07/11/2016	ROWs DuPage Locations	Wide Open West	1674 Frontenac Rd. Naperville IL 60563	ROW Permit
JPR-16-220	07/27/2016	8574 Clynderven Rd	Noble Blacktop Corp	3 Grant Sq., Ste 162 Hinsdale IL 60521	ROW Permit
JPR-16-232	07/26/2016	ROWs DuPage Locations			ROW Permit
JPS-16-169	07/27/2016	120 Burr Ridge Pkwy	Aurora Sign Co	1100 Rt. 34 Aurora IL 60504	Sign Permit

09/15/2016

Permits Issued July 2016

Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description Value & Sq Ftg
JRAL-15-314	07/28/2016	11560 Burr Oak Ln	Molidor Custom Builders	219 W. 55tth Street, #103 Clarendon Hills IL 60514	Residential Alteration $29,400 392
JRAL-16-196	07/27/2016	10S 424 Glenn Dr.	First Fence Inc.	10 N Elm St. Hillside IL 60162	Fence Permit
JRDB-16-182	07/08/2016	8484 Carlisle Ct			Residential Detached Building
JRDB-16-197	07/25/2016	15W 305 91ST ST	Illinois Designers & Builders, I	7614 Linden Oak Darien IL 60561	Residential Detached Building
JRES-16-118	07/05/2016	410 Westminster Dr	Solar Plus USA	902 S. Randall Rd. Saint Charles IL 60174	Residential Miscellaneous
JRSF-16-032	07/22/2016	6130 Elm St	J2Santi Custom Homes	5035 Lawn Ave. Western Springs IL 60558	Residential New Single Family $1,014,150 6,761

TOTAL: 22

09/15/16

Occupancy Certificates Issued July 2016

CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF16018	07/29/16		15W 760 89TH ST
OF16019	07/12/16	Iyla & Jennifer Dynkin	8005 Hamilton AVE
OF16020	07/15/16	Lyons Truck Sales	16W 20 79TH ST
OF16021	07/22/16	Rocco & Jennifer Salviola	6679 Lee Ct

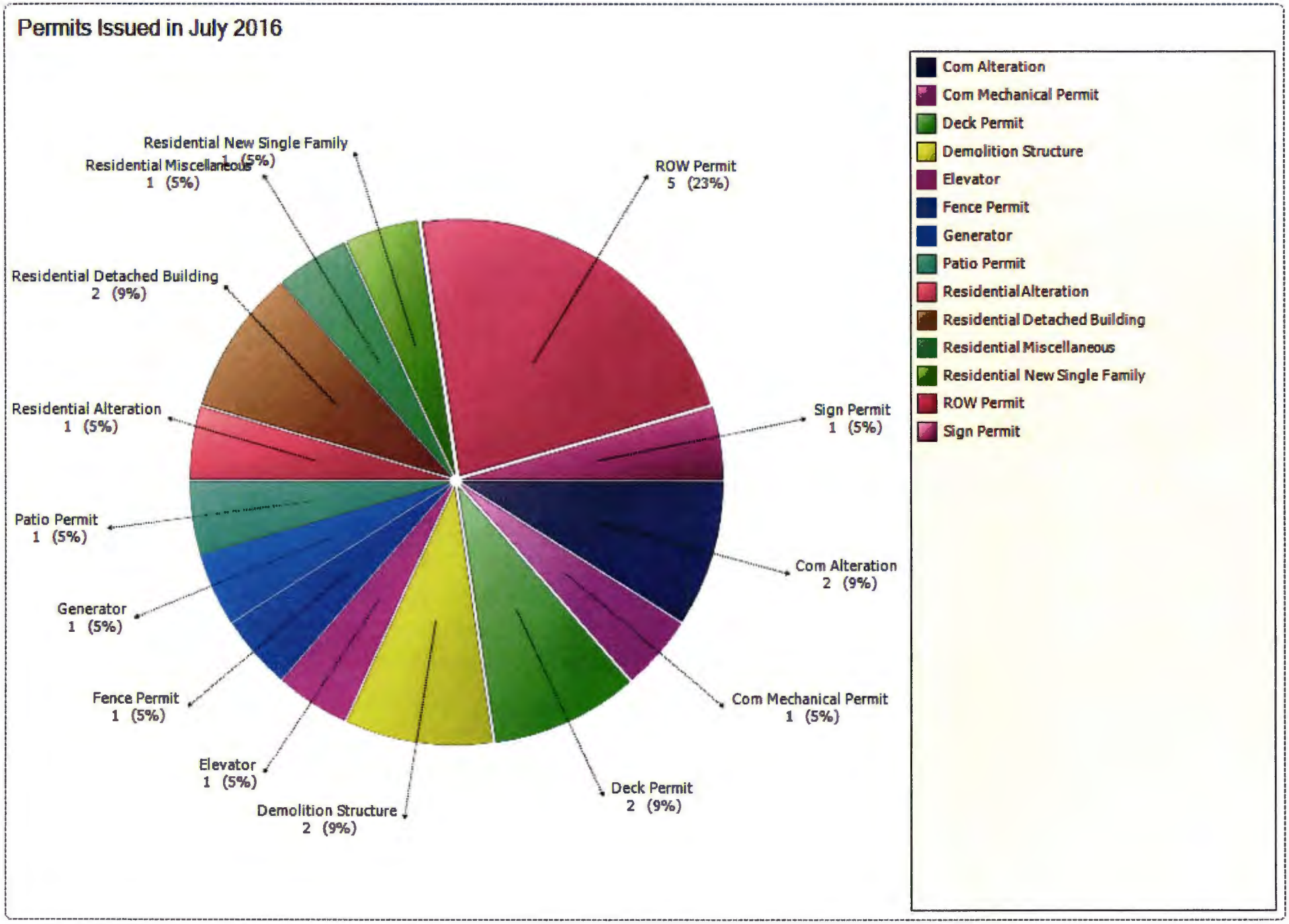
MONTHLY SURVEY OF BUILDING PERMITS - 2016

(Does not include miscellaneous Permits)

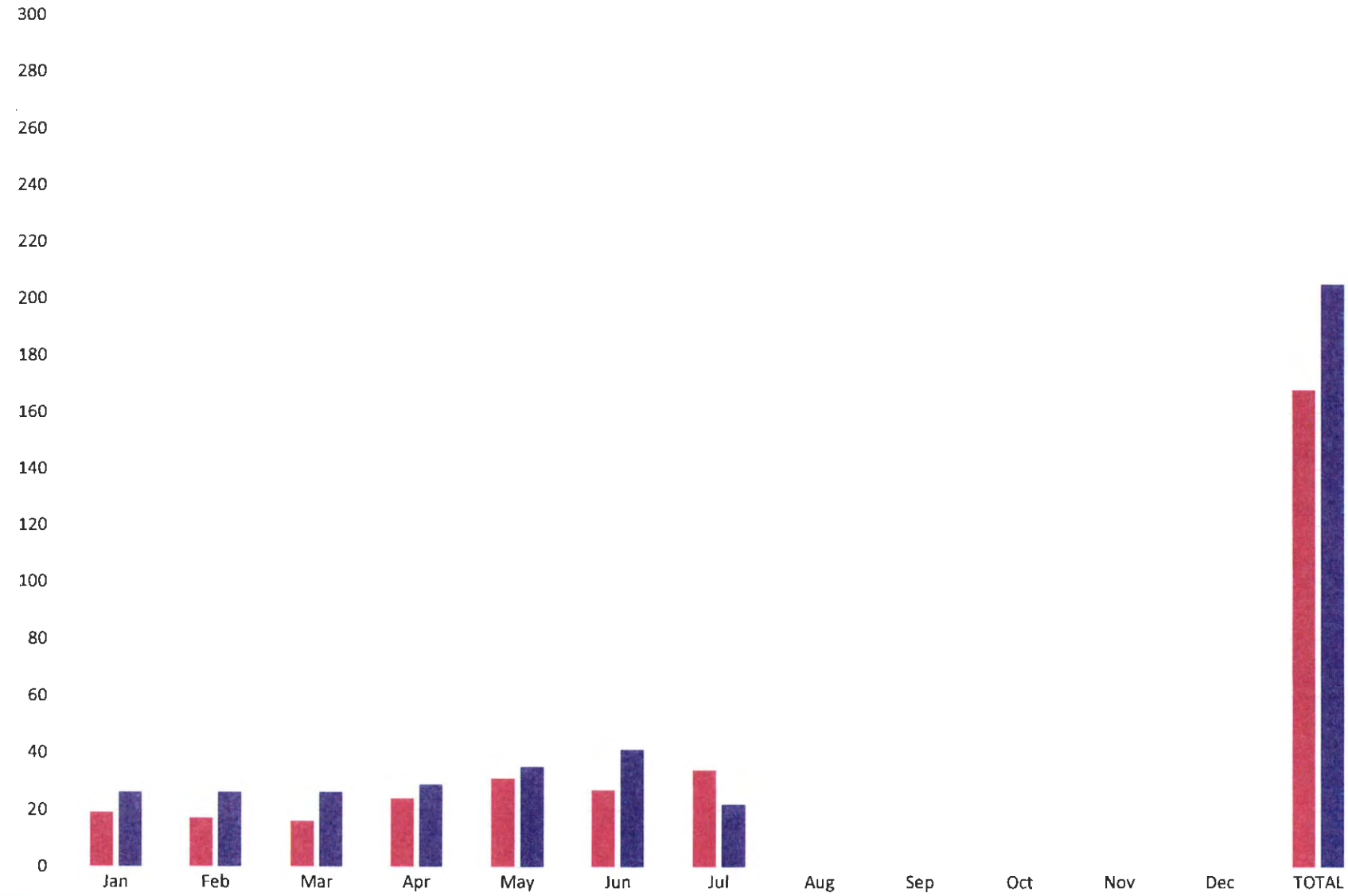
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON-RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	$2,622,600	$715,875		$737,914	$4,076,389
	[3]	[8]		[2]	
FEBRUARY	$2,808,000	$513,975	$112,500	$4,500	$3,438,975
	[4]	[5]	[1]	[1]	
MARCH	$787,200	$0		$1,788,371	$2,575,571
	[1]			[2]	
APRIL	$1,889,100	$639,975		$637,246	$3,166,321
	[3]	[6]		[3]	
MAY	$558,750	$386,700		$83,712	$1,029,162
	[1]	[5]		[1]	
JUNE	$988,050	$411,000		$317,291	$1,716,341
	[2]	[6]		[2]	
JULY	$1,014,150	$29,400		$376,557	$1,420,107
	[1]	[1]		[2]	
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
2016 TOTAL	**$10,667,850**	**$2,696,925**	**$112,500**	**$3,945,591**	**$17,422,866**
	[15]	[31]	[1]	[11]	

By Project Type

Current Chart Filter: All Records, Permit.DateIssued Between 07/01/2016 AND 07/31/2016

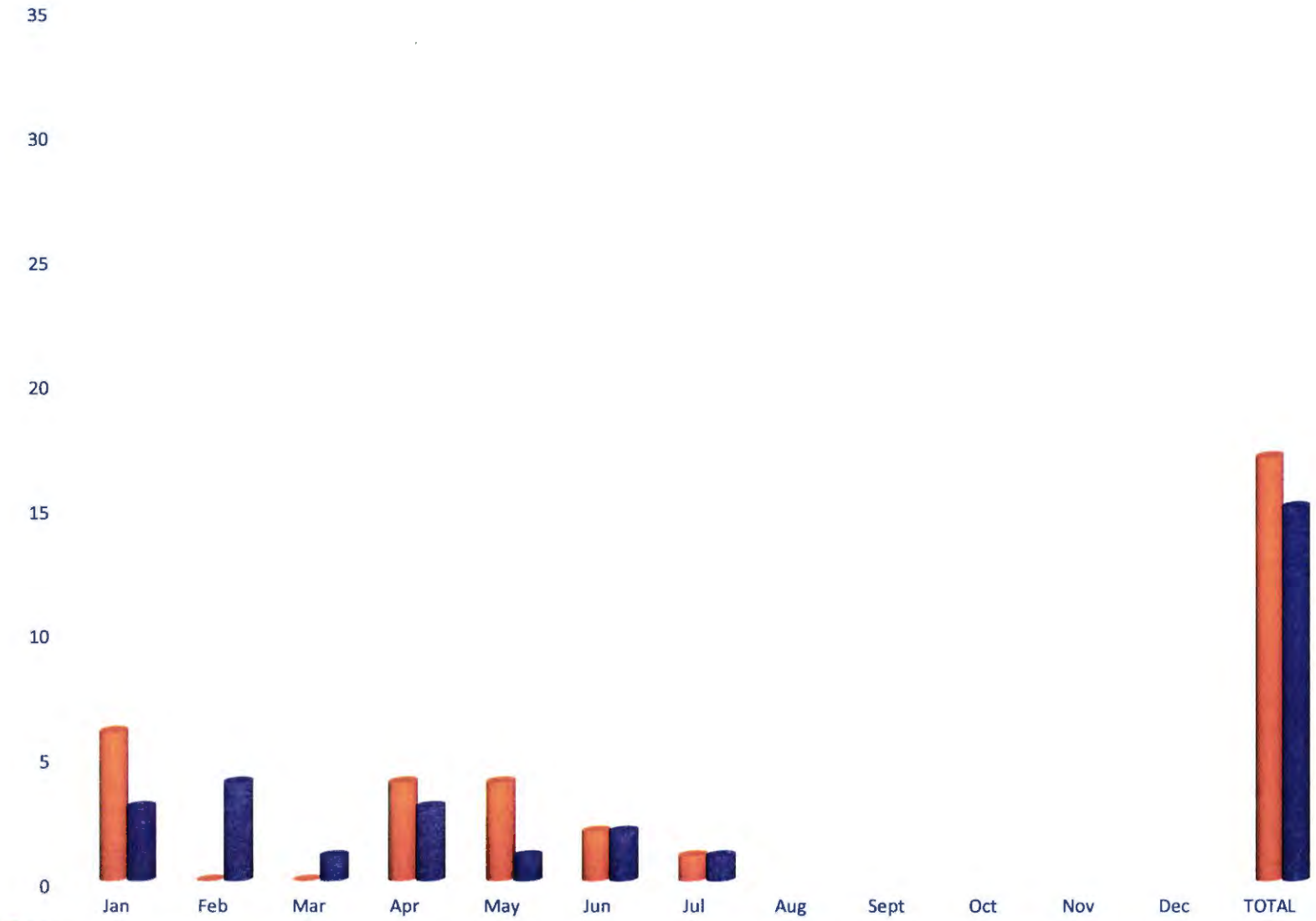


Village of Burr Ridge Building Permits Issued 2016 Compared to 2015



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2015	19	17	16	24	31	27	34						168
2016	26	26	26	29	35	41	22						205

Village of Burr Ridge 2016 New Housing Starts Compared to 2015



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	TOTAL
2015	6	0	0	4	4	2	1						17
2016	3	4	1	3	1	2	1						15

VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP, Community Development Director

DATE: September 15, 2016

RE: **PC-09-2016; 8405 Oak Knoll Drive; Request for Private Sanitary Sewer System**

The owner of the property at 8405 Oak Knoll Drive is in the process of constructing a new home. The permit was issued for the new home with a connection to the public sanitary sewer system. The connection to the public sanitary sewer required a private lift station to pump the sewage to the public sewer. Subsequent to the issuance of the permit and approval of the connection to the public sewer, the property owner has decided to request the use of a private sanitary sewer system. The attached letter from Carl's Septic Service describes the differences between the private system and the approved connection to the public sewer.

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 sewer ….system 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. Attached is a report from the Village Engineer with a recommendation to allow the private sanitary sewer system. If approved, the property owner should be required to record a covenant indicating the property will be connected to the public sewer if the sewer is extended to the front of the property.

M E M O

To: Doug Pollock, AICP, Community Development Director

From: David Preissig, P.E., Director of Public Works & Village Engineer

Date: September 15, 2016

Subject: Septic System Concurrence for 8405 Oak Knoll Drive (PIN 18-31-402-018)

The following is an assessment of the proposed private sanitary system for 8405 Oak Knoll Drive, Burr Ridge, Cook County, Illinois:

Existing and Proposed Conditions:

1. Proposed residence would be a five-bedroom house constructed on a 1.03 acre lot.
2. The nearest sanitary sewer maintained by the Village of Burr Ridge is on Oak Knoll Drive, approximately 530 feet west of the proposed residence.
3. Between this lot and the nearest sanitary sewer is a significant grade change and the Flagg Creek Tributary C with floodplain (Zone AE).

No gravity-fed connection to a municipal sanitary system is possible from this proposed residence. The Village of Burr Ridge does not have plans to provide a sanitary sewer in this part of the Oak Knoll subdivision in the near future.

A private forcemain installed to serve this residence and pump sewage into the Village's existing sewer on Oak Knoll Drive could be problematic in the future. A private, pressurized forcemain would cross the Village's watermain and must be directional bored beneath a waterway designated as Flagg Creek Tributary C that includes a flood plain. As you may know, a private forcemain that fails near our potable water system, or in the vicinity of this waterway could quickly contaminate the water system or creek, and involve costly environmental remediation.

A pressurized forecemain is private infrastructure and not included in the region's underground locating notification system, J.U.L.I.E.. This puts the pipe at risk of damage by utility installations, repairs, or other excavations along Oak Creek Drive.

Costs notwithstanding, the Engineering Division concurs with the installation of a private sanitary septic system for the proposed new residence at 8405 Oak Creek Drive. A statement should be recorded with the property that will require connecting to a municipal sanitary sewer system whenever such a facility is constructed by the Village 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.

Carl's Septic Service, Inc.

COMPLETE ONSITE WASTE WATER SOLUTIONS
FROM CONCEPT....TO COMPLETION

August 17, 2016

Village of Burr Ridge
7600 County Line Road
Burr Ridge, IL 60527

RE: Sanitary Service to 8405 Oak Knoll Dr, Burr Ridge, IL

To whom it may concern,

In consideration of a duplex grinder pump lift station and directional bore force main, we are seeking approval to construct a Bio Barrier, Decentralized Membrane Reactor Waste water system.

This simple, low cost MBR system utilizes low foul, durable, flat sheet membranes with micro-sized pores for physical separation of solids from the wastewater.
The Bio Barrier MBR was the first system certified for water reuse (NSF/ANSI Std350) for black water and grey water recycling. Final discharge of the highly treated effluent is as follows:

- BOD less than 5mg/L
- TSS less than 2 mg/L
- Turbidity less than 0.2 NTU
- Fecal coliform less than 200 CFU/100ml

All with no chemical disinfection required.

The soil has no part in the treatment process with MBR Filtrate and therefore has no demand for oxygen and produces no sludge either aerobically or anaerobically to clog the pores in the soil and impede the water flow.

20 W 335 S Frontage Road Lemont, Illinois 60439
800-479-1495 630-739-1495
Fax 630-739-5464
www.carlsepticservice.com

Important facts to consider

- The complete construction cost of the Bio Barrier 1.0 MBR for this project is $37,500.00 which includes the 1st year of 3 scheduled service visits.
- Component replacement of membranes are roughly half of the cost of 1 – grinder pump.
- With annual service to the bio barrier system to be around $ 840.00.
- The complete construction cost to install lift station & force main exceeds $60,000.00
- With annual maintenance of lift station pumps at or near $2,000.00.
- If the force main from the lift station were to break, raw sewage would then be released into the soil and possibly the creek.

It is our understanding that from the documents and civil plat of survey provided to us, the minimum lot frontage of 150 LNFT and minimum of 1 acre have been met.

A full set of plans, specifications, soil evaluation report and application with approval by Cook County Department of Public Health approval # 16-017 dated July 26, 2016 signed by Joe Durczak L.E.H.P. has been submitted to the Village of Burr Ridge for review.

In closing the Bio Barrier MBR is a substitute for a sewer more than it being a substitute for a septic system. For reference purposes, Carl's Septic Service, Inc. has a Bio Barrier MBR Wastewater system installed at 6184 S Madison Ave, Burr Ridge, IL.

Sincerely,

Kevin J Dominick

Kevin J Dominick
Carl's Septic Service, Inc.

COOK COUNTY HEALTH & HOSPITALS SYSTEM

Toni Preckwinkle
President
Cook County Board of Commissioners

John Jay Shannon, MD
Chief Executive Officer
Cook County Health & Hospitals System

Terry Mason, MD, FACS
Chief Operating Officer
Cook County
Department of Public Health
15900 S. Cicero Ave.
Oak Forest, IL 60452
708-633-4000

COOK COUNTY HEALTH & HOSPITALS SYSTEM
CCHHS

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Carmen Velasquez
Dorene P. Wiese, EdD

August 1, 2016

Dr. Mohama Martini and Souzan Kattaieh
14101 Ravenswood Dr.
Orland Park, IL 60462

RE: Cook County Health Department Septic Permit Approval 16-017 for 8405 Oak Knoll Dr., Burr Ridge, Illinois

Dr. Mohamad Martini and Souzan Kattaieh,
This letter is to give notice that the plans submitted for private sewage disposal installation for the property listed above (a 5 bedroom home) has been approved by the Cook County Health Department. However, the following must be done prior to installation:

1) Prior to installation of the private sewage disposal system, obtain the correct permit(s)/approvals from Burr Ridge.

2) Be sure to read and sign the included acknowledgement. Any additional maintenance pages provided by the contractor must be initialed and kept with the acknowledgement. If there will be a kitchen garbage grinder/disposal or water softener system be sure to check with Carl's Septic for any additional maintenance recommendations and system design needs. Return the a copy of the signed acknowledgment with any additional pages to this Department.

Other important notes to be mindful of:

1) If the number of bedrooms stated in the first paragraph is incorrect, the approval and permit is void. Contact this Department immediately to assess the new information.

2) Any other changes to the plan that may come up will need Department permission prior to installation.

3) It is recommended that trees and bushes remain at least 5 feet away from septic field trenches. Some tree and bush roots have been known to travel further (several tens of feet) to invade the seepage field or clog portions of the wastewater disposal system. Information about this topic has been included since the field appears to be near trees.

4) The seepage field area must be protected from traffic and other activities that might lead to soil compaction. Failure to protect the area may lead to revocation of the system's approval.

If you need to contact me please feel free to call me at (847) 818-2841 or email: jdurczak@cookcountyhhs.org.

Sincerely,

Joe Durczak, LEHP
Water & Private Sewage Disposal Program Manager

Cook County Department of Public Health
2121 Euclid Ave., Room 250
Rolling Meadows, IL 60008

CC: Carl's Septic
Burr Ridge

COOK COUNTY DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH SERVICES UNIT
2121 EUCLID AVE. ROOM 250
ROLLING MEADOWS, ILLINOIS 60008-1500
TELEPHONE (847) 818-2843
FAX (847) 818-2842

Form Reviewed August 8, 2012

For application fee, refer to Fee Schedule for Environmental Health Programs.

Incorporated: X
Unincorporated: ____
New System: X
Repair: ____

16-017

APPLICATION FOR APPROVAL OF SEWAGE DISPOSAL SYSTEM

ocation: Township Name: Lyons Section No. SE1/4 SEC 31

Name of Subdivision Oak Knoll Lot No. ____ Block No. ____

Street address: 8405 Oak Knoll Dr

Owner: Name Dr. Mohamad Martini ~~Souzan Kattaleh~~ Telephone# Home ____ Work 708-275-8700

Present Address 14101 Ravenswood Dr City & Zip code Orland Park IL 60462

.ot: (1.) Area 44,802 Ft² (2.) Frontage 242 Ft (3.) Depth 307 Ft

Water: Describe Source Public Water Type of well pump ____

Building: Use Residential Number of bedrooms 5 Number of employees ____

Basement: Will basement be provided? Yes X No ____ Plumbing fixtures in basement Yes X No ____

Floor Drains 2 # Laundry Tubs 1 # Lavatories 1 # Toilets 1 # Sump Pumps ____

PLEASE NOTE: FOOTING DRAINAGE MUST NOT BE DISCHARGED TO SEPTIC SYSTEM

Public Facilities: Distance to nearest water supply 0 Ft. Distance to nearest sanitary sewer >300 Ft.

Septic Tanks: Number of and liquid capacity of tank or tanks: 2 tanks Gal. 1,500 gal trash ~~1,500 Bio barrier~~ 1.0

ACCESS OPENING MUST BE PROVIDED OVER BOTH INLET AND OUTLET BAFFLES AND MUST BE EXTENDED TO WITHIN 12 INCHES OF THE FINISHED FINAL SURFACE GRADE.

Aeration System: Manufacturer of aeration system and Treatment Capacity Gals Biomicrobics 1,000 gal

Distribution System: Number of Boxes 1 # Outlets 1 # Drop Boxes None

Seepage Field Trench: Bottom area 520SF ~~Linear feet~~ -- Receiving ~~Sq. Ft~~ - Bed

Maximum Depth 14" Inches. Are there any creeks, ditches, or farm drainage tile located within 25 Ft. of seepage system? Yes ____ No X Is this lot in known flood plain? Yes ____ No X

Will the existing grade in seepage field area be changed? Yes ____ No X If grade is to be raised, specify type and amount of fill ____

IF MORE THAN 12 INCHES TO FILL, GIVE COMPLETE DETAILS ON PLOT PLAN.

CUTS OF MORE THAN 6 INCHES WILL NOT BE APPROVED.

Indicate how surface water will be diverted from seepage field area Per Site Plan

Soil: Average results of six percolation tests ____ Min/inch Date of tests 04/19/2016

20,000 Sq. Ft. **Tests witnessed by Cook County Department of Public Health Personnel? Yes** ____ No X

Description of soil 4 foot test boring. Top: See attached soil report Inches ____

Next: by Applied Land Analysis Inches ____

Bottom: ____ Inches ____

Depth of ground water in 48 inch deep x 4 inch diam. Test boring (Reading to be taken 12 hours or more after boring of hole ____ If none, check here ____

Is existing top soil suitable for seepage trench backfill? Yes X No ____ If so, specify max. depth 16" limit of soil that could be used for trench backfill Top 18" If not, specify type and amount of soil that must be delivered to lot for trench backfill. ____

(Over)

*PLOT PLAN: PLOT PLAN, SHOWING DATA LISTED BELOW, IS ATTACHED HERETO AND MADE PART OF THE APPLICATION APPROVAL.

A. Location and Dimensions of Lot Lines, Buildings, Septic Tanks, Catch Basins or Grease Traps, Distribution Boxes, Seepage Tile Lines, Sewers, Wells, Water Pipes, Dry Wells, Drain Tiles and Ditches or Creeks if located within 25 feet of seepage field.

*B. **Location of all Sewage Disposal and Water Supply Facilities on adjoining lots within 150 feet from facilities on subject lot. In addition, if using an ATP with surface discharge, indicate that there are no other surface discharges within a 118 foot radius from the proposed discharge point in all directions. If no other sewage disposal systems, water supply facilities, or discharging ATPs are present, so indicate.**

C. Construction material of Sewers, Drains and Water Pipes.

D. Amount and direction of ground slope on lot. If there is more than 12 inches variation in elevation in the lot area, topographic contour lines at one-foot intervals must be shown and a permanent type benchmark must be indicated. All required invert elevations shall be related to said benchmark.

*E. **Show location of percolation test holes and soil boring. Holes must be in proposed seepage field**

F. Show direction of surface water flow on lot by directional arrows.

PLOT PLAN MUST BE DRAWN TO SCALE AND FULLY DIMENSIONED.
***SIGNIFICANT IMPORTANCE**

Notes: 1. The plot plan is not to be detached from this application. If system is not installed within 12 months, plans must be returned to the health department for approval. 2. If for any reason this proposed sewage disposal system cannot be installed as per the approved plan, or if the homeowner should desire a change, it will be necessary to obtain an approved revision prior to beginning construction of the system. 3. All fill used in the seepage field area and for backfilling trenches shall consist of finely divided porous top soil containing little or no clay. 4. Provide barrier around proposed seepage field to prevent vehicular soil compaction during construction

---

THIS AREA FOR DESIGNER OR ENGINEER USE ONLY

I hereby certify that I have designed this sewage disposal system with due regard to topography, character and porosity of soil prevailing on this lot in accordance with the Private Sewage Disposal Act and Code of the Illinois Department of Public Health. I further certify that I consider this system adequate to serve the building on this lot.

SIGNED: Kevin J. Dominick DATE: 07/21/2016

License Number: 049-005739

Or Seal:

THIS AREA IS FOR HEALTH DEPARTMENT USE ONLY.

THE PROPOSED SEWAGE DISPOSAL SYSTEM AS DESCRIBED IN THIS APPLICATION IS HEREBY APPROVED.

APPROVAL BY THE COOK COUNTY DEPARTMENT OF PUBLIC HEALTH OF THESE PLANS FOR THIS PROPOSED SEWAGE DISPOSAL SYSTEM IS NOT A WRITTEN GUARANTEE THAT IT WILL PROVIDE TROUBLE FREE SERVICE. PROPER INSTALLATION, MAINTENANCE, AND USE WILL DECREASE THE POSSIBILTY OF FAILURE.

Form Reviewed August 8, 2012

THIS APPLICATION APPROVAL

16 - 017

MUST REMAIN ATTACHED TO
THE APPROVED SITE PLAN
COOK COUNTY DEPT. OF PUBLIC HEALTH

APPROVAL DATE

JUL 26 2016

COOK COUNTY DEPARTMENT
OF PUBLIC HEALTH
BY LEHP

Illinois Department of
PUBLIC HEALTH

Pat Quinn, Governor
LaMar Hasbrouck, MD, MPH, Director

525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.idph.state.il.us

[redacted]

August 19, 2014

Mr. Kurt Bihler
411 S Reedwood Dr.
Joliet, IL 60436

Dear Mr. Kurt Bihler:

The Department has reviewed your request for approval of an NSF Standard 350 certified system utilizing membrane technology. The Department is granted the ability under section 225 ILCS 225/8 (b) of the Private Sewage Disposal Licensing Act and Section 905.20(t) of the Private Sewage Disposal Code (Code) to approve alternative technology not prescriptive to the Code. The NSF testing and certification of the above systems meets the requirements of these sections. The Department will approve for general use the NSF Standard 350 certified systems that utilize membrane technology as long as they are compliant with the following design or installation requirements:

1. The designed rate of flow for each system shall be designed per section 905.20 (a) of the Code.

2. The systems will be required to be maintained and serviced per the manufactures and NSF requirements for the life of the system.

3. If the system is designed for reuse of the treated effluent within a structure it shall be compliant with the Illinois Plumbing Code, the NSF Standard 350 and any local regulations.

4. If the system is to discharge to a subsurface dispersal area it shall be designed as follows:

    a) The loading rate of the soils on each site shall be determined by using one of the following:

        i. Double-ring infiltrometer to determine the Ksat value. Depending on the types of soils present on the site ASTM D3385-09 or ASTM D5093-02(2008) shall be used to determine the Ksat value. If the area for the subsurface dispersal area is in fill a double-ring infiltrometer must be used to determine the Ksat value.

ii. Ksat value may be provided by the soil classifier for each soil group. When the soil information is used to size the subsurface dispersal area the least permeable value for the soil group shall be used.

b) The minimum amount of square feet of filtered water dispersal area shall be designed utilizing one of the following formulas:

i. When utilizing estimated water use figures to determine the designed flow rate, per Section 905.20 (a) of the Code:

$$\text{Square feet of dispersal area} = \frac{\text{gallons per/day (designed rate of flow) /Ksat (in/hour)}}{10}$$

ii. When actual water usage figures are used to size the system:

$$\text{Square feet of dispersal area} = \frac{\text{gallons per/day (designed rate of flow) /Ksat (in/hour)}}{7}$$

c) The formula above provides the actual square feet of bottom surface area. The square footage remains the same for beds as it is for trenches. No reduction may be used for use of another approved technology that provides a reduction to a subsurface component.

d) These systems may be designed without separation restrictions to seasonal high water layers or bedrock.

e) The minimum distance allowed shall be 25 feet from a private well to a subsurface seepage field receiving effluent from an NSF Standard 350 certified system utilizing membrane technology, on the property it is generated. Neighboring wells shall be 75 feet.

f) The sizing of NSF 350 membrane filtered water dispersal area is unique and not subject to any minimum requirements of Section 905.60 of the Private Sewage Disposal Code.

5. The tanks prior to and housing the membrane shall be complaint with the minimum set back distances established for a septic tank and aerobic treatment plant as defined in Section 905.Appendix A, Illustration D of the Code.

6. It shall be the responsibility of the property owner for systems designed to surface discharge to be compliant with all United States Environmental Protection Agency and Illinois Environmental Protection Agency requirements.

7. This acceptance does not waive or alter the responsibility of the applicant from obtaining or paying local fees associated with an application by the Department, agent or an ordinance-based local authority associated with an installation or construction approval.

8. This system may be used for seasonal use sites.

9. There is no minimum number of gallons for use with non-residential facilities.

Acceptance of this System by the Illinois Department of Public Health is limited to design and is in no way intended to guarantee the proper function of the system.

If you have any questions, contact me at (217) 524-4137 or chad.moorman@illinois.gov.

Sincerely,

Chad Moorman, LEHP
Program Manager
Private Sewage Disposal Program
Division of Environmental Health

cc: Regional Offices

16-017

Applied Land Analysis, Inc.

SOIL EVALUATION REPORT

8405 Oak Knoll Lane
Lyons Township, Cook County, Illinois

Prepared for:

Carl's Septic Service, Inc.
20W335 South Frontage Road
Lemont, Illinois 60439

April 19, 2016

P.O. Box 651, Plainfield, IL 60544 • Telephone (815) 439-6774 • soukup1920@gmail.com

INTRODUCTION AND BACKGROUND

The subject property was investigated on April 14, 2016, to describe and classify existing soils on the site for the purpose of installing an individual sewage disposal system for a proposed home. The property investigated lies in Lyons Township (SW 1/4 of Section 31, T38N, R12E), Cook County, Illinois.

METHODS

The on-site soil evaluation was conducted in accordance with the 2013 *Private Sewage Disposal Licensing Act and Code* (State Code) issued by the Illinois Department of Public Health. Three soils were examined on the property, with the sampling locations shown on Figure 1. Detailed soil profile descriptions collected at each pit location are given at the end of this report. These descriptions include sewage loading rates for each soil horizon observed, as defined by the State Code. Soils observed were correlated to the soil legend used in the 1979 *Soil Survey of DuPage and Part of Cook Counties, Illinois.*

Unless explicitly provided within this report, any use of the soil evaluation data contained herein to estimate Ksat values is solely the responsibility of the user.

RESULTS

The soils examined most closely resemble the moderately well drained Markham series. These soils formed in loess overlying silty clay loam till. The seasonal high water table 34 to 43 inches below the surface is the limiting layer in these soils. A summary of depths to important soil features observed at the site is given below.

Feature	Pit #1	Pit #2	Pit #3
Seasonal high water table	43"	34"	41"
Observed water table	none	none	none
Bedrock	>60"	>60"	>60"
Mod. slow or slower permeability	6"- 13" 43"- 60"	42"- 60"	18"- 26" 41"- 60"

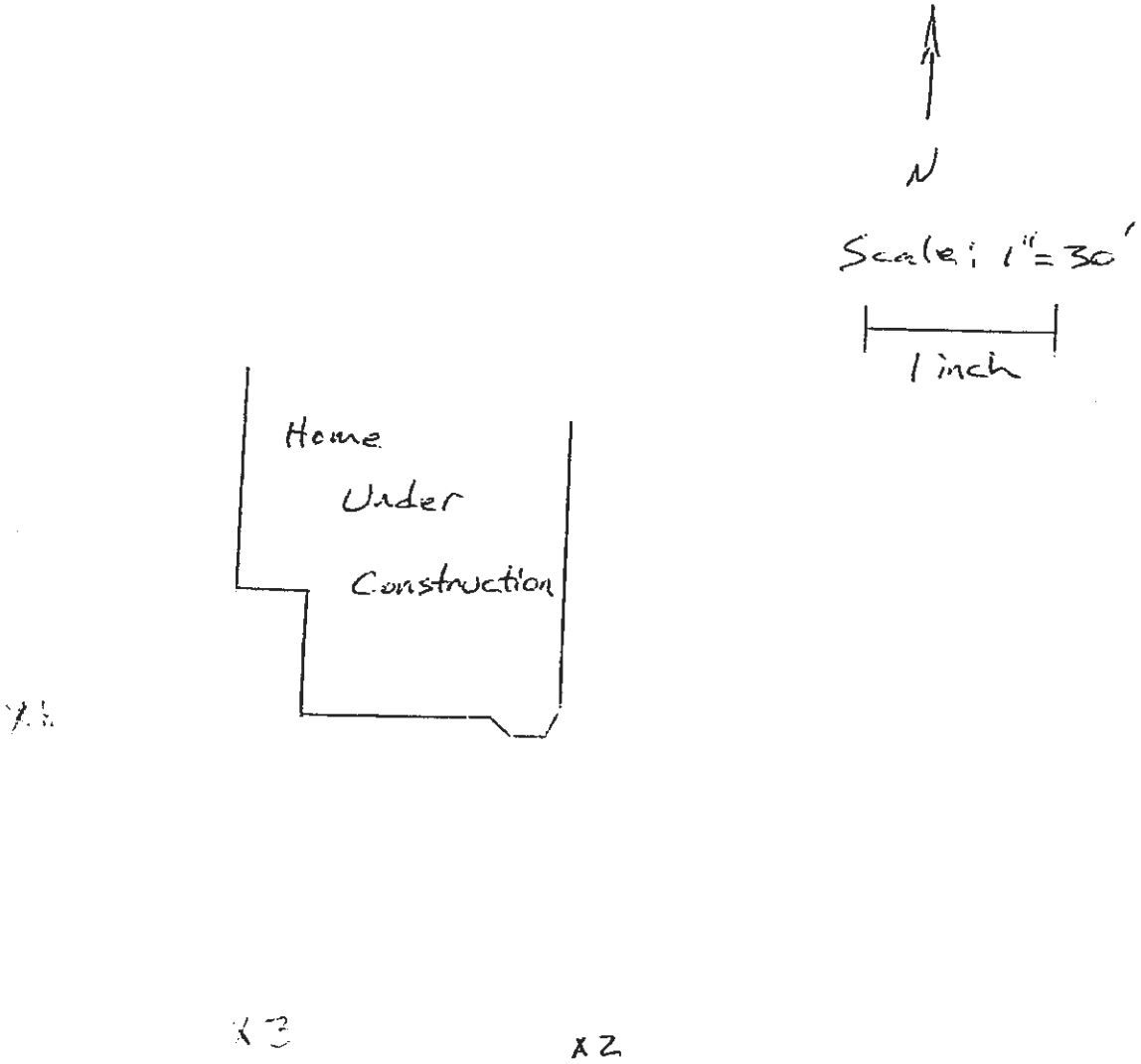


Figure 1. Approximate locations of soil pits on the subject property.

8405 Oak Knoll Ln.

Parcel: 8405 Oak Knoll Lane
Lyons Township, Cook County, Illinois

BORING # 1 SOIL SERIES: Markham DRAINAGE CLASS: Moderately well
DEPTH TO LIMITING LAYER: 43" (seasonal high water table) ASPECT/SLOPE: South / 4%

HORIZON	DEPTH (inches)	DMNT. COLOR MUNSELL	REDOX FEATURES	COATINGS	STRUCTURE	TEXTURE	CONS.	SOIL/DSGN GROUP	LOADING RATE (gal./sq. ft./day)	EST. Ksat (inches/hr.)
A	0 - 6	10YR 3/1	--	--	1mgr	heavy sil	fr	5B/VI	0.69	0.25
Bt1	6 - 13	10YR 5/4	--	fd 10YR 4/3	1mpr/2msbk	heavy sicl	fr	7D/IX	0.45	0.15
2Bt2	13 - 43	10YR 5/4	f2d 10YR 4/6	fd 10YR 4/3	1mpr/2msbk	sicl	fr	6H/VIII	0.52	0.15
2C	43 - 60	10YR 5/4	c2d 2.5Y 5/2, 10YR 4/6	--	0ma	sicl	fi	6O/XII	NR	NR

REMARKS: Water table not observed

SAMPLING METHOD: Pit

BORING # 2 SOIL SERIES: Markham taxadjunct DRAINAGE CLASS: Moderately well
DEPTH TO LIMITING LAYER: 34" (seasonal high water table) ASPECT/SLOPE: South / 7%

HORIZON	DEPTH (inches)	DMNT. COLOR MUNSELL	REDOX FEATURES	COATINGS	STRUCTURE	TEXTURE	CONS.	SOIL/DSGN GROUP	LOADING RATE (gal./sq. ft./day)	EST. Ksat (inches/hr.)
A	0 - 6	10YR 3/1	--	--	1mgr	heavy sil	fr	5B/VI	0.69	0.25
Bt1	6 - 19	10YR 5/4	--	fd 10YR 4/3	2msbk	sicl	fr	6D/VII	0.62	0.20
2Bt2	19 - 34	10YR 5/4	f2d 10YR 4/6	fd 10YR 4/3	1mpr/2msbk	sicl	fr	6H/VIII	0.52	0.15
2Bt3	34 - 42	10YR 5/4	c2d 2.5Y 5/2, 10YR 4/6	fd 10YR 4/3	1mpr/2msbk	sicl	fr	6H/VIII	0.52	0.15
2C	42 - 60	10YR 5/4	c2d 2.5Y 5/2, 10YR 4/6	--	0ma	sicl	fi	6O/XII	NR	NR

REMARKS: Water table not observed

SAMPLING METHOD: Pit

SOIL CLASSIFIER: Todd A. Soukup
ADDRESS: P.O. Box 651, Plainfield, IL 60544
SIGNATURE:
PHONE #: 815-439-6774
DATE: 04/19/16
ISCA CERT. # 64

Parcel: 8405 Oak Knoll Lane
Lyons Township, Cook County, Illinois

BORING # 3 SOIL SERIES: Markham DRAINAGE CLASS: Moderately well

DEPTH TO LIMITING LAYER: 41" (seasonal high water table) ASPECT/SLOPE: South / 3%

HORIZON	DEPTH (inches)	DMNT. COLOR MUNSELL	REDOX FEATURES	COATINGS	STRUCTURE	TEXTURE	CONS.	SOIL/DSGN GROUP	LOADING RATE (gal./sq. ft./day)	EST. Ksat (inches/hr.)
A	0 - 7	10YR 3/1	--	--	1mgr	heavy sil	fr	5B/VI	0.69	0.25
Bt1	7 - 18	10YR 5/4	--	fd 10YR 4/3	2msbk	sicl	fr	6D/VII	0.62	0.20
Bt2	18 - 26	10YR 5/4	--	fd 10YR 4/3	1mpr/2msbk	heavy sicl	fr	7D/IX	0.45	0.15
2Bt3	26 - 41	10YR 5/4	f2d 2.5Y 5/2, 10YR 4/6	fd 10YR 4/3	1mpr/2msbk	sicl	fr	6H/VIII	0.52	0.15
2C	41 - 60	10YR 5/4	c2d 2.5Y 5/2, 10YR 4/6	--	0ma	sicl	fi	6O/XII	NR	NR

REMARKS: Water table not observed

SAMPLING METHOD: Pit

SOIL CLASSIFIER: Todd A. Soukup
ADDRESS: P.O. Box 651, Plainfield, IL 60544
SIGNATURE:
PHONE #: 815-439-6774
DATE: 04/19/16
ISCA CERT. # 64

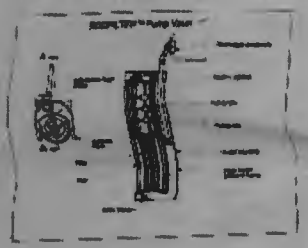
16-017

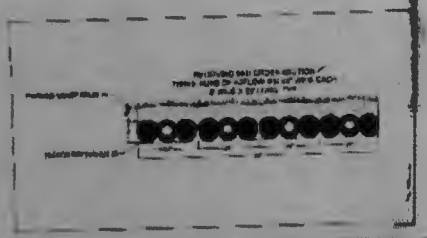
WASTEWATER TREATMENT SYSTEM DESIGN FOR

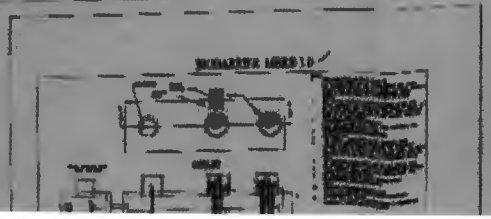
8405 OAK KNOLL DR BURR RIDGE, COOK COUNTY, ILLINOIS

PIN 18-31-402-018

LEGAL DESCRIPTION







SYSTEM DESIGN CRITERIA:
5 BEDROOM RESIDENCE X 200GPD/BR = 1,000GPD DESIGN FLOW
TANK #1 IS A 1,500 GALLON SEPTIC TRASH TANK EQUIPTED WITH AN ECOFILTER PUMP VAULT AND A 200PM TURBINE PUMP. THE TURBINE PUMP IS TIMER CONTROLLED TO DOSE TO THE BIOMICROBICS NSF350 MEMBRANE REACTOR 1.0.
THE 1.0 MBR IS MOUNTED IN A 1,500 GALLON CONCRETE TANK AND IS RATED FOR 1,000 GPD TREATMENT CAPACITY
TREATED WATER DISCHARGE WILL DRAIN TO A 5200QFT RECEIVING BED.

RECEIVING BED SIZING CRITERIA:
Ksat VALUE OF .20 (SEE ATTACHED SOIL REPORT) IS USED TO CALCULATE RECEIVING BED BOTTOM AREA.
5 BEDROOMS = 1,000GPD / .20 = 5,000QFT
5,000QFT / 10 = 500SQFT REQUIRED
5200QFT ARE PROVIDED

TEMPLATE APPROVAL
1 5 0 1 7

APPROVAL DATE
JUL 16 2015
COOK COUNTY DEPARTMENT OF PUBLIC HEALTH
BY: [illegible]
Notice is real. Any modification to this approved plan will require approval prior to installation.

SCALE: 20'

VILLAGE OF BURR RIDGE

MEMORANDUM

TO: Burr Ridge Plan Commission - Greg Trzupek, Chairman

FROM: Doug Pollock, AICP, Community Development Director

DATE: September 15, 2016

RE: PC-10-2016: Comprehensive Plan Amendment - Downtown Burr Ridge Sub-Area

Concurrent with this consideration is a request for rezoning of 22.5 acres located in the northeast corner of the Burr Ridge Corporate Park (Z-10-2016). The rezoning request seeks to change the zoning of the property from the O-2 Office and Hotel District to a residential district. The Comprehensive Plan currently recommends that this property be developed for office and hotel uses. At any such time that there is a clear deviation from the Comprehensive Plan, it is appropriate to consider an amendment to the Plan.

Attached is the 2005 amendment to the Comprehensive Plan. The 2005 amendment states that: ***The development of the areas within the Burr Ridge Park but outside the four-block Village Center should remain used or planned for office development. Additional small office buildings that are three stories in height, as permitted under the existing O-2 District zoning, are the preferred use for these properties.***

The four block Village Center referenced in the plan is actually more than what is currently referred to as the Village Center. This four block area is now more commonly called "Downtown Burr Ridge" and includes the Harris Bank/Eddie Merlot block, County Line Square, the TCF property and the Village Center/LifeTime Fitness block. The areas within the Burr Ridge Corporate Park but outside of the designated downtown blocks includes the office buildings on McClintock Drive, the PACE parking lot, Chasemoor Townhomes, McGraw Hill office building, the Marriott Hotel and the 22.5 acre vacant land that is the subject of the pending rezoning and PUD request.

If residential development is determined to be appropriate on the subject 22.5 acre property, an additional paragraph would be added to the 2005 amendment stating that the residential use of the subject 22.5 acre property is appropriate. If that is the case, the type of residential development could also be specified.

It would seem that the primary factor to be considered regarding this amendment would be to determine how any change in the land use plan for the subject property would contribute to the overall vision for Downtown Burr Ridge. This vision, as stated in the 2005 amendment is: *A mixed use district that serves as the primary place of economic and social interaction within the community; where people shop, live, socialize, and work, and which is easily identified as unique within the community. The wide array of land uses and activities in Downtown Burr Ridge contributes to the creation of a unique place characterized by diverse and high quality physical, social, and economic interactions.*

Other factors would be the suitability of a particular land use designation and the market demand for the preferred land use. Even if a particular land use designation contributes to the overall vision for the area, it may not be appropriate if it is not suitable for the particular land, has a negative impact on adjacent land or is not realistic in terms of market demands. There is clearly some question as to whether there is market demand for office use of the subject property given the long vacancy of the land. Finally, the Village should also consider factors such traffic and population changes and fiscal impacts on local taxing bodies including the Village, schools, fire district, and park district.

The information and testimony provided during the public hearing for the proposed R-5 PUD can be used as a means of gathering information and public comment regarding the above described considerations. Upon conclusion of those public hearings, the Plan Commission should be prepared to make a recommendation to amend or not amend the Comprehensive Plan.

Exhibit A
Ordinance No. A-869-01-05

AMENDMENT TO THE VILLAGE OF BURR RIDGE COMPREHENSIVE PLAN

RECOMMENDED BY THE BURR RIDGE PLAN COMMISSION ON FEBRUARY 22, 2005 AND ADOPTED BY THE BURR RIDGE BOARD OF TRUSTEES ON

APRIL 11, 2005

5.1 THE BURR RIDGE PARK SUBAREA

The Burr Ridge Corporate Park occupies one of the most prominent locations in Burr Ridge as evidenced by its location halfway between the north and south boundaries of the Village and at the primary entryway to the Village – the intersection of Interstate 55 and County Line Road. Its location makes it the most accessible location in the Village for residents, businesses, and visitors. Its location and development opportunities also make it the best location for the development of a Village Center or what may be more commonly described as "Downtown Burr Ridge." Finally, its location is such that potential negative impacts on existing residential districts will be minimal or non-existent.

The Village Center is a unique district separate and distinct from the Village's residential and business districts and which may be described as:

> **A mixed use district that serves as the primary place of economic and social interaction within the community; where people shop, live, socialize, and work, and which is easily identified as unique within the community. The wide array of land uses and activities in the Village Center contributes to the creation of a unique place characterized by diverse and high quality physical, social, and economic interactions.**

In pursuit of this vision for the Village Center, this sub-area plan includes the following policies and policy goals for the Burr Ridge Park Sub-Area:

- Preferred land uses within the Burr Ridge Park are designated by the attached land use map entitled Figure 5: Land Use Plan – Burr Ridge Park Sub Area and as further described by the policies herein.

- The development of a Village Center should include and be limited to the four blocks designated in Figure 5 as the Village Center and listed on the attached Table 5.1. In regards to each of these four blocks, the following policy statements are provided:

    - LifeTime Fitness/Opus Block: A town center development including 20 of the block's 30 acres is pending before the Village concurrent with this Comprehensive Plan Amendment. The proposed town center project will create the "Main Street" for the Village Center. Further sub-area planning will need to address how the LifeTime Fitness portion of the block may complement the physical character of the Village Center.

    - TCF Bank Block: It is recognized that the owner of this 9 acre property has the right under existing zoning to construct additional office space. It is anticipated that the creation of a Village Center will enhance the value of this property and create additional development opportunities for this property. This property may also be key to maintaining the viability of the Village Center over time as new retail formats seek to locate in the Village Center. The continued sub-area planning recommended herein should further address appropriate land uses and the physical character of this block.

    - County Line Square/Pace Block: The 1999 Burr Ridge Comprehensive Plan recommended the conversion of County Line Square into a pedestrian oriented town center. This amendment endorses that concept and suggests that such re-development would be complementary to the proposed Village Center.

    - Harris Bank Block: This block consists of only two buildings and it is unlikely to see any dramatic changes in land use or physical character. The importance of the block relative to the

Figure 5: Land Use Plan – Burr Ridge Park Subarea

Village Center lies in its location at the gateway to the Village Center. The continued sub-area planning should focus on the physical characteristics of this block relative to its gateway features and the need for physical connections to the remainder of the Village Center.

- The Village Center should be a retail environment with shops, restaurants, entertainment, and businesses that provide commercial services for Burr Ridge residents, businesses, and visitors but may also include a variety of uses including offices, multiple-family residences in mixed use buildings or in mixed use environments, and if possible, civic or governmental uses.

- Residential uses are to be in mixed use environments and complementary to the commercial environment of the Village Center rather than representing the primary land use character of the Village Center.

- Architecture, streets, landscaping, building configuration, and the general physical environment of the Village Center should primarily be oriented toward the comfort and safety of pedestrians while ensuring ease of circulation and parking for motorists.

- Multi-story buildings are preferred within the Village Center for their contributions to the creation of enclosed spaces and for opportunities for a mixture of activities.

- While the primary means of access to the Village Center should remain from County Line Road, an improved means of vehicular access to the Village Center should be provided from Wolf Road in a manner that reduces the impact on the adjacent residential areas.

- Development within the Village Center at the south end of the TCF Block and the east end of the County Line Square/Pace Block should be designed to minimize negative impacts and to complement the adjacent Chasemoor townhomes.

- The development of the areas within the Burr Ridge Park but outside the four-block Village Center should remain used or planned for office development. Additional small office buildings that are three stories in height, as permitted under the existing O-2 District zoning, are the preferred use for these properties.

- Pedestrian connections within the Village Center and between the Village Center and surrounding areas should be strengthened and further enhanced.

This amendment to the Village of Burr Ridge Comprehensive Plan is intended to establish general goals and polices for the creation of a Village Center. Upon adoption of this amendment, a detailed sub-area plan should be developed by the Village that further considers means for implementation of these goals and policies and provides greater detail about the preferred mix of land uses, the enhancement of a pedestrian environment, and land use and appropriate development policies for the adjacent areas within and adjacent to the Burr Ridge Park.

Figure 5: Land Use Plan – Burr Ridge Park Subarea

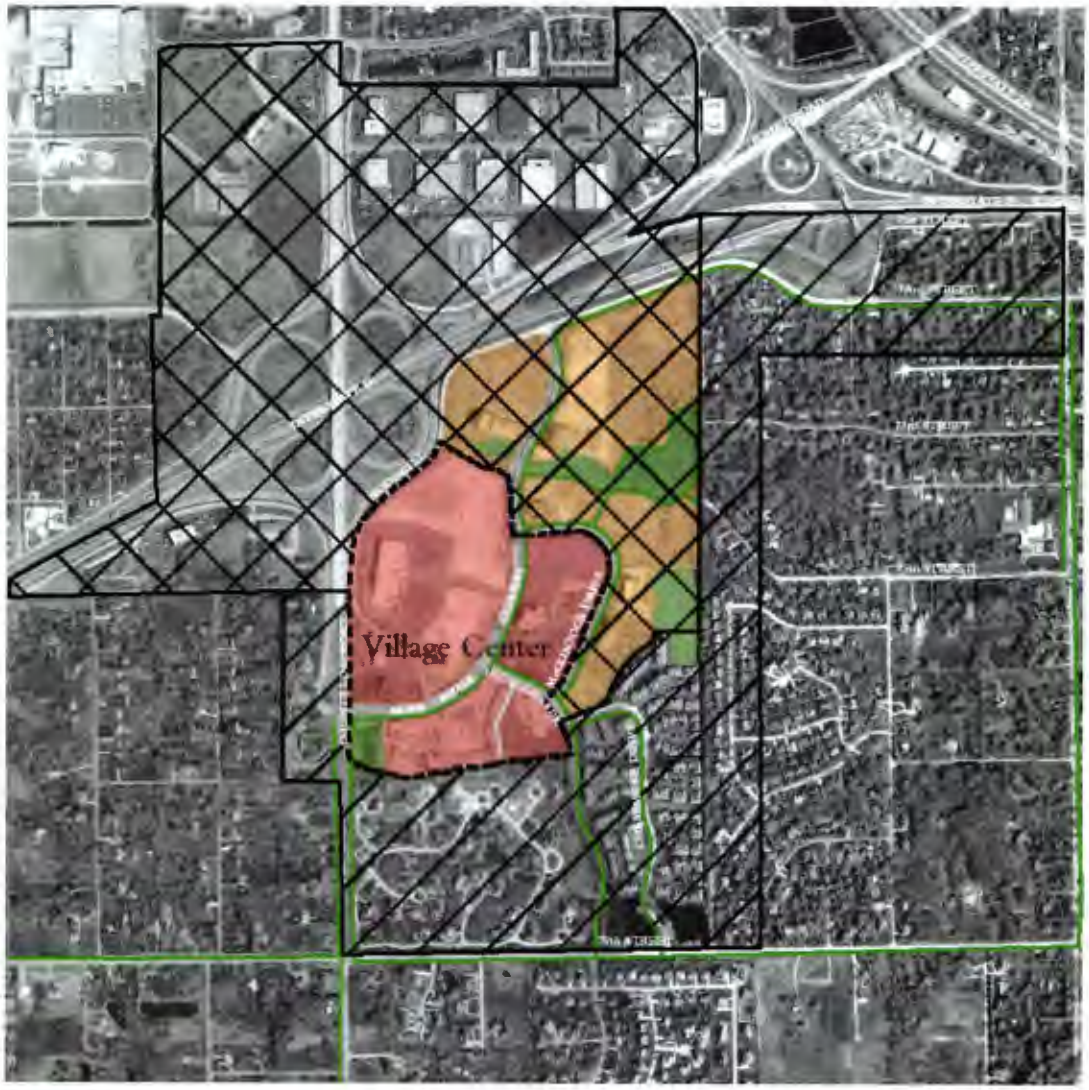
Table 5.1 List of Blocks and Properties in the Village Center

Address of Property	Owner; Occupant; or Name	Site Area	Zoning	PIN No.	Description
Burr Ridge Village Center: LifeTime/Opus Block					
501-1201 Burr Ridge Parkway	Opus North on behalf of Avgeris and Associates	21 Acres	O-2 Office and Hotel	18-30-300-028	Vacant Land – Town Center Proposed
601 Burr Ridge Parkway	LifeTime Fitness	10 Acres	O-2 Office and Hotel	18-30-300-029	108,000 square foot Private Health and Fitness Club
Burr Ridge Village Center: TCF Block					
700 McClintock Drive	TCF Bank	5 Acres	L-I; Light Industrial	12-30-302-001 12-30-302-002	6-story 75,000 sq. ft. office building
800 McClintock Drive	TCF Bank	4 Acres	L-I; Light Industrial	18-30-302-004 18-30-302-026	Vacant
Burr Ridge Village Center: County Line Square Block					
20-324 Burr Ridge Parkway	County Line Square Shopping Center	7.2 Acres	B-1 Retail Business	12-30-305-003 12-30-301-001	100,931 square foot strip retail center
50 Burr Ridge Parkway	County Line Square Outlot	0.5 Acres	B-1 Retail Business	12-30-305-003	3,100 square foot office building
350 Burr Ridge Parkway	County Line Square Outlot	2.5 Acres	B-1 Retail Business	18-30-305-004	Vacant
7650 Lincolnshire Dr.	Pace Park and Ride	4.4 Acres	B-1 Retail Business	12-30-301-002	165 space Park and Ride Lot
Burr Ridge Village Center: Harris Bank Block					
101 Burr Ridge Parkway	Harris Bank and Offices	1.8 Acres	B-2 General Business	12-30-304-004	3-story; 26,000 square feet – retail bank and offices
201 Bridewell Drive	Max'n Erma's	1.8 Acres	B-2 General Business	12-30-304-003	7,312 square foot restaurant

Figure 5: Land Use Plan – Burr Ridge Park Subarea

LAND USE PLAN

Burr Ridge Park Subarea – Burr Ridge, Illinois



LEGEND

- Mixed Use (Retail, Office and Residential)
- Office/Hotel
- Open Space/Detention
- Complementary Area
- Transitional Area
- Pathways
- Village Center

N

THOMPSON DYKE & ASSOCIATES, LTD.

FEBRUARY 2005

Findings of Fact

V-04-2016

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.

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

The subject property is approximately 28 acres with a 200,000 square foot food manufacturing building. The proposed rooftop equipment would be located over 500 feet from any adjacent property line. The requirement to place rooftop screening around the proposed equipment creates a hardship that is not substantiated by the benefits of the screening. Additionally, the intent of the screening may be achieved by planting trees at strategic locations around the perimeter of the property.

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.

Give the relative cost - benefit of the required screening versus landscape screening at the perimeter of the property, imposing the required rooftop screening on this project would be unreasonable and unnecessary.

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 subject property is approximately 28 acres with a 200,000 square foot food manufacturing building. The proposed rooftop equipment would be located over 500 feet from any adjacent property line. The size of the property and the building and the location of the building are unique.

d. The purpose of the variation is not based primarily upon a desire to increase financial gain.

The petitioner testified that the rooftop equipment will not add to the financial gain on the property and is being installed to enhance food safety. Additionally, the reasons for the variation are based on location and practicality, not financial gain.

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.

The hardship results from the application of the rooftop screening requirement to this unique property and has not been created by any persons having an interest in the 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.

The benefits of rooftop screening will be provided via perimeter landscape screening.

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

The rooftop equipment will blend into the existing features of this manufacturing building. Any potential visual impact on the neighborhood will be mitigated by the perimeter landscaping.

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.

The variation will have no impact on any of these factors.

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

The variation does not impact the Comprehensive Plan in any way.

VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP, Community Development Director

DATE: September 15, 2016

RE: **V-04-2016: 15W660 79th Street (Mars Chocolate); Landscaping Plan Review and Approval**

At its August 15, 2016 meeting, the Plan Commission recommended approval of a variation to permit rooftop screening at the Mars Chocolate property without the required rooftop screening. The variation was recommended subject to Plan Commission review and approval of a landscaping plan that would provide visual screening from the perimeter of the property. The Board of Trustees approved the variation as recommended by the Plan Commission.

Attached are landscaping screening plans submitted by the petitioner. The plan identifies six areas where the rooftop equipment may be visible from adjacent streets or properties and proposes 3 to 7 evergreen trees to be planted in each area. Staff has conducted a review of the landscape placement and encourages the Commissioners to do the same. Generally, staff believes that the placement and type of landscaping is appropriate but that there may be need for more trees in the vicinity of Views 2 and 3 (east of the entry drive on 79th Street).

If the plan is approved by the Plan Commission, the petitioner will then be able to proceed with the plantings.

COLORADO SPRUCE NORWAY SPRUCE BLACK HILLS SPRUCE

MARS LANDSCAPE EXHIBIT- E1

BURR RIDGE, ILLINOIS

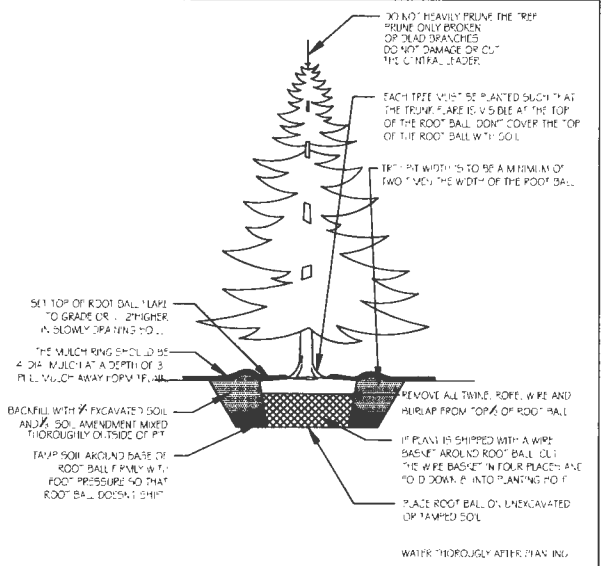
9.12.16

WINGREN LANDSCAPE
ALL THINGS OUTDOOR

5126 Walnut Ave.
Downers Grove, IL 60515
TEL 630.759.8100
www.wingrenlandscape.com

SEE E-2 FOR PLANT LIST, DETAIL, AND NOTES

E1



CONIFEROUS TREE PLANTING DETAIL

GENERAL NOTES

1. All trees to be staked in the field by landscape contractor for village approval.
2. Species and sizes of plants listed in the plant list are subject to availability at time of installation. If substitutions are necessary, the landscape contractor shall submit all requests to the owner for approval.
3. All underground utilities are to be located prior to digging. If utilities or other obstructions are discovered to conflict with grading or plant placement, notify the landscape architect so that adjustments can be made.
4. Backfill trees and shrubs with amended topsoil mixed thoroughly outside of the planting pit. Mulch trees and shrubs with 3" hardwood mulch and pull mulch away from the base.
5. Perennial and groundcover beds are to be amended with 2" planting mix and tilled in to a depth of 8". Perennials and groundcovers are to be top dressed with 1" mulch.
6. Provide positive drainage flow. Do not obstruct the natural or engineered drainage flow patterns. Notify the landscape architect or owner of any drainage concerns.
7. The landscape contractor shall take all precautions to protect existing plants, lawn, and paved areas to remain. Any damage to these areas shall be repaired or replaced by the landscape contractor. Damaged lawn areas are to be re-graded and restored with sod.
8. All bed edges are to be well shaped 'spade cut' edges, 3" deep, formed in lines or curves as shown on the drawings.
9. Apply a pre-emergent for grassy and broadleaf weeds to all shrub beds and tree rings. Do not apply pre-emergent to beds of groundcovers or annuals.
10. The contractor is to provide finished grade to a tenth of a foot with sufficient quality top soil. Topsoil to be 4" min. in all lawn areas. The landscape contractor is to provide fine grade only.

PLANT LIST

Quantity	Common	Botanical	Size
14	Norway Spruce	Picea abies	7'-8' Ht BB
8	Black Hills Spruce	Picea glauca 'Densata'	7'-8' Ht BB
8	Colorado Spruce	Picea pungens	7'-8' Ht BB

WINGREN LANDSCAPE
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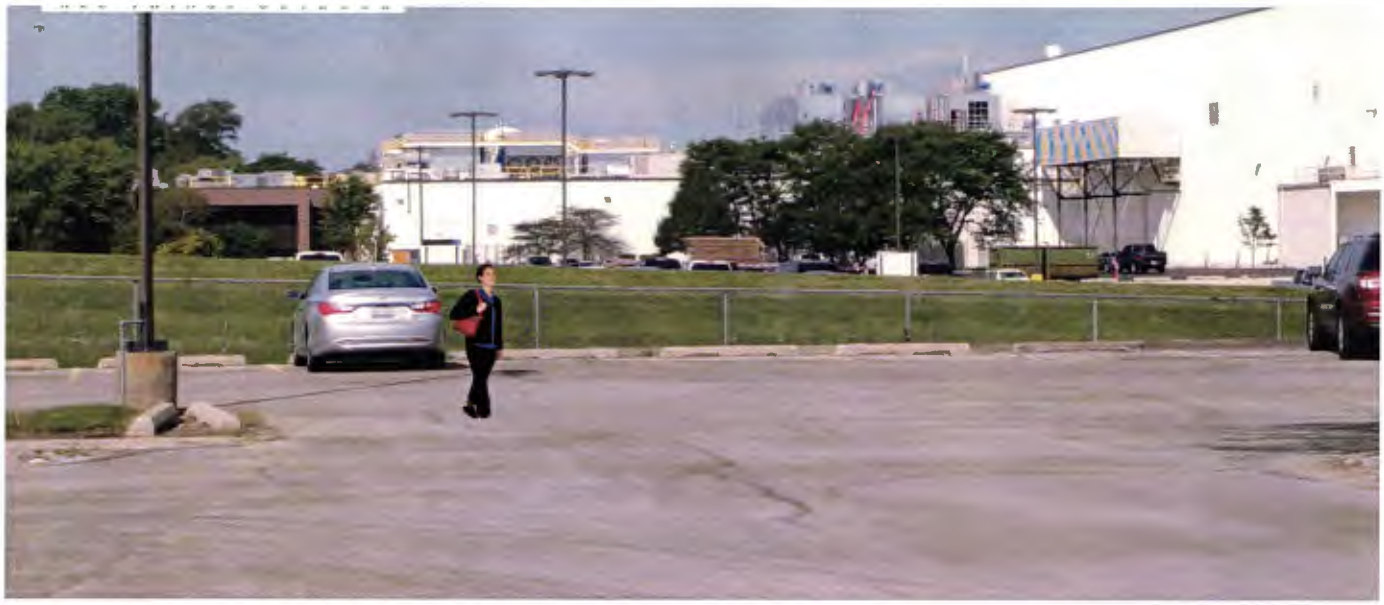
TEL 630.759.8100
www.wingrenlandscape.com

PLANT LIST DETAILS AND NOTES- E2

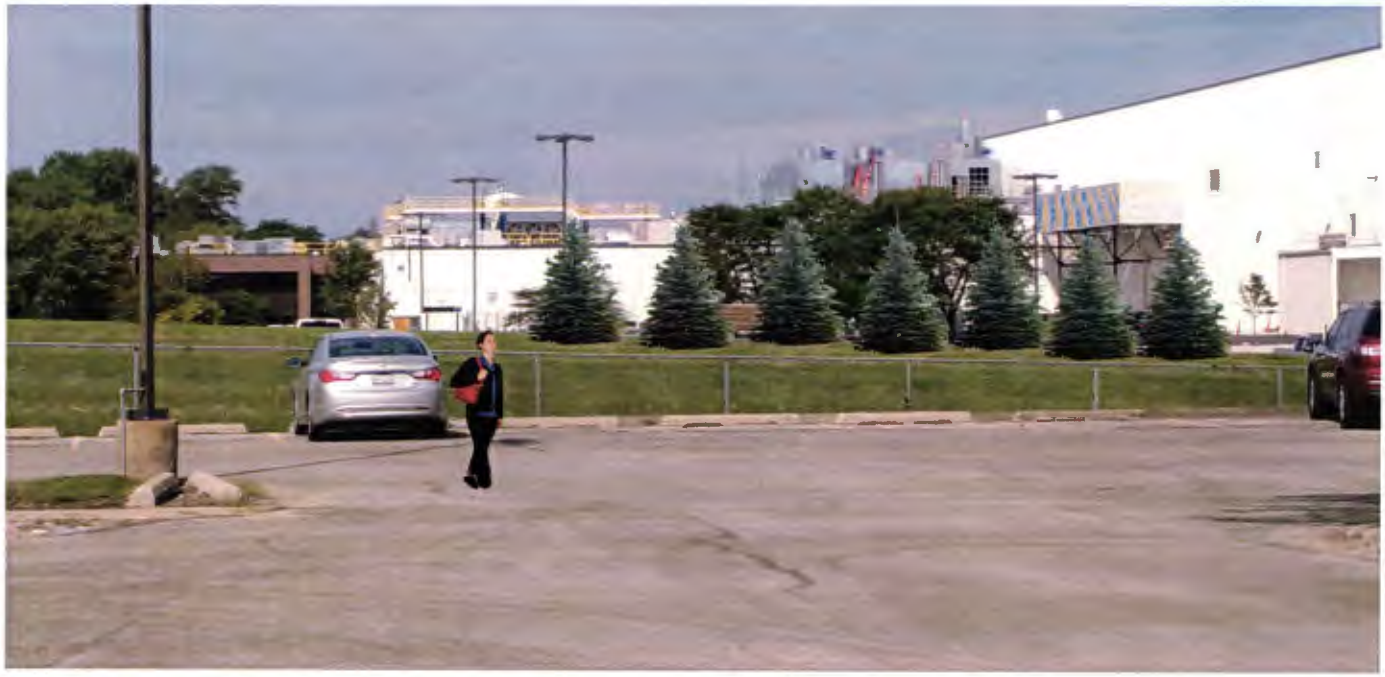
BURR RIDGE, ILLINOIS

9.12.16

E2



EXISTING VIEW FROM ADJACENT EAST PARKING



PROPOSED VIEW FROM ADJACENT EAST PARKING LOT AT INSTALLATION

EXISTING VIEW FROM 79TH STREET VIEW 2

PROPOSED VIEW FROM 79TH STREET VIEW 2 AT IN-STALLATION

EXISTING VIEW FROM 79TH STREET VIEW 3

PROPOSED VIEW FROM 79TH STREET VIEW 3 AT IN-STALLATION

EXISTING VIEW FROM 79TH STREET VIEW 4

PROPOSED VIEW FROM 79TH STREET VIEW 4 AT INSTALLATION

EXISTING VIEW FROM FRONTAGE ROAD VIEW 5

PROPOSED VIEW FRONTAGE ROAD VIEW 5 AT IN-STALLATION

EXISTING VIEW FROM FRONTAGE ROAD VIEW 6

PROPOSED VIEW FROM FRONTAGE ROAD VIEW 6 AT INSTALLATION