



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

**January 16, 2017  
7:30 P.M.**

**I. ROLL CALL**

**Greg Trzupek, Chairman**

**Mike Stratis  
Dehn Grunsten  
Robert Grela**

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

**II. APPROVAL OF PRIOR MEETING MINUTES**

**A. December 5, 2016 Plan Commission Regular Meeting**

**III. PUBLIC HEARINGS**

**A. V-01-2017: 1333 Burr Ridge Parkway (In Site Real Estate); Variations and Findings of Fact**

Requests variations from the Burr Ridge Zoning Ordinance to accommodate the expansion of an office building parking lot. Variations are requested from: Section XI.C.8 to permit parking to be located 60 feet from the front lot line (Burr Ridge Parkway) rather than 79.76 feet (i.e. the established front building setback line); Section XI.C.8 to permit additional parking between the building and the corner side lot line (north line along North Frontage Road) rather than the requirement prohibiting parking between the building and the corner side lot line; Section XI.C.6 to permit parking spaces that are 8.25 x 18 feet rather than 9 x 18 feet; Section XI.C.11.b(2) to permit parking lot landscape islands to be less than the required 9 x 18 feet; Section XI.C.11.a(3)b to reduce the required landscaping along the north perimeter of the parking lot; and Section XI.C.9c(2) to permit parking lot light poles in excess of the maximum permitted height of 20 feet.

**B. PC-10-2016: Amendment to the Burr Ridge Comprehensive Plan; 1400 Burr Ridge Parkway and 11650 Bridewell Drive**

Consideration of an amendment to the Future Land Use Plan of the Village of Burr Ridge Comprehensive Plan to designate the 22.5 acre property at 1400 Burr Ridge Parkway and 11650 Bridewell Drive for residential use.

**C. Z-15-2016: Zoning Ordinance Text Amendment – Personal Wireless Service Facilities**

Consideration of an amendment to Section IV.O and IV.V of the Burr Ridge Zoning Ordinance regarding permitted locations for personal wireless service facilities in the public right of way.

**IV. CORRESPONDENCE**

- A. Board Report – December 12, 2016 and January 9, 2017
- B. Building Report – November and December 2016

**V. OTHER CONSIDERATIONS**

- A. **V-07-2016: 15W241 81<sup>st</sup> Street (Paulan); Approval of Findings of Fact**

**VI. FUTURE SCHEDULED MEETINGS**

- A. **February 6, 2017:** The following hearing is scheduled for February 6, 2017:
  - **Z-01-2017: 555 Village Center Drive (Cruikshank); Special Use**
- B. **February 20, 2017:** The filing deadline for this meeting is January 23, 2017

**VII. ADJOURNMENT**

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**PLEASE NOTE:** All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their January 23, 2017 Regular Meeting beginning at 7:00 P.M. Commissioner Grela is the Plan Commission representative for the January 23, 2017 Board meeting.



**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF**  
**DECEMBER 5, 2016**

**I. ROLL CALL**

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

**ROLL CALL** was noted as follows:

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

**ABSENT:** 2 – Grunsten and Trzupek

Also present was Community Development Director Doug Pollock, and Trustee Guy Franzese.

In the absence of Chairman Trzupek, Vice Chairperson Praxmarer was present to chair the meeting.

**II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to approve the minutes of the November 21, 2016 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 –Hoch, Broline, Stratis, and Praxmarer

**NAYS:** 0 – None

**ABSTAIN:** 1 – Grunsten

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

**III. PUBLIC HEARINGS**

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

**Z-12-2016: 7600 and 7630 County Line Road (Med Properties Group); Special Use, Variations, and Findings of Fact**

As directed by Vice Chairperson Praxmarer, Mr. Pollock described this request as follows: The public hearing for this request was continued from the October 17 and November 21, 2016 meetings so that the petitioner could make revisions to the plans and provide additional information. The petitioner has provided revised plans which were included in the agenda packet. Mr. Pollock listed the special uses and variations being requested.

Vice Chairperson Praxmarer asked the petitioner to make their presentation.

Mr. Lance Theis, architect for the petitioner, described the changes to the site plan as follows: the north drive was made into a two way drive; a plan was provided showing how the parking lot could

be changed to provide enough parking for a general office use; a sidewalk was added along the frontage road; and the north drive was shifted south to provide greater separation from the adjacent driveway. In reference to the variations being requested, he said the setback from the south lot line was not changed because the variation is necessary to maintain the shared parking and shared access; the 20 foot setback was maintained from the rear lot line due to the need to maintain the cross access driveway with the property to the south and that a fence was provided for screening; and the variation for the front yard parking encroachment was modified so that only a very small part of the drive encroached beyond the established building line.

Commissioner Hoch asked if there would be a connection between the building and the sidewalk for employees. Mr. Thies said they would be willing to provide this connection provided it was feasible.

Mr. Thies introduced Mr. Curtis Dettman of Manhard Consulting. Mr. Dettman is the project engineer.

Mr. Dettman described the engineering plans and how the drainage that currently runs in pipes through the middle of the property will be diverted around the new building and into a detention pond along County Line Road and into the drainage ditch that flows eastward. Mr. Thies added that the detention pond is a dry pond.

Mr. Tom Lee of HDR Architects, described the building's architecture. He explained the location and screening for the rooftop equipment which is to be in one location in the middle section of the building.

Vice Chairperson Praxmarer asked for public comments and questions.

Mrs. Judy Coglianese, 8680 Heather Drive, wanted to know what address the building would use. She also asked about the building architecture and said that when the funeral home was built, they were required to make it look like a house. Mrs. Coglianese added that she is concerned that the clinic may be impacted by the number of cars going to the funeral home.

Mr. Pollock responded that the address had not been assigned but that they would likely use either 7600 or 7630 County Line Road.

Mr. Mark Thoma, 7515 Drew Avenue, said that the information provided by the petitioner was not provided in a timely manner and that the notice of the meeting in the e-briefs was for December 8 instead of December 5.

Mr. Thoma expressed his concerns with drainage and in particular a storm pipe that conveys water from his property and other properties to the frontage road. He suggested that there should be secondary means for the stormwater to flow overland if the pipe fails. He said he would like a written commitment that he and his engineer be involved in the decision making relative to the final engineering plans. Mr. Thoma also said he would like to have a gate on the fence so that he and his neighbors can access the storm drain to clear leaves and branches.

Mr. Pollock reminded the Plan Commission that engineering is not a part of the Plan Commission review. Mr. Thoma said he disagreed.

Commissioner Stratis said that engineering has never been part of the Plan Commission review and that the Commission must rely on the Village Engineer. He said he understands the concerns of the residents and would like the developer's engineer to respond to those concerns.

Ms. Anne Conidi, 8107 Park Avenue, said that the larger building will create stormwater runoff greater than what currently exists. She also referenced the findings of fact that state that a variation cannot adversely impact adjacent properties.

Ms. Alice Krampits, 7515 Drew Avenue, said that she is concerned with drainage. She asked if adding parking for general office use would require another variation. Mr. Thies said that it would not need a variation unless it was for green space coverage.

Ms. Krampits asked about the location of the fence and suggested that the fence be maintenance free. She said that she would prefer the 30 foot parking lot setback be maintained; that the building architectural does not fit in the T1 District in that it is not residential in appearance. She also asked about the metal roof, the dumpster location, parking lot lighting and the potential for buses idling on the property.

Mr. Thies responded that the fence would be located one foot off the property line; that the 20 foot setback is proposed to maintain continuity with the adjacent parking lot to the south; that they are still proposing a metal roof; that the dumpster will not contain a significant amount of medical or food waste; that the parking lot lighting would comply with Village code; and that there would not be buses idling on the property for any extended period of time.

Mr. Russell Allen, 7519 Drew Avenue, said that there is already flooding on his property and if one pipe fails, his property would be underwater.

Dr. Bohdan A. Iwanetz, 7516 Drew Avenue, described drainage in the area and said the area does not drain as well as it did five years ago.

Ms. Rita Michaels, 7520 Drew Avenue, said she has lived here for 20 years and that the Village needs to look into drainage for this area.

There being no further public comments, Vice Chairperson Praxmarer asked for questions and comments from the Plan Commission.

Commissioner Stratis said he was pleased with the answer to the potential conversion to an office use; was satisfied with the traffic study; that he would prefer to a maintenance free fence such as a vinyl fence. He said that he thought the residents were okay with the 20 foot parking lot setback if there was a fence that would prevent headlights and that he agrees with the arguments presented by the petitioner regarding the continuity with the adjacent property. He said he likes the architecture and that the building is consistent with contemporary homes in the Village.

Commissioner Stratis expressed concerns about the proximity of the sidewalk to the detention pond. He suggested a rail or barrier that would provide safety for pedestrians.

In response to Commissioner Stratis, Mr. Dettman provided further explanation of the detention and drainage in the area.

Commissioner Stratis asked about Chairman Trzupek's comments. Mr. Pollock said that Chairman Trzupek called him and said that he was generally satisfied with the petitioner's responses but asked about the material for the screening of the rooftop equipment and the separation of the sidewalk from the street and from the detention pond.

Mr. Lee said that the rooftop screen would match the building roof. Mr. Dettman said that there is 5 to 10 feet of relatively flat land adjacent to the sidewalk and it would not be a hazard if someone came off the sidewalk.

Commissioner Hoch said that the sidewalk is needed because people currently walk in the street. She confirmed that the building has a similar setback as adjacent building and that the dumpster is located in the same location. She said she would not want to see a gate on the fence. Commissioner Hoch suggested a sidewalk connection between the building and the public sidewalk. She said a darker tone metal roof would be helpful so it does not stand out as much. She said that the building is attractive and appropriate for the site.

Commissioner Grunsten said that she liked the design of the building. She said there are some more modern homes being built in Burr Ridge.

Commissioner Broline said that he had questioned how the existing pipe was going to be changed and the petitioner has addressed that question. He asked if the petitioner looked at a different roof material than metal. Mr. Lee said that they tried to balance the height of the roof with the materials. He said the metal roof allows them to keep the lower pitch of the roof for appearance and maintenance reasons.

Commissioner Broline also asked about the dumpster location. Mr. Thies said they share the dumpster with the neighbor and did not want to put it in a location that would be difficult for the neighbor.

Commissioner Broline said that the two architects on the Commission had expressed favorable review of the building and he does not question that opinion.

Vice Chairperson Praxmarer said she does not think the architecture of the building is transitional. She asked if there is a way to try to ease some of the worries of the neighbors relative to stormwater.

Mr. Thies said that Mr. Dettman has been working with the Village Engineer and they are confident that the stormwater design will work and will have greater capacity for detention than currently exists.

Mr. Pollock clarified that because engineering is not part of the Plan Commission review does not mean that the residents' concerns cannot be addressed. He said he will have the Village Engineer contact the residents to discuss the issues that were raised.

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

At 8:55 p.m. a **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Grunsten to close the hearing for Z-12-2016.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to adopt the findings of fact submitted by the petitioner and recommend that the Board of Trustees approve Z-12-2016 including special use approval as per Section VII.B.8-10 for site, landscaping and building elevation plan review; special use approval as per Section VII.C.2.i for the use of the

property for a medical office; a variation from Section XI.C.11.a(2)(a) to permit the construction of a parking lot and dumpster enclosure 20 feet from the rear lot line rather than the required 30 feet; a variation from Section XI.C.11.a(2)(c) to permit the parking lot and shared access drive without the required 8 foot setback from the south side lot line; and a variation from Section XI.C.8 to permit a parking lot drive aisle to encroach into the front yard; subject to the following conditions:

- A. Development shall comply with the submitted site plan, landscaping plan and building elevations except as specifically modified herein.
- B. The fence on the rear lot line shall be a maintenance free fence such as vinyl.
- C. A sidewalk connection shall be provided between the building and the proposed public sidewalk.
- D. The design and location of the proposed public sidewalk shall be subject to staff review and approval and may include a railing between the sidewalk and detention pond if determined appropriate by staff.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

**V-07-2016: 15W241 81<sup>st</sup> Street (Paulan); Variation and Findings of Fact**

As directed by Vice Chairperson Praxmarer, Mr. Pollock described this request as follows: The petitioner recently built an addition and a detached accessory building on the property at 15W241 81st Street. The petitioner now seeks to enlarge the driveway and to add a patio. The Zoning Ordinance limits horizontal coverage of a rear yard to 30%. With the patio and enlarged driveway, the total horizontal coverage of the rear yard would be approximately 45%.

Mr. Pollock added that the petitioner provided updated numbers on the area of the rear yard and the coverage. Those numbers were provide in writing to the Plan Commission at the meeting. He also said that staff was mistaken in the staff report that the petitioner is using porous pavers. The driveway pavers are impervious.

Vice Chairperson Praxmarer asked the petitioner to make their presentation.

Mr. Ken Paulan introduced himself as a forty year resident of the Village and the owner of the property at 15W241 81<sup>st</sup> Street. Mr. Paulan said the property is unusual in its shape and the location of the house so far in the back of the property. He described drainage and showed photos of existing conditions on the property.

Vice Chairperson Praxmarer asked for public comments and questions.

Ms. Anne Conidi, 8107 Park Avenue, said that the pond on the front of the property was lined with cement and stone. She said her property is flooding for the first time this year. She complained about the noise from the construction on the property which bothers her tinnitus. She said that there was no hardship that would justify the variation. She said the owner made a choice to use most of the 30% permitted coverage for the large barn. She said the construction has been going on for four years and there have been numerous violations for construction hours and cutting of stone without a wet saw.

Mr. Sid Bindingnavle, 8118 Park Avenue, said that neighbors are being impacted by the construction on the property and that it is not fair to the residents to allow more development.

Ms. Natalie Romeo, 8139 Kathryn Court, said that the owner has to choose how to use the 30% rear lot coverage and they have chosen to use most of it for the large building. She said this was a self-imposed hardship and does not justify a variation. She described drainage impacts onto her property from the subject property. She added that the petitioner's calculation of coverage is incorrect and the proposed coverage is actually greater.

Mr. Dan Romeo, 8139 Kathryn Court, submitted a plan with what he believes are the correct calculations for the rear lot and rear lot coverage. He described drainage problems they have had due to the construction on this property.

Mr. Bhaskaran, 8143 Kathryn Court, said that the water on his property is greater since the construction on the subject property.

Mrs. Conidi added that the petitioner has been deceptive with this request and there is no hardship.

Mr. Paulan said that the Village Engineer and his own engineer have approved the engineering design and the property has been improved in compliance with the approved engineering plans.

Vice Chairperson Praxmarer asked for questions and comments from the Plan Commission.

Commissioner Stratis clarified that the building is for storing cars. He asked Mr. Pollock if the owner could construct an aggregate path. Mr. Pollock said a driveway has to be hard surfaced but they might be able to have an aggregate patio if it is not considered a structure.

In response to Commissioner Stratis, Mr. Pollock described how a plan got approved with more than 30% coverage. He said that the site plan for zoning purposes was approved in June of 2013 and there was a revised grading plan approved in April of 2014. Mr. Pollock speculated that the driveway got changed and did not go back for zoning review.

Commissioner Stratis said he does not see a hardship and any hardship is caused by the petitioner, not the Zoning Ordinance.

Commissioner Hoch said she visited the site and there is a lot of driveway and building covering the rear yard. She said the zoning is to protect neighbors and referenced the letter from Mr. and Mrs. Jahn.

Commissioner Grunsten said she agrees that there is no hardship.

Commissioner Broline also agreed as did Vice Chairperson Praxmarer.

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

At 9:53 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to close the hearing for V-07-2016.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to direct staff to prepare findings of fact and recommend that the Board of Trustees deny V-07-2016.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

**PC-10-2016: Amendment to the Burr Ridge Comprehensive Plan; 1400 Burr Ridge Parkway and 11650 Bridewell Drive**

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Grunsten to continue the hearing for PC-10-2016 to January 16, 2017.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

**Z-15-2016: Zoning Ordinance Text Amendment – Personal Wireless Service Facilities**

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to continue the hearing for Z-15-2016 to January 16, 2017.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

**IV. CORRESPONDENCE**

There was no discussion regarding the Building Report or the Board Report.

**V. OTHER CONSIDERATIONS**

**V-06-2016: 7383 Madison Street (Gofis); Approval of Findings of Fact**

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to approve the findings of fact for V-06-2017 as prepared and submitted by staff.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

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**VI. FUTURE SCHEDULED MEETINGS**

Mr. Pollock stated that the December 19, 2016 meeting was previously canceled and the next scheduled meeting is January 16, 2017.

**VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 9:57 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned.

**Respectfully  
Submitted:**

**January 16, 2017**

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J. Douglas Pollock, AICP





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

**V-01-2017: 1333 Burr Ridge Parkway (In Site Real Estate);** Requests variations from the Burr Ridge Zoning Ordinance to accommodate the expansion of an office building parking lot. Variations are requested from: Section XI.C.8 to permit parking to be located 60 feet from the front lot line (Burr Ridge Parkway) rather than 79.76 feet (i.e. the established front building setback line); Section XI.C.8 to permit additional parking between the building and the corner side lot line (north line along North Frontage Road) rather than the requirement prohibiting parking between the building and the corner side lot line; Section XI.C.6 to permit parking spaces that are 8.25 x 18 feet rather than 9 x 18 feet; Section XI.C.11.b(2) to permit parking lot landscape islands to be less than the required 9 x 18 feet; Section XI.C.11.a(3)b to reduce the required landscaping along the north perimeter of the parking lot; and Section XI.C.9c(2) to permit parking lot light poles in excess of the maximum permitted height of 20 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:** January 16, 2017

**GENERAL INFORMATION**

**Petitioner:** Burr Ridge Parkway Limited Partnership

**Property Owner:** Burr Ridge Parkway Limited Partnership

**Petitioner's Status:** Property Owner

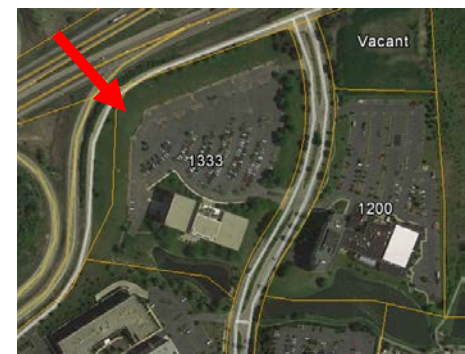
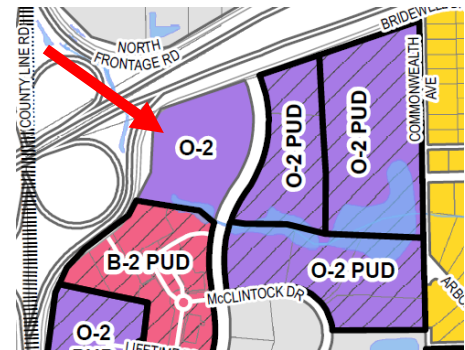
**Land Use Plan:** Recommends Office Use

**Existing Zoning:** O-2 Office and Hotel District

**Existing Land Use:** Office Building

**Site Area:** 10.184 Acres

**Subdivision:** Burr Ridge Corporate Park



## **SUMMARY**

The petitioner owns and manages the office building commonly known as the McGraw Hill building. They are proposing to expand the parking lot to accommodate future tenants.

### **Zoning History**

The permit for the construction of this building was issued in 1992. Also in 1992, a variation was granted to allow land banking of parking spaces. At that time, the floor area for the building for purposes of calculating parking requirements was determined to be 155,500 square feet. The Zoning Ordinance requirement for parking is and was in 1992, one space per 250 square feet of floor area. Thus, a total of 622 parking spaces are required for this building. The 1992 variation allowed land banking of 25 parking spaces and construction of 596 parking spaces. It is noted that the parking study prepared by the petitioner indicates a floor area of 149,312 square feet and a total of 565 built parking spaces and 25 land banked spaces.

A 1990 variation (Ordinance # A-454-2-90) granted variations to allow the east lot line (Burr Ridge Parkway) to be considered the front lot line rather than the north lot line (Bridewell Drive); to permit parking in a corner side yard between the building and the north lot line; and to permit three loading berths rather than four located in the rear yard. The primary justification for these variations was the triple street frontage of the property and the preference for Burr Ridge Parkway to be considered the front yard. The variations were granted subject to compliance with approved plans and with additional landscaping to be approved by staff.

There have also been various interior alteration permits, sign variations, and sign permits issued for the property.

### **Compliance with the Zoning Ordinance**

The petitioner is seeking to expand the parking lot to “satisfy the increased parking demands of today’s prospective office space tenants...” and to bring the number of parking spaces into compliance with the Zoning Ordinance. In order to add parking, the following variations are proposed:

- To permit parking to be located 60 feet from the front lot line (Burr Ridge Parkway) rather than 79.76 feet. The Zoning Ordinance prohibits parking extending forward of the established building setback from a street. The building is located 60 to 79.76 feet from the Burr Ridge Parkway lot line. Thus, the required parking lot setback from the Burr Ridge Parkway lot line is 79.76 feet. The existing parking lot setback is 80 feet from Burr Ridge Parkway.
- To permit additional parking between the building and the corner side lot line (along Bridewell Drive) rather than the requirement prohibiting parking between the building and the corner side lot line. The area between the building and Bridewell Drive is the corner side yard for this property as per the 1990 variation. The Zoning Ordinance prohibits parking between a building and a corner side lot line. The 1990 variation permitted parking in the corner side lot line but limited that parking to the approved site plan which provided for a 40 to 60 foot setback of the parking lot from Bridewell Drive. This petition seeks to add additional parking between the building and Bridewell Drive with a minimum 15 foot setback from the lot line.
- To permit parking spaces that are 8.25 x 18 feet rather than 9 x 18 feet. The Zoning Ordinance standard for the width of parking spaces is a minimum of 9 feet in all districts. The petitioner proposes a width of 8.25 feet in order to maximum the increase in the

number of spaces. Ten visitor parking spaces are provided that are in compliance with the required 9 foot width. All handicap accessible spaces will comply with the Ordinance. The attached traffic study submitted by the petitioner describes industry trends in parking stall dimensions and provides the petitioner's rationale for this variation.

- To permit parking lot landscape islands to be less than the required 9 x 18 feet. The petitioner also seeks a variation to allow smaller landscaping islands; again to maximize the gain in the number of parking spaces. The islands vary in size but are generally 8' or 7'-2" in width.
- To reduce the required landscaping along the north perimeter of the parking lot. The Zoning Ordinance requires continuous plantings and/or a berm at least five (5) feet high along the entire length of the corner side lot line and rear lot line. The petitioner is proposing an alternative landscaping plan.
- To permit parking lot light poles in excess of the maximum permitted height of 20 feet. The existing light poles are 35 feet in height. Additional light poles of the same height are proposed. The photo metrics of the lighting will be in full compliance with the Zoning Ordinance.

### **Findings of Fact**

The petitioner has submitted findings of fact which may be adopted if the Plan Commission is in agreement. If the Commission determines that the standards for variations are met and recommends the requested variations, it is recommended that the approval be subject to compliance with the submitted plans and approval of the final landscaping plan by Village staff.



## VILLAGE OF BURR RIDGE

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

ADDRESS OF PROPERTY: 1333 BURR RIDGE PKWY PIN # 18-30-300-024-0000

#### GENERAL INFORMATION

PETITIONER: BURR RIDGE PARKWAY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP  
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS: 1400 16TH ST, SUITE 300 PHONE: 630-617-9143  
OAK BROOK, IL 60523 EMAIL: bschmude@insiterealestate.com

FAX: 630-617-9120

PROPERTY OWNER: SAME AS PETITIONER STATUS OF PETITIONER: OWNER

OWNER'S ADDRESS: SAME AS PETITIONER PHONE: 630-617-9143

#### PROPERTY INFORMATION

SITE AREA: 10.184 ACRES EXISTING ZONING: O-2 OFFICE & HOTEL

EXISTING USE/IMPROVEMENTS: OFFICE BUILDING AND PARKING LOT

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

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

#### DESCRIPTION OF REQUEST

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

\_\_\_\_ Special Use \_\_\_\_ Rezoning \_\_\_\_ Text Amendment ☒ Variation(s)

SEE ATTACHED LIST OF VARIANCES

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.

Reet Deo  
Petitioner's Signature

12/19/16  
Date Petition is Filed

# List of Variations

(Attachment to Petition for Public Hearing)

**1333 Burr Ridge Pkwy  
(PIN 18-30-300-024-0000)**

- Section XI.C.8 to permit parking to extend beyond the established minimum front building setback. The northeast corner of the building establishes the front setback of the building and the parking encroaches beyond that setback line.
- Section XI.C.8 to permit the expansion of parking in a required corner side yard (north lot line).
- Section XI.C.6 to permit parking spaces that are 8.25 x 18 feet rather than the required minimum of 9 x 18 feet.
- Section XI.C.11.b(2) to permit parking lot landscaping islands to be less than the required 9 x 18 feet.
- Section XI.C.11.A(3)(B) to reduce the required landscaping at the perimeter of a parking lot along the north lot line.
- Section XI.C.9.c(2) to permit parking lot light standards in excess of 20 feet in height.





## **Findings of Fact**

### **Variation from the Village of Burr Ridge Zoning Ordinance**

#### 1333 Burr Ridge Parkway (PIN 18-30-300-024-0000) dated 12/16/16

Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission/Zoning Board of Appeals determine compliance with the following findings. In order for a variation to be approved, the petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings.

- a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

*The site contains an existing office building and existing parking lot that has public street frontage on 3 different sides of the property (81% of the perimeter has street frontage). This condition has made it impractical to comply with Section XI.C.8.c which prohibits parking "anywhere in the side yard adjoining a street". Additionally, the site contains an existing Village watermain within the perimeter of the property that limits the physical extents of parking lot expansion more than does the perimeter landscape yard requirements of the Zoning Ordinance.*

- 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.

*The existing parking lot does not currently meet Section IXB.9.a which requires a minimum of one parking space per every 250 square feet of gross area. We aim to change that by proposing to add 244 additional parking spaces to the site which will bring the proposed site into compliance with Section IXB.9.a by providing one space per every 179 square feet of gross area. In order to add these 244 spaces without violating perimeter landscape yard requirements, island requirements and green space requirements, we propose to reduce the width of each parking space from 9 feet wide to 8.25 feet wide and each island from 9 feet wide to 7.2 feet wide. The reduced stall width is appropriate and adequate for our low turnover office use as recommended in the Parking Study by Kenig, Lindgren, O'hara, Aboona, Inc. dated 12/9/16.*

- 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.

*Because the site contains an existing office building along with the aforementioned multiple street frontages and perimeter utility easements, the conditions affecting the proposed parking lot improvements are very unique to this property and cause a special approach to redevelopment.*

- d. The purpose of the variation is not based primarily upon a desire to increase financial gain.

*The purpose of this variation is to satisfy the increased parking demands of today's prospective office space tenants by increasing the number of total parking spaces to a number that also meets/exceeds what is required by the Village's Zoning Ordinance.*



## **Findings of Fact**

### **Variation from the Village of Burr Ridge Zoning Ordinance**

- 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.

*Section XI.C.8.c cannot be practically applied to the site because of the public street frontage that occupies 3 out of 4 sides of the property and 81% of the total perimeter.*

- 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 proposed parking lot improvements seek to improve the overall quality, usefulness and long term viability of the office building property and its surroundings and will not negatively impact the public welfare or be injurious to other property or improvements in the neighborhood.*

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

*The existing office use and character of the property will not change. The proposed parking lot improvements and associated landscaping will serve to enhance both the usefulness and appearance of the site which will serve to maintain the character of the neighborhood. Additionally, sidewalk proposed along Burr Ridge Parkway will serve to connect foot traffic to nearby businesses which will positively impact the neighborhood.*

- 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 proposed variations will do nothing to affect the supply of light and air to adjacent property, traffic congestion, danger of fire, public safety, drainage or surrounding property values. The proposed sidewalk connectivity will serve to enhance the nature of the adjacent pedestrian oriented town center.*

- 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 proposed variations are in harmony with the Burr Ridge Park Subarea portion of the Comprehensive Plan in that they facilitate the proposed enhancements of the property with meets the plans vision of an overall mixed use district that serves as the primary place of economic and social interaction within the community; where people shop, live, socialize, and work. The site sits within the Complimentary Area immediately adjacent to the Village Center and continues to serve as a complimentary office use for the area. Furthermore, the proposed additional sidewalk will strengthen and enhance the pedestrian access between the office and the Village Center.*



MEMORANDUM TO: Bob Schmude  
Insite Real Estate, LLC

FROM: Eric D. Russell, PE, PTOE, PTP  
Principal

Luay R. Aboona, PE  
Principal

DATE: December 9, 2016

SUBJECT: Review of Proposed Expanded Parking Plan  
1333 Burr Ridge Parkway  
Burr Ridge, Illinois

This memorandum summarizes our review of the proposed expanded parking plan for the existing office building at 1333 Burr Ridge Parkway in Burr Ridge, Illinois. The five-story, approximately 149,312 square-foot building has a current parking supply of 590 spaces, including 515 spaces in a surface parking lot, 50 spaces in a garage beneath the building, and 25 land-banked spaces. The resulting parking ratio is 3.96 spaces per 1,000 square feet, which is consistent with the Village's minimum parking ratio (4.0) in the O-2 (Office & Hotel) zoning category.

To attract a wider range of tenants, the building owner desires to increase the parking supply on the site to 833 spaces, which represents a parking ratio of 5.6 spaces per 1,000 square feet. To accommodate the additional 243 spaces, the proposal calls for narrowing the employee parking stalls on the site from the Village Code requirement of 9'-0" wide to a new stall width of 8'-3", and expanding the parking field into currently landscaped areas. The length of the parking stalls and the width of the drive aisles are intended to remain at the Village Code requirement of 18'-0" and 24'-0", respectively. The proposed parking layout is included in the Appendix of this memorandum.

The purpose of this memorandum is to review trends in office parking demand and vehicle sizing, research local and national parking stall dimensions for office uses, and opine on the adequacy of a narrower parking stall to achieve a higher parking capacity on the site.

## **Trends in Office Space Utilization and Parking Demand**

Trends that have been occurring in the office market have direct impacts on parking supply and demand. Office spaces are becoming less compartmentalized and feature more collaborative open floor plans with work stations. Telecommuting is also more prevalent now and non-dedicated office space is being shared by these employees. New technologies have reduced the amount of office space dedicated to machinery and filing systems, and this extra space has been converted into additional work stations. These trends are causing tenants to downsize their offices without reducing staff sizes, which opens up leasable space in buildings for additional tenants and employees.



As a result, office density has increased from the old standard of 250 square feet per employee to around 185 to 195 square feet per employee. Yet the required parking ratios for office developments in many suburban municipalities such as Burr Ridge remain at 4.0 spaces per 1,000 square feet (1.0 space/250 square feet) which makes it more difficult for landlords to re-lease office space to meet the parking needs of many current businesses that require 5.0 to 6.0 spaces per 1,000 square feet.

## **Trends in Vehicle Sizes**

Parking stall dimensions have varied over the past 50 years as passenger vehicle sizes have changed. As noted in the *Traffic Engineering Handbook*, 7<sup>th</sup> Edition, published by the Institute of Transportation Engineers, larger vehicles from the 1960s transitioned to smaller vehicles in the post oil-embargo years leading into the 1980s. The trend reversed in the 1980s and 1990s as vehicles began to increase again in size led by the sports utility vehicle and minivan, and there was a progressive size creep within the various vehicle classifications into the 2000s. While the spike in gas prices to \$4 a gallon in the summer of 2008 resulted in a demand for more fuel efficient vehicles, including vehicles with hybrid and electric engines, vehicle sizes did not contract but have stabilized in the years since 2008.

Research conducted by KLOA on vehicle sizing across multiple vehicle classifications (e.g. compact sedans, mid-size sedans, full-size sedans, compact SUVs, crossover SUVs, full-size SUVs) indicates that the average vehicle width across all sedan and SUV classifications has remained relatively the same since 2006 at 6'-0" for sedans and 6'-3" for SUVs. A summary of the yearly vehicle dimensional averages (2006-2017) are contained in the Appendix.

## **Published Parking Stall Standards**

According to *The Dimensions of Parking*, 5<sup>th</sup> Edition, 2010, jointly published by the Urban Land Institute and the National Parking Association, the dimensions of parking facilities should be geared to the needs of the users. Parking stalls that are expected to have higher turnover rates (shopping centers, medical facilities) should have more generous dimensions and clearances than those for lower turnover uses (employee parking, offices, commuter lots). The publication further advises that the widths of parking spaces have generally been based on required clearances for opening doors, with door opening clearances ranging from 20" in low turnover facilities to 24" to 27" in high-turnover facilities, as well as the maneuvering space allotted by the aisle width and the angle of parking. The publication notes that an aisle width of 23'-0" is common for a perpendicular (90 degree) parking stall angle.

Parking facilities are also sized to accommodate a "design" vehicle, which by industry standards is the 85<sup>th</sup>-percentile dimensions for length and width, as determined annually by the Parking Consultants Council based on annual automobile and light truck manufacturing data for the U.S. vehicle fleet. The current design vehicle is 6'-7" wide (79"), which has not changed since 1999. The width of the design vehicle is comparable to the width of a Ford Explorer or Toyota Sequoia (large SUV vehicle classification), which exceeds the average vehicle width of all sedan and SUV classifications, as determined from KLOA's research on vehicle sizing.

The combination of the design vehicle width (79") and the required door opening clearance yields a parking stall width that ranges from 8'-3" to 9'-0". The publication's recommended minimum parking stall width for low turnover uses (employees) ranges from 8'-3" to 8'-6" and for low-to-moderate turnover uses (offices) ranges from 8'-6" to 8'-9". Excerpts from the *Dimensions of Parking* publication are included in the Appendix.

## Local Parking Codes for Low Turnover Uses

The Village of Burr Ridge does not currently have an alternate parking stall specification for low turnover uses as many other suburban communities in the Chicago area do. An office building would generally be considered a low turnover use as most of the parking spaces tend to be filled in the morning when employees arrive and vacated in the evening when employees depart. Spaces dedicated for visitors may turn over more frequently over the course of the day and are typically designed for higher turnover users.

**Table 1** provides a sampling of permitted parking stall width reductions for low turnover uses from the zoning codes of several nearby communities that have the same 9'-0" parking stall width standard as Burr Ridge. As can be seen, these communities generally permit a 6" stall width reduction (to 8'-6") for low turnover uses. Several other area communities maintain an 8'-6" parking stall width standard for all uses, and a couple of these communities (e.g. La Grange, Lombard) permit a further stall width reduction of 3" to 6" (to 8'-0" or 8'-3") for low turnover uses. The City of Chicago has a standard parking stall width of 8'-0" for all uses.

There are many examples of office developments in the Chicago area, comparable to 1333 Burr Ridge Parkway, that have parking fields with narrower parking stalls than specified by Code. One nearby example is Mid-America Plaza in Oakbrook Terrace where parking stalls range in width from 8'-0" to 8'-9" in areas utilized by employees, visitors, and patrons of Ditka's Restaurant and the Oakbrook Terrace Park District Fitness Center. The Oakbrook Terrace zoning code specifies a 9'-0" parking stall standard.

## Recommendations

Based on our review of the 1333 Burr Ridge Parkway site plan and our research of national parking publications and the zoning codes of several Chicago area municipalities, it is our professional opinion that a parking stall dimension of 8'-3" wide by 18'-0" long is adequate and appropriate for a low turnover use such as an office building, particularly one that offers a lunch room on-site, lunch options within a convenient walkable distance, and a 90-degree parking layout with 24'-0" wide aisles. More common, and equally appropriate for a low-turnover use, is a parking stall with an 8'-6" width.

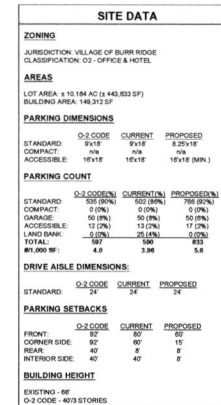
Parking spaces reserved for visitors will turn over more frequently than employee spaces and as such should remain 9'-0" wide in the plan, per the Burr Ridge Zoning Ordinance. Accessible parking stalls should continue to meet the Illinois Accessibility Code design requirements (8'-0" wide stall, 8'-0" wide accessible aisle), also per the Burr Ridge Zoning Ordinance. Both visitor and accessible spaces should be located as close to the front entrance of the building as possible.

TABLE 1

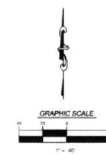
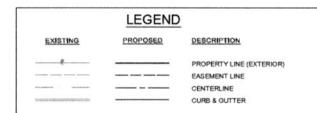
## MUNICIPAL PARKING STALL WIDTH REQUIREMENTS FOR LOW TURNOVER USES

Municipality	Parking Stall Width (Standard)	Permitted Parking Stall Width (Low Turnover Uses <sup>1</sup> )
Village of Burr Ridge	9'-0"	*
Village of Oak Brook	9'-0"	8'-6"
Village of Schaumburg	9'-0"	8'-6"
Village of Downers Grove	9'-0"	8'-6"
Village of Hoffman Estates	9'-0"	8'-6"
Village of Northbrook	9'-0"	8'-6"
Village of Libertyville	9'-0"	8'-6"
Village of Hinsdale	9'-0"	8'-6"
Village of Arlington Heights	9'-0"	8'-6"
Village of Woodridge	9'-0"	8'-6"
Village of La Grange	8'-6"	8'-0"
Village of Lombard	8'-6"	8'-3"
City of Park Ridge	8'-6"	*
City of Elmhurst	8'-6"	*
Village of Warrenville	8'-6"	*
Village of Deerfield	8'-6"	*
Village of La Grange Park	8'-5"	*
City of Chicago	8'-0"	*
<sup>1</sup> The Institute of Transportation Engineers defines a Low Turnover Use as a use where parking spaces will typically be occupied by no more than two different vehicles during the course of the business day.		
* Ordinance does not contain a narrower parking stall standard for offices and other low turnover uses		

## **APPENDIX**



- NOTES:
1. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  2. ALL CURB AND GUTTER SHALL BE 66.12 UNLESS OTHERWISE NOTED.
  3. ALL PROPOSED SIDEWALKS SHALL BE 5' WIDE CONCRETE UNLESS OTHERWISE SHOWN.
  4. SIDEWALKS TO BE MIN. 5" THICK P.C.C. WITH MIN. 4" THICK COMPACTED GRANULAR, TYPE B SUB-BASE.
  5. THE VILLAGE'S MINIMUM ASPHALT PAVEMENT SECTION FOR PARKING LOTS IS 2" SURFACE AND 12" AGGREGATE BASE. THE FINAL PAVING SECTION THICKNESS SHALL BE BASED ON A RECENT GEOTECHNICAL INVESTIGATION OF THE SITE.



## **Tends in Vehicle Dimensions Years (2006-2017)**

Sedans													
Length (ft)	Year												
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
Average:	15.7	15.7	15.7	15.8	15.7	15.8	15.7	15.7	15.8	15.8	15.8	15.8	15.8
Shortest:	13.7	13.9	13.9	13.9	13.3	13.8	13.8	13.8	13.8	14.0	14.0	14.0	13.8
Longest:	18.0	18.0	18.0	18.0	18.0	18.0	17.2	17.3	17.3	17.3	17.3	17.3	17.6

Sedans													
Width (ft)	Year												
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
Average:	5.9	5.9	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Narrowist:	5.5	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6
Widest:	6.5	6.5	6.5	6.5	6.5	6.5	6.4	6.4	6.4	6.4	6.4	6.5	6.5

SUVs													
Length (ft)	Year												
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
Average:	16.0	16.0	16.0	16.0	16.0	16.1	16.1	16.1	16.1	16.1	16.1	16.2	16.1
Shortest:	14.2	14.2	14.2	14.2	14.4	14.4	14.4	14.4	14.4	14.4	14.6	14.6	14.4
Longest:	18.5	18.6	18.6	18.6	18.6	18.6	18.6	18.6	18.6	18.7	18.7	18.7	18.6

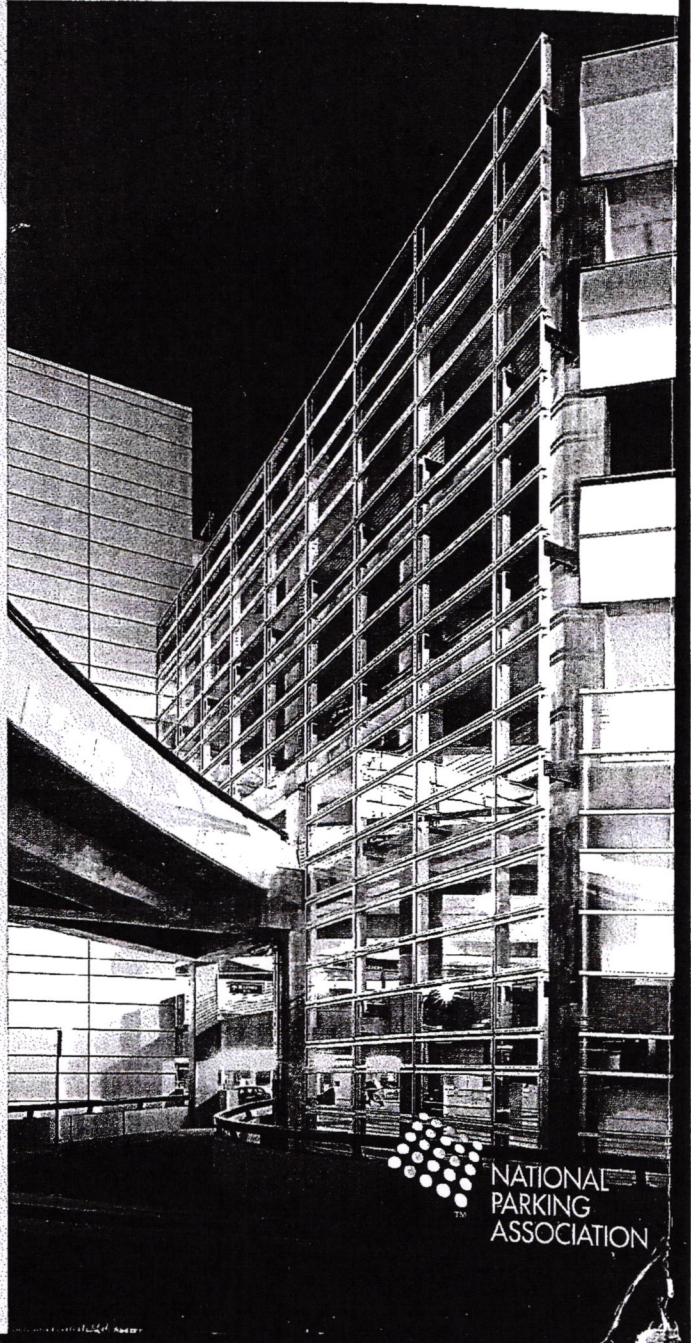
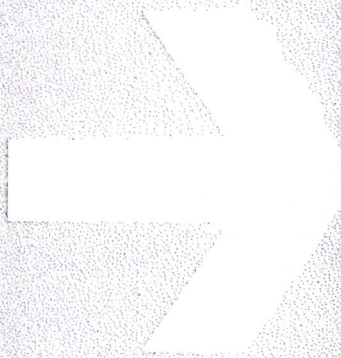
SUVs													
Width (ft)	Year												
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
Average:	6.3	6.3	6.2	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3
Narrowist:	6.3	6.3	6.3	6.3	6.6	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3
Widest:	7.2	6.6	6.7	6.7	6.7	6.7	6.7	6.8	6.8	6.8	6.8	6.8	6.8

Data taken from Edmunds.com Inc.



# THE DIMENSIONS OF PARKING

FIFTH EDITION



THE DIMENSIONS OF PARKING

Fifth Edition





## Why Small-Vehicle-Only Parking Spaces Do Not Work

When the small-vehicle-only parking space was introduced, the mix of automobiles consisted of very large and very small cars; therefore, the "small-car" or "compact-only" rule was largely self-enforcing. In one common layout, angled spaces for large vehicles were placed on one side of the aisle, and 90-degree spaces for small vehicles were placed on the other. The difficulty of making the turn into the 90-degree parking spaces and the restricted clearances for opening doors discouraged drivers of larger vehicles from using the small-vehicle-only spaces.

However, small-vehicle-only parking spaces did not remain practical for long. Following the oil crisis of the mid-1970s, manufacturers first downsized larger vehicles and introduced new, very small cars. However, since the mid-1980s, manufacturers have been able to improve the fuel efficiency of larger cars through aerodynamics, more efficient engines, and lighter construction. Therefore, they were able to increase the size of smaller vehicles and still meet federal fuel-efficiency standards. As a result, car sizes are concentrated in the middle of the size range. By the late 1980s, over two-thirds of the vehicles sold in the

United States were within 1 foot (0.3 meters) in length and a few inches in width of the traditional boundary between small and large cars. Therefore, many large cars are able to park in small-car-only stalls, albeit with some difficulty.

If small-vehicle spaces are in a convenient location, drivers of intermediate or even larger vehicles may park in the small-vehicle spaces, thus impeding traffic flow and compromising both the safety and comfort of turning for other users. Moreover, when large vehicles are parked in small-vehicle parking spaces, they often encroach into the adjacent parking spaces, creating a ripple effect along the row that eventually renders a parking space unusable—and negates the improved efficiency offered by small-vehicle parking spaces. On the other hand, if small-vehicle spaces are placed at inconvenient locations, small-vehicle drivers may park their vehicles in standard-sized spaces, forcing later-arriving large vehicles into small-vehicle parking spaces. In sum, specially located small-vehicle spaces are not effective unless a facility is policed to prevent the drivers of large vehicles from using small-vehicle spaces, and vice versa.

typically built on a car platform instead of on a pickup truck platform. Examples of CUVs include the Toyota RAV4 and the Chrysler Pacifica.

To help determine the design vehicle, the Parking Consultants Council (PCC) uses data on annual sales of cars and light trucks that are collected by the weekly *Automotive News*, as well as the publication's specification data for model sizes.

Since 1999, the 85th percentile vehicle in the United States has varied slightly, but has remained within an inch or two (2.5 to 5 centimeters) of 6 feet, 7 inches (2 meters) by 17 feet, 3 inches (5.3 meters). Thus, the PCC has adopted these dimensions for its design vehicle.

In addition, to better understand trends in vehicle sizes, the PCC monitors changes in seven classes of vehicles size. Three of the classes comprise what are traditionally considered small cars or trucks, while the remaining classes are reserved for large cars and trucks. Because the size of an

intermediate vehicle changes over time, the classifications used by manufacturers and other sources, such as *Automotive News*, are not reliable means of evaluating vehicle sizes. Instead, the PCC compares footprints, or vehicle length multiplied by width, to examine changes in size.

### GUIDELINES FOR PARKING GEOMETRICS

First and foremost, the dimensions of parking facilities should be geared to the needs of projected users. For example, facilities that are expected to have high turnover rates, such as those that support convenience stores, should have greater clearances than those that support uses with low turnover rates. Similarly, where a significant portion of users may be elderly people and/or under stress, such as at hospitals, more generous dimensions may be appropriate. It is also important



**FIGURE 7-2: Recommended Minimum Widths for Parking Stalls**

	Feet	Meters
Low turnover (employees, students, etc.)	8' 3"–8' 6"	2.51–2.59
Low to moderate turnover (offices, regional retail centers, long-term airport parking, etc.)	8' 6"–8' 9"	2.59–2.66
Moderate to high turnover (community retail, medical facilities, etc.)	8' 9"–9' 0"	2.66–2.74

**Source:** Parking Consultants Council, *Guidelines for Parking Geometrics* (Washington, D.C.: National Parking Association, 2002).

to take account of what kind of parking facilities users are likely to be accustomed to: for example, a self-park facility in a downtown location in a large city can be designed with less generous dimensions than a self-park structure in an upscale suburban mall or in a smaller, rural community.

Finally, designers must be aware that vehicle sizes no longer vary significantly by region and locality. SUVs are just as popular in California and Hawaii as in rural areas and the Snowbelt. The sole exception is in the Southwest, where pickups are more likely to be used for everyday transportation than elsewhere in the country.

Other critical elements determining the dimensions of parking facilities are the width of the vehicles and the ease of maneuvering the vehicles into and out of the parking space. The ease of maneuvering, in turn, depends on three related factors: the width of the space itself, the angle of parking, and the width of the aisle. Within reasonable limits, the same degree of turning comfort can be achieved with a wider aisle and a narrower parking space, or with a wider parking space and a narrower aisle.

## DETERMINING THE DIMENSIONS OF PARKING SPACES

Because a parking space that has sufficient clearance for doors to be opened comfortably will be wide enough for vehicle maneuvering if the adjacent aisle is properly sized, the widths of parking spaces have generally been based on required clearances for opening doors (that is, on the necessary distance between vehicles). Door opening clearances should range from 20 inches (51 centimeters) for vehicles in low-turnover facilities to 24 to 27 inches (61 to 69 centimeters) for vehicles in

high-turnover facilities.<sup>3</sup> Combining these dimensions with the width of the current design vehicle results in parking-space widths that range from 8 feet, 3 inches (2.5 meters) to 9 feet, 0 inches (2.7 meters).

As noted earlier, turnover plays a strong role in determining parking geometrics; parking spaces are no exception. Figure 7-2 lists recommendations for adjusting stall widths on the basis of turnover.

Unlike width, the length of a parking space is not affected by turnover rate or user type. Currently, the recommended length of a parking space is 18 feet (5.5 meters). This recommendation is based on the length of the design vehicle—17 feet, 3 inches (5.25 meters)—plus nine inches (23 centimeters) to account for the typical distance from the bumper of a parked vehicle to the end of the stall (i.e., the edge of the stall farthest from the aisle).<sup>4</sup>

## DETERMINING THE DIMENSIONS OF DRIVE AISLES AND MODULES

The drive aisle is the space between two vehicles that are parked directly opposite each other. The parking design term *module* refers to the distance created by the width of the drive aisle, combined with the length of the vehicle (or vehicles) parked on one (or both sides) of the drive aisle. When a vehicle is located on only one side of the drive aisle, this is referred to as a single-loaded module. When vehicles are located on both sides of the drive aisle, it is referred to as a double-loaded module.

In the early days of the parking garage, the size of parking modules was determined by trial and error. But in the 1950s, Edmund Ricker, an early pioneer in the field of parking geometrics,

# SITE DATA

V-01-2017:  
1333 Burr Ridge  
Parkway; Site  
Parking Data

## ZONING

JURISDICTION: VILLAGE OF BURR RIDGE  
CLASSIFICATION: O2 - OFFICE & HOTEL

## AREAS

LOT AREA:  $\pm 10.184$  AC ( $\pm 443,633$  SF)

BUILDING AREA: 149,312 SF

OPEN SPACE:

(TOTAL SITE AREA MINUS BUILDING FOOTPRINT, REQUIRED PERIMETER SETBACK YARDS, PARKING LOTS, SIDEWALKS AND PARKING LOT ISLANDS) =  $\pm 2.64$  AC. ( $\pm 115,042$  SF) / 25.9%

## PARKING DIMENSIONS

	<u>O-2 CODE</u>	<u>CURRENT</u>	<u>PROPOSED</u>
STANDARD:	9'x18'	9'x18'	8.25'x18'
COMPACT:	n/a	n/a	n/a
ACCESSIBLE:	16'x18'	16'x18'	16'x18' (MIN.)
VISITOR:	n/a	n/a	9'x18'

## PARKING COUNT

	<u>O-2 CODE(%)</u>	<u>CURRENT(%)</u>	<u>PROPOSED(%)</u>
STANDARD:	535 (90%)	502 (86%)	757 (91%)
COMPACT:	0 (0%)	0 (0%)	0 (0%)
GARAGE:	50 (8%)	50 (8%)	50 (6%)
ACCESSIBLE:	12 (2%)	13 (2%)	17 (2%)
VISITOR:	0 (0%)	0 (0%)	10 (1%)
LAND BANK:	0 (0%)	25 (4%)	0 (0%)
<b>TOTAL:</b>	<b>597</b>	<b>590</b>	<b>834</b>
<b>#/1,000 SF:</b>	<b>4.00</b>	<b>3.95</b>	<b>5.59</b>

## DRIVE AISLE DIMENSIONS:

	<u>O-2 CODE</u>	<u>CURRENT</u>	<u>PROPOSED</u>
STANDARD:	24'	24'	24'

## PARKING SETBACKS

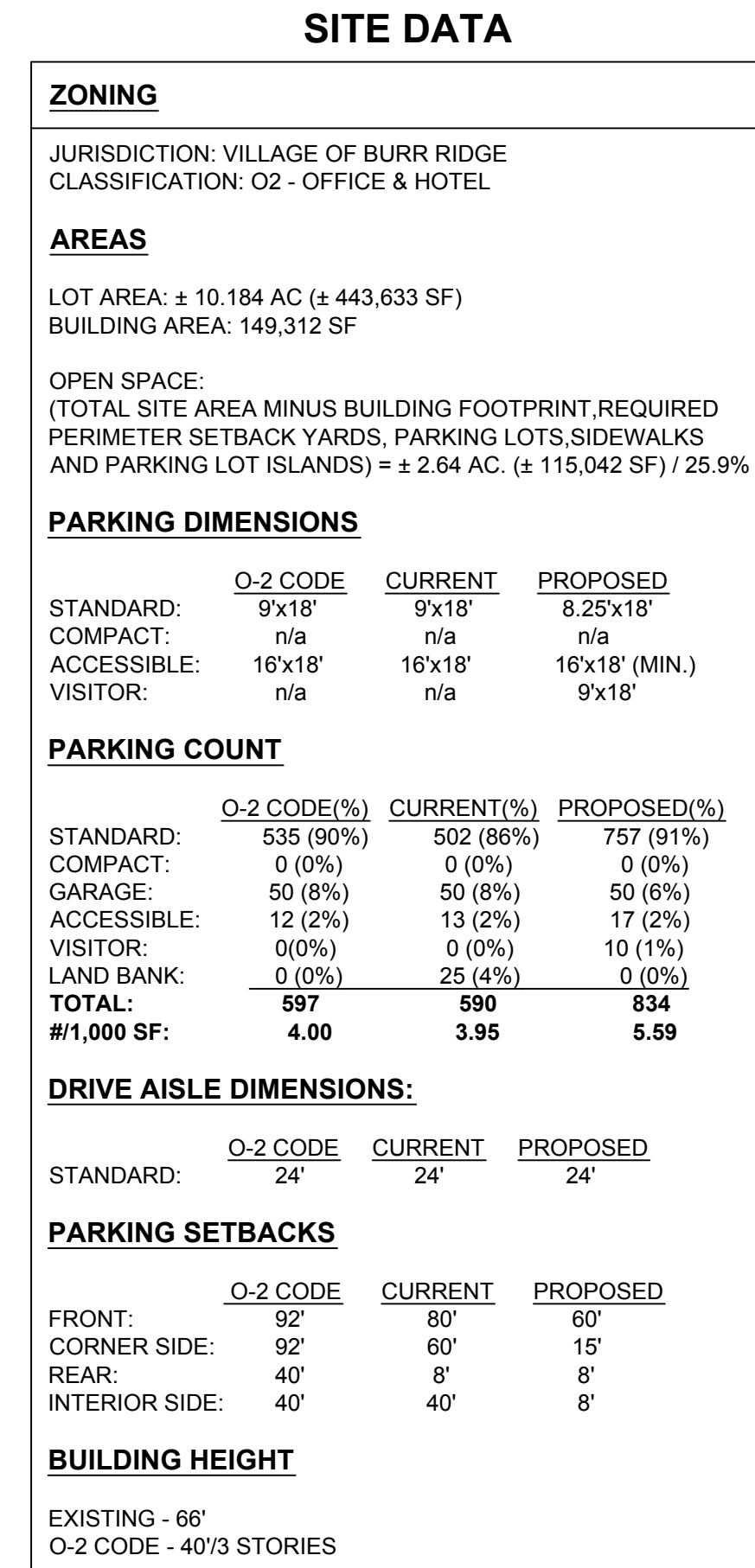
	<u>O-2 CODE</u>	<u>CURRENT</u>	<u>PROPOSED</u>
FRONT:	92'	80'	60'
CORNER SIDE:	92'	60'	15'
REAR:	40'	8'	8'
INTERIOR SIDE:	40'	40'	8'

## BUILDING HEIGHT









EXISTING - 66'

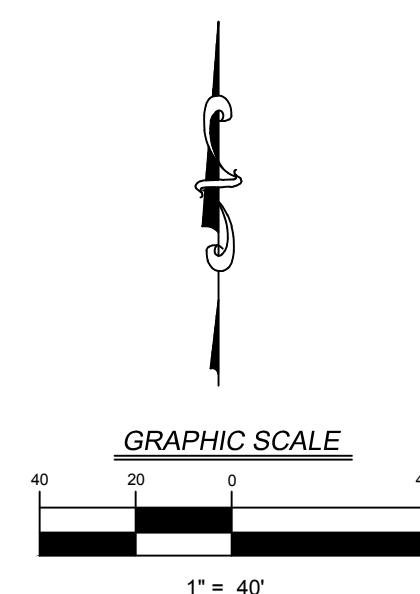
O-2 CODE - 40'3 STORIES



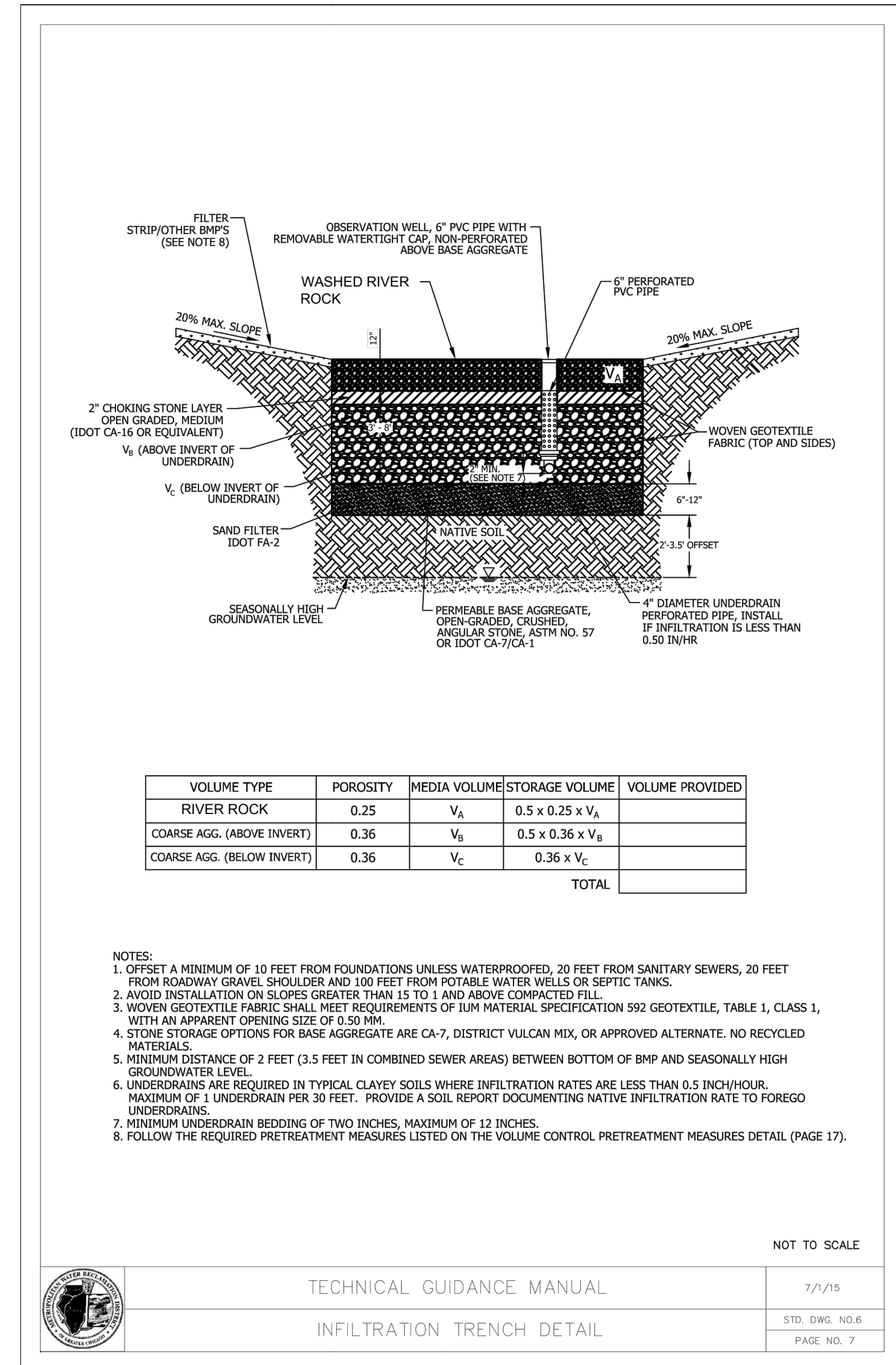


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4. SIDEWALKS TO BE MIN. 5" THICK P.C.C. WITH MIN. 4" THICK COMPACTED GRANULAR, TYPE B SUB-BASE.
5. THE VILLAGE'S MINIMUM ASPHALT PAVEMENT SECTION FOR PARKING LOTS IS 2" SURFACE AND 12" AGGREGATE BASE. THE FINAL PAVING SECTION THICKNESS SHALL BE BASED ON A RECENT GEOTECHNICAL INVESTIGATION OF THIS SITE.









LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE (EXTERIOR)
		EASEMENT LINE
		CENTERLINE
		CURB & GUTTER

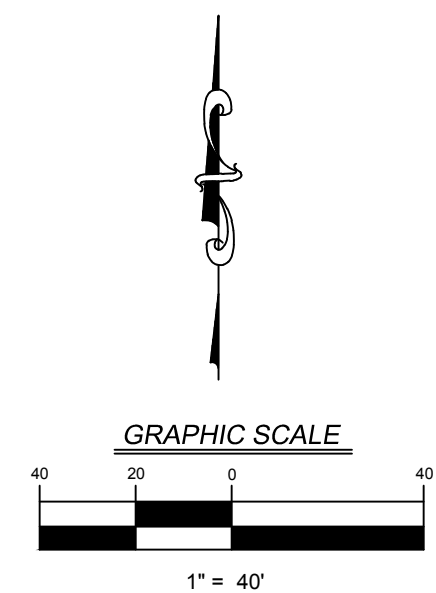







- LEGEND**

  -  EXISTING OVERFLOW ROUTE
  -  PROPOSED STORM INLET
  -  PROPOSED STORM MANHOLE
  -  PROPOSED WATER MAIN
  -  PROPOSED STORM SEWER
  -  PROPOSED FIRE HYDRANT
  -  PROPOSED LIGHT POLE STANDARD
  -  PROPOSED CONTOUR



C2.0	DRAWING NO.	PRELIMINARY GRADING AND STORMWATER PLAN		PROJECT NO. 00039 INSITE		DESIGNED BY: TJK	REVISIONS				 V3 Companies 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com	
		1333 BURR RIDGE PARKWAY		FILE NAME: C2.0/00039/INSITE.DWG	DRAWN BY: DB	NO. 1	DATE 11-30-16	DESCRIPTION ISSUED FOR VILLAGE REVIEW	NO.	DATE		DESCRIPTION
				ORIGINAL ISSUE DATE	CHECKED BY: TJK	2	12-19-16	ISSUED FOR VILLAGE ZONING SUBMITTAL				
		BURR RIDGE	ILLINOIS	SCALE: 1"=40'		PROJECT MANAGER: AMP						
VISO, VETTERE, VIRTUE... The Vision to Transform with Excellence.												













### Site Preparation and Removals Legend

- Remove and dispose concrete paving and gravel base. Remove subgrade material as needed.
- Remove and dispose asphalt paving and gravel base. Remove subgrade material as needed.
- Remove and dispose unit paving and gravel base. Remove subgrade material as needed.
- Remove lawn, gravel, and miscellaneous subgrade material as needed.
- Remove all playground equipment, footings, wood fiber, asphalt paving, concrete paving and gravel base.
- Remove subgrade material as needed.
- Remove wood deck and gravel base. Remove subgrade material as needed.
- Tree Protection Fence
- Item to be relocated
- Item to be removed
- Curb to be removed
- Limit of sawcut
- Silt Fence
- Construction Fence
- Project Limit Line

### Site Preparation and Removals Notes

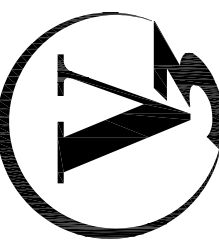
- Contractor shall install construction fence at the limits of construction prior to beginning work. Maintain and adjust construction fencing as needed during progress of construction. Staging and construction access shall be approved by Owner.
- Contractor shall install tree protection fencing as shown on the plans prior to beginning work. Maintain and adjust tree protection fencing as needed during progress of construction. Storage of materials, vehicular access, and all other construction activities are strictly prohibited within the limits of the tree protection fencing.
- Plans indicate general location and limits of removals. Contractor shall perform removals only as necessary for construction of proposed improvements. No additional payments will be made for removals or restoration not required to construct the improvements as drawn and specified. Refer to Layout Plan for more specific information regarding proposed improvements and verify conditions in the field prior to performing removals.
- Sawcut and remove concrete paving to nearest joint where indicated. All saw cuts required for removal items to be included in the unit cost of that particular pay item.
- Tree stumps shall be ground to a minimum depth of 18" below existing grade or as required to properly perform the work.
- Remove and dispose of turf where planting beds are designated. Refer to Planting Plan for limits of proposed landscape improvements.
- Where turf or plantings are proposed in existing paved areas, remove all base material.
- Remove all utilities designated for removal to extent required for improvements, unless otherwise noted. Cap ends of any remaining underground conduit and piping, and pull all electrical wire out at source.
- Items indicated for Removal shall include complete removal of above grade item and below grade appurtenances (foundations, urban fill, wiring, piping, etc.) including disposal off-site following applicable codes and ordinances, unless otherwise shown on the plans.
- Items indicated as Remove and Salvage shall include careful protection, removal, and storage of items. For reinstall items, Contractor shall store during construction. All other Salvage items shall be delivered to location as indicated by owner unless otherwise shown on the plans.
- Contractor to protect all existing utilities and all other site features not designated for removal. Contractor is responsible for replacing/repairing any existing utilities or other site features damaged during construction to the original condition at no cost to the Owner.
- Contractor responsible for maintaining existing utility services (electrical, sanitary, storm) during construction unless otherwise indicated in the Contract Documents.
- Contractor shall coordinate all work so public sidewalk remains open throughout construction.
- Refer to civil and electrical plans for additional utility adjustments and removals.
- Refer to specifications for additional conditions, standards and notes.

### Existing Tree Inventory

A	SPECIES	SIZE	CONDITION	NOTES	B	SPECIES	SIZE	CONDITION	NOTES
1	ALDER	6"	FAIR	PRESERVE	76	LOCUST	8"	GOOD/FAIR	REMOVE
2	ALDER	6"	FAIR	PRESERVE	77	LOCUST	6"	GOOD/FAIR	REMOVE
3	ALDER	5"	POOR	PRESERVE	78	LOCUST	6"	GOOD/FAIR	REMOVE
4	ALDER	4"	FAIR	PRESERVE	79	LOCUST	6"	GOOD/FAIR	REMOVE
5	ALDER	4"	FAIR	PRESERVE	80	LOCUST	5"	GOOD/FAIR	REMOVE
6	ALDER	4"	POOR	PRESERVE	81	HACKBERRY	6"	GOOD/FAIR	REMOVE
7	ALDER	4"	FAIR	PRESERVE	82	HACKBERRY	7"	GOOD/FAIR	REMOVE
8	ALDER	4"	FAIR	PRESERVE	83	HACKBERRY	7"	GOOD/FAIR	REMOVE
9	ALDER	4"	FAIR	PRESERVE	84	LOCUST	7"	GOOD/FAIR	REMOVE
10	ALDER	4"	FAIR	PRESERVE	85	LOCUST	7"	GOOD/FAIR	REMOVE
11	ALDER	4"	FAIR	PRESERVE	86	CRABAPPLE	4"xM	GOOD/FAIR	REMOVE
12	LOCUST	6"	GOOD/FAIR	PRESERVE	87	CRABAPPLE	4"xM	GOOD/FAIR	REMOVE
13	LOCUST	11"	GOOD/FAIR	PRESERVE	88	CRABAPPLE	4"xM	GOOD/FAIR	REMOVE
14	LOCUST	12"	GOOD/FAIR	PRESERVE	89	CRABAPPLE	5"xM	GOOD/FAIR	REMOVE
15	LOCUST	11"	GOOD/FAIR	PRESERVE	90	CRABAPPLE	4"xM	GOOD/FAIR	REMOVE
16	LOCUST	14"	GOOD/FAIR	PRESERVE	91	CRABAPPLE	4"xM	GOOD/FAIR	REMOVE
17	LOCUST	12"	GOOD/FAIR	PRESERVE	92	CRABAPPLE	4"xM	GOOD/FAIR	REMOVE
18	LOCUST	12"	GOOD/FAIR	PRESERVE	93	CRABAPPLE	4"xM	GOOD/FAIR	REMOVE
19	LOCUST	12"	GOOD/FAIR	PRESERVE	94	CRABAPPLE	4"xM	GOOD/FAIR	REMOVE
20	PINE	20"	GOOD/FAIR	PRESERVE	95	CRABAPPLE	4"xM	GOOD/FAIR	REMOVE
21	PINE	18"	GOOD/FAIR	PRESERVE	96	CRABAPPLE	4"xM	GOOD/FAIR	PRESERVE
22	PINE	24"	GOOD/FAIR	PRESERVE	97	CRABAPPLE	4"xM	GOOD/FAIR	REMOVE
23	PINE	24"	GOOD/FAIR	REMOVE	98	CRABAPPLE	4"xM	GOOD/FAIR	PRESERVE
24	PINE	14"	GOOD/FAIR	PRESERVE	99	CRABAPPLE	4"xM	GOOD/FAIR	REMOVE
25	PINE	20"	GOOD/FAIR	PRESERVE	100	CRABAPPLE	4"xM	GOOD/FAIR	PRESERVE
26	PINE	22"	GOOD/FAIR	REMOVE	101	CRABAPPLE	4"xM	GOOD/FAIR	REMOVE
27	PINE	14"	GOOD/FAIR	PRESERVE	102	LOCUST	20"	GOOD/FAIR	REMOVE
28	PINE	20"	GOOD/FAIR	PRESERVE	103	LOCUST	15"	GOOD/FAIR	PRESERVE
29	PINE	14"	FAIR/POOR	PRESERVE	104	LOCUST	13"	GOOD/FAIR	PRESERVE
30	LOCUST	12"	GOOD/FAIR	REMOVE	105	LOCUST	15"	GOOD/FAIR	PRESERVE
31	PINE	14"	GOOD/FAIR	PRESERVE	106	LOCUST	12"	GOOD/FAIR	PRESERVE
32	PINE	14"x8	GOOD/FAIR	PRESERVE	107	LOCUST	14"	GOOD/FAIR	PRESERVE
33	LOCUST	14"	GOOD/FAIR	REMOVE	108	LOCUST	19"	GOOD/FAIR	PRESERVE
34	PINE	16"	GOOD/FAIR	PRESERVE	109	LOCUST	14"	GOOD/FAIR	PRESERVE
35	PINE	12"	GOOD/FAIR	PRESERVE	110	LOCUST	18"	GOOD/FAIR	PRESERVE
36	PINE	18"	GOOD/FAIR	PRESERVE	111	MAPLE	7"	GOOD/FAIR	PRESERVE
37	LOCUST	12"	GOOD/FAIR	REMOVE	112	MAPLE	18"	GOOD/FAIR	PRESERVE
38	LOCUST	12"	GOOD/FAIR	REMOVE	113	MAPLE	12"	GOOD/FAIR	PRESERVE
39	LOCUST	10"	GOOD/FAIR	REMOVE	114	MAPLE	16"	GOOD/FAIR	PRESERVE
40	LOCUST	20"	GOOD/FAIR	REMOVE	115	MAPLE	14"	GOOD/FAIR	PRESERVE
41	LOCUST	17"	GOOD/FAIR	PRESERVE	116	MAPLE	14"	GOOD/FAIR	PRESERVE
42	LOCUST	14"	GOOD/FAIR	REMOVE	117	MAPLE	16"	GOOD/FAIR	PRESERVE
43	MAPLE	4"	GOOD/FAIR	PRESERVE	118	MAPLE	17"	GOOD/FAIR	PRESERVE
44	LOCUST	14"	GOOD/FAIR	PRESERVE	119	MAPLE	15"	GOOD/FAIR	PRESERVE
45	LOCUST	12"	GOOD/FAIR	REMOVE	120	MAPLE	12"	GOOD/FAIR	PRESERVE
46	LOCUST	10"	GOOD/FAIR	REMOVE	121	MAPLE	14"	GOOD/FAIR	PRESERVE
47	LOCUST	20"	GOOD/FAIR	REMOVE	122	MAPLE	16"	GOOD/FAIR	PRESERVE
48	LOCUST	12"	GOOD/FAIR	PRESERVE	123	MAPLE	18"	GOOD/FAIR	PRESERVE
49	LOCUST	8"xM	GOOD/FAIR	PRESERVE	124	MAPLE	13"	GOOD/FAIR	REMOVE
50	LOCUST	16"	GOOD/FAIR	PRESERVE	125	MAPLE	14"	GOOD/FAIR	REMOVE
51	LOCUST	14"	GOOD/FAIR	PRESERVE	126	MAPLE	10"	GOOD/FAIR	REMOVE
52	MAPLE	7"	GOOD/FAIR	PRESERVE	127	DOGWOOD	5M"	GOOD/FAIR	REMOVE
53	LOCUST	22"	GOOD/FAIR	PRESERVE	128	CRABAPPLE	5M"	GOOD/FAIR	REMOVE
54	LOCUST	19"	GOOD/FAIR	REMOVE	129	PINE	14"	FAIR	PRESERVE
55	LOCUST	14"	GOOD/FAIR	REMOVE	130	PINE	12"	POOR	PRESERVE
56	LOCUST	12"	GOOD/FAIR	REMOVE	131	PINE	12"	POOR	REMOVE
57	LOCUST	GOOD/FAIR	REMOVE	132	POPLAR	8"	FAIR	PRESERVE	
58	LOCUST	6"	GOOD/FAIR	REMOVE	133	POPLAR	8"	FAIR	PRESERVE
59	LOCUST	6"	GOOD/FAIR	REMOVE	134	POPLAR	8"	FAIR	PRESERVE
60	LOCUST	6"	GOOD/FAIR	REMOVE	135	POPLAR	8"	FAIR	PRESERVE
61	LOCUST	6"	GOOD/FAIR	REMOVE	136	POPLAR	10"	FAIR	PRESERVE
62	LOCUST	5"	GOOD/FAIR	REMOVE	137	POPLAR	10"	FAIR	PRESERVE
63	LOCUST	5"	GOOD/FAIR	REMOVE	138	POPLAR	14"	FAIR	PRESERVE
64	LOCUST	6"	GOOD/FAIR	REMOVE	139	WILLOW	10"xM	GOOD/FAIR	PRESERVE
65	LOCUST	6"	GOOD/FAIR	REMOVE	140	WILLOW	12"	GOOD/FAIR	PRESERVE
66	LOCUST	5"	GOOD/FAIR	REMOVE	141	WILLOW	10"xM	GOOD/FAIR	PRESERVE
67	LOCUST	8"	GOOD/FAIR	REMOVE	142	WILLOW	15"	GOOD/FAIR	PRESERVE
68	LOCUST	7"	GOOD/FAIR	REMOVE	143	WILLOW	26"	GOOD/FAIR	PRESERVE
69	LOCUST	9"	GOOD/FAIR	REMOVE	144	WILLOW	28"	GOOD/FAIR	PRESERVE
70	LOCUST	5"	GOOD/FAIR	REMOVE	145	ALDER	12"	GOOD/FAIR	PRESERVE
71	LOCUST	GOOD/FAIR	REMOVE	146	ALDER	8"xM	GOOD/FAIR	PRESERVE	
72	LOCUST	6"	GOOD/FAIR	REMOVE	147	ALDER	10"xM	GOOD/FAIR	PRESERVE
73	LOCUST	6"	GOOD/FAIR	REMOVE	148	ALDER	8"xM	GOOD/FAIR	PRESERVE
74	LOCUST	6"	GOOD/FAIR	REMOVE	149	ALDER	12"xM	GOOD/FAIR	PRESERVE
75	LOCUST	6"	GOOD/FAIR	REMOVE	150	MAPLE	12"	GOOD/FAIR	PRESERVE



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### REVISIONS

NO.	DATE	DESCRIPTION

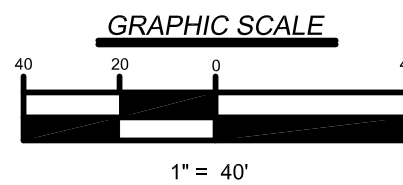
### PRELIMINARY EXISTING LANDSCAPE PLAN

### 1333 BURR RIDGE PARKWAY

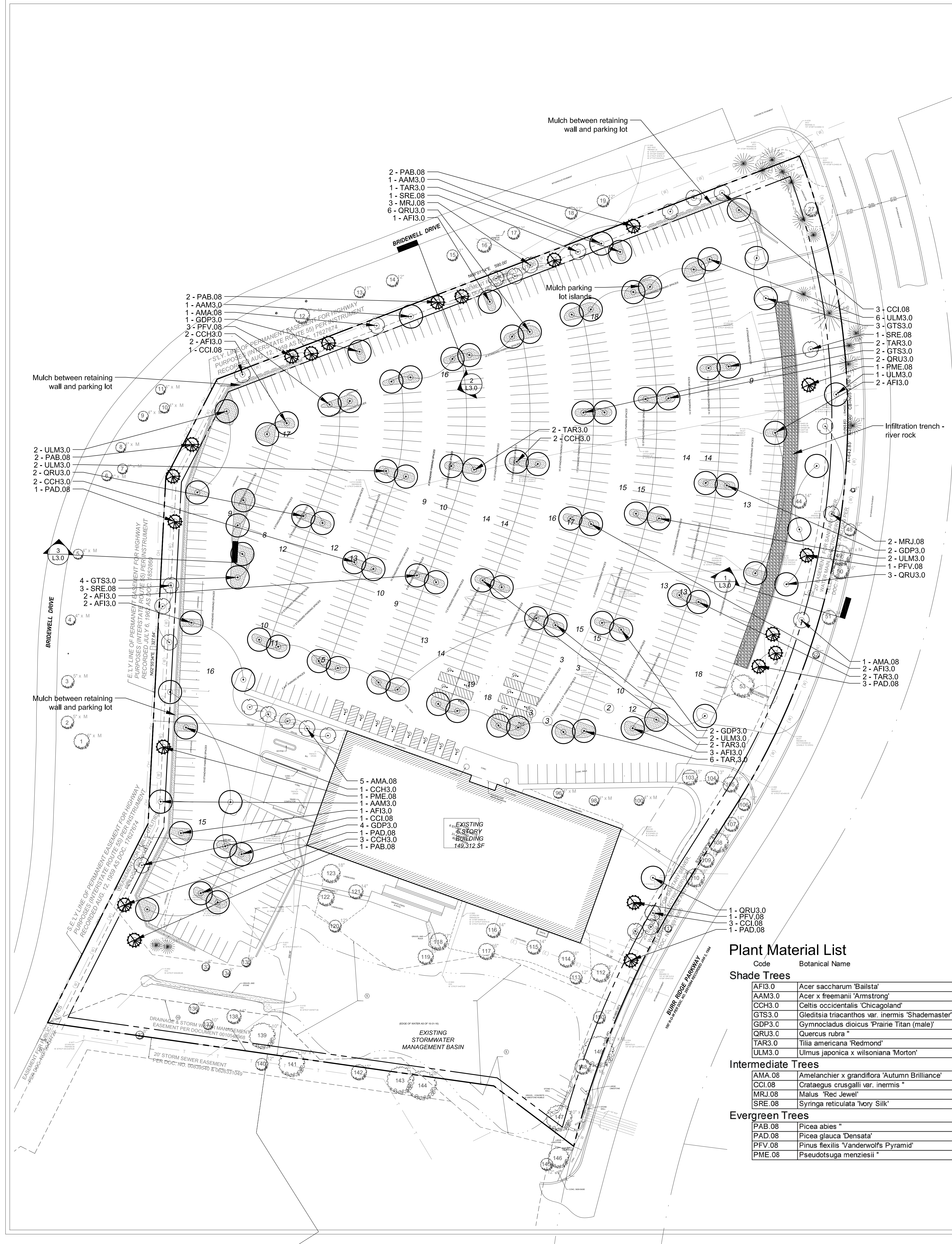
BURR RIDGE

DRAWING NO.

L1.0





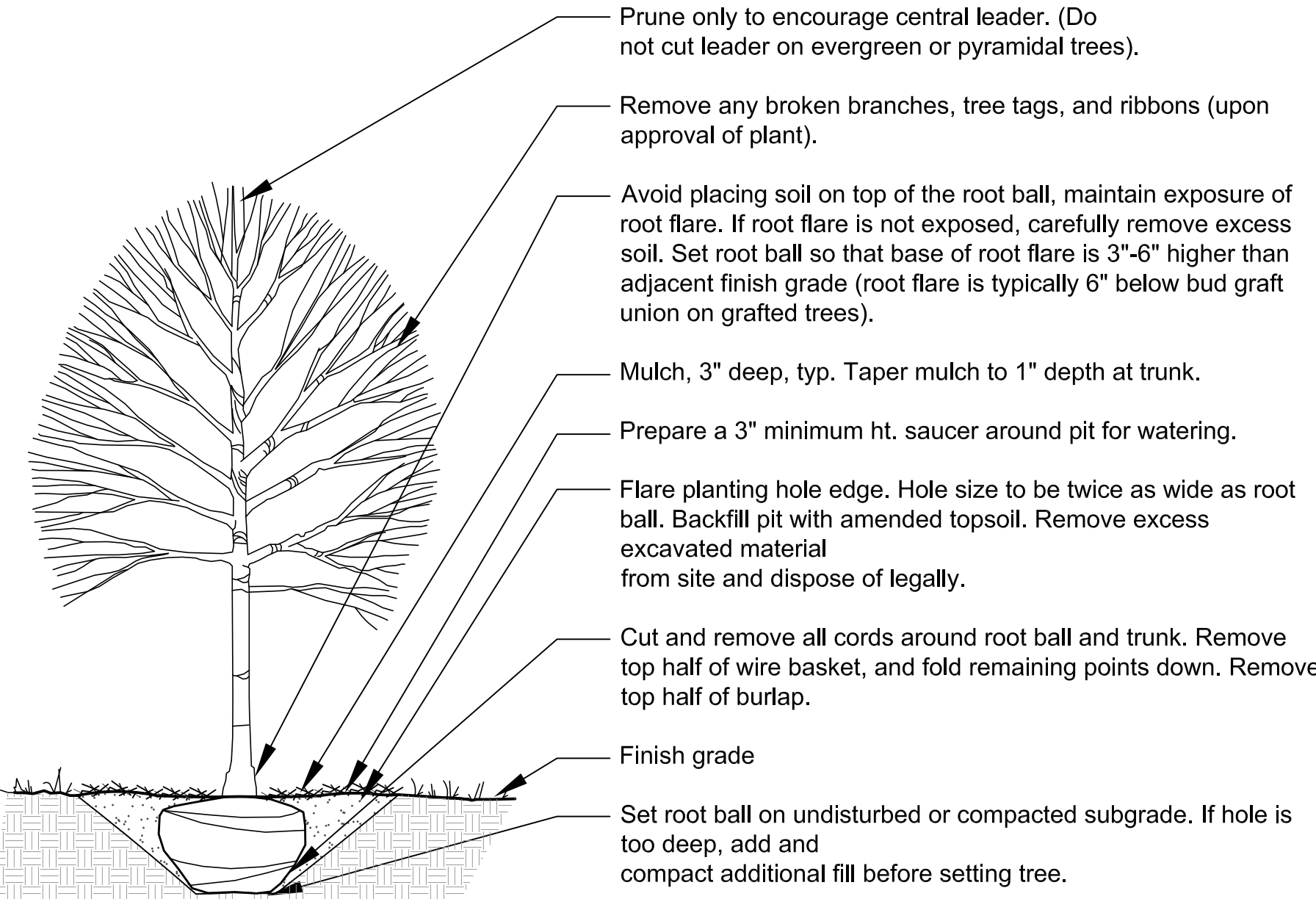


Landscape Legend

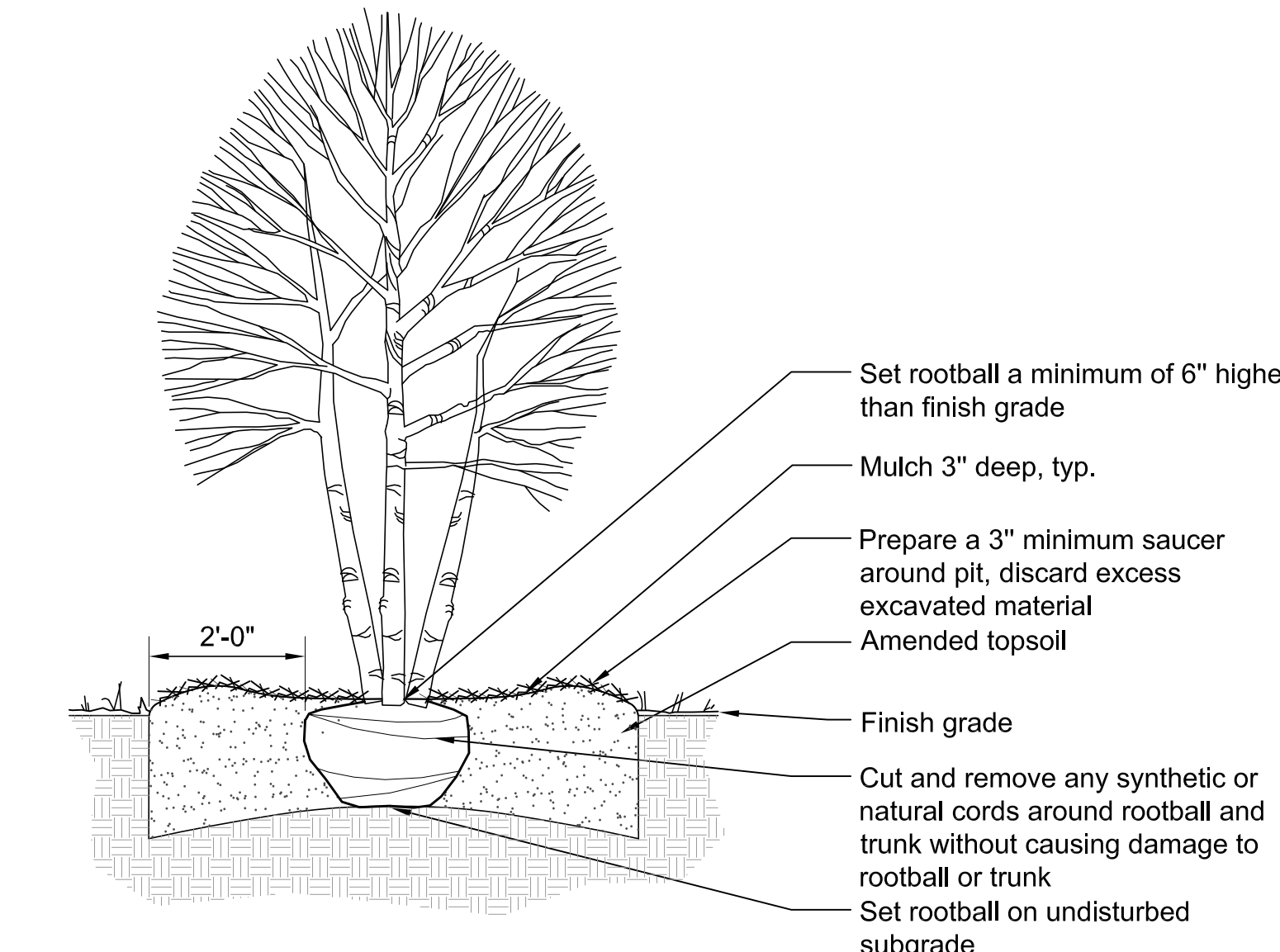
- Shade Tree, typical. See detail for Installation.
- Ornamental Tree, typical. See detail for installation.
- Evergreen Tree, typical. See detail for installation.

Landscape Notes

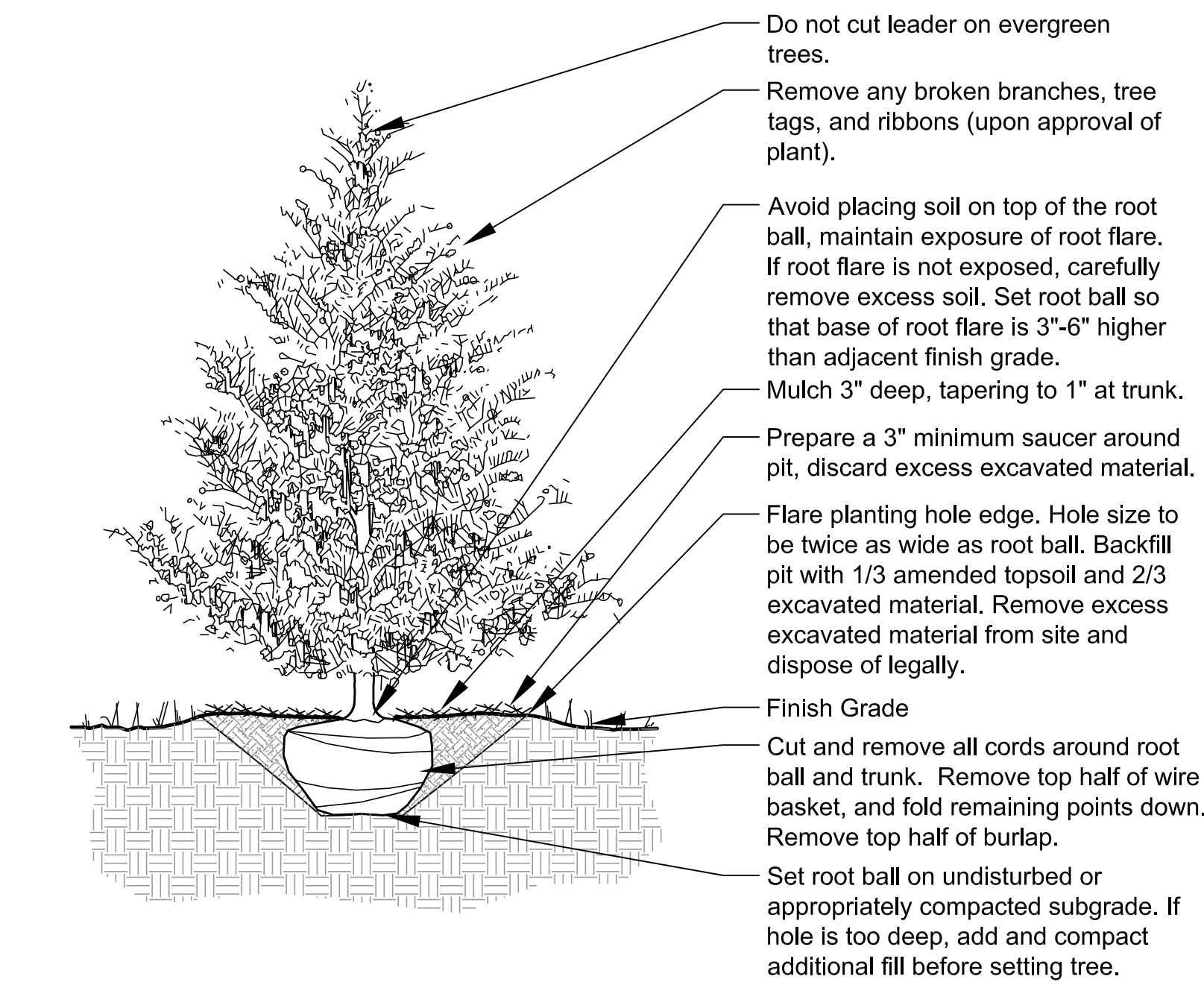
- Seed/Sod limit line is approximate. Seed/Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
- Contractor responsible for erosion control in all seeded/sodded areas.
- Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
- Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
- Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
- FOR LUMP SUM CONTRACTS, Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
- FOR UNIT PRICE CONTRACTS, Payments will be made based on actual quantities installed as measured in place by the Owners Representative.
- Refer to specifications for additional conditions, standards and notes.



1 Deciduous Tree Planting



2 Ornamental Tree Planting



3 Evergreen Tree Planting

Plant Material List

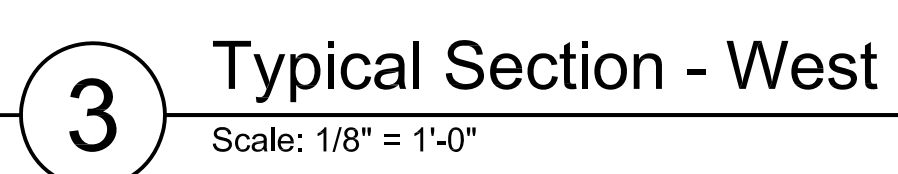
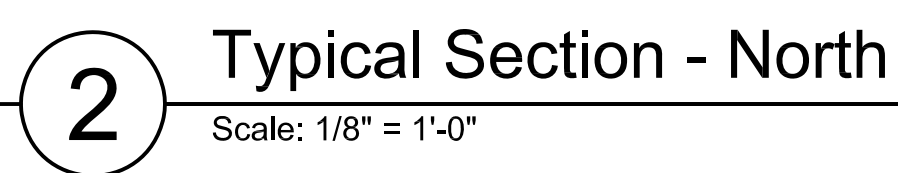
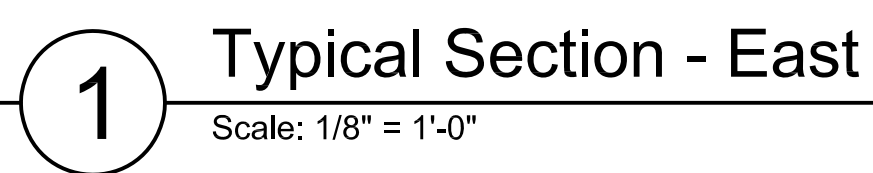
Code	Botanical Name	Common Name	Size	Qty
Shade Trees				
AF13.0	Acer saccharum 'Bailei'	Fall Fiesta Sugar Maple	3" C	15
AAM3.0	Acer x freemani 'Armstrong'	Armstrong Red Maple	3" C	3
CCH3.0	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	3" C	10
GTS3.0	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Thornless Honeylocust	3" C	17
GDP3.0	Gymnocladus dioica 'Prairie Titan (male)'	Prairie Titan Kentucky Coffeetree	3" C	9
QRU3.0	Quercus rubra "	Red Oak	3" C	14
TAR3.0	Tilia americana 'Redmond'	Redmond American Linden	3" C	15
ULM3.0	Ulmus japonica x wilsoniana 'Morton'	Accolade™ Elm	3" C	21
Intermediate Trees				
AMA.08	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' HT	7
CCI.08	Crataegus crusgalli var. inermis "	Thornless Cockspur Hawthorn	8' HT	8
MRJ.08	Malus 'Red Jewel'	Red Jewel Flowering Crabapple	8' HT	5
SRE.08	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	8' HT	5
Evergreen Trees				
PAB.08	Picea abies "	Norway Spruce	8' HT	6
PAD.08	Picea glauca 'Densata'	Black Hills White Spruce	8' HT	7
PFV.08	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	8' HT	5
PME.08	Pseudotsuga menziesii "	Douglas Fir	8' HT	2

REVISIONS		DESCRIPTION	NO.	DATE

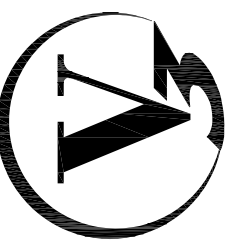
DESIGNED BY:	TCK
DRAWN BY:	MPV
CHECKED BY:	TCK
PROJECT MANAGER:	TCK

PROJECT NO.:	00039 INSITE
FILE NAME:	02 LANDSCAPE PLANNING
ORIGINAL ISSUE DATE:	11-30-16
SCALE:	1:40





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PROJECT NO.:		DESIGNED BY:		NO.		DATE	
00038-INSITE		TCK					
FILE NAME:		DRAWN BY:		NO.		DATE	
102-TYPICAL SECTIONS DWG		MPW					
ORIGINAL ISSUE DATE:		CHECKED BY:					
11-30-16		TCK					
SCALE:		PROJECT MANAGER:					
		TCK					

ILLINOIS

## TYPICAL SECTIONS

1333 BURR RIDGE PARKWAY

BURR RIDGE

DRAWING NO.

**L3.0**



701 Village Center Drive  
Burr Ridge, Illinois, 60527  
(630) 654-2782

January 9, 2017

Village of Burr Ridge Plan Commission  
7660 County Line Road  
Burr Ridge, IL 60527

**RE: V-01-2017: 1333 Burr Ridge Parkway**

Dear Commissioners:

Trademark Property Company is writing to you on behalf of the Burr Ridge Park Owners Association in regards to the public hearing scheduled January 16, 2017 at 7:30 p.m. for 1333 Burr Ridge Parkway's request for several variances of the Burr Ridge Zoning Ordinance to accommodate the expansion of the building's parking lot.

The Burr Ridge Park Owners Association cannot comment or approve the request until more information is provided about what is prompting the need to expand the parking lot. It is apparent that something significant is happening to the building occupancy that will have an impact on the building's parking, as well as the concern for establishing a significant precedent for other projects in the office park. To date, we have not been provided any such information.

We hope that the Plan Commission hearing on January 16, 2017 will provide the Association with sufficient information about the proposed request for variance. The information gathered at the hearing will be immediately reviewed and discussed by the Association and the Association will then provide its response.

If you have any questions, please feel free to contact my office at (630) 654-2782.

Sincerely,

Kristy Tramontana, CCIM, RPA  
General Manager  
Burr Ridge Park Owners Association  
Managed by Trademark Property Company

cc: Doug Pollack, Community Development Director via e-mail [dpollack@burr-ridge.gov](mailto:dpollack@burr-ridge.gov)  
Robert Goldstine, Burr Ridge Park Office Association Architectural Review Committee, via e-mail  
Patricia Halikias, Burr Ridge Park Office Association Architectural Review Committee, via e-mail  
Dr. Andrew Moormann, Burr Ridge Park Office Association Architectural Review Committee, via e-mail  
Charles Marlas, Burr Ridge Park Office Association Architectural Review Committee, via e-mail

PAMPHLET

FRONT OF PAMPHLET

AN ORDINANCE GRANTING VARIATIONS  
(LINCOLN PROPERTY COMPANY VARIATIONS)

Published in pamphlet form this 23rd day of July, 1990, by  
Order of the Corporate Authorities of the Village of Burr Ridge,  
Cook and DuPage Counties, Illinois.



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Village Clerk

KRO:ms  
07/19/90

ORDINANCE NO. A-454-25-90

**AN ORDINANCE GRANTING VARIATIONS  
(LINCOLN PROPERTY COMPANY VARIATIONS)**

WHEREAS, an application has been filed with the Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, seeking certain variations for certain real estate, all as more fully described below; and

WHEREAS, the Zoning Board of Appeals of this Village held a public hearing on the question of granting said variation on July 2, 1990, at the Village Hall of this Village, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, legal notice of said public hearing was published in the manner and form required by law not more than 30 nor less than 15 days before said hearing in the Burr Ridge Doings, a newspaper of general circulation in this Village, no newspaper being published in said Village, all as required by law;

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

Section 1: That the Zoning Board of Appeals has made its report, including its findings and recommendations to this President and Board of Trustees, which report and findings are herein incorporated by reference as findings of this Board of Trustees. All exhibits submitted at the public hearing of the

Zoning Board of Appeals are also incorporated by reference and adopted by this Board of Trustees.

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

a. The Subject Property is located at the southwest corner of Burr Ridge Parkway and Frontage Road in the Village of Burr Ridge. The owner, Lincoln Property Company, proposes to develop the property by construction of a five story office building for the Richard D. Irwin Company, and seeks the following variations:

1. To permit the frontage on Burr Ridge Parkway, having the longest length abutting a street to be considered the front yard in lieu of the west lot line, which has the shortest, rather than requiring the lot line having the shortest length abutting a street being the front lot line as provided for in Section XII,B,9 of the Burr Ridge Zoning Ordinance.

2. To permit parking in a corner side area between the building and the north lot line, in variance from Section IX,D,8, of the Burr Ridge Zoning Ordinance.

3. To permit uncovered off-street loading and unloading activities in a rear yard, in variance from the provisions of Section IX,E,1 of the Burr Ridge Zoning Ordinance.

4. To permit three loading berths in lieu of the four required by Section IX,E,7 of the Burr Ridge Zoning Ordinance.

b. That the plight of the owner is due to unique circumstances. The Subject Property has a unique configuration in that it is classified as a triple frontage lot which restricts development unless the front yard is interpreted as fronting on Burr Ridge Parkway. The triple frontage necessitates corner side yard parking in order to build on the property. In addition, the proposed use of the building does not require substantial deliveries of a type that would require four loading berths.

c. That the granting of the variations in combination with the proposed improvement to the property constitutes an improvement to the area and will not alter the essential character of the locality in that it will remain an office park. The types of tenants and uses proposed are such that three loading berths will adequately service the building without adverse traffic congestion. The open off street parking in the rear yard is to be screened on both sides with the loading berths located below grade.

d. That denial of the requested variations would be a hardship to the owners in that such denial would unduly and detrimentally affect the ability of the petitioner to develop the triple frontage lot with an office building.

e. That the conditions upon which the application for variations are based would not be applicable generally to other properties within the same zoning classification. Therefore the granting of the variations will not be precedent-setting.

f. That the granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood where the Subject Property is located, instead, it will positively impact the neighborhood and is consistent with the adjoining properties, all of which are proposed for office uses.

Section 3: That the following variations be and are hereby granted:

1. To permit the frontage on Burr Ridge Parkway, having the longest length abutting a street to be considered the front yard in lieu of the west lot line, which has the shortest, rather than requiring the lot line having the shortest length abutting a street being the front lot line as provided for in Section XII,B,9 of the Burr Ridge Zoning Ordinance.

2. To permit parking in a corner side area between the building and the north lot line, in variance from Section IX,D,8, of the Burr Ridge Zoning Ordinance.

3. To permit uncovered off-street loading and unloading activities in a rear yard, in variance from the provisions of Section IX,E,1 of the Burr Ridge Zoning Ordinance.

4. To permit three loading berths in lieu of the four

required by Section IX,E,7 of the Burr Ridge Zoning Ordinance.

said Subject Property being legally described as follows:

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 THE INTERSECTION OF THE SOUTHERLY LINE OF THE PERMANENT EASEMENT FOR HIGHWAY PURPOSES (INTERSTATE ROUTE 55) AS PER INSTRUMENT RECORDED AUGUST 12, 1959 AS DOCUMENT NO. 17627674 WITH THE WESTERLY LINE OF BURR RIDGE PARKWAY IN BURR RIDGE PARK UNIT 1, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 30, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1984 AS DOCUMENT NO. 26915064; THE FOLLOWING THREE COURSES ARE ALONG THE WESTERLY LINE OF SAID BURR RIDGE PARKWAY; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 690.0 FEET, AN ARC DISTANCE OF 642.83 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 34 DEGREES 14 MINUTES 40 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 81.30 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 865.0 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 274.49 FEET;

THENCE NORTH 51 DEGREES 06 MINUTES 52 SECONDS WEST, 94.61 FEET; THENCE NORTH 80 DEGREES 06 MINUTES 52 SECONDS WEST, 426.44 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE PERMANENT EASEMENT FOR HIGHWAY PURPOSES (INTERSTATE ROUTE 55) AS PER INSTRUMENT RECORDED AUGUST 12, 1959 AS DOCUMENT NO. 17627674, SAID POINT BEING 3644.26 FEET NORTH AND 1888.33 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 30, AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO; THENCE NORTH 28 DEGREES 39 MINUTES 26 SECONDS EAST ALONG SAID LAST DESCRIBED SOUTHEASTERLY LINE AND SAID LINE EXTENDED, BEING ALSO THE SOUTHEASTERLY LINE OF PERMANENT EASEMENT FOR HIGHWAY PURPOSES AS PER INSTRUMENT RECORDED JULY 6, 1962 AS DOCUMENT NO. 18525860, 210.86 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID LAST DESCRIBED PERMANENT EASEMENT FOR HIGHWAY PURPOSES; THENCE NORTH 04 DEGREES 45 MINUTES 36 SECONDS EAST ALONG SAID LAST DESCRIBED EASTERLY LINE, 327.64 FEET TO AN

INTERSECTION WITH THE SOUTHERLY LINE OF PERMANENT EASEMENT FOR HIGHWAY PURPOSES AS PER INSTRUMENT RECORDED AUGUST 12, 1959 AS DOCUMENT NO. 17627674; THENCE NORTH 29 DEGREES 20 MINUTES 48 SECONDS EAST ALONG SAID LAST DESCRIBED SOUTHERLY LINE, 105.02 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH 70 DEGREES 51 MINUTES 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LAST DESCRIBED PERMANENT EASEMENT FOR HIGHWAY PURPOSES, 590.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The above variations are expressly conditioned upon Petitioner's compliance with site and engineering plans as approved by the Village and the submission of berming and landscaping plans for the subject property for Village approval and upon compliance with said plans, as approved.

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

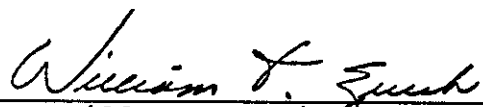
PASSED this 23rd day of July, 1990, by the following roll call vote:

AYES: 6 - Trustee Irmen, St. Clair, Sessions, McGirr, Marshall & Davis

NAYS: 0 - None

ABSENT: 0 - None

APPROVED this 23rd day of July, 1990, by the President of the Village of Burr Ridge.

  
\_\_\_\_\_  
Village President



ATTEST:

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

PAMPHLET

BACK OF PAMPHLET

AN ORDINANCE GRANTING VARIATIONS  
(LINCOLN PROPERTY COMPANY VARIATIONS)

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

PAMPHLET  
FRONT OF PAMPHLET

AN ORDINANCE GRANTING A VARIATION  
(1333 Burr Ridge Parkway - Irwin Building)

Published in pamphlet form this 9th day of November,  
1992, by Order of the Corporate Authorities of the Village of Burr  
Ridge, Cook and DuPage Counties, Illinois.

  
Village Clerk

FAS  
10/19/92

ORDINANCE NO. A-454-24-92

**AN ORDINANCE GRANTING A VARIATION  
(1333 Burr Ridge Parkway - Irwin Building)**

**WHEREAS**, an application has been filed with the Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, seeking a variation for certain real estate, all as more fully described below; and

**WHEREAS**, the Zoning Board of Appeals of this Village held a public hearing on the question of granting said variations on October 15, 1992, at the Village Hall of this Village, at which time all persons desiring to be heard were given the opportunity to be heard; and

**WHEREAS**, legal notice of said public hearing was published in the manner and form required by law not more than 30 days nor less than 15 days prior to said meeting in the Burr Ridge Doings, a newspaper of general circulation in this Village, there being no newspaper published in this Village, all as required by law;

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

**Section 1:** That the Zoning Board of Appeals has made its report, including its findings and recommendations to this President and Board of Trustees, which report and findings are herein incorporated by reference as findings of this Board of Trustees.



Section 2: That this Board of Trustees, after considering the report and recommendations of the Zoning Board of Appeals and other matters properly before it, finds as follows:

- a. That the Petitioner for the variation is Lincoln Property Company and the Owner of the Subject Property located at 1333 Burr Ridge Parkway is Burr Ridge Parkway Limited Partnership, (hereinafter "Petitioner"). The Petitioner is requesting a variation for the Subject Property, subject to amendment of the Annexation and Development Agreement (Bridewell) to permit one parking space for each 261 square feet of floor area, rather than one parking space for each 250 square feet of floor area (a total of 596 parking spaces, rather than the required 622), with the understanding that sufficient land shall be set aside for future parking space to accommodate the parking requirements of the Village as though no variation was granted should parking at a future date, in the judgment of the Village, be deemed inadequate. Petitioner shall record covenants running with the land, to be approved by the Village, which address the obligation to construct additional parking as required by the Village. The covenants shall also include enforcement rights by the Village. The Petitioner is seeking to construct a parking lot with land-banking on the Subject Property.
- b. That the plight of the Petitioner is due to unique circumstances. The existing characteristics and unique configuration of the site, in order to achieve sufficient parking, it necessitated providing parking behind the building adjacent to the existing pond. This parking is not convenient to the building's main entry and based upon current car count estimates with the major tenant, this parking will not be used.
- c. That denial of these variations would be a hardship for the Petitioner as the characteristics of the site and parking requirements created the need to place parking beyond the loading dock area adjacent to the existing pond. This parking, due to it's location and distance from the entrance to the building, will not be used and further reduces the esthetics of the site and office park by eliminating potential green areas.
- d. That the granting of these variations will not alter the essential character of the locality since the variation will provide for a more pleasant office parking environment by increasing green areas and reducing the number of parking spaces.

- e. That the condition upon which this petition for variations is based would not be applicable generally to the other properties within the same zoning district primarily because the variation will be subject to the condition that the parking spaces may be constructed by the Petitioner or required to be constructed by the Village should it be deemed necessary. Therefore, these parking spaces are designated as being "land-banked" on the approved site plan.
- f. That the granting of these variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood where the property is located as the variation will only enhance the value of the surrounding property by eliminating parking spaces and providing additional green areas.

**Section 3:** That a variation be and is hereby granted for the Subject Property to permit, subject to amendment of the Annexation and Development Agreement (Bridewell), one parking space for each 261 square feet of floor area, rather than one parking space for each 250 square feet of floor area (a total of 596 parking spaces, rather than the required 622), with the understanding that sufficient land shall be set aside for future parking space to accommodate the parking requirements of the Village as though no variation was granted should parking at a future date, in the judgment of the Village, be deemed inadequate. That Petitioner shall record covenants running with the land, to be approved by the Village, which address the obligation to construct additional parking as required by the Village and that the covenants shall also include enforcement rights by the Village, said Subject Property being legally described in Exhibit A, attached hereto and made a part hereof.

Said property is commonly known as 1333 Burr Ridge Parkway, Burr Ridge, Illinois (Irwin Building property).

FAS  
10/19/92

The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

**PASSED** this 9th day of November, 1992 by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:** 5 - Trustees Santacaterina, Jacobs, McGirr, Cizek &  
Acting President Irmen

**NAYS:** 0 - None

**ABSENT:** 1 - Trustee Marshall

**APPROVED** by the Acting President of the Village of Burr Ridge on the 9th day of November, 1992.

  
\_\_\_\_\_  
Acting Village President

ATTEST:

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

EXHIBIT A

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 the intersection of the southerly line of the permanent easement for highway purposes (Interstate Route 55) as per instrument recorded August 12, 1959 as Document No. 17627674 with the westerly line of Burr Ridge Parkway in Burr Ridge Park Unit 1, being a Subdivision in the West 1/2 of Section 30, aforesaid, according to the plat thereof recorded January 3, 1984 as Document No. 26915064; the following three courses are along the westerly line of said Burr Ridge Parkway; thence southerly along a curved line convex easterly and having a radius of 690.0 feet, an arc distance of 642.83 feet to a point of tangency in said line; thence south 34 degrees 14 minutes 40 seconds west along a line tangent to said last described curved line at said last described point, 81.30 feet to a point of curvature in said line; thence southwesterly along a curved line convex northwesterly, having a radius of 865.0 feet and being tangent to said last described line at said last described point, an arc distance of 274.49 feet; thence north 51 degrees 06 minutes 52 seconds west 94.61 feet; thence north 80 degrees 06 minutes 52 seconds west 426.44 feet to an intersection with the

southeasterly line of the permanent easement for highway purposes (Interstate Route 55) as per instrument recorded August 12, 1959 as Document No. 17627674, said point being 3644.26 feet north and 1888.33 feet west of the southeast corner of the West 1/2 of said Section 30, as measured along the east line thereof and along a line at right angles thereto; thence North 28 degrees 39 minutes 26 seconds East along said last described southeasterly line and said line extended, being also the southeasterly line of permanent easement for highway purposes as per instrument recorded July 6, 1962 as Document No. 18525860, 210.86 feet to an intersection with the easterly line of said last described permanent easement for highway purposes; thence North 04 degrees 45 minutes 36 seconds East along said last described easterly line, 327.64 feet to an intersection with the southerly line of permanent easement for highway purposes as per instrument recorded August 12, 1959 as Document No. 17627674; thence North 29 degrees 20 minutes 48 seconds East along said last described southerly line, 105.02 feet to an angle point in said southerly line; thence North 70 degrees 51 minutes 56 seconds East along the southerly line of said last described permanent easement for highway purposes, 590.0 feet to the place of beginning, in Cook County, Illinois.



PAMPHLET  
BACK OF PAMPHLET

AN ORDINANCE GRANTING A VARIATION  
(1333 Burr Ridge Parkway - Irwin Building)

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



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

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

Mickey Straub  
Mayor

Karen J. Thomas  
Village Clerk

Steven S. Stricker  
Village Administrator

December 23, 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-01-2017: 1333 Burr Ridge Parkway;** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Burr Ridge Parkway Limited Partnership, a California Limited Partnership for variations from the Burr Ridge Zoning Ordinance to accommodate the expansion of an office building parking lot. Variations are requested from: Section XI.C.8 to permit parking to be located 60 feet from the front lot line (Burr Ridge Parkway) rather than 79.76 feet (i.e. the established front building setback line); Section XI.C.8 to permit additional parking between the building and the corner side lot line (north line along North Frontage Road) rather than the requirement prohibiting parking between the building and the corner side lot line; Section XI.C.6 to permit parking spaces that are 8.25 x 18 feet rather than 9 x 18 feet; Section XI.C.11.b(2) to permit parking lot landscape islands to be less than the required 9 x 18 feet; Section XI.C.11.a(3)b to reduce the required landscaping along the north perimeter of the parking lot; and Section XI.C.9c(2) to permit parking lot light poles in excess of the maximum permitted height of 20 feet. The petition number and property address is **V-01-2017: 1333 Burr Ridge Parkway** and the Permanent Real Estate Index Number is: **18-30-300-024.**

A public hearing to consider this petition is scheduled for:

**Date:** Monday, January 16, 2017  
**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](mailto:dpollock@burr-ridge.gov)

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

Order ID: 4672063

**\$63.49****GROSS PRICE \* :****PACKAGE NAME: IL Govt Legal Pioneer Doings****Product(s):** SubTrib\_Pioneer Doings, Publicnotices.com, classified.chicagotribune.com**AdSize(s):** 1 Column,**Run Date(s):** Thursday, December 29, 2016**Color Spec.** B/W

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**Preview****LEGAL NOTICE****NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:30 p.m. on Monday, January 16, 2017, at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois 60527.

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Burr Ridge Parkway Limited Partnership, a California Limited Partnership for variations from the Burr Ridge Zoning Ordinance to accommodate the expansion of an office building parking lot. Variations are requested from: Section XI.C.8 to permit parking to be located 60 feet from the front lot line (Burr Ridge Parkway) rather than 79.76 feet (i.e. the established front building setback line); Section XI.C.8 to permit additional parking between the building and the corner side lot line (north line along North Frontage Road) rather than the requirement prohibiting parking between the building and the corner side lot line; Section XI.C.6 to permit parking spaces that are 8.25 x 18 feet rather than 9 x 18 feet; Section XI.C. 11 .b(2) to permit parking lot landscape islands to be less than the required 9 x 18 feet; Section XI.C. 11 .a(3)b to reduce the required landscaping along the north perimeter of the parking lot; and Section XI.C.9c(2) to permit parking lot light poles in excess of the maximum permitted height of 20 feet. The petition number and property address is V-01- 2017; 1333 Burr Ridge Parkway and the Permanent Real Estate Index Number is: 18-30-300-024.

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



# Chicago Tribune

Printed: 12/22/2016 8:35:19 AM

Page 2 of 2

Order ID: 4672063

\* Agency Commission not included

**GROSS PRICE \* :**

**\$63.49**

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

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BY ORDER OF THE PLAN COM-  
MISSION/ZONING BOARD OF AP-  
PEALS OF THE VILLAGE OF BURR  
RIDGE, COOK AND DUPAGE  
COUNTIES, ILLINOIS.

GREG TRZUPEK  
CHAIRMAN

MEMBERS: MIKE STRATIS, DEHN  
GRUNSTEN, LUISA HOCH, ROB-  
ERT GRELA, GREGORY SCOTT,  
MARY PRAXMARER, AND JIM  
BROLINE.  
12/29/2016 4672063

**V-01-2017: 1333 Burr Ridge Parkway**  
**HOMEOWNERS' ASSOCIATIONS**

**Ambriance! HOA (2016)**

Contact: Suzette Sims, Office Mgr.  
Ambriance! Office  
(630) 325-6631 Gate House

2<sup>nd</sup> Contact: Paul Chronis, Board Member  
404 Ambriance!  
(773) 294-1559 CELL

**Chasemoor of Burr Ridge Condo Assn. (2016)**

Contact: Paul Schneider, President  
136 Northgate Place  
(630) 789-9157  
[1stbase136@comcast.net](mailto:1stbase136@comcast.net)

2<sup>nd</sup> Contact: Mary Lou Lowrey, Vice President  
14 Southgate Court  
(630) 321-9224

Emergency: Richard Alward  
(630) 788-8230

Mgmt Co.: Groebe Management Co.  
Jim Carey, Property Manager  
7250 W. College Drive  
Palos Heights, IL 60463  
(708) 346-8841 OFFICE  
(773) 677-3964 CELL  
[jcarey@groebeaction.com](mailto:jcarey@groebeaction.com)  
(847) 490-3833  
(847) 882-1301 DIRECT  
[JIW@walden.marling.com](mailto:JIW@walden.marling.com)

**VILLAGE CENTER CONDOS**

**450 Village Center Drive Condo Assn. (2016)**

Contact: Jennifer Fox, President  
450 Village Center Drive, Unit 217  
(708) 705-3151 CELL  
(630) 568-5656  
[jlfox@foxvending.com](mailto:jlfox@foxvending.com)

2<sup>nd</sup> Contact: David Jelinek  
450 Village Center Drive, Unit  
(630) 404-9413  
[davidjelinek@mac.com](mailto:davidjelinek@mac.com)

Mgmt Co.,: Janet Monahan, CMCA, ARM  
Chicagoland Management & Realty  
111 E. Wacker Drive, Suite 1412  
Chicago, IL 60601-4501  
(312) 729-1300 ext. 125 OFFICE  
[jmonahan@chicagoland-inc.com](mailto:jmonahan@chicagoland-inc.com)

**801 Village Center Drive Condo Assn. (2016)**  
**1000 Village Center Drive Condo Assn. (2016)**

Contact: Cardinal Property Management, Inc.  
Richard Jasek  
Property Manager  
17730 Oak Park Avenue, #A  
Tinley Park, IL 60477  
(708) 532-4444 OFFICE  
(708) 476-9100 CELL  
[rjasek@cardinalpmi.net](mailto:rjasek@cardinalpmi.net)  
[customerservice@cardinalpmi.net](mailto:customerservice@cardinalpmi.net)

**850 Village Center Drive Condo Assn. (2015)**

Contact: Rick Michalak, President  
850 Village Center Drive, #414  
(708) 997-8779  
[rmichalak76@gmail.com](mailto:rmichalak76@gmail.com)

2<sup>nd</sup> Contact: Cardinal Property Management, Inc.  
Richard Jasek  
Property Manager  
17730 Oak Park Avenue, #A  
Tinley Park, IL 60477  
(708) 532-4444 OFFICE  
(708) 614-0270 CELL  
[rjasek@cardinalpmi.net](mailto:rjasek@cardinalpmi.net)

3<sup>rd</sup> Contact: Ken Kozlowski  
850 Village Center Drive #402  
(708) 334-4711

**Burr Ridge Corporate Park Property Owners Association**

1<sup>st</sup> Contact: Robert D. Goldstine  
835 McClintock Drive  
Burr Ridge, IL 60527

2<sup>nd</sup> Contact: Kristy Tramontana  
701 Village Center Dr.  
Burr Ridge, IL 60527

**Ambriance! HOA**

Paul Chronis, Board Member  
404 Ambriance  
Burr Ridge, IL 60527

**Chasemoor of Burr Ridge Condo Assn.**

Paul Schneider, President  
136 Northgate Place  
Burr Ridge, IL 60527

**Chasemoor of Burr Ridge Condo Assn.**

Mary Lou Lowrey, Vice President  
14 Southgate Court  
Burr Ridge, IL 60527

**Groebe Management Co.**

Jim Carey, Property Manager  
7250 W. College Drive  
Palos Heights, IL 60463

**450 Village Center Drive Condo Assn.**

Jennifer Fox, President  
450 Village Center Drive, Unit 217  
Burr Ridge, IL 60527

**450 Village Center Drive Condo Assn.**

David Jelinek  
450 Village Center Drive  
Burr Ridge, IL 60527

**Janet Monahan, CMCA, ARM**

Chicagoland Management & Realty  
111 E. Wacker Drive, Suite 1412  
Chicago, IL 60601-4501

**801/1000 Village Center Drive Condo Assn.**

Cardinal Property Management, Inc.  
Richard Jasek, Property Manager  
17730 Oak Park Avenue, #A  
Tinley Park, IL 60477

**850 Village Center Drive Condo Assn.**

Rick Michalak, President  
850 Village Center Drive, #414  
Burr Ridge, IL 60527

**850 Village Center Drive Condo Assn.**

Cardinal Property Management, Inc.  
Richard Jasek, Property Manager  
17730 Oak Park Avenue, #A  
Tinley Park, IL 60477

**850 Village Center Drive Condo Assn.**

Ken Kozlowski  
850 Village Center Drive #402  
Burr Ridge, IL 60527

**Burr Ridge Corporate Park Property  
Owners Association**

Robert D. Goldstine  
835 McClintock Drive  
Burr Ridge, IL 60527

**Burr Ridge Corporate Park Property  
Owners Association**

Kristy Tramontana  
701 Village Center Dr.  
Burr Ridge, IL 60527



Burr Deed LLC  
10350 Bren Road West  
Minnetonka, MN 55343  
(18-30-300-048-0000)

Local 731 PS & GP  
1000 Burr Ridge Pkwy  
Burr Ridge, IL 60527  
(18-30-303-011-0000)

Burr Deed LLC  
10350 Bren Road West  
Minnetonka, MN 55343  
(18-30-300-038-0000)

Life Time Fitness 130  
2902 Corporate Place  
Chanhassen, MN 55317  
(18-30-300-041-0000)

PB&J XXXIX LLC  
4800 N. Harlem Ave  
Harwood Heights, IL 60706  
(18-30-300-025-0000)

Duke Realty LP  
PO Box 40509  
Indianapolis, IN 46240  
(18-30-100-009-0000)

Sheboygan Holdings, LLC  
1 Oak Brook Terrace #400  
Oak Brook Terrace, IL 60181  
(18-30-100-011-0000)

Zeljko Atlagic  
1000 Village Center Dr. #104  
Burr Ridge, IL 60527  
(18-30-300-058-1004)

TCF National Bank  
1405 Xenuim Lane North  
Plymouth, MN 55441  
(18-30-302-003-0000)

Jera LLC  
760 Village Center Dr. #200  
Burr Ridge, IL 60527  
(18-30-300-058-1007)

Laborer's Dist CNCL Pro  
999 McClintock Dr. #300  
Burr Ridge, IL 60527  
(18-30-303-017-0000)

Burr Deed LLC  
10350 Bren Road West  
Minnetonka, MN 55343  
(18-30-300-039-0000)

Life Time Fitness 130  
2902 Corporate PL  
Chanhassen, MN 55317  
(18-30-300-040-0000)

Burr Ridge Hotel Part.  
100 E. Rvr Cntr #1100  
Covington, KY 41011  
(18-30-303-016-0000)

Avergis and Associates  
2500 S. Highland Ave #103  
Lombard, IL 60148  
(18-30-100-005-0000)

IREAD LLC  
901 McClintock Dr.  
Burr Ridge, IL 60527  
(18-30-303-020-0000)

First Midwest Bank TR  
1000 Village Center Dr. #103  
Burr Ridge, IL 60527  
(18-30-300-058-1003)

TCF National Bank  
1405 Xenuim Lane North  
Plymouth, MN 55441  
(18-30-302-004-0000)

Anthony J Rebello  
1000 Village Center Dr. #106  
Burr Ridge, IL 60527  
(18-30-300-058-1006)

M JHAVERI  
PO Box 1268  
Morton Grove, IL 60053  
(18-30-100-003-0000)

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  
(18-30-300-047-0000)

AP Aim Burr Ridge, LLC  
PO Box 396  
Boca Raton, FL 33429  
(18-30-303-015-0000)

Doug Young  
18267 Casey Road  
Grayslake, IL 60030  
(18-30-100-008-0000)

IREAD LLC  
901 McClintock Dr.  
Burr Ridge, IL 60527  
(18-30-303-019-0000)

Sheboygan Holdings, LLC  
1 Oak Brook Terrace #400  
Oak Brook Terrace, IL 60181  
(18-30-100-012-0000)

Burr Deed LLC  
10350 Bren Road West  
Minnetonka, MN 55343  
(18-30-300-045-0000)

T S Dhaliwal  
1000 Village Center Dr. #105  
Burr Ridge, IL 60527  
(18-30-300-058-1005)

TCF National Bank  
1405 Xenuim Lane North  
Plymouth, MN 55441  
(18-30-300-026-0000)

Catharine Danly  
1000 Village Center Dr. #108  
Burr Ridge, IL 60527  
(18-30-300-058-1008)

Avgeris and Associates  
2500 S. Highland Ave 103  
Lombard, IL 60148  
(18-30-100-006-0000)

Zuhaib Ahmad  
1000 Village Center Dr. #109  
Willowbrook, IL 60527  
(18-30-300-058-1009)

Suresh P Agarwal  
1000 Village Center Dr. #101  
Burr Ridge, IL 60527  
(18-30-300-058-1001)

Jon A Skulborstad  
1000 Village Center Dr. #110  
Burr Ridge, IL 60527  
(18-30-300-058-1010)

Meg Davidson  
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(18-30-300-058-1011)

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(18-30-300-058-1012)

Chester Chesslo  
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(18-30-300-058-1021)

OPUS North Corporation  
10350 Bren Road West  
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(18-30-300-058-1013)

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(18-30-300-058-1022)

Paula Whitelaw  
1000 Village Center Dr. #114  
Burr Ridge, IL 60527  
(18-30-300-058-1014)

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(18-30-300-058-1023)

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(18-30-300-058-1015)

Annette W. Jones  
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Burr Ridge, IL 60527  
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Yan Zhao  
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Burr Ridge, IL 60527  
(18-30-300-058-1016)

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Burr Ridge, IL 60527  
(18-30-300-058-1025)

Ruthann I McCarty TR  
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(18-30-300-058-1017)

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(18-30-300-058-1026)

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Burr Ridge, IL 60527  
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John & G Oconnor  
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(18-30-300-058-1027)

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(18-30-300-058-1028)

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Burr Ridge, IL 60527  
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Bolingbrook, IL 60440  
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V Nidea III & M NI  
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Burr Ridge, IL 60527  
(18-30-300-058-1040)

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(18-30-300-058-1041)

Resource Partners, LLC  
1000 Village Center Dr. #310  
Burr Ridge, IL 60527  
(18-30-300-058-1042)

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(18-30-300-058-1045)

James Bowman  
1000 Village Center Dr. #314  
Burr Ridge, IL 60527  
(18-30-300-058-1046)

Timothy Ormond  
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Asle Klemma  
1000 Village Center Dr. #403  
Burr Ridge, IL 60527  
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Smith U405  
1000 Village Center Dr. #405  
Burr Ridge, IL 60527  
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1000 Village Center Dr. #406  
Burr Ridge, IL 60527  
(18-30-300-058-1052)

Ceola Woeltje  
1000 Village Center Dr. #407  
Burr Ridge, IL 60527  
(18-30-300-058-1053)

Nada Jensen  
1000 Village Center Dr. #408  
Burr Ridge, IL 60527  
(18-30-300-058-1054)

William Renkosik  
1000 Village Center Dr. #409  
Burr Ridge, IL 60527  
(18-30-300-058-1055)

Thomas Mouroukas  
1000 Village Center Dr. #410  
Burr Ridge, IL 60527  
(18-30-300-058-1056)

Louise Juckiness  
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(18-30-300-054-1025)

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(18-30-300-054-1028)

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(18-30-300-054-1011)

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(18-30-300-054-1014)

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(18-30-300-054-1020)

Sheela Singh  
9487 Falling Water Dr.  
Burr Ridge, IL 60527  
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114 Shore Dr.  
Burr Ridge, IL 60527  
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(18-30-300-054-1029)

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(18-30-300-054-1032)

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7223 S. Route 83 PMB208  
Willowbrook, IL 60527  
(18-30-300-054-1009)

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850 Village Center #212  
Burr Ridge, IL 60527  
(18-30-300-054-1012)

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(18-30-300-057-1001)

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850 Village Center Dr. #321  
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Orland Park, IL 60462  
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Kissimmee, FL 34759  
(18-30-300-054-1048)

B&L Dujlovich  
8200 Lake Ridge Dr.  
Burr Ridge, IL 60527  
(18-30-300-054-1052)

850 BR LLC  
2500 S. Highland #103  
Lombard, IL 60148  
(18-30-300-054-1056)

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(18-30-300-055-1005)

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(18-30-300-057-1003)



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Burr Ridge, IL 60527  
(18-30-300-057-1013)

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(18-30-300-057-1016)

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Burr Ridge, IL 60527  
(18-30-300-057-1019)

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Burr Ridge, IL 60527  
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Burr Ridge, IL 60527  
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Burr Ridge, IL 60527  
(18-30-300-057-1014)

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(18-30-300-057-1017)

Larry Siebs  
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Burr Ridge, IL 60527  
(18-30-300-057-1020)

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(18-30-300-057-1023)

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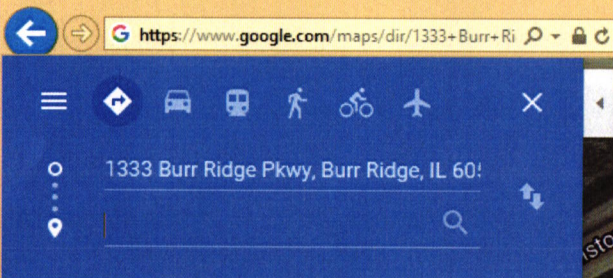
William Dillard TR  
801 Village Center #307  
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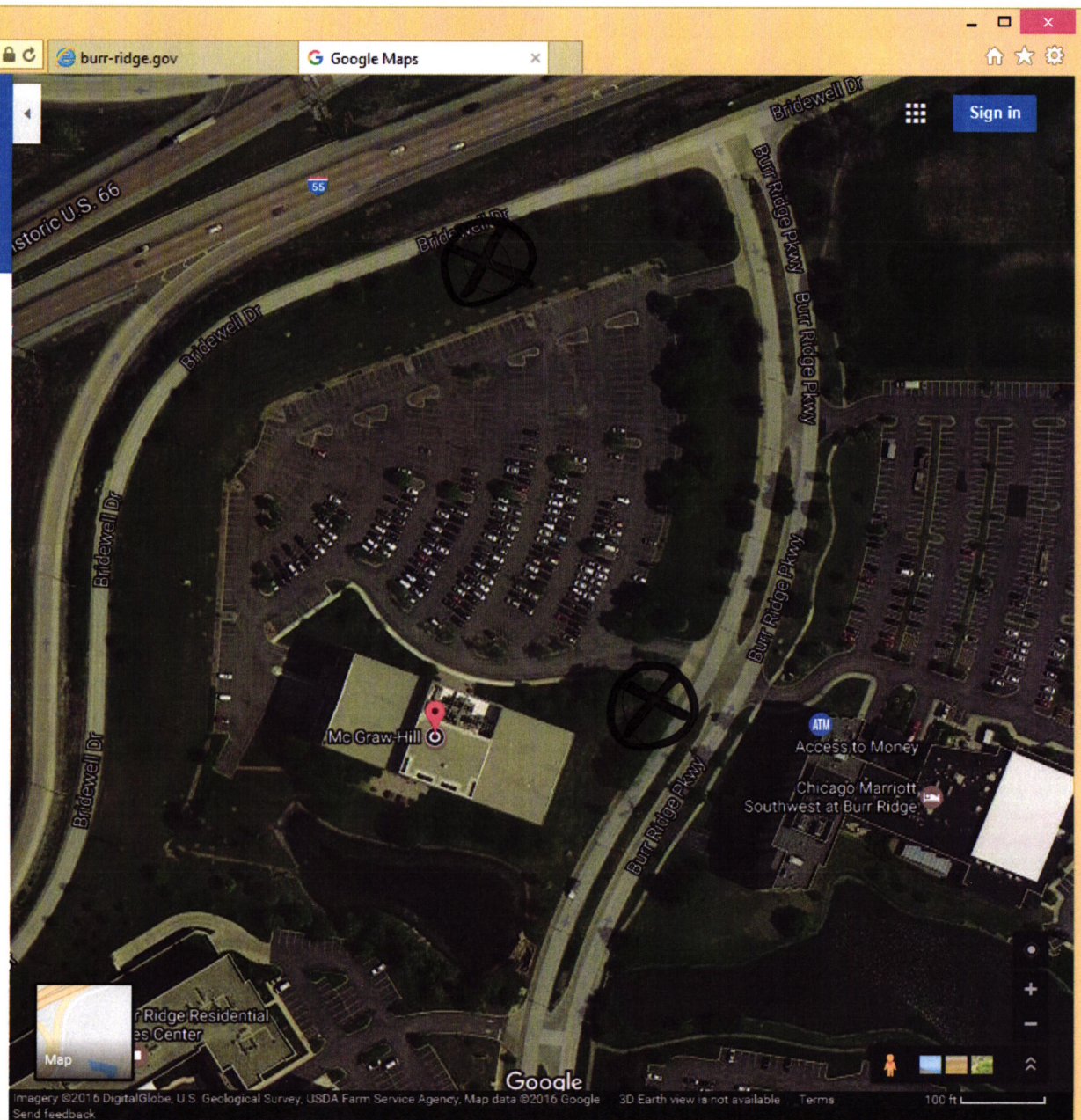


1333 Burr  
Ridge Parkway

V-01-2017

1-16-17

Plan  
Commission  
Meeting







## NOTICE

Village of Burr Ridge

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

For further information, please call or visit:

Burr Ridge Village Hall  
7660 County Line Road  
(630) 654-8181, Extension

Ask for Information Re: **MOI 2017**

Further details are available at:

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

(see Public Hearing/Plan Commission Agenda)





# NOTICE

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

For further information, please call or visit:

Burr Ridge Village Hall  
2640 County Line Road  
Burr Ridge, IL 60415-4900, Extension

Ask for information No. 1708.2017  
11861

Further details are available at:  
[www.burr-ridge.gov](http://www.burr-ridge.gov)

or the Public Hearing Plan  
Commission Agenda





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

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**PC-10-2016; Comprehensive Plan Amendment; Consideration of an amendment to the Future Land Use Plan of the Village of Burr Ridge Comprehensive Plan to designate the 22.5 acre property at 1400 Burr Ridge Parkway and 11650 Bridewell Drive for residential use.**

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**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:** January 16, 2017; continued from December 5, 2016

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**SUMMARY**

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The Plan Commission recently recommended and the Board of Trustees approved the rezoning of the 22.5 acre property at 1400 Burr Ridge Parkway and 11650 Bridewell Drive. The property was rezoned from the O-2 Office District to an R-5 Planned Unit Development District. The preliminary PUD plan included 52 single family homes with common space between homes and private streets. Concurrent with the review and approval of the zoning, the Plan Commission considered an amendment to the Comprehensive Plan that would be consistent with the approved zoning. In order to formally amend the Comprehensive Plan, a public hearing is required.

Although staff has recently discovered that the petitioner for the rezoning, David Weekley Homes, may not proceed with their planned development, the zoning and preliminary PUD approval remains in place and runs with the land. The same or a different developer may proceed with the development of the property provided they comply with the approved preliminary plans including the site plan, landscaping plans, and building elevation plans. Thus, it remains important and necessary for the village to proceed with the Comprehensive Plan amendment.

**Amendment to Comprehensive Land Use Plan**

Attached is a redline version and a final draft of the recommended changes to the Comprehensive Plan. The changes include:

- In 2005 when the amendment for downtown Burr Ridge was adopted, the Burr Ridge Village Center was generically referred to as the town center and the four block area now called Downtown Burr Ridge was called the Village Center. Subsequently, the developer changed the name of the town center to the Burr Ridge Village Center. To provide clarification, staff has changed the references to the Village Center to Downtown Burr Ridge.
- The relevant change for purposes of this amendment is to one of the bullet points on page 2 of the amendment. A sentence is added stating that the 22.5 acre property located at 1400 Burr Ridge Parkway and 11650 Bridewell Drive....should be developed as a Planned Unit Development (PUD) consisting of no more than 52 homes and with pedestrian and open

space enhancements that complement the adjacent lake and provide connections to Downtown Burr Ridge.

**Recommendation**

The minutes and staff reports from the public hearings for the Lakeside Pointe Planned Unit Development (Z-07-2016, and Z-10-2016) provide testimony and findings for the adoption of the proposed amendment. Based on this testimony and findings, *staff recommends approval* of the amendment to the Comprehensive Plan as per the attached draft amendment.

**(Redline Draft)**



**AMENDMENT TO THE  
VILLAGE OF BURR RIDGE  
COMPREHENSIVE PLAN**

**ORDINANCE A-869-\_\_\_\_-16 RECOMMENDED BY THE BURR RIDGE PLAN COMMISSION  
ON \_\_\_\_\_ AND ADOPTED BY THE BURR RIDGE BOARD OF TRUSTEES  
ON \_\_\_\_\_**

**ORDINANCE A-869-01-05 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~~Downtown Burr Ridge 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~~Downtown Burr Ridge 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~~Downtown Burr Ridge, 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-Downtown~~ should include and be limited to the four blocks designated in Figure 5 as ~~the Village Center~~Downtown Burr Ridge 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~~Downtown Burr Ridge. 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~~Downtown Burr Ridge.
  - 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-Downtown Burr Ridge~~ 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~~Downtown Burr Ridge over time as new retail formats seek to locate in ~~the Village Center~~Downtown Burr Ridge. 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~~Downtown Burr Ridge.



- 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 Village Center~~Downtown Burr Ridge lies in its location at the gateway to ~~the Village Center~~Downtown Burr Ridge. 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~~Downtown Burr Ridge.
- ~~The Village Center~~Downtown Burr Ridge 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~~Downtown Burr Ridge rather than representing the primary land use character of ~~the Village Center~~Downtown Burr Ridge.
- Architecture, streets, landscaping, building configuration, and the general physical environment of ~~the Village Center~~Downtown Burr Ridge 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~~Downtown Burr Ridge 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~~Downtown Burr Ridge should remain from County Line Road, an improved means of vehicular access to ~~the Village Center~~Downtown Burr Ridge should be provided from Wolf Road in a manner that reduces the impact on the adjacent residential areas.
- Development within ~~the Village Center~~Downtown Burr Ridge 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~~Downtown Burr Ridge area should remain used or planned primarily 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 only exception is the 22.5 acre property located at 1400 Burr Ridge Parkway and 11650 Bridewell Drive. This property should be developed as a Planned Unit Development (PUD) consisting of no more than 52 homes and with pedestrian and open space enhancements that complement the adjacent lake and provide connections to Downtown Burr Ridge.
- Pedestrian connections within ~~the Village Center~~Downtown Burr Ridge and between ~~the Village Center~~Downtown Burr Ridge 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 policies for the creation of a ~~Village Center~~Downtown Burr Ridge. 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.

**Table 5.1 List of Blocks and Properties in ~~the Village Center~~ Downtown Burr Ridge**

Address of Property	Owner; Occupant; or Name	Site Area	Zoning	PIN No.	Description
<b>Burr Ridge Village Center: LifeTime/Opus Block</b>					
501-1201 Burr Ridge Parkway	Opus North on behalf of Aygeris 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
<b>Burr Ridge Village Center: TCF Block</b>					
700 McClintock Drive	TCF Bank	5 Acres	L-1; 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-1; Light Industrial	18-30-302-004 18-30-302-026	Vacant
<b>Burr Ridge Village Center: County Line Square Block</b>					
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
<b>Burr Ridge Village Center: Harris Bank Block</b>					
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



# LAND USE PLAN

Burr Ridge Park Subarea – Burr Ridge, Illinois



THOMPSON DYKE & ASSOCIATES, LTD.

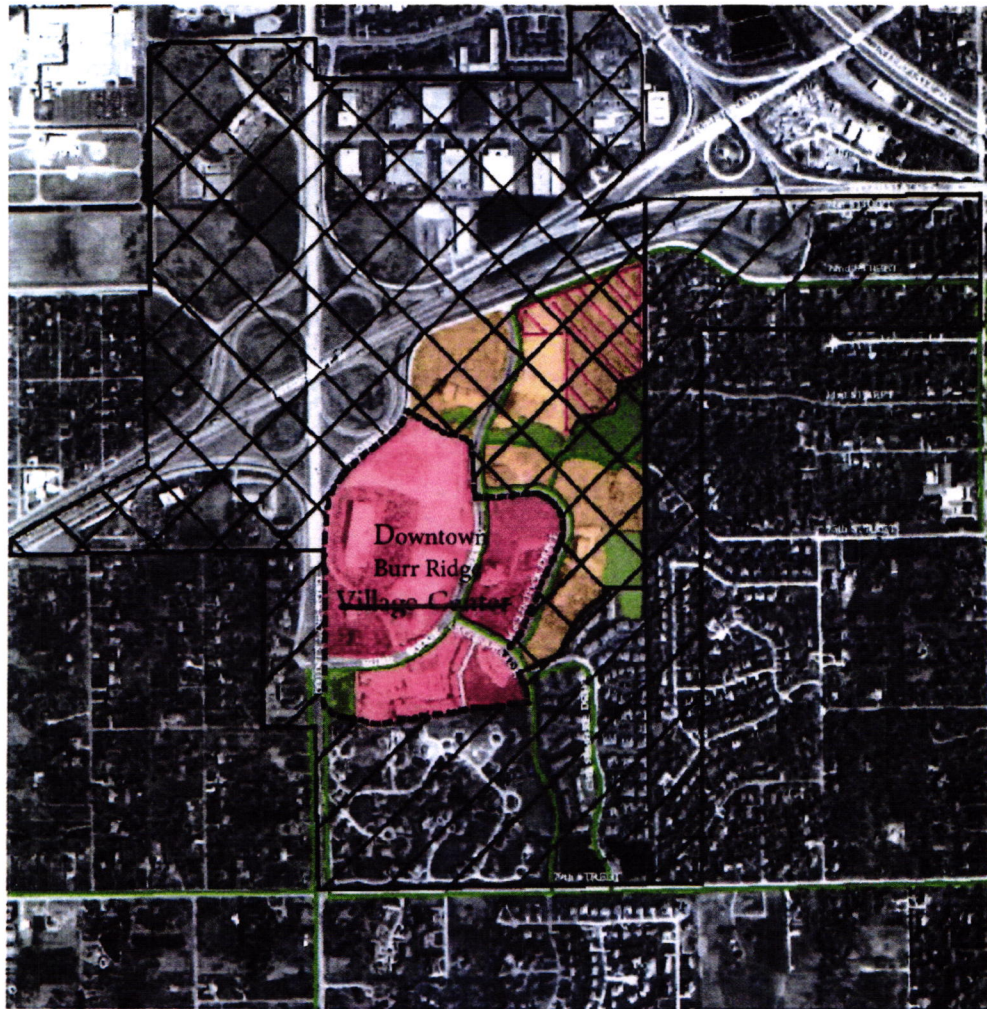
1000 West  
Lombard Avenue  
Chicago, Illinois  
60611-1000  
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FEBRUARY 2005



# 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
- Residential Planned Unit Development



THOMPSON DYKE & ASSOCIATES, LTD.  
 Land Planning      City of Burr Ridge      Douglas      111 West 11th  
 Landscape Architecture      Chicago, Illinois      60604-1111  
 Urban Planning      312.321.1111      Fax: 312.321.1111

FEBRUARY 2005

Updated December 2016

**Exhibit A**  
**Ordinance No. A-869-01-05**  
**Amended by Ordinance A-869-\_\_\_\_-16**



**AMENDMENT TO THE  
VILLAGE OF BURR RIDGE  
COMPREHENSIVE PLAN**

**ORDINANCE A-869-\_\_\_\_-16 RECOMMENDED BY THE BURR RIDGE PLAN COMMISSION  
ON \_\_\_\_\_ AND ADOPTED BY THE BURR RIDGE BOARD OF TRUSTEES  
ON \_\_\_\_\_**

**ORDINANCE A-869-01-05 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 “Downtown Burr Ridge.” Finally, its location is such that potential negative impacts on existing residential districts will be minimal or non-existent.

Downtown Burr Ridge 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 Downtown Burr Ridge 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 Downtown Burr Ridge, 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 Downtown should include and be limited to the four blocks designated in Figure 5 as Downtown Burr Ridge 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 Downtown Burr Ridge. Further sub-area planning will need to address how the LifeTime Fitness portion of the block may complement the physical character of Downtown Burr Ridge.
  - 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 Downtown Burr Ridge 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 Downtown Burr Ridge over time as new retail formats seek to locate in Downtown Burr Ridge. 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 Downtown Burr Ridge.
  - 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 Downtown Burr Ridge lies in its location at the gateway to Downtown Burr Ridge. 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 Downtown Burr Ridge.

- Downtown Burr Ridge 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 Downtown Burr Ridge rather than representing the primary land use character of Downtown Burr Ridge.
- Architecture, streets, landscaping, building configuration, and the general physical environment of Downtown Burr Ridge 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 Downtown Burr Ridge for their contributions to the creation of enclosed spaces and for opportunities for a mixture of activities.
- While the primary means of access to Downtown Burr Ridge should remain from County Line Road, an improved means of vehicular access to Downtown Burr Ridge should be provided from Wolf Road in a manner that reduces the impact on the adjacent residential areas.
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- Pedestrian connections within Downtown Burr Ridge and between Downtown Burr Ridge 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 policies for the creation of a Downtown Burr Ridge. 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.

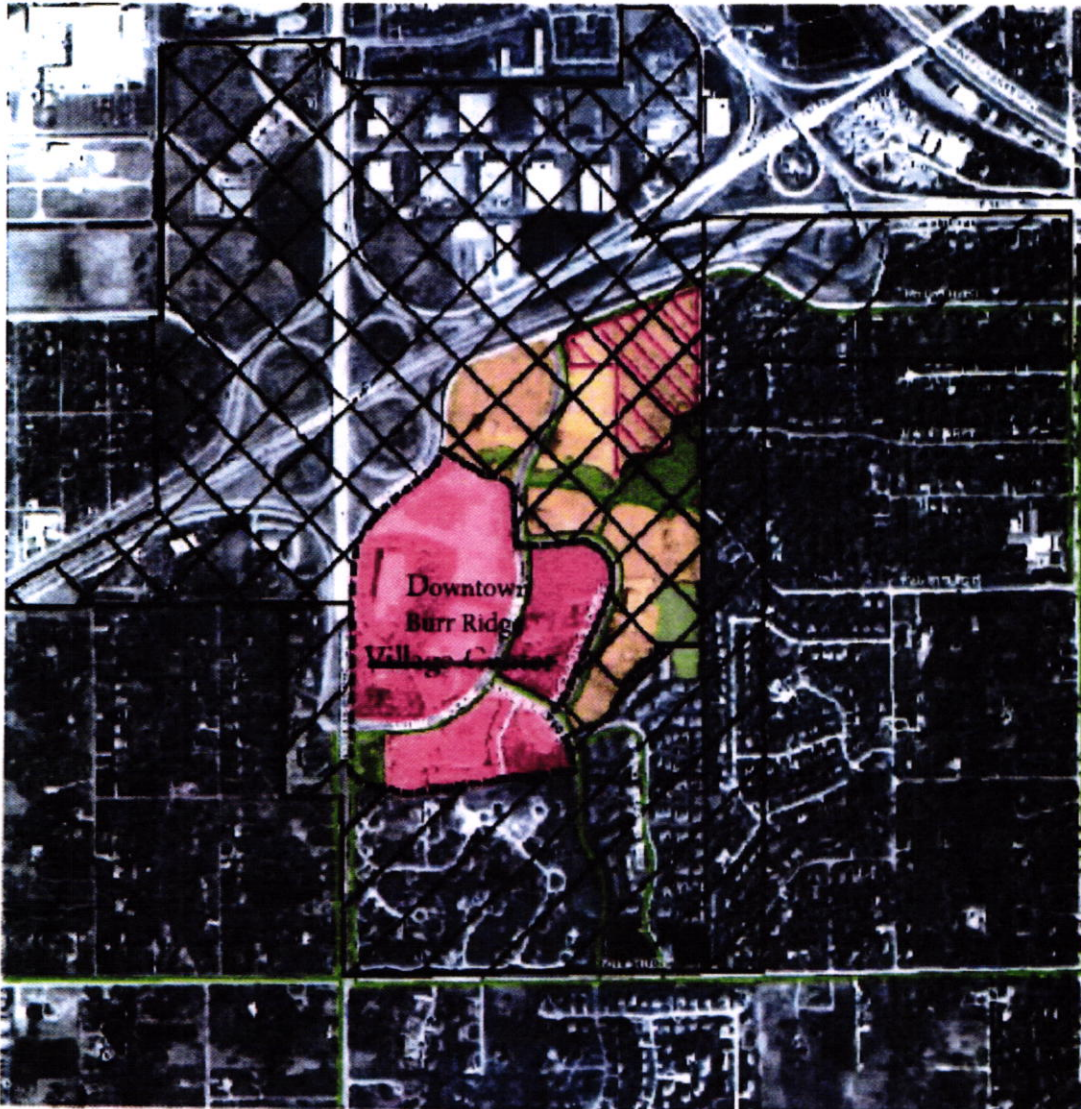


**Table 5.1 List of Blocks and Properties in Downtown Burr Ridge**









Address of Property	Owner; Occupant; or Name	Site Area	Zoning	PIN No.	Description
<b>Burr Ridge Village Center: LifeTime/Opus Block</b>					
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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
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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
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<b>Burr Ridge Village Center: Harris Bank Block</b>					
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# LAND USE PLAN


Burr Ridge Park Subarea – Burr Ridge, Illinois



## LEGEND

-  Mixed Use (Retail, Office and Residential)
-  Office/Hotel
-  Open Space/Retention
-  Complementary Area
-  Transitional Area
-  Pathways
-  Village Center
-  Residential Planned Unit Development



 THOMPSON DYKE & ASSOCIATES, LTD.  
 1000 North Lincoln Road, Suite 100, Burr Ridge, IL 60015  
 (708) 439-1000  
 www.thompsondyke.com

FEBRUARY 2005

Updated December 2016



Commissioner Stratis asked for clarification on the location of the bistro. Ms. Keating said it was within the existing building directly north of the entry area. Commissioner Stratis asked about the outdoor dining area and if there will be a wall or fence. Ms. Keating said there is a 3 to 4 foot tall stone wall around the outdoor dining area.

In response to Commissioner Stratis, Ms. Keating said deliveries would not change from the existing deliveries, that all food and beverages would be consumed on-site and there would be no public signs indicating food or beverage sales.

Commissioner Grunsten said she is in favor of the bistro and her only concern is the sale of alcoholic beverages.

Commissioner Broline asked if there were people under 21 working at King Bruwaert. Ms. Keating said there were but they would not be serving alcoholic beverages.

Commissioner Praxmarer asked about the hours for the bistro. Ms. Keating said that the hours would be 11 am to 7 pm.

Commissioner Grela said he supports this request. He clarified that there would be no packaged liquor sales.

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

At 7:57 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to close the hearing for Z-09-2016.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Grela, Grunsten, Praxmarer, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to adopt the petitioner's findings of fact and recommend that the Board approve Z-09-2016 subject to final staff review of the wall around the outdoor dining area with the wall being approximately 4 feet in height.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Grunsten, Grela, Praxmarer, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

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

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The subject property is within the Burr Ridge Corporate Park and the petitioner is seeking rezoning and a Planned Unit Development (PUD) to build 52, detached, single-family clustered homes on private streets. An amendment or variation is also requested to reduce the minimum required area for an R-5 PUD from 40 acres to 20 acres. The petitioner came before the Plan Commission in May for 75 units on this same property. That petition was withdrawn after the Plan Commission held a public hearing and recommended denial based on concerns primarily with density. This petition

reduces the number of units from 75 to 52 with a new streetscape and eliminates one of the two types of homes proposed.

Chairman Trzupek asked the petitioner to make their presentation.

Mr. Kevin Seay was present on behalf of David Weekley Homes. Mr. Seay went through a Power Point presentation with plans and explanation of the proposed development.

Chairman Trzupek asked for public comments and questions.

Ms. Kathleen Blank, 11465 73<sup>rd</sup> Place, asked why they were able to change the plan and if the reduction of units would change the pricing. Mr. Seay said that the seller was willing to reduce the price of the land and that the anticipated price of the units has not changed.

Ms. Blank asked about the houses being age restricted. Mr. Seay said that it would be age targeted and not restricted. Ms. Blank said that the residents should take into account that there could be younger families and children. Mr. Seay said that the design of the community would not be conducive to families because families could not erect fences or playground equipment on the common space. Ms. Blank said that it is inevitable that someone would be back asking for approval for playground equipment and fences.

Ms. Blank said that she is concerned about 72<sup>nd</sup> Street traffic. She said that has not been addressed. She added that she has no objection to the zoning and that the parcel should be residential. He is primarily concerned about traffic. Mr. Seay responded that there are existing traffic issues but that the traffic study clearly indicates that the proposed development would not impact traffic in a significant manner.

Ms. Ellen Raymond, 11538 Ridgewood Lane, asked about the number of exterior elevations and the number of bedrooms. Mr. Seay said they would have at least five different home plans each with 3 or 4 elevations. He said the exterior materials would not include vinyl or aluminum siding. He said that 3.8 acres is lake and 3.2 acres of park land next to lake and 2.1 acres of additional open space within the development.

Ms. Raymond also asked about the pathway around the lake. Mr. Seay said they would commit to construct the pathway all the way around the pond. He said he would like to be able to complete the pathway concurrent with the construction of the homes due to the need for an Army Corps of Engineers' permit.

Ms. Janet Shangle, 11441 73<sup>rd</sup> Place, asked about the price of the homes. Mr. Seay said the homes would be \$680,000 to \$840,000. Ms. Shangle said that as an empty nester she could not afford one of those homes and because of that she does not think this will work for empty nesters and it will attract families.

Mr. Kevin Drass, Oak Park, Illinois, asked how many ranch homes there would be. Mr. Seay said that they have one ranch plan right now and that buyers could choose the ranch or other options.

Chairman Trzupek mentioned the various elevations and plans and said that as presented the Village would not be able to determine whether the homes had front porches or not. He said this is something the Commissioners should consider.

Ms. Beth Burt said she is a resident of Burr Ridge and a real estate agent. She said that the plan is a really nice plan and that there is a huge need for this type of housing.



Mr. Mark Thoma, 7515 Drew Avenue, said that 72<sup>nd</sup> Street is sub-standard and has no shoulder. He asked about the setback from the street to the houses and if there is a sidewalk. Mr. Seay said that the homes would be 20 feet minimum from the sidewalk and the sidewalk is 5 feet from the street.

Mr. Thoma said that Burr Ridge has been known for large lots and large homes and this is not fitting for Burr Ridge. He said that there are approximately 1300 homes that are smaller out of about 3300 total homes. He said it is wrong to say that we do not have smaller homes or smaller lots. Mr. Thoma wondered if this is the best use of the land.

Janet Podczerwinski, 11475 73<sup>rd</sup> Street, asked about the sidewalk on Bridewell. Mr. Seay responded.

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

Commissioner Grela said that the submittal package was one of the most comprehensive he has ever seen. He asked for clarification about whether a buyer can design their own home. Mr. Seay said they could not, that Weekley will provide the options for the homes and buyers cannot deviate from the homes to be provided by Weekley. In response to Commissioner Grela, Mr. Seay said that there would be a monotony code to ensure variety.

Commissioner Grela added that the open porches create an appearance of greater front setbacks and if they had a ratio of the number of homes that would have open porches. Mr. Seay said that the majority of homes offered would have open front porches but that it would be up to buyers to choose which type of home they want.

Commissioner Grela said he likes the plan and the density and he is only struggling with the Master Plan and whether to change the recommendation for this land to residential. He added that this is the only place where he would consider the density being proposed.

Commissioner Praxmarer asked if they had done a market study or have talked with local realtors about the demand for this type of house. Mr. Seay said they have done both and are confident that there is a demand for this type of house. Commissioner Praxmarer said that the developer has done a good job addressing concerns and she cannot see much to criticize about this development.

Commissioner Broline said that most of his questions have been answered. He said he believes this project will be a complement to the Village Center.

Commissioner Grunsten said that she thinks the project still looks dense and she thinks that it may attract families with children.

Commissioner Stratis said that the location of the project next to the freeway would discourage families as well as the price of the homes. He asked about details related to the entryway at Burr Ridge Parkway, internal traffic control, maintenance of the pond, and curbs. He said that he believes this property is not suitable for industrial or retail development and that office development will not occur due to the office market and location in Cook County. Commissioner Stratis said that as a result, he believes this is a practical and sensible use of the property.

Chairman Trzupek asked about the courtyard homes that were accessed by rear alleys and his previous suggestion that the middle block be developed with the courtyard homes. Mr. Seay said that the topography of the site makes it difficult to do the courtyards in the middle. He said that

the courtyard homes would require a 5 foot retaining wall along the street and he does not think that will be marketable or desirable.

Chairman Trzupek asked how the Village would enforce monotony and architecture. Mr. Pollock responded that this is a preliminary review and that if approved, a final PUD plan will be required to be submitted for Plan Commission and Board of Trustees review. Mr. Pollock said that the final PUD plans will include final elevation drawings and may include restrictions on the number of front porches and variety in elevations. He said the final plans would also address some of the engineering details that were asked about.

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

At 9:33 p.m. a **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to close the hearing for Z-10-2016.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Grela, Praxmarer, Stratis, Grunsten, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and recommend that the Board of Trustees rezone the property referenced in Z-10-2016 from the O-2 District to the R-5 District.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Grela, Grunsten, Praxmarer, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and to recommend that the Board of Trustees amend the Zoning Ordinance to reduce the minimum lot area for an R-5 PUD from 40 acres to 20 acres and to amend the R-5 District purpose statement to say 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."

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Grela, Grunsten, Praxmarer, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and recommend that the Board of Trustees grant a special use to designate the property referenced in Z-10-2016 as a Planned Unit Development subject to the following conditions:

A. Approval is limited to Preliminary Plan approval as per Section XIII.L.2.c of the Zoning Ordinance.

B. Final Plan approval shall be subject to review by the Plan Commission and approval by the



Board of Trustees as per Section XIII.L.2.d of the Zoning Ordinance.

- C. Final plans shall significantly comply with the preliminary plans submitted and reviewed by the Plan Commission and attached hereto.
- D. Pathways and sidewalk shall comply with the preliminary plans except as specifically modified by the Board of Trustees after review and recommendation from the Pathway Commission. It is understood that the pathway loop shall be completed along the north and east sides of the lake.
- E. Final plan review shall include but not be limited to the following:
  - a. Final subdivision site plan, landscaping plan, and engineering plans;
  - b. Subdivision entryway features and subdivision fences;
  - c. Final building elevations providing for alternate elevation designs and materials;
  - d. Monotony code providing rules and regulations to ensure diversity in the location of the various building elevations;
  - e. Restrictions on the number of homes with and without open front porches to ensure that the predominance of homes have open front porches consistent with the submitted preliminary building elevations.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Grela, Grunsten, Praxmarer, Broline, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

#### **IV. CORRESPONDENCE**

There was no discussion regarding the Board Report or the Building Report.

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

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

Based on the prior discussion relative to Z-10-2016, Chairman Trzupek suggested a motion requesting authorization to hold a public hearing to consider an amendment to the Comprehensive Plan.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Stratis to request authorization from the Board of Trustees to proceed with a public hearing to consider an amendment to the Comprehensive Plan.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Grela, Stratis, Grunsten, Praxmarer, Broline, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

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

Mr. Pollock said the filing deadline for the October 3, 2016 meeting has passed and there are no hearings scheduled.



Vice Chairperson Hoch asked the petitioner if he had anything to add. Mr. Christopher Bryant said that he is the owner and has nothing to add.

Vice Chairperson Hoch asked for public comments and questions. There were none. Vice Chairperson Hoch asked for comments and questions from the Plan Commission.

Commissioner Scott asked if the fence was needed for security reasons. Mr. Bryant said it was more about screening the noise and view of the paddle ball courts.

Commissioner Grela said in most cases he would not consider such a variation but due to the unique location of this property adjacent to the paddle ball courts he thinks it is justified.

Commissioner Praxmarer said she agrees.

Commissioner Broline said he looks favorably on this request due to the lights and noise from the paddleball courts.

Commissioner Stratis said he agrees with the other Commissioners as did Vice Chairperson Hoch.

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

At 7:37 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to close the hearing for **V-02-2016**.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to adopt the petitioner's findings of fact and recommend that the Board approve **V-02-2016** subject to the compliance with the submitted plans.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

**Z-07-2016: 1400 Burr Ridge Parkway and 11650 Bridewell Drive (David Weekley Homes): Rezoning, Text Amendment or Variation, Planned Unit Development, and Findings of Fact**

As directed by Vice Chairperson Hoch, Mr. Pollock described this request as follows: the petitioner is seeking rezoning and a Planned Unit Development (PUD) to build 75, detached, single-family clustered homes on private streets. The property is located within the Burr Ridge Corporate Park and consists of 20.2 acres.

Vice Chairperson Hoch asked the petitioner for their presentation.

Mr. Robert Sodikoff, Attorney for the petitioner, introduced the petition and provided a summary of the findings of fact and the justification for the proposed zoning changes. He introduced Mr. Kevin Seay from Weekley Homes to describe the specific development plans.

Mr. Seay said he is the Land Acquisition Manager for David Weekley Homes. He introduced the consultants for the petitioner. He reviewed his company and their experience and attributes. Mr. Weekley then described the site plan, building elevations, engineering and landscaping plans.

Vice Chairperson Hoch asked for public comments and questions.

Ms. Kristy Tramontana said she is the General Manager for the Burr Ridge Village Center and also acts as the property manager for the Burr Ridge Park Property Owners Association. She said the Village Center and the Corporate Park Association support the proposed development. She said the neighborhood character of the development would add to the pedestrian feel of the entire area and the demographics of the neighborhood are identical to the target demographics for shoppers in the Village Center.

Ms. Carol Pangercic, 11450 73<sup>rd</sup> Place, said that she votes no for the development. She said there are already too many cars, too many bikes, and too many dog walkers and she does not know who the people are.

Mr. Frank Podczerwinski, 11475 73<sup>rd</sup> Place, said that we are swallowing up too much of the land. He said he is not against development but there are too many homes and too concentrated. He said that this development would kill the existing pond.

Ms. Kathleen Blank, 11465 73<sup>rd</sup> Place, said that the presentation was lovely. She said she is an empty nester and that a third of the homes on her street are empty nesters. She questioned the parking and said she is opposed to the project. She suggested that the Village looks closely at the traffic impact.

Mr. Fred Boskovich, 11229 72<sup>nd</sup> Street, asked why the traffic study was not presented. He said that is very important. He said that safety is the first concern. He is concerned about safety on 72<sup>nd</sup> Street which cannot handle the traffic.

Dr. Ghasson Abboud, 206 Ambriance!, said that the land owner has the right to develop his land and that development under the existing zoning for offices would create a much bigger impact on traffic. He said this is a type of home needed in the Village and he supports the project. He said more residents in this type of housing would be good for the Village and good for the Village Center.

Mr. Don Craggs, 7215 Central Avenue, said this is too much density and does not like that there is only 10 feet between the homes. He said that traffic is bad on 72<sup>nd</sup> Street and he is opposed.

Mrs. Bonnie Craggs, 7215 Central Avenue, said there used to be a sign at Burr Ridge Parkway and Bridewell saying prohibiting right turns.

Mr. Seay said that he would like to have his traffic consultant provide an overview of the traffic impact study. He introduced Mr. Michael Workman of KLOA.

Mr. Workman described the traffic study and concluded that the traffic would not have a significant impact on the existing streets and that the existing zoning would generate 3 to 4 times as much traffic as the proposed development during peak hours. He also described the access to the development.



Commissioner Stratis asked about visitor parking. Mr. Joe Mathews, Land Planner for the developer, said that there is on-street parking provided and that there is a minimum of 18 feet of driveway for parking and that they can provide additional parking if requested.

Commissioner Stratis said that they could build over 200,000 square feet of office space which would be a minimum of 800 parking spaces and 500 to 600 cars. He said he agrees with the applicant that this would be less traffic impact than an office development. He said he is concerned about the width of the street.

Commissioner Grela clarified that this is a private street. He said that he lives on a private street and that recently someone had a party with 22 cars on his street. He said he is concerned about whether there was enough parking for guests.

Mr. Robert Prock, 7257 Commonwealth Avenue, expressed his concerns about preservation of the trees along the west side of Commonwealth, resident access to the ponds and the overall density of the project.

In response, Mr. Seay said that they would preserve the resident's access to the pond and that they will add more guest parking.

Ms. Ellen Raymond, 11538 Ridgewood Lane, said she is opposed to the density and believes it is too high. She said that she does not believe the developer has satisfied the PUD standards.

Mr. Marvin Sass, 7225 Commonwealth Avenue, said he is concerned the development is too dense. He said he has no problems with homes on the property but he thinks 75 is too many. He asked about the prices for the homes and in response, Mr. Seay said the homes would range from \$560,000 to almost 1 million.

Ms. Blank asked if the police and fire departments had reviewed the plan for emergency access and asked about the number of students that would be generated. She said that there could be 250 cars in this development as each home would have at least 2 to 3 cars. She also suggested that there could be a negative impact on the schools.

Mr. Seay said they had not yet submitted to the Fire District but that they would do that.

Ms. Cathleen Rhoades, 7201 Fair Elm said that traffic is already bad on 72<sup>nd</sup> Street and this would make it worse. She said that safety and density were concerns.

Mr. Don Raymond, 11538 Ridgewood Lane, said it was a nice design but it was too dense.

Mr. Andrew Morman said he owns the office building at 50 Burr Ridge Parkway. He asked if the property were converted to residential, would they still have to pay into the property owners association. Mr. Pollock said that is a private matter, but he is confident that the change from office to residential would not change the requirement to participate in the property owners association.

Ms. Allison Koehler, 7415 Arbor Drive, suggested that the developer be required to connect the pathway on the east side of the pond to complete the pathway around the entire pond.

Mr. Mark Toma, 7515 Drew Avenue, asked the developer about other projects they have done, if the detention area is included in the open space calculation, and said that he thinks there is no hardship that creates the need for the proposed density.



Ms. Raymond said she is skeptical about the home prices described by the petitioner and questioned how those were determined. Mr. Seay said they did a market study with a nationally known firm and determined the market for the homes.

There being no further public comment, Vice Chairperson Hoch asked for comments and questions from the Plan Commission.

Commissioner Stratis said that he has no problem with residential on this property and agrees that office is not a viable use for this property. He said it makes no sense for R-3 or R-2A with larger lots. He said he is concerned that it is not age restricted. He said that children would have an impact on the schools. Mr. Seay responded that this community is not for people with children. He said that they believe it is not necessary to make it age restricted because the design would preclude families with children.

Commissioner Stratis said that his main concern with the deviations proposed via the PUD is the street widths. He asked if all sides would use the same brick material as shown on the elevations. Mr. Seay said that they would use hardy board on the sides and rear walls.

In response to a question from Commissioner Stratis, Mr. Seay said they would like to leave Commonwealth Avenue alone. He said they have a nice quiet street and he wants to avoid making any changes to the current conditions. Commissioner Stratis suggested that the residents be asked for their preference regarding street improvement.

Commissioner Stratis asked about development of the property under the R-5 District without any deviations from the code. He wondered how many homes could be built under the normal R-5 standards. He suggested that if it cannot be developed under the straight R-5, perhaps the seller needs to lower the price. Mr. Seay responded that they are less than the density of Chasemoor and the difference is Weekley is proposing detached units rather than attached. He said this was because the type of buyer they are targeting prefers a detached unit.

Commissioner Stratis concluded that he likes the idea of residential on this property that he would like to see it be age restricted, and he would like for the density to be reduced.

Commissioner Broline said he was not understanding the concern about the width of the streets. Mr. Seay said the streets will meet Village standards for street widths and only the right-of-way is reduced.

Commissioner Broline asked what they are doing regarding the waterways. Mr. Seay said the lake is maintained by the Burr Ridge Park Association and that this subdivision will contribute to that maintenance. He said the lake is regulated by the Army Corps and rather than modify the lake for their storm water detention, they decided to create their own storm water facilities. He said that they would collect storm water separate from the existing lake, filter that water and regulate its flow into the lake. He said as a result, the water from this property that goes into the lake will be cleaner and the quality of the lake will improve. Mr. Dwayne Gilligan from V3 engineering confirmed and provided additional detail.

Commissioner Broline asked about traffic patterns and access to 72<sup>nd</sup> Street. Mr. Seay said the traffic study measured existing conditions and the impact of this development. He said the intent of the design was direct traffic to Burr Ridge Parkway and not to Bridewell Drive.



Commissioner Praxmarer said that she is concerned about density and guest parking. She said that there is not sufficient guest parking. Mr. Seay said that they meet or exceed the Village Ordinance but they will look into adding more guest parking. He described the various places that guests can park on the street and in designated areas.

Commissioner Praxmarer asked about snow removal and where they would put snow. Mr. Seay said that they have asked their maintenance people to provide a report on how they would do snow removal and where they put snow.

Commissioner Praxmarer asked about the density of the projects Weekley has done in the Chicago area. Mr. Seay said the Glenview project was 48 units but he did not know the acreage.

Commissioner Grela said that he thinks this project is good but not for Burr Ridge. He said the project is sub-standard. He said he sees no benefit of this project to the community. He mentioned that other projects put in a park and sidewalk connection is not sufficient. He said that the traffic impact would be substantial on 72<sup>nd</sup> Street. He said the project should be designed to meet the standards of Burr Ridge. He said he is not convinced that there is a need for this project. He suggested 36 units built to subdivision standards of the Village. He said he is not questioning the quality of the project but instead the subdivision standards. He questioned the idea of a maintenance free project. He said residents don't do maintenance themselves anyway but just call others to do the maintenance. Mr. Seay said their intent is that the residents would not have not worry about calling anyone and particularly, when empty nesters go on vacation for extended periods of time.

Commissioner Grela said that development for the sake of development is not good. He said from his perspective, no less than half the number of homes would be appropriate and that the setbacks would have to meet code. He noted the through lots and that they are not desirable. Mr. Seay said that they see this site as being different from other locations in Burr Ridge and that they do not think they could sell homes at such a low density in this location.

Commissioner Grela described the original failure of the Savoy Club project. He said he was concerned about homes next the highway and the noise. In response, Mr. Seay said that because of the location of the property next to the highway is why he would not want to build larger homes on larger lots.

Commissioner Grela concluded that he cannot support the project.

Commissioner Scott said he agrees with the developer's analysis of the market and agrees that we will not likely see an office development on this property. He said something residential is probably the best option for the property. His concern, he said, was the density. He said there is nothing quite like this in the Village. He said the other cluster homes in the Village are less dense and more clustered rather than in a row. Commissioner Scott said he has no problem with an R-5 at this location if it looks like Chasemoor but he does have a problem with R-5 if it looks like the proposed development.

Commissioner Scott asked for clarification regarding the acreage dedicated for the storm water pond and the open space at the south end of the property. He said if you remove the 5 acres from the density calculation, you have a much higher density. Commissioner Scott said the perception of the density is what people will see. He said there are other ways to get to the density without



pushing everything to one area of the property. Mr. Seay said they intentionally designed the subdivision in this manner so that everyone can enjoy the open space.

Vice Chairperson Hoch said she also has a problem with the density and believes that this is too many homes for the property. She said she does not see any compelling reason to change the Comprehensive Plan for this development. She suggested that if the Village know what we want to see on this property that we consider rezoning the property accordingly.

Vice Chair Hoch read into the record the comments received from Chairman Trzupsek who could not attend the meeting. Chairman Trzupsek's comments included questions about the emergency access, the enforcement of variety in home types, whether the developer is going to build on speculation, guest parking, the pocket park, responses to the traffic review study, and whether the Comprehensive Plan should be amended for the proposed project and whether this project and this property is really a transitional area.

Mr. Seay responded that they will work with the Fire District regarding the emergency access gate, that they would have a monotony code to ensure variety in housing types, that some show houses would be built on speculation but the majority of homes would be built for customers, that they will provide additional information regarding the guest parking and the traffic study, and that they do believe there project would be transitional use between the Village Center and the residential neighborhood to the east.

Vice Chairperson Hoch asked if there were any further questions or comments.

At 10:19 p.m. a **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to close the hearing for **Z-07-2016**.

Mr. Pollock said that if the hearing is closed, there would be no opportunity for further information to be provided. Commissioner Grela said they had heard from everyone.

Commissioner Stratis suggested that the hearing be continued so that Chairman Trzupsek and others could ask questions.

Commissioner Grela said he thought all questions were answered.

Mr. Pollock suggested asking the petitioner if they want a continuance and if they are willing to reduce the density.

Commissioner Broline said he would like to continue the hearing and get answers regarding parking and other issues.

Vice Chair Hoch asked the petitioner if he would be willing to reduce the density. Mr. Seay said they would like to provide information regarding parking, access and similar issues but is not willing to reduce the density in half as was suggested. He said he is willing to continue the hearing and may be able to reduce the density somewhat but not by a lot.

There being no further discussion, Vice Chairperson Hoch asked for a roll call on the motion to close the hearing.



**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Grela, Scott, Stratis, Hoch, and Praxmarer

**NAYS:** 1 – Broline

**MOTION CARRIED** by a vote of 5-1.

Commissioner Grela said that he will make a motion to deny based on the density and the lack of compliance with Village standards.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to direct staff to prepare findings of fact and recommend that the Board deny **Z-07-2016**.

Commissioner Broline said that he has talked to other people who are looking for ways to stay in the community when they need to downsize their homes. He said he has heard that in Hinsdale and believes it to be true in Burr Ridge. He said residents would like to have more places to stay in the Village and they want different types of places to live such as proposed. He said that Chasemoor has been very successful and continues to be. He said he cannot imagine any zoning for the subject property that would be preferable to the proposed project at this location and that office would be more traffic and that R-2 or R-3 would not be successful.

Commissioner Grela said that if they are not willing to reduce the density, there is no reason to continue.

Commissioner Stratis said he agreed, but that he does think this is the right type of project for this property. He added that the issue of traffic on 72<sup>nd</sup> Street is larger than this project and should be addressed by the Village Board.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

#### **IV. CORRESPONDENCE**

Mr. Pollock said he has nothing to add to the Board Report.

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

##### **PC-03-2016: Amendment to the Comprehensive Plan – Burr Ridge Park Sub-Area**

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to recommend denial of the **PC-03-2016**, an amendment to the Comprehensive Plan.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.



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

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**Z-15-2016; Zoning Ordinance Text Amendment; Consideration of an amendment to Section IV.O and IV.V of the Burr Ridge Zoning Ordinance regarding permitted locations for personal wireless service facilities in the public right of way.**

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**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:** January 17, 2017; continued from December 5, 2016

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**SUMMARY**

The Board of Trustees recently amended the Municipal Code relative to regulations for personal wireless service facilities located in the public right of way. Small cell antennas are smaller cellular service antennas that provide service to a smaller area than traditional antennas and, thus, are located in greater numbers than traditional antennas. In communities where they have been erected, they may be located on existing utility poles and sometimes on taller poles erected for that purpose. Their location in the greater numbers and in the public right of way present significant concerns.

The Municipal Code amendment adopted by the Board of Trustees provides regulations for small cell antennas located in Village rights of way. In order to ensure that these same regulations are imposed within State and County rights of way, the attached Zoning Ordinance amendment is recommended. The amendment would simply reference the Municipal Code and require that small cell antennas in State and County rights of way are subject to the Municipal Code regulations.

**Municipal Code Amendment**

The Village Administrator, Steve Stricker, has been working with the Du Page Mayors and Managers Conference to establish a model ordinance for regulating small cell antennas in public rights of way and in response to potential state legislation which may restrict municipalities' ability to regulate small cell antennas. It is the intent of the Du Page Mayors and Managers Conference to develop a model ordinance that will be agreeable to cell phone companies while providing the necessary protections for municipal government communities. This is largely in response to State legislation proposed by Verizon, which would effectively eliminate all municipal regulation of small cell antennas.

As a stop-gap measure to be able to regulate future requests for small cell antennas before any model ordinance language is agreed to, the Village Attorney's office prepared an amendment to Chapter 12 of the Municipal Code (Public Ways and Property). This ordinance is similar to ordinances that the Village Attorney's office has prepared for several other municipalities in the area. The amendment adopted by the Village Board includes the following:



- Restrict the number of small cell antenna devices that may be located on a single utility pole to one (1).
- Small cell antenna devices cannot be closer than 100 feet from any residential building.
- Small cell antenna devices must be at least 500 feet away from another small cell antenna device.
- Require a license agreement if there is a request from a cell phone provider to provide a small cell antenna device on Village-owned property (i.e., street lights, traffic signals, buildings, towers, etc.).
- No new monopoles are allowed without the approval of the Village Board.
- Surface area of a small cell device is reduced to 7 square feet. Total volume of a small cell phone device shall not exceed 15 cubic feet.
- All small cell phone devices must be installed at least 8 feet off of the ground.
- Landscape screening is required for any ground-mounted equipment.
- A small cell antenna device cannot be installed on a pole exceeding 35 feet in height.
- The highest part of the small cell antenna device cannot extend more than 7 feet above the highest part of the pole.
- The color of the small cell phone device must blend in with the surrounding area.
- All small cell antennas must include a radome, cap, or other covering.
- Installation of small cell antenna devices must meet all applicable electrical and engineering standards.

### **Recommendation**

The Municipal Code, rather than the Zoning Ordinance, generally regulates the use of the public rights of way in the Village. Thus, the small cell antenna amendment was added to the Municipal Code and not to the Zoning Ordinance. However, the Municipal Code cannot regulate rights of way under the jurisdiction of other government agencies. In order to regulate rights of way not owned by the Village, this Zoning Ordinance amendment is recommended.

**DRAFT TEXT AMENDMENTS – ZONING ORDINANCE CHANGES FOR PERSONAL  
WIRELESS FACILITIES – 10/31/16**

**SECTION IV (GENERAL REGULATIONS), SUBSECTION O (UTILITY EXEMPTIONS):**

**O. UTILITY EXEMPTIONS**

The following public utility uses are permitted in any district: poles, towers, wires, cables, conduits, vaults, laterals, pipes, mains, and valves or other similar distributing equipment, provided that the installation and location shall conform with the rules and regulations of applicable administrative authorities, the requirements of the Subdivision Regulations Ordinance of the Village, the requirements of this Ordinance and of chapter 12, article VII of the village code regulating the placement of personal wireless facilities in rights-of-way, applicable height restrictions set forth in this Ordinance, and any other ordinances or regulations of the Village, as well as any applicable franchise agreements or ordinances.

**SECTION IV (GENERAL REGULATIONS), SUBSECTION V.1. (REGULATIONS FOR PERSONAL WIRELESS FACILITIES – PERMITTED LOCATIONS):**

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

**1. Permitted Locations**

Placement of personal wireless service facilities in any right-of-way within the village limits is permitted subject to compliance with the requirements of chapter 12, article VII of the village code. For all other personal wireless service facilities, a special use is required and may be requested for any public utility service use that satisfies the definition of personal wireless service facility, as defined herein, provided that the proposed location satisfies any one of the criteria listed below. Personal Wireless Service Facilities attached to existing freestanding towers used for other Personal Wireless Services shall also require a special use approval for the purpose of determining compliance with the regulations herein.

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



**ORDINANCE NO. A-946-01-16**

**AN ORDINANCE AMENDING CHAPTER 12 OF THE BURR RIDGE VILLAGE CODE  
RELATIVE TO PERSONAL WIRELESS TELECOMMUNICATION FACILITIES IN PUBLIC  
RIGHTS-OF-WAY**

**WHEREAS**, the Village of Burr Ridge (the "Village"), is a duly incorporated and existing non-home rule municipality, created under the provisions of the laws of the State of Illinois, and now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto; and

**WHEREAS**, the Village uses the public rights-of-way within its corporate limits to provide essential public services to its residents and businesses; and

**WHEREAS**, the public rights-of-way within the Village are a limited public resource held in trust by the Village and applicable public entities and jurisdictions for the benefit of the citizens of the Village and the Village has a duty to ensure the public health, safety and welfare, including that the public rights-of-way are used, repaired and maintained in a manner that best serves the public interest; and

**WHEREAS**, utility service providers, including electricity, telephone, natural gas and cable television and video service providers have placed, or from time to time may request to place, certain utility facilities in the public rights-of-way within the Village; and

**WHEREAS**, the President and Board of Trustees of the Village have previously adopted regulations, in Chapter 12 (Public Ways and Property) of the Village Code of Burr Ridge ("Village Code"), among other places, in order to establish generally applicable standards for construction, installation, use, maintenance and repair of utility facilities on, over, above, along, upon, under, across, or within, the public rights-of-way of the Village; and

**WHEREAS**, growing demand for personal wireless telecommunications services has resulted in increasing requests nationwide and locally from the wireless industry to place small cell, distributed antenna systems and other personal wireless telecommunication facilities on utility and street light poles and other structures in the public rights-of-way; and

**WHEREAS**, while State and federal law limit the authority of local governments to enact laws that prohibit or have the effect of prohibiting the provision of telecommunications services, the Village does have the power, under existing State and federal law, to approve appropriate regulations and restrictions relative to small cell, distributed antenna systems and other personal wireless telecommunication facility installations within the Village in the public rights-of-way; and

**WHEREAS**, in light of the anticipated continuation of increased demand for placement of small cell facilities, distributed antenna system facilities and other personal wireless telecommunication facility installations within the public rights-of-way, the Village President and Board of Trustees find and determine that it is necessary to and in the best interests of the public health, safety and general welfare to adopt the below amendments to Chapter 12 (Public Ways and Property) of the Village Code, as amended, in order to establish generally applicable standards for construction, installation, use, maintenance and repair of such facilities and installations within the public rights-of-way of the Village (the "Code amendments"), so as to, among other things, (i) prevent interference with the facilities and operations of the Village's utilities and of other utilities lawfully located in public rights-of-way or property, (ii) provide specific regulations and standards for the placement and siting of personal wireless telecommunication facilities within public rights-of-way within the Village, (iii) preserve the character of the neighborhoods in which facilities are installed, (iv) minimize any adverse visual impact of personal wireless telecommunication facilities and prevent visual blight, (v) facilitate the location of personal wireless telecommunication facilities in permitted locations within the public rights-of-way within the Village, and (vi) assure the continued safe use and enjoyment of private properties adjacent to personal wireless telecommunication facilities locations.

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

**SECTION 1:** Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.



**SECTION 2:** Chapter 12 (Public Ways and Property) of the Burr Ridge Village Code is amended by adding the following provisions, as shown in *italics* and underscored, to current ARTICLE III entitled “Excavations”, said ARTICLE III to read in its entirety as follows:

**ARTICLE III Excavations or Disruptions of Right-of-Way**

**Sec. 12.16 PERMIT REQUIRED; APPLICATION**

It shall be unlawful for any person to make any excavation or disrupt the right-of way in any street, alley, parkway, or other public place in the Village without having first obtained a permit as herein required, and without complying with the provisions of this Chapter.

Applications for such permits shall be made to the Village Engineer and shall describe the location of the intended excavation or disruption of the right-of-way, the size thereof, the purpose therefor, the time to complete the work, the person doing the actual excavating work or disruption of the right-of-way, and the name of the person for whom the work is being done. The application shall also contain an agreement that the applicant will comply with all ordinances relating to the work.

If the applicant is applying for a building permit as part of the excavation or disruption of the right-of-way then no separate excavation or disruption of the right-of-way permit, insurance, or bond requirement will be required.

**Sec. 12.17 PERMIT FEE**

No permit authorizing an excavation or disruption of the right-of-way as provided in this Chapter shall be issued until the fee therefor has been paid to the Village in the amount of two percent (2%) of the estimated cost of construction within the right of way with a minimum fee of \$70.00 unless applicant is applying for a building permit as part of the excavation or disruption of the right-of-way then no separate fee will be required.

**Sec. 12.18 INSURANCE AND BOND REQUIREMENTS**

Insurance: No such permit shall be issued unless the applicant has filed with the Village Engineer an insurance certificate. This certificate shall be maintained for the duration of the project. The minimum scope and limits of insurance are set forth below.

**I. Minimum Scope of Insurance**

Coverage shall be at least as broad as:

- i. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village of Burr Ridge named as additional insured; and
- ii. Owners and Contractors Protective Liability, (OCP) policy (if required) with the Village as insured; and
- iii. Insurance Service Office Business Auto Liability coverage form number CA 0001, Symbol 01 “Any Auto”; and
- iv. Workers’ Compensation as required by the Labor Code of the State of Illinois and Employers’ Liability insurance.

**II. Minimum Limits of Insurance**

Permit applicant shall maintain limits no less than:

- i. Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than \$2,000,000 or a project/contract specific aggregate of \$1,000,000.
- ii. Business Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.
- iii. Workers’ Compensation and Employers’ Liability: Workers’ Compensation coverage with statutory limits and Employers’ Liability limits of \$1,000,000 per accident.
- iv. Builder’s Risk (if required): Shall insure against “All Risk” of physical damage, including water damage (flood and hydrostatic pressure not excluded), on a completed value, replacement cost basis.

### III. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the Village of Burr Ridge. At the option of the Village, either; the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the Village, its officials, agents, employees and volunteers; or the permit applicant shall procure a bond guaranteeing payment or losses and related investigation, claim administration and defense expenses.

### IV. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

#### i. General Liability and Automobile Liability Coverages

- The Village of Burr Ridge, its officials, agents, employees and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the permit applicant; products and completed operations of the applicant premises owned, leased or used by the applicant; or automobiles owned, leased, hired or borrowed by the applicant. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officials, agents, employees and volunteers.
- The applicant's insurance coverage shall be primary as respects the Village of Burr Ridge, its officials, agents, employees and volunteers. Any insurance or self-insurance maintained by the Village, its officials, agents, employees and volunteers shall be excess of applicant's insurance and shall not contribute with it.
- Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officials, agents, employees and volunteers.
- The applicant's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that applicant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

#### ii. Workers' Compensation and Employers' Liability Coverage

The insurer shall agree to waive all rights of subrogation against the Village, its officials, agents, employees and volunteers for losses arising from work performed by applicant for the Village.

#### iii. All Coverages

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled, non-renewed, amended, and/ or reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Village.

### V. Acceptability of Insurers

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

### VI. Verification of Coverage

Permit applicant shall furnish the Village with certificates of insurance naming the Village, its officials, agents, employees and volunteers as additional insureds, and with original endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Village before any work commences.

### VII. Contractors & Subcontractors

Permit Applicant shall include all contractors and subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each contractor. All coverages for contractors shall be subject to all of the requirements stated herein.

### VIII. Assumption of Liability

The applicant assumes liability for all injury to or death of any person or persons including employees of the applicant, any contractor or subcontractor, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to this agreement.

**Performance Bond.** No such permit shall be issued until the applicant therefor has deposited with the Village a cash bond as follows: \$500.00 for work that disturbs the parkway and/or curb directly adjacent to applicant property; \$2,000.00 for all water and/or sewer service connections; and \$5,000.00 for extension of public utilities or any other circumstance not otherwise indicated herein. The bond is to ensure the proper restoration of the ground and pavement. If the applicant fails to restore the excavation or disruption of the right-of-way site promptly, the Village shall use the deposit for the restoration work. The deposit shall cover all street excavations or disruption of the right-of-way of the applicant so long as the applicant is not in default in his obligation to restore. (A-946-01-03)

The cash deposit shall remain on deposit until the completion of any restoration work involving a street excavation or disruption of the right-of-way. If the restoration, at that time, is satisfactory, the cash deposit shall be returned to the



applicant, provided said deposit is not required as security for other pending work of said applicant. If the applicant is applying for a building permit as part of the excavation or disruption of the right-of-way then no separate bond requirement will be required.

In the event the cash deposit is not adequate to complete the restoration work, the applicant shall be responsible for the deficiency.

**Sec. 12.19**

**INDEMNITY**

To the fullest extent permitted by law, the permit applicant hereby agrees to defend, indemnify and hold harmless the Village, its officials, agents and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, which may in anywise accrue against the Village, its officials, agents and employees, arising in whole or in part or in consequence of the performance of this work by the applicant, its employees, or subcontractors, or which may in anywise result therefore, except that arising out of the sole legal cause of the Village, its agents or employees; the applicant shall, at its own expense, appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village, its officials, agents and employees, in any such action, the applicant shall, at its own expense, satisfy and discharge the same.

Permit applicant expressly understands and agrees that any performance bond or insurance policies required, or otherwise provided by the applicant, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village, its officials, agents and employees as herein provided.

**Sec. 12.20**

**TRAFFIC CONTROL**

Any person making or maintaining any excavation or disruption of the right-of-way in any public area shall maintain adequate traffic control as outlined in Section 12.8.

Traffic access on the public streets shall be maintained at all times by the contractor performing the excavation or disruption of the right-of-way, unless the Village Engineer authorizes the closing of a street. If for good and sufficient reasons the street must be closed to traffic, the contractor may request in writing to the Village Engineer permission for the street closing. If the Village Engineer determines such closing is warranted, the contractor shall provide all necessary traffic control to reroute traffic.

**Sec. 12.21**

**MANNER OF EXCAVATION**

General. It shall be unlawful to make any excavation or disruption of the right-of-way in any way contrary to or in violation with the terms of the permit. Proper bracing shall be maintained to prevent the collapse of adjoining ground, and the excavation or disruption of the right-of-way shall not have anywhere below the surface any portion which extends beyond the opening at the surface.

No injury shall be done to any pipes, cables, or conduits which in any way may be endangered or affected by the making of such excavation or disruption of the right-of-way. The contractor shall be responsible for notifying all public utilities of its intent to excavate or disrupt the right-of-way.

No unnecessary damage or injury shall be done to any trees, shrubs, or the roots thereof. Tunneling is prohibited.

Sidewalks. If any sidewalk is blocked by any such work, a temporary sidewalk shall be constructed or provided which shall be safe for travel and convenient for users.

Time Limit. Each permit for excavation or disruption of the right-of-way shall be for a stated period not to exceed thirty (30) days after the commencement of work. If at the time of the application it is known that the restoration and excavation or disruption of the right-of-way will exceed this period, then it must be so stated on the permit and approved by the Village Engineer.

Restoring Surface. Any person making an excavation or disruption of the right-of-way in any public street, alley, parkway, or public place shall restore the surface. For parkways four (4") inches of top soil and sod will be the standard. In all other respects the surface shall be restored to its original condition.

**Sec. 12.22**

**EXCAVATION RESTORATION**

All holes or trenches in the street are to be saw cut and the width of the cut in the pavement must exceed the width of the excavation by at least two feet (2') on all sides. All street excavations shall be backfilled with sand, screenings or crushed stone and compacted in layers of one foot (1'), which shall be tamped and compacted before proceeding with the next layer.

When the pavement is replaced, the patch must bear on undisturbed earth a minimum of one foot (1') on all sides. If the existing pavement is concrete, the patch shall be concrete the same thickness as the original, tied to the original concrete with 18" dowel bars. If the existing pavement is bituminous asphalt, the patch shall be composed of six inches (6") of bituminous base course (MS-1700) and two inches (2") of bituminous surface which shall be placed and compacted level with the existing pavement surface.

Any openings in a paved area of a street shall be repaired and the surface relaid by the permittee in compliance with this Chapter and subject to the supervision of the Village Engineer. If such work is not done within seven (7) calendar days after restoration is possible, the Village may restore the surface and charge the cost thereof to the permittee.

**Sec. 12.23**

**SUPERVISION AND INSPECTION**

The Village Engineer, or his agent, shall inspect all excavations *or disruption of the right-of-way* in the Village. The contractor shall notify the office of the Village Engineer at least twenty four (24) hours before the commencement of any excavation *or disruption of the right-of-way* and shall call the office of the Village Engineer for inspection of the backfilling operation as it progresses and inspection of the patch before it is poured or placed.

Stop Work Order. In any case where work is done under a permit authorizing excavation *or disruption of the right-of-way* on and street, alley, sidewalk or other Village property, which work is contrary to the approved plan, or any law or ordinance, the Village Engineer shall have power to stop such work and to order all persons engaged therein to stop and desist therefrom. Such work shall not be resumed until a \$200 inspection fee has been paid to the Village and satisfactory assurance has been given to the Village Engineer that work will be done properly and lawfully and according to the approved plan or until the Village Engineer has consented, in writing, to the changes made in such approved plan. The Village Engineer may require a new permit to be issued before work proceeds, for which permit the usual fee shall be paid by the applicant doing such work. In case any excavation *or disruption of the right-of-way* work is begun without a permit authorizing the same being issued therefore, the Village Engineer shall have power to at once stop such work and to order any and all persons engaged therein to stop and desist there from until the proper permit is issued at twice the normal fee.

**Sec. 12.24**

**EXEMPTIONS**

The provisions of this Chapter relative to securing permits shall not apply to officers, contractors, or employees of the Village engaged in doing work for the Village; nor to persons or corporations which are operating under a franchise or grant from the Village if such franchise provides for the making of excavations *or disruption of the right-of-way* without securing a permit therefor; nor to utilities regulated by Chapter 14 of the Burr Ridge Village Code titled "Utilities in the Right of Way". The provisions of this Chapter shall not apply to sprinkler system or mailbox installations, seal coating and similar superficial improvements to driveways, or for a project where a building permit or a grading permit is active. (A-946-01-03)

**SECTION 3:** Chapter 12 (Public Ways and Property) of the Burr Ridge Village Code is amended by adding a new "ARTICLE VII, Personal Wireless Cellular Services and Facilities", said ARTICLE VII to read in its entirety as follows:

**ARTICLE VII. Personal Wireless Cellular Services And Facilities**

**Sec. 12.32**

**DEFINITIONS**

As used in this Article and unless the context clearly indicates otherwise, the words and terms shall have the meanings ascribed to them in this Article and shall be read consistently with the words and terms of this Chapter 12.

"**Alternative Antenna Structure**" means an existing pole or other structure within the public right-of-way that can be used to support an antenna and is not a utility pole or a Village-owned infrastructure.

"**Applicant**" includes any person or entity submitting an application to install personal wireless telecommunication facilities within a public right-of-way.

"**Distributed Antenna System (DAS)**" means a type of personal wireless telecommunication facility consisting of a network of spatially separated antenna nodes connected to a common source via a transport medium that provides wireless service within a geographic area.



**"Landscape Screening"** means the installation at grade of plantings, shrubbery, bushes or other foliage intended to screen the base of a personal wireless telecommunication facility from public view.

**"Monopole"** means a structure composed of a single spire, pole or tower used to support antennas or related equipment.

**"Personal Wireless Telecommunication Antenna"** means an antenna that is part of a personal wireless telecommunications facility.

**"Personal Wireless Telecommunication Equipment"** means equipment, exclusive of an antenna, that is part of a personal wireless telecommunications facility.

**"Personal Wireless Telecommunications Facility"** means an antenna, equipment, and related improvements used, or designed to be used, to provide wireless transmission of voice, data, images, or other information including, but not limited to, cellular phone service, personal communication service, paging, and Wi-Fi antenna service.

**"Small Cell Antennas"** means a Personal Wireless Telecommunications Facility consisting of an antenna and related equipment either installed singly or as part of a network to provide coverage or enhance capacity in a limited defined area.

**"Tower"** means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. Except as otherwise provided for by this section, the requirements for a tower and associated antenna facilities shall be those required elsewhere in the Village Code and ordinances.

**"Utility Pole"** means an upright pole used to support electric cables, telephone cables, telecommunication cables and related utilities owned and maintained by a Public Utility Company as defined by the Illinois Commerce Commission.

**"Variation"** means a grant of relief by the Village Engineer from specific limitations of this section.

**"Village Owned Infrastructure"** means infrastructure including, but not limited to, streetlights, traffic signals, towers or buildings owned, operated or maintained by the Village.

**"Wi-Fi Antenna"** means an antenna used to support Wi-Fi broadband Internet access service based on the IEEE 802.11 standard that typically uses unlicensed spectrum to enable communication between devices.

## Sec. 12.32

### REGULATIONS AND STANDARDS

Personal wireless telecommunication facilities shall be permitted to be placed in rights-of-way as attachments to existing utility poles, alternative antenna structures, or Village-owned infrastructure subject to the following regulations:

Number Limitation. Not more than one personal wireless telecommunication facility may be located on a single utility pole.

Separation and Setback Requirements. Personal wireless telecommunication facilities may be attached to a utility pole, alternative antenna structure or Village-owned infrastructure only where such pole, structure or infrastructure is located no closer than one hundred (100) feet to any residential building and no closer than five hundred feet (500) feet from any other personal wireless telecommunication facility. A lesser setback may be allowed by the Village Board as a variance to this section when the applicant establishes that the lesser setback is necessary to close a significant gap in the applicant's services or to otherwise provide adequate services to customers, and the proposed antenna or facility is the least intrusive means to do so.

Co-Location. Unless otherwise authorized by the Village Engineer as a variance for good cause shown, only one personal wireless telecommunications facility shall be allowed on each utility pole, alternative antenna structure, or single unit of Village-owned infrastructure for the use of a single personal wireless telecommunications facility operator. This subsection does not preclude or prohibit collocation of personal wireless telecommunication facilities on towers that meet the requirements as set forth elsewhere in this Chapter and in the Village Code or as required by federal law.

Village-Owned Infrastructure. Personal wireless telecommunication facilities shall only be mounted to Village-owned infrastructure including, but not limited to, streetlights, traffic signal, towers or buildings, if authorized by a license agreement between the owner and the Village.

New Towers. No new monopole or other tower to support personal wireless telecommunication facilities shall be installed on right-of-ways within the corporate limits of the Village unless specifically authorized by the Village Board or based upon a showing by applicant of a clearly established legal right.

Attachment Limitations. No personal wireless telecommunication antenna or facility shall be attached to a utility pole, alternative antenna structure, or Village-owned infrastructure unless all of the following conditions are satisfied:

1. Surface Area of Antenna – The personal wireless telecommunication antenna, including antenna panels, whip antennas or dish-shaped antennas, shall not have a surface area of more than seven (7) square feet and no single dimension exceeding seven (7) feet. Omnidirectional or whip antennas may not extend more than seven (7) feet, not including any pole extension.
2. Size of Above-Ground Personal Wireless Telecommunication Facility – The total combined volume of all above-ground equipment and appurtenances comprising a personal wireless telecommunication facility, exclusive of the antenna itself, cannot exceed fifteen (15) cubic feet.
3. Personal Wireless Telecommunication Equipment – The operator of a personal wireless telecommunication facility shall, whenever possible, locate the base of the equipment or appurtenances at a height of no lower than eight (8) feet above grade.
4. Personal Wireless Telecommunication Services Equipment Mounted at Grade – In the event that the operator of a personal wireless telecommunication facility proposes to install a facility where equipment or appurtenances are to be installed at grade, screening shall be installed to minimize the visibility of the facility.
5. Height – A personal wireless telecommunication antenna shall not exceed more than the highest point of a utility pole, alternative antenna support structure, or Village-owned infrastructure, provided however that the antenna may extend up to seven (7) feet above the highest point of the utility pole, alternative antenna support structure, or Village-owned infrastructure as long as the combination of the height of the pole, support structure or infrastructure and the antenna extension does not exceed thirty-five (35) feet.
6. Color – A personal wireless telecommunication facility, including all related equipment and appurtenances, shall be a color that blends with the surroundings of the pole, structure or infrastructure on which it is mounted and use non-reflective materials which blend with the materials and colors of the surrounding area and structures. Any wiring must be covered with an appropriate cover or cable shield.
7. Antenna Panel Covering - A personal wireless telecommunication antenna shall include a radome, cap or other antenna panel covering or shield and shall be of a color that blends with the color of the pole on which it is mounted.
8. Wiring and Cabling – Wires and cables connecting the antenna to the remainder of the facility shall be installed in accordance with the version of the National Electric Code and National Electrical Safety Code adopted by the Village and in force at the time of the installation of the facility. In no event shall wiring and cabling serving the facility interfere with any wiring or cabling installed by a cable television or video service operator, electric utility or telephone utility.
9. Grounding – The personal wireless telecommunication facility shall be grounded in accordance with the requirements of the most current edition of the National Electrical Code adopted by the Village and in force at the time of the installation of the facility.
10. Guy Wires – No guy or other support wires shall be used in connection with a personal wireless telecommunication facility unless the facility is proposed to be attached to an existing utility pole, alternative antenna support structure or Village-owned infrastructure that incorporated guy wires prior to the date that an applicant has applied for a permit.
11. Pole Extensions – Extensions to utility poles, alternative support structures and Village-owned infrastructure utilized for the purpose of connecting a personal wireless telecommunications antenna and its related personal



wireless telecommunications equipment to an existing structure shall be fabricated from material similar to the support pole, and shall have a degree of strength capable of supporting the antenna and any related appurtenances and cabling and capable of withstanding wind forces and ice loads in accordance with the structural integrity standards set forth hereinbelow. An extension shall be securely bound to the support pole, alternative antenna structure or Village-owned infrastructure in accordance with applicable engineering standards for the design and attachment of such extensions. No extensions fabricated from wood shall be permitted.

12. **Structural Integrity** – The personal wireless telecommunication facility, including the antenna, pole extension and all related equipment shall be designed to withstand a wind force of at least ninety (90) miles per hour, and be designed to withstand a wind force of at least forty (40) miles per hour which includes at least three quarters (3/4) of an inch of ice all without the use of guy wires. For any facility attached to Village-owned infrastructure or, in the discretion of the Village, for a utility pole or alternative antenna structure, the operator of the facility shall provide the Village with a structural evaluation of each specific location containing a recommendation that the proposed installation passes the standards described above. The evaluation shall be prepared by a professional structural engineer licensed in the State of Illinois.

**Signage.** Other than signs required by federal law or regulations, a personal wireless telecommunication facility shall not have signs installed thereon.

**Screening.** If screening is required under the provisions above, it shall be natural landscaping material or a fence subject to the approval of the Village and shall comply with all regulations of the Village. In lieu of the operator installing the screening, the Village, at its sole discretion, may accept from the operator of the facility a fee of one thousand five hundred dollars (\$1,500) for the acquisition and installation of landscaping material by the Village. Appropriate landscaping shall be located and maintained and shall provide the maximum achievable screening, as determined by the Village, from view from adjoining properties and public or private streets. Notwithstanding the foregoing, no such screening is required to extend more than nine (9) feet in height. Landscape screening when permitted in the right-of-way, shall be provided with a clearance of three (3) feet in all directions from the facility. The color of housing for ground-mounted equipment shall blend with the surroundings. For a roof-mounted facility, the maximum reasonably achievable screening shall be provided between such facility and the view from adjoining properties and public or private streets.

**Permission to Use Utility Pole or Alternative Antenna Structure.** The operator of a personal wireless telecommunication facility shall submit to the Village copies of the approval from the owner of a utility pole, or an alternative antenna structure, to mount the personal wireless telecommunication facility on that specific pole, or structure, prior to commencement of the installation. The approval of the utility company shall also indicate that the occupation of the pole by the personal wireless telecommunication equipment will not limit the utility company, or any other public utility currently utilizing the pole, ability to expand their facilities on the pole in the future. Approval by the utility company to allow the installation of a personal wireless communication facility shall also include a guarantee by the utility company that the utility company will either cause the removal of abandoned equipment in accordance with the requirements below or remove the equipment themselves.

**Licenses and Permits.** The operator of a personal wireless telecommunication facility shall submit to the Village copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location and operation of said facility and shall maintain such licenses and permits and provide evidence of renewal or extension thereof when granted.

**Variance Requirements** Each location of a personal wireless telecommunication facility within a right-of-way shall meet all of the requirements of the section. There is no right to any variance hereunder.

1. **Request For Variance:** A utility requesting a variance from one or more of the provisions of this Chapter must do so in writing to the Village Engineer as a part of the permit application. The request shall identify each provision of this Article from which a variance is requested and the reasons why a variance should be granted.
2. **Authority To Grant Variances:** The Village Engineer has the authority to grant a variance for each provision of this Article identified in the variance request on an individual basis.
3. **Conditions For Granting Of Variance:** The Village Engineer may authorize a variance only if the utility requesting the variance has demonstrated that:

- a. One or more conditions not under the control of the utility (such as terrain features or an irregular right-of-way line) create a special hardship that would make enforcement of the provision unreasonable, given the public purposes to be achieved by the provision; and
  - b. All other designs, methods, materials, locations or facilities that would conform with the provision from which a variance is requested are impracticable in relation to the requested approach.
4. **Additional Conditions For Granting Of A Variance:** As a condition for authorizing a variance, the Village Engineer may require the utility requesting the variance to meet reasonable standards and conditions that may or may not be expressly contained within this Article or Chapter but which carry out the objectives and intent of this Article or Chapter.

**Abandonment and Removal .** Any personal wireless telecommunication facility located within the corporate limits of the Village that is not operated for a continuous period of twelve (12) months, shall be considered abandoned and the owner of the facility shall remove same within ninety (90) days of receipt of written notice from the Village notifying the owner of such abandonment. Such notice shall be sent by certified or registered mail, return-receipt-requested, by the Village to such owner at the last known address of such owner. In the case of personal wireless telecommunication facilities attached to Village owned infrastructure, if such facility is not removed within ninety (90) days of such notice, the Village may remove or cause the removal of such facility through the terms of the applicable license agreement or through whatever actions are provided by law for removal and cost recovery.

**Governmental Wireless Telecommunication Facilities.** This section shall not apply to personal wireless telecommunication facilities owned by the Village.

**Permits and Application Fees.** Permits for placement of personal wireless telecommunication facilities are required. Except as otherwise provided for by this section, the procedures for the application for, approval of and revocation of such a permit shall be those required in Article III of this Chapter. Any applications shall demonstrate compliance with the requirements of this Article and Chapter. Unless otherwise provided by franchise, license, or similar agreement, or federal, State or local law, all applications for permits pursuant to this section shall be accompanied by a fee in the amount established in section 12.17. The application fee is to reimburse the Village for regulatory and administrative costs with respect to the work being performed, which costs the Village represents have been or will be incurred, and is not deemed to be compensation for the use of the rights-of-way as herein defined in this section.

**Conflict of Laws.** Where the conditions imposed by any provisions of this section regarding the siting and installation of personal wireless telecommunication facilities are more restrictive than comparable conditions imposed elsewhere in this Chapter, Code or in any other local law, ordinance, resolution, rule or regulation, the regulations of this section shall govern.

**SECTION 4:** Except as to the Code amendments set forth above in this Ordinance, all Chapters and Sections of the Burr Ridge Village Code, as amended, shall remain in full force and effect.

**SECTION 5:** Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

**SECTION 6:** This Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

**PASSED** on a roll call vote of the Corporate Authorities on the 26<sup>th</sup> day of September, 2016.



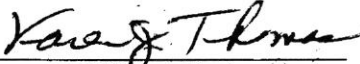
AYES: 5 – Trustees Paveza, Franzese, Schiappa, Murphy & Bolos


NAYS: 0 – None

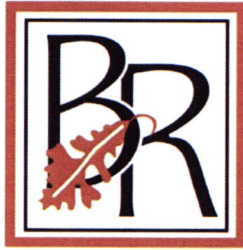
ABSENT: 1 – Trustee Grasso

**APPROVED** by the President of the Village of Burr Ridge on this 26<sup>th</sup> day of September, 2016.

ATTEST:

  
Village Clerk

  
Village President



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Doug Pollock, AICP

**DATE:** January 12, 2017

**RE:** Board Report for January 16, 2017 Plan Commission Meeting

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At its December 12, 2016 and January 9, 2017 meetings the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

**Z-14-2016: 7936 Madison Street (Keefer);** The Board of Trustees approved an Ordinance granting special use approval to permit outside, overnight storage of five (5) delivery/service vehicles behind the building.

**V-06-2016: 7383 Madison Street (Gofis);** The Board of Trustees concurred with the Plan Commission relative to the lack of compliance with the standards for a zoning variation and approved an Ordinance denying this variation for a driveway gate. The Board of Trustees, however, determined that relief from the Zoning Ordinance was justified based on the Americans with Disability Act and the Fair Housing Act Amendments and approved a Resolution granting permission for a driveway gate for a temporary period of time (10 years). A copy of the Resolution is attached.

**Z-13-2016: Zoning Ordinance Text Amendment – Front Yard Walls and Monuments;** The Board of Trustees concurred with the Plan Commission and approved an Ordinance amending the Zoning Ordinance relative to permitted accessory structures for residential properties and in particular, regulations for architectural entrance structures, walls and masonry piers.

**Z-12-2016: 7600 and 7630 County Line Road (Med Properties Group);** The Board of Trustees concurred with the Plan Commission and approved Ordinances granting special use and variations for the proposed RIC medical building. Copies of the approved Ordinances are attached.

**V-07-2016: 15W241 81st Street (Paulan);** After amendments by the petitioner, the Board of Trustees directed staff to prepare an Ordinance approving the variation to increase the permitted rear lot coverage. The amendments included limiting the request to the driveway only (thus, reducing the rear lot coverage request from 45% to 38%) and a commitment that the driveway will utilize a permeable paver system.



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING TEMPORARY IMPROVEMENT(s)  
(7383 Madison Street – Gofis)**

**WHEREAS**, an application for a variation from the Village of Burr Ridge Zoning Ordinance (“Zoning Ordinance”) for the residential property located at 7383 Madison Street (“Property”) was filed with the Village by the owner of the Property (“Owner”); and

**WHEREAS**, the variations sought were to allow the construction of a driveway gate on a lot of 14,600 square feet in area rather than the required 2 acres under Section IV.I.12 of the Zoning Ordinance and to allow the gates to be located 3 feet from the front lot line rather than the required setback of 30 feet under the same Section IV.I.12 of the Zoning Ordinance; and

**WHEREAS**, said application was referred to the Zoning Board of Appeals of the Village and was processed under the standards and procedures established in accordance with the Zoning Ordinance; and

**WHEREAS**, said Zoning Board of Appeals of this Village held a public hearing on November 21, 2016 and determined that the Owner did not satisfy the standards for the grant of either of the requested variations under the Zoning Ordinance and recommended that the request for these variations be denied; and

**WHEREAS**, following said Zoning Board of Appeals meeting and its recommendation for denial to the Village Board of Trustees, the Owner also appeared before the Village Board of Trustees to request similar relief from the requirements of the Zoning Ordinance under the Americans With Disabilities Act and the Fair Housing Act Amendments based upon asserted limitations created by the requirements of the Zoning Ordinance on the reasonable use of the Property due to a disability of the Owner’s son; and

**WHEREAS**, after considering the considered report, findings, and recommendations of the Zoning Board of Appeals, the President and Board of Trustees agreed with the recommendation of the Zoning Board of Appeals, authorized the preparation of an ordinance denying the requested variations and approved said Ordinance; and

**WHEREAS**, after considering the Owner's information regarding his unique circumstances involving his Property, the Property location and the nature of his son's disability in relation to the requirements under the Americans With Disabilities Act and the Fair Housing Act Amendments ("ACTS"), the President and Board of Trustees determined that the relief requested by Owner was reasonably consistent with the requirements of the ACTS and determined to grant certain limited relief from the Zoning Ordinance for this Owner at this Property.

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

**Section 1:** That the above recitals are hereby restated and incorporated herein as the formal findings of the President and Board of Trustees.

**Section 2:** That although these requested variations do not qualify for relief under the Illinois and Village standards established in and required by the Zoning Ordinance, this President and Board of Trustees, after considering the information presented to the Zoning Board of Appeals and that information presented directly by the Owner to the Board of Trustees seeking relief under the Americans With Disabilities Act and the Fair Housing Act Amendments, the Owner is hereby granted limited temporary exceptions to Section IV.I.12 of the Zoning Ordinance to permit the construction of a driveway gate on a lot which does not meet the minimum size requirement of 2 acres and to allow the gates to be located up to 3 feet from the front lot line rather than the minimum required setback distance. These exceptions are granted subject to the following terms and conditions:

1. These exceptions are not granted under and do not constitute a zoning variation under the Zoning Ordinance of the Village of Burr Ridge but rather are granted solely to address certain requirements which appear to apply under the Americans with Disabilities Act and Fair Housing Act Amendments.
2. These exceptions shall be temporary, are unique to this Property and Owner, and do not grant or convey any rights which run with the land to subsequent owners or successors. Upon any transfer or sale of this Property, the driveway gates must first be removed. No subsequent owner will be allowed to continue the driveway gates on the Property and, if not removed prior to any sale or purchase or other use of this Property by a new occupant, the new owner or occupant will be fully responsible for immediate removal of the gates.



3. These exceptions for this Property shall last as long as the disability-based need of the Owner's son continues, but no longer than 10 years (whichever is sooner), and will automatically expire no later than 10 years from this approval. However, if the Owner continues to own the property after 10 years and can show that the disability-based need of the Owner's son continues, the Owner may petition the Village Board of Trustees for an extension to allow the gates to remain.
4. Upon the expiration of this approval, the Property Owner shall be responsible for the complete removal of the driveway gates. Failure to remove the gates shall render the Property Owner subject to citations for the violation of the Zoning Code of the Village.
5. If the Property is sold to another family with an autistic child with the same needs prior to the required removal of the driveway gates, the new owner is allowed to petition the Village Board of Trustees for an extension after 10 years to allow the gates to remain if required under federal law to address a need based on a similar disability.
6. This Resolution shall be recorded on the Property following its approval.

**Section 3:** This Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

**ADOPTED** this 9th day of January, 2017 pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me as Village President on this 9th day of January, 2017.

\_\_\_\_\_  
President

**ATTEST:**

\_\_\_\_\_  
Clerk

ORDINANCE NO. A-834-\_\_\_\_-16

AN ORDINANCE GRANTING SPECIAL USE APPROVALS PURSUANT TO THE  
BURR RIDGE ZONING ORDINANCE FOR FINAL PLAN APPROVAL AND TO  
PERMIT A MEDICAL OFFICE IN THE T-1 TRANSITIONAL DISTRICT

Z-12-2016: 7600-7630 County Line Road (Med Properties Group)

WHEREAS, an application for a special use for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on October 17, 2016, November 21, 2016, and December 5, 2016 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its



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

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

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

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

- A. That the Petitioner for the special use for the property located at 7600-7630 County Line Road, Burr Ridge, Illinois, is Med Properties Group (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section VII.B.8-10 for site, landscaping and building elevation plan approval and special use approval as per Section VII.C.2.i for the use of the property for a medical office.
- B. That the proposed building and site improvements are consistent in design and character with the requirements of the transitional district;

- C. That the use of the building for medical offices is consistent with other uses in this T-1 District and will not adversely impact adjacent residential uses.

**Section 3:** That special use approval as per Section VII.B.8-10 for site, landscaping and building elevation plan approval and special use approval as per Section VII.C.2.i for the use of the property for a medical office ***is hereby granted*** for the property commonly known as 7600-7630 County Line Road and identified by the Permanent Real Estate Index Numbers (PIN) of: 09-25-402-019 and 09-25-402-026.

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

- A. Development shall comply with the submitted site plan, landscaping plan and building elevations attached hereto as **Exhibit A** except as specifically modified herein.
- B. The fence on the rear lot line shall be a maintenance-free fence such as vinyl with the final design and material subject to staff review and approval.
- C. A sidewalk connection shall be provided between the building and the proposed public sidewalk.
- D. The design and location of the proposed public sidewalk shall be subject to staff review and approval and may include a railing between the sidewalk and detention pond if determined appropriate by staff.
- E. The materials, colors and final architectural details shall be subject to the review and approval of the Plan Commission. It is understood that the general architectural design shall be consistent with the approved plans referenced herein and that the final review shall not require legal notices for a formal public hearing. Such review and approval by the Plan Commission shall not be unduly conditioned or delayed.



- F. Final engineering plans shall be presented to the Plan Commission for public review prior to issuance of a building permit with the intent that stormwater facilities will be oversized to the extent reasonably possible. Final engineering plan review shall not require legal notices for a formal public hearing.

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

**PASSED** this 9<sup>th</sup> day of January, 2017, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED** by the President of the Village of Burr Ridge on this 9<sup>th</sup> day of January, 2017.

---

Village President

ATTEST:

---

Village Clerk

ORDINANCE NO. A-834-\_\_\_\_-16

AN ORDINANCE GRANTING VARIATIONS FROM THE VILLAGE OF BURR RIDGE ZONING ORDINANCE TO PERMIT THE CONSTRUCTION OF A PARKING LOT AND DUMPSTER ENCLOSURE 20 FEET FROM THE REAR LOT LINE RATHER THAN THE REQUIRED 30 FEET; TO PERMIT THE PARKING LOT AND SHARED ACCESS DRIVE WITHOUT THE REQUIRED 8 FOOT SETBACK FROM THE SOUTH SIDE LOT LINE; AND TO PERMIT A PARKING LOT DRIVE AISLE TO ENCROACH INTO THE FRONT YARD.

Z-12-2016: 7660-7630 County Line Road (Med Properties Group)

WHEREAS, an application for a variation from the Village of Burr Ridge Zoning Ordinance for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Zoning Board of Appeals of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Zoning Board of Appeals of this Village held a public hearing on the question of granting said zoning variation on October 17, 2016, November 21, 2016, and December 5, 2016, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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



**WHEREAS,** the Village of Burr Ridge Zoning Board of Appeals has made its report on the request for zoning variations, including its findings and recommendations, to this President and Board of Trustees; and this President and Board of Trustees has duly considered said report, findings, and recommendations.

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

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

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

- A. That the Petitioner for the variations for the property located at 7600-7630 County Line Road, Burr Ridge, Illinois, is Med Properties Group (hereinafter "Petitioner"). The Petitioner requests a variation

from Section XI.C.11.a(2)(a) to permit the construction of a parking lot and dumpster enclosure 20 feet from the rear lot line rather than the required 30 feet; a variation from Section XI.C.11.a(2)(c) to permit the parking lot and shared access drive without the required 8 foot setback from the south side lot line; and a variation from Section XI.C.8 to permit a parking lot drive aisle to encroach into the front yard.

- B. That the reduction of the 30 foot rear yard parking lot setback is based on existing conditions that include a cross access driveway with the property to the south and the addition of a solid fence that mitigates the need for additional screening for the residential properties to the west.
- C. That the reduction of the 8 foot setback along the south lot line is an existing condition that is necessary to maintain the shared parking spaces and shared driveway.
- D. That the encroachment of the drive aisle into the front setback is minimal and results from an odd angle on the front property line.

**Section 3:** That variations from Section XI.C.11.a(2)(a) to permit the construction of a parking lot and dumpster enclosure 20 feet from the rear lot line rather than the required 30 feet; a variation from Section XI.C.11.a(2)(c) to permit the parking lot and shared access drive without the required 8 foot setback from the south side lot line; and a variation from Section XI.C.8 to permit a parking lot drive aisle to encroach into the front yard **are hereby granted** for the property commonly known as 7600-7630 County Line Road and identified with the Permanent



Real Estate Index Numbers of 09-25-402-019 and 09-25-402-026.

Section 4: That approval of these variations is subject to compliance with the following conditions:

- A. Development shall comply with the submitted site plan, landscaping plan and building elevations attached hereto as Exhibit A except as specifically modified herein.
- B. The fence on the rear lot line shall be a maintenance-free fence such as vinyl with the final design and material subject to staff review and approval.
- C. A sidewalk connection shall be provided between the building and the proposed public sidewalk.
- D. The design and location of the proposed public sidewalk shall be subject to staff review and approval and may include a railing between the sidewalk and detention pond if determined appropriate by staff.
- E. The materials, colors and final architectural details shall be subject to the review and approval of the Plan Commission. It is understood that the general architectural design shall be consistent with the approved plans referenced herein and that the final review shall not require legal notices for a formal public hearing. Such review and approval by the Plan Commission shall not be unduly conditioned or delayed.
- F. Final engineering plans shall be presented to the Plan Commission for public review prior to issuance of a building permit with the intent that stormwater facilities will be oversized to the extent reasonably possible. Final engineering plan review shall not require legal notices for a formal public hearing.

Section 5: That this Ordinance shall be in full

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

**PASSED** this 9<sup>th</sup> day of January, 2017, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED** by the President of the Village of Burr Ridge on this 9<sup>th</sup> day of January, 2017.

---

Village President

ATTEST:

---

Village Clerk



01/09/2017

## Permits Applied For November 2016



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCMSC-16-331	11/03/2016	601 Burr Ridge Pkwy	LTF Construction Company, L	2902 Corporate Pl Chanhassen MN 55317	Commercial Miscellaneous
JDEK-16-332	11/04/2016	11413 Burr Oak Ln	Homeowner	Burr Ridge IL 60527	Deck Permit
JGEN-16-342	11/23/2016	11610 White Oak Ct	Thermflo	251 Holbrook Dr. Wheeling IL 60090	Generator
JGEN-16-343	11/18/2016	6679 Lee Ct	EMT Electrical Co.	6207 w. Cornelia Av. Chicago IL 60634	Generator
JPAT-16-340	11/16/2016	8363 County Line Rd	Creative Landscape Innovation	P.O. Box 98 Burlington IL 60109	Patio Permit
JPR-16-334	11/01/2016	ROWs Ck Cty Locations	Meade Electric	9550 W. 55th St. McCook IL 60525	ROW Permit
JPR-16-336	11/01/2016	144 Tower Dr	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	ROW Permit
JPS-16-335	11/08/2016	770 Village Center Dr.	Prodigy Lighting & Signs	3535 14th Av. Kenosha WI 53140	Sign Permit
JRAD-16-338	11/14/2016	204 W 59th St	Archadeck of Chicagoland	395 W. Northwest Hwy Palatine IL 60067	Residential Addition
JRAL-16-333	11/07/2016	3 Woodgate Dr	J. Jordan Homes, LLC	112 South Grant St. Hinsdale IL 60521	Residential Alteration
JRAL-16-337	11/14/2016	140 Carriage Way Dr. C123	Homeowner	Burr Ridge IL 60527	Residential Alteration
JRAL-16-345	11/28/2016	112 Carriage Way Dr.	Ruggiero's Custom Carpentry	7731 Lyman Av. Darien IL 60561	Residential Alteration
JRDB-16-330	11/03/2016	16W 341 93rd PL	Homeowner	Burr Ridge IL 60527	Residential Detached Building
JRDB-16-344	11/28/2016	7760 WOLF RD	Homeowner	Burr Ridge IL 60527	Residential Detached Building
JRSF-16-341	11/18/2016	1181 Secret Forest Dr.	New Line Design	19636 W. 97th Av Mokena IL 60448	Residential New Single Family

**TOTAL: 15**

01/09/2017

## Permits Issued November 2016



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-16-264	11/14/2016	8350 MADISON ST	Nafe Group, Inc.	200 W. Madison St. Chicago IL 60606	Com Alteration \$354,194	15,111
JCNC-16-177	11/14/2016	16W 301 91st St	Weis Builders	8420 W. Bryn Mawr Av Chicago IL 60631	Com New Construction \$22,127,360	176,534
JCNC-16-219	11/01/2016	100 Harvester Dr.	Prominence Hospitality Group,	1375 Remington Rd. Schaumburg IL 60173	Com New Construction \$8,530,044	62,957
JDEK-16-311	11/03/2016	8650 Crest Ct	Cedar Rustic Fence Co.	99 Republic Av. Joliet IL 60435	Deck Permit	
JGEN-15-215	11/04/2016	65 Cabernet Ct	JDS Home Builders, Inc	16W528 Bluff Rd Burr Ridge IL 60527	Generator	
JGEN-16-258	11/14/2016	202 Ambriance	Standa Construction, Inc.	1771 E. Toughy Av. Des Plaines IL 60018	Generator	
JPAT-16-252	11/04/2016	161 Carriage Way	Dave Lemons	17W054 Washington Bensenville IL 60106	Patio Permit	
JPAT-16-310	11/04/2016	5 Bay Rum Ct	Homeowner	Burr Ridge IL 60527	Patio Permit	
JPR-16-263	11/01/2016	8800 County Line Rd.	Ben Shipper	8800 County Line Rd. Burr Ridge IL 60527	ROW Permit	
JPR-16-295	11/01/2016	15W 611 79TH ST	Power Plumbing Heating & Co	8800 47th St. Brookfield IL 60513	ROW Permit	
JPR-16-312	11/08/2016	4 Marissa Ct	Frame Pro, Inc.	12896 Mayfair Dr Lemont IL 60439	ROW Permit	
JPR-16-327	11/14/2016	11309 W 72nd St	Irish Castle Paving	9723 S Kingsbury Ct Palos Hills IL 60465	ROW Permit	
JPR-16-329	11/01/2016	ROWs DuPage Locations	Meade, Inc.	9550 W. 55th St. La Grange IL 60525	ROW Permit	
JPR-16-334	11/08/2016	ROWs Ck Cty Locations	Meade Electric	9550 W. 55th St. McCook IL 60525	ROW Permit	
JPR-16-336	11/09/2016	144 Tower Dr	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	ROW Permit	
JPS-16-335	11/11/2016	770 Village Center Dr.	Prodigy Lighting & Signs	3535 14th Av. Kenosha WI 53140	Sign Permit	



01/09/2017

## Permits Issued November 2016



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRAL-16-242	11/14/2016	7856 Forest Hill Rd	BMF Remodeling	30 Stonehill Rd. Oswego IL 60543	Residential Alteration \$336,600	4,488
JRAL-16-269	11/03/2016	1545 Garywood Dr	American Inrepc	31W154 91st St. Naperville IL 60564	Residential Alteration \$62,775	837
JRAL-16-305	11/08/2016	15W 556 63RD ST	Silver Leaf Construction & Re	241 Frontage Rd., #45 Burr Ridge IL 60527	Residential Alteration \$4,500	60
JRAL-16-324	11/04/2016	39 Thornhill Ct.	Homeowner	Burr Ridge IL 60527	Residential Alteration \$60,000	800
JRAL-16-326	11/10/2016	6224 Elm St	Global Connection, Inc.	10115 Old Orchard Ct. Skokie IL 60076	Residential Alteration	
JRES-16-240	11/04/2016	7719 Hamilton Ave	Ray Mendez	7719 Hamilton Av Burr Ridge IL 60527	Residential Miscellaneous	
JTRLR-16-243	11/22/2016	100 Harvester Dr.	Prominence Hospitality Group,	1375 Remington Rd. Schaumburg IL 60173	Construction Trailer	
<b>TOTAL:</b>	<b>23</b>					

01/09/17

## Occupancy Certificates Issued November 2016



CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF16032	11/01/16	Paul & Sharon Stern	7512 Drew Ave
OF16035	11/16/16	Codilis & Associates	7040 High Grove Blvd
OF16036	11/21/16	Anthony Cassata	15W 20 91st ST
OF16037	11/21/16	Richard Kateley	6230 Elm St



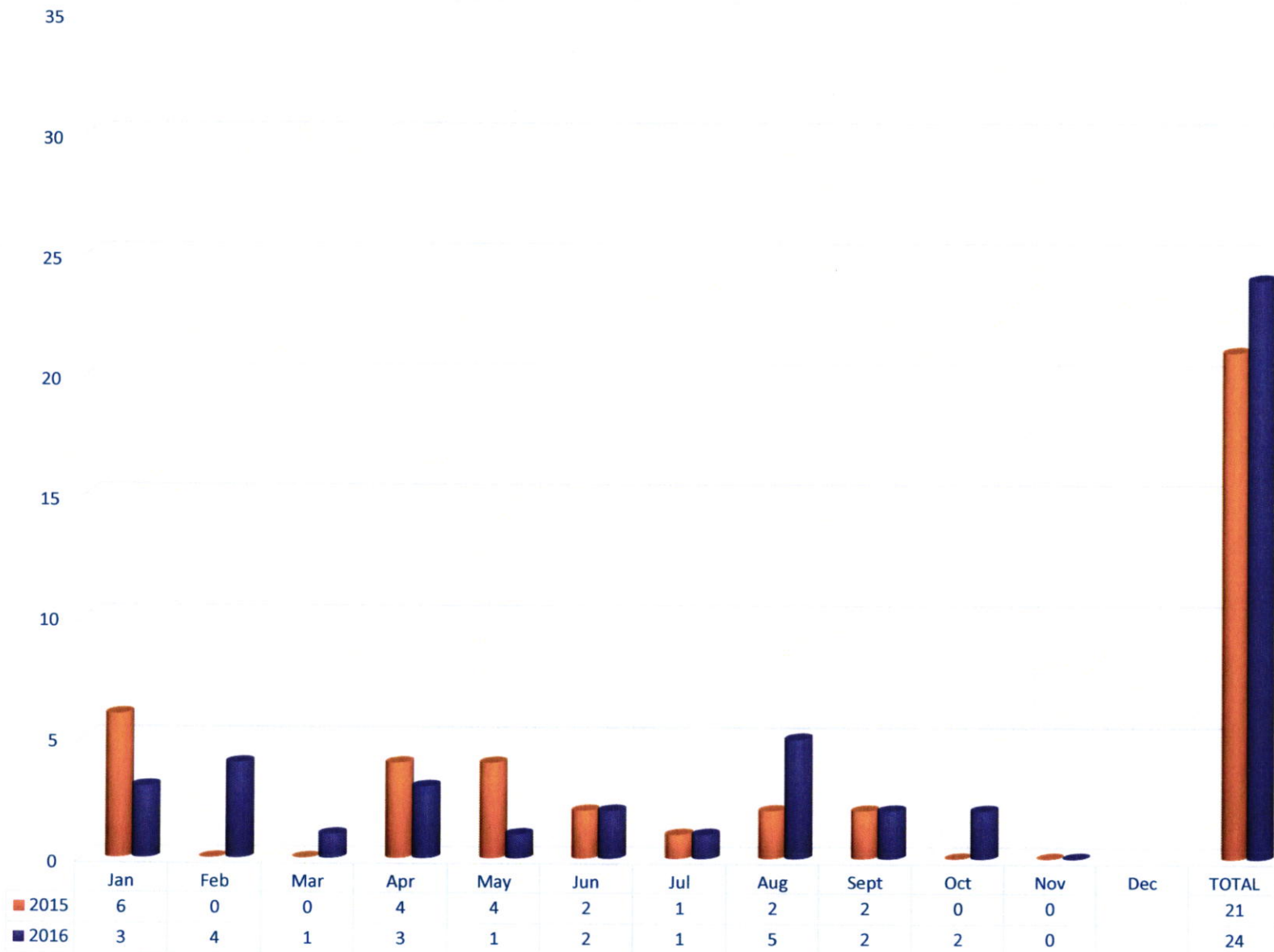
## MONTHLY SURVEY OF BUILDING PERMITS - 2016

(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	\$3,335,100	\$342,675		\$301,200	\$3,978,975
	[5]	[4]		[1]	
SEPTEMBER	\$1,638,600	\$419,775		\$838,961	\$2,897,336
	[2]	[7]		[2]	
OCTOBER	\$1,579,050	\$223,500		\$1,205,611	\$3,008,161
	[2]	[6]		[5]	
NOVEMBER		\$463,875	\$30,657,404	\$354,194	\$31,475,473
		[4]	[2] *	[1]	
DECEMBER					
<b>2016 TOTAL</b>	<b>\$17,220,600</b>	<b>\$4,146,750</b>	<b>\$30,769,904</b>	<b>\$6,645,557</b>	<b>\$58,782,811</b>
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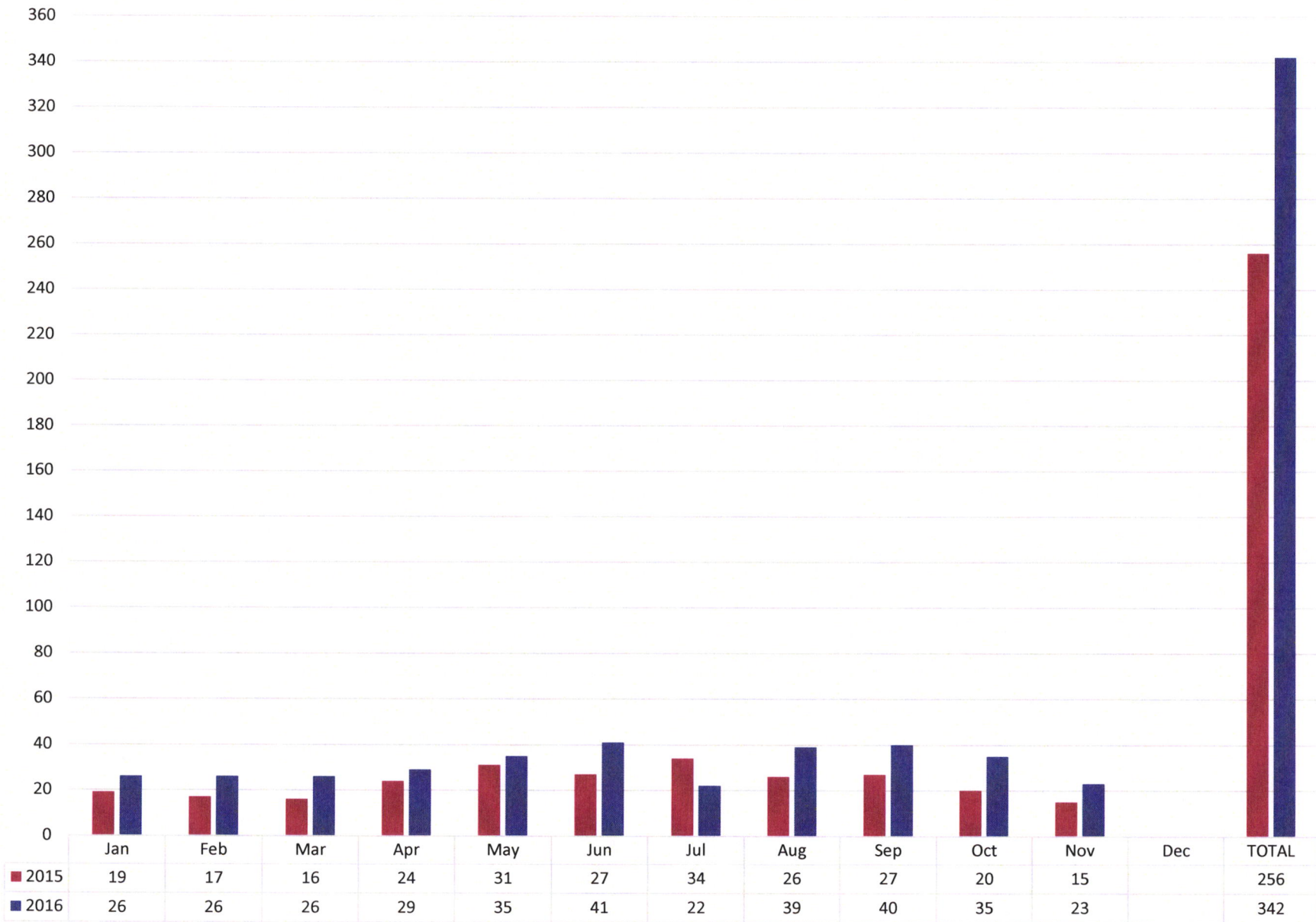
Note \* Construction Value: Hampton Inn & Suites \$8,530,044 and Spectrum Senior Living \$22,127,360.

## Village of Burr Ridge 2016 New Housing Starts Compared to 2015



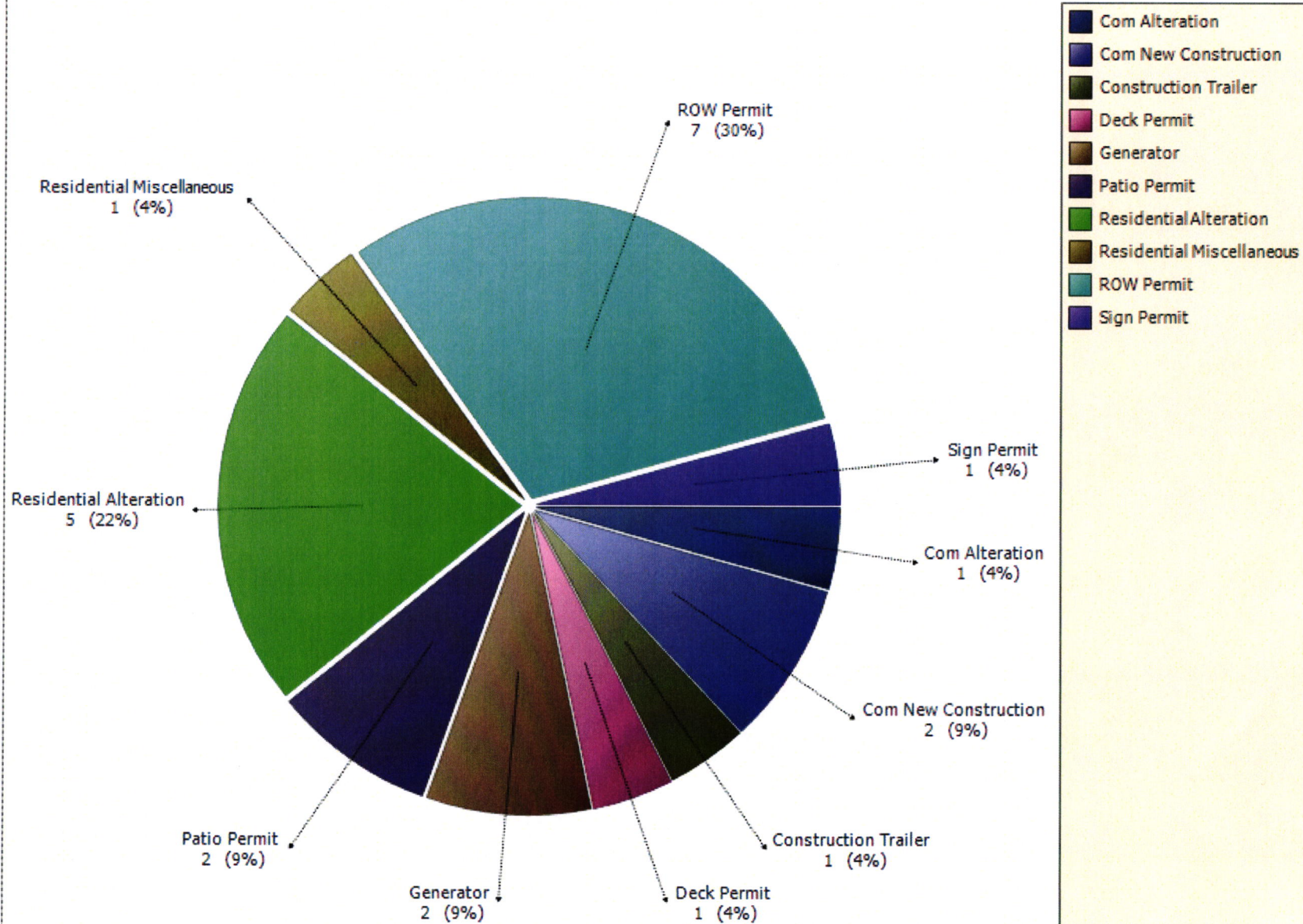


## Village of Burr Ridge Building Permits Issued 2016 Compared to 2015



## Breakdown of Permits by Project Type

## Permits by Type





01/09/2017

## Permits Applied For December 2016



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-16-350	12/02/2016	7900 Madison St	Korman Lederer Management	3100 Dundee Rd, Ste 116 Northbrook IL 60062	Com Alteration
JCDB-16-355	12/13/2016	7101 Garfield Av	Installation Services, Inc.	427 Borden Av. Sycamore IL 60178	Com Detached Building
JCPE-16-351	12/07/2016	114 Shore Dr	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Com Electrical Permit
JCPE-16-352	12/08/2016	7900 Madison St	Title Electric Company	3209 Doolittle Dr. Northbrook IL 60062	Com Electrical Permit
JDS-16-346	12/01/2016	6111 Madison St	Creber Construction Inc.	244 E Ogden Ave 111 Hinsdale IL 60521	Demolition Structure
JGEN-16-353	12/09/2016	15W 440 63rd St	Colm Connolly Builders, Inc.	12907 S. Ridgeland Av. Palos Heights IL 60463	Generator
JPCT-16-359	12/20/2016	16W 50 83rd ST	Casson-Mark Corporation	10515 Markison Rd. Dallas TX 75238	Cell Tower
JPR-16-354	12/12/2016	7101 Garfield Av	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	ROW Permit
JPS-16-356	12/14/2016	410 Village Center Dr.	Neon Art Sign	4752 N. Avers Chicago IL 60625	Sign Permit
JRAD-16-358	12/19/2016	8800 County Line Rd.	TBD		Residential Addition
JRAL-16-347	12/01/2016	223 Elm Ct	RMC Construction	1335 Highland Av Glendale Heights IL 60139	Residential Alteration
JRAL-16-348	12/02/2016	6224 Elm St	Global Connection, Inc.	10115 Old Orchard Ct. Skokie IL 60076	Residential Alteration
JRAL-16-357	12/16/2016	112 79th St	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRDB-16-349	12/02/2016	1141 Laurie Ln	Tuff Shed	11039 Gage Av. Franklin Park IL 60131	Residential Detached Building
JRPE-16-360	12/22/2016	1308 Laurie Ln	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit
JRSF-16-361	12/27/2016	11822 Crosscreek Ct.	Mike Glynn	11904 Heritage Dr. Burr Ridge IL 60527	Residential New Single Family

**TOTAL: 16**

## Permits Issued December 2016



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-16-314	12/15/2016	1200 Burr Ridge Pkwy	Philmac, Inc.	42 Hudson St. Annapolis MD 21401	Com Alteration	
JCA-16-350	12/20/2016	7900 Madison St	Korman Lederer Management	3100 Dundee Rd, Ste 116 Northbrook IL 60062	Com Alteration	
JCMSC-16-331	12/07/2016	601 Burr Ridge Pkwy	LTF Construction Company, L	2902 Corporate Pl Chanhassen MN 55317	Commercial Miscellaneous	
JDS-16-157	12/19/2016	7950 County Line Rd	Abraham Kiswani	7543 W. 99th St Bridgeview IL 60455	Demolition Structure	
JPR-16-325	12/12/2016	7845 Forest Hill Rd	Homeowner	Burr Ridge IL 60527	ROW Permit	
JPR-16-354	12/12/2016	7101 Garfield Av	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	ROW Permit	
JRAD-16-338	12/16/2016	204 W 59th St	Archadeck of Chicagoland	395 W. Northwest Hwy Palatine IL 60067	Residential Addition	
JRAL-16-317	12/08/2016	120 CARRIAGE WAY DR	TMC Contractors, Inc.	4450 Pershing Downers Grove IL 60515	Residential Alteration	
JRAL-16-323	12/06/2016	11801 German Church Rd.	Lamantia Construction	9100 Ogden Ave Brookfield IL 60513	Residential Alteration	
JRAL-16-333	12/08/2016	3 Woodgate Dr	J. Jordan Homes, LLC	112 South Grant St. Hinsdale IL 60521	Residential Alteration	
JRAL-16-345	12/12/2016	112 Carriage Way Dr.	Ruggiero's Custom Carpentry	7731 Lyman Av. Darien IL 60561	Residential Alteration	
JRDB-16-330	12/19/2016	16W 341 93rd PL	Homeowner	Burr Ridge IL 60527	Residential Detached Building	
JRDB-16-349	12/20/2016	1141 Laurie Ln	Tuff Shed	11039 Gage Av. Franklin Park IL 60131	Residential Detached Building	
JRPF-16-328	12/08/2016	5 Chippewa Ct	Barrington Pools, Inc	P.O. Box 3506 Barrington IL 60011-3906	Pool and Fence	

**TOTAL: 14**



01/09/17

## Occupancy Certificates Issued December 2016



CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF16038	12/02/16	Ted Leeper & Binda Gulati	65 Cabernet Ct
OF16039	12/16/16	Ronny & Rajnishpaul Kular	8332 Waterview Ct.
OF17043	12/30/16	Brookdale Senior Living, Inc.	6801 High Grove Blvd

## MONTHLY SURVEY OF BUILDING PERMITS - 2016

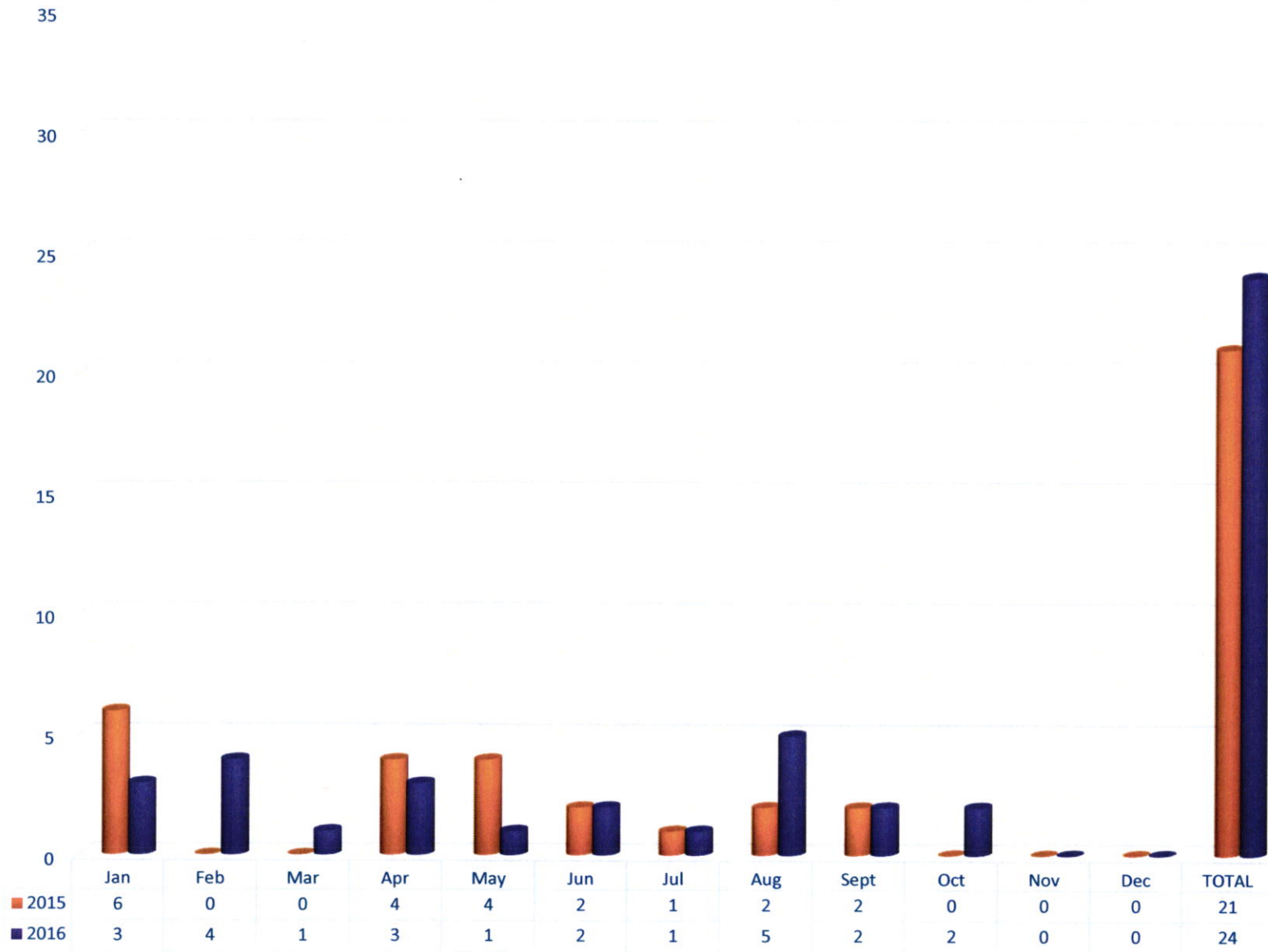
(Does not include miscellaneous Permits)

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	\$3,335,100	\$342,675		\$301,200	\$3,978,975
	[5]	[4]		[1]	
SEPTEMBER	\$1,638,600	\$419,775		\$838,961	\$2,897,336
	[2]	[7]		[2]	
OCTOBER	\$1,579,050	\$223,500		\$1,205,611	\$3,008,161
	[2]	[6]		[5]	
NOVEMBER		\$463,875	\$30,657,404	\$354,194	\$31,475,473
		[4]	[2] *	[1]	
DECEMBER		\$218,400		\$279,750	\$498,150
		[7]		[1]	
<b>2016 TOTAL</b>	<b>\$17,220,600</b>	<b>\$4,365,150</b>	<b>\$30,769,904</b>	<b>\$6,925,307</b>	<b>\$59,280,961</b>
	[24]	[59]	[3]	[23]	

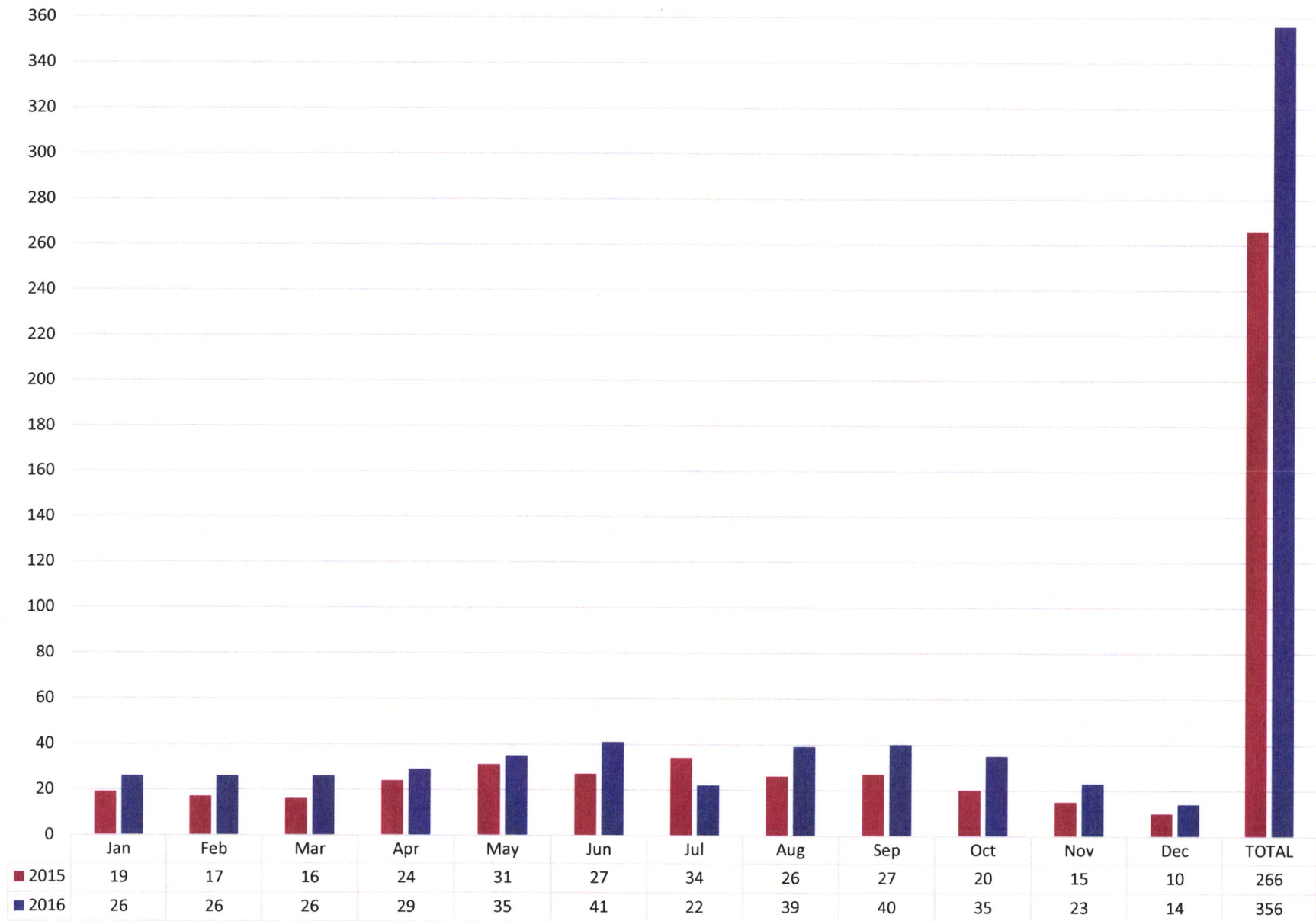
Note \* Construction Value: Hampton Inn & Suites \$8,530,044 and Spectrum Senior Living \$22,127,360.



## Village of Burr Ridge 2016 New Housing Starts Compared to 2015



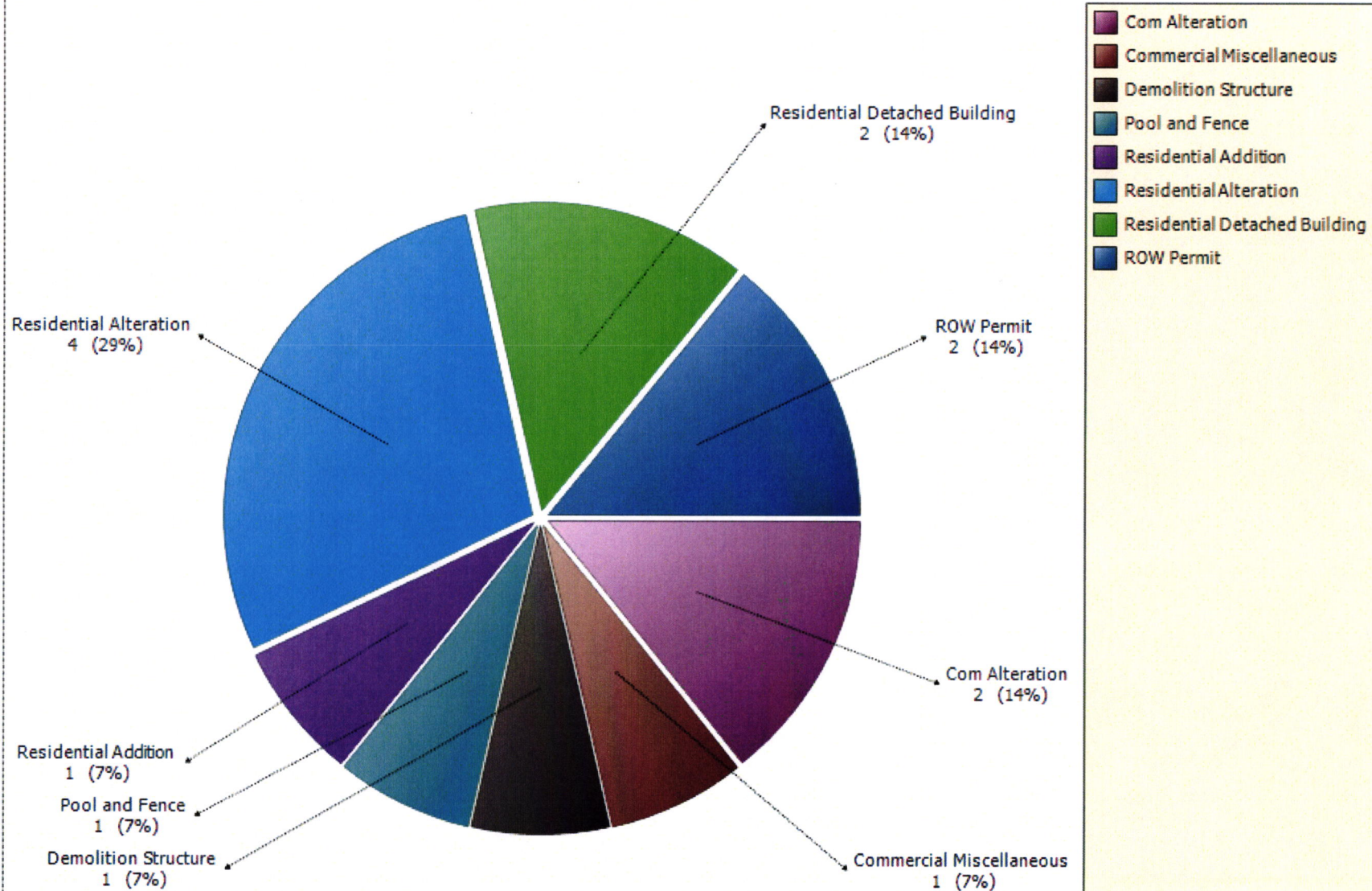
## Village of Burr Ridge Building Permits Issued 2016 Compared to 2015





## Breakdown of Permits by Project Type

## Permits by Type December 2016



01/09/2017

## New Single Family Permits Issued in 2016



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
J-16-160	08/17/2016	8025 Bucktrail Dr	McNaughton Brothers Constr	16W347 83rd St. Burr Ridge IL 60527	Residential New Single Family	\$581,850 3,879
JRSF-15-176	02/03/2016	6230 Elm St	Walz Builders	222 Willowood Dr. Oswego IL 60543	Residential New Single Family	\$479,100 3,194
JRSF-15-210	08/22/2016	9161 Garfield Av	RRK Builders, Inc.	909 Euclid Av. Elmhurst IL 60126	Residential New Single Family	\$502,050 3,347
JRSF-15-241	01/27/2016	8405 Oak Knoll Dr.	DiCosola Group LLC	2150 S. Canalport Chicago IL 60608	Residential New Single Family	\$1,052,700 7,018
JRSF-15-246	02/24/2016	15W 440 63rd St	Colm Connolly Builders, Inc.	12907 S. Ridgeland Av. Palos Heights IL 60463	Residential New Single Family	\$663,000 4,420
JRSF-15-257	01/28/2016	6545 Hillcrest Dr.	Global Development	1901 S. Calumet Av. Chicago IL 60616	Residential New Single Family	\$1,120,650 7,471
JRSF-15-260	02/17/2016	11561 W 87th St.	Seif Martini	9377 Madison St. Burr Ridge IL 60527	Residential New Single Family	\$796,500 5,310
JRSF-15-263	02/17/2016	11555 W 87th St.	Aspon Construction	323 W. North Hinsdale IL 60521	Residential New Single Family	\$869,400 5,796
JRSF-15-316	03/23/2016	8330 Fars Cove	A&E Luxury Homes	4995 Keller St. Lisle IL 60532	Residential New Single Family	\$891,600 5,944
JRSF-15-317	01/22/2016	15W 20 91st ST	Gander Construction	P O Box 437 Frankfort IL 60423	Residential New Single Family	\$449,250 2,995
JRSF-16-023	04/15/2016	28 Hidden Lake Dr	Dan Bryan	433 S Brunner St. Hinsdale IL 60521	Residential New Single Family	\$587,700 3,918
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
JRSF-16-039	04/11/2016	9141 Garfield Av	Overstreet Builders, Inc.	4327 Wingterberry Av Naperville IL 60564	Residential New Single Family	\$696,900 4,646
JRSF-16-049	04/29/2016	8321 Waterview CT	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family	\$604,800 4,032
JRSF-16-050	05/11/2016	8350 Waterview CT	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family	\$558,750 3,725
JRSF-16-058	06/23/2016	15W 305 91ST ST	Illinois Designers & Builders, I	7614 Linden Oak Darien IL 60561	Residential New Single Family	\$376,350 2,509



01/09/2017

## New Single Family Permits Issued in 2016



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRSF-16-159	08/17/2016	8050 Bucktrail Dr	McNaughton Brothers Constr	16W347 83rd St. Burr Ridge IL 60527	Residential New Single Family \$651,900	4,346
JRSF-16-161	06/10/2016	8332 Waterview Ct.	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family \$611,700	4,078
JRSF-16-162	08/23/2016	7785 Wolf Rd	Adam Lester	609 S. Oakwood Av Willow Springs IL 60480	Residential New Single Family \$596,400	3,976
JRSF-16-167	09/12/2016	15W 116 79TH ST	Riordan Signature Homes	P.O. Box 119 Western Springs IL 60558	Residential New Single Family \$945,600	6,304
JRSF-16-172	10/17/2016	68 Cabernet CT	Burdi Custom Builders, Inc	2609 35th St Oak Brook IL 60523	Residential New Single Family \$940,350	6,269
JRSF-16-226	08/30/2016	8030 Bucktrail Dr	McNaughton Brothers Constr	16W347 83rd St. Burr Ridge IL 60527	Residential New Single Family \$1,002,900	6,686
JRSF-16-247	10/24/2016	132 Ashton Dr.	A & E Luxury Homes	4995 Keller St Lisle IL 60532	Residential New Single Family \$638,700	4,258
JRSF-16-253	09/27/2016	8010 Bucktrail Dr.	Charleston Building & Develo	800 W. 5th Av. Naperville IL 60540	Residential New Single Family \$693,000	4,620
<b>TOTAL:</b>	<b>24</b>					

01/09/2017

## New Commercial Permits Issued in 2016



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JCNC-16-003	02/01/2016	7100 Grant ST	Power Engineering	2021 Midwest Road Oak Brook IL 60523	Com New Construction \$112,500 750
JCNC-16-177	11/14/2016	16W 301 91st St	Weis Builders	8420 W. Bryn Mawr Av Chicago IL 60631	Com New Construction \$22,127,360 176,534
JCNC-16-219	11/01/2016	100 Harvester Dr.	Prominence Hospitality Group,	1375 Remington Rd. Schaumburg IL 60173	Com New Construction \$8,530,044 62,957
<b>TOTAL:</b>		<b>3</b>			





Findings of Fact  
**Zoning Variation**  
Burr Ridge Zoning Ordinance

Address:

**V-07-2016: 15W241 81<sup>st</sup> Street (Paulan)**

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After due notice, as required by law, the Zoning Board of Appeals held a public hearing for the above referenced petition on December 5, 2016. As per Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance and as per the findings stated below, the Zoning Board of Appeals recommends denial of a request by Kenneth R. Paulan for a variation from Section IV.H.9.a of the Burr Ridge Zoning Ordinance to permit the combined horizontal area of all accessory buildings, structures and uses to be 45% of the rear yard rather than the maximum permitted area of 30% of the rear yard.

- 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 petitioner claimed hardship based on the location of the house at the extreme back of the property which causes the rear yard to be much smaller than is typical for a 2.5 acre property. However, the Zoning Board of Appeals determined that this condition did not rise to a level of hardship that would substantiate a variation.***

- 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.

***The Zoning Board of Appeals believes that the petitioner can make reasonable use of the property and comply with the maximum 30% rear yard lot coverage.***

- 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 Zoning Board of Appeals found that any hardship that existed resulted from the petitioner's decision to construct a large accessory building on the property. The size of the building used most of the allowable rear lot coverage. Thus, the hardship does not result from any pre-existing condition on the property.***

Approved January 16, 2017:

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Greg Trzupek, Chairman,  
Zoning Board of Appeals