



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

**February 6, 2017
7:30 P.M.**

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Mary Praxmarer**

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

II. APPROVAL OF PRIOR MEETING MINUTES

A. January 16, 2017 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. V-01-2017: 1333 Burr Ridge Parkway (In Site Real Estate); Variations and Findings of Fact; continued from January 16, 2017

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; and Section XI.C.11.a(3)b to reduce the required landscaping along the north perimeter of the parking lot.

B. Z-01-2017: 555 Village Center Drive (Cruickshank); Special Use and Findings of Fact

Requests special use approval as per Section VIII.C.2 of the Burr Ridge Zoning Ordinance and as per the Burr Ridge Village Center Planned Unit Development Ordinance No. A-834-10-05, for a Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine.

IV. CORRESPONDENCE

A. Board Report –January 23, 2017

B. Subdivision Report – February 2, 2017

V. OTHER CONSIDERATIONS

A. Z-12-2016: 7600 County Line Road (RIC); Final Stormwater and Architectural Plan Review

VI. FUTURE SCHEDULED MEETINGS

A. February 20, 2017: The following public hearings are scheduled:

- Z-02-2017: 15W069 and 15W081 91st Street (Pacocha); Rezoning upon Annexation
- Z-03-2017: 60 Shore Drive (Restani); Special Use – Automobile Sales

B. March 6, 2017: The filing deadline for this meeting is February 6, 2017.

VII. ADJOURNMENT

PLEASE NOTE: All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their February 13, 2017 Regular Meeting beginning at 7:00 P.M. Chairman Trzupek is the Plan Commission representative for the February 13, 2017 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
JANUARY 16, 2017

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.

Vice Chairperson Praxmarer stated that tonight was Commissioner Grela's last meeting as a member of the Plan Commission. She noted that he has served as a Commissioner, Chairman and as a Trustee for 19 years and thanked him for his service to the Village.

A **MOTION** was made by Vice Chairperson Praxmarer and **SECONDED** by Commissioner Stratis to appoint Commissioner Grela as honorary Chairperson for tonight's meeting. The **MOTION CARRIED** by a unanimous 6 to 0 voice vote of the Plan Commission.

Chairman Grela asked Mr. Pollock to call the roll.

ROLL CALL was noted as follows:

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

ABSENT: 2 – Grunsten and Trzupek

Also present was Community Development Director Doug Pollock. In attendance was Trustee Diane Bolos.

II. APPROVAL OF PRIOR MEETING MINUTES

Commissioners Grela and Scott said that the draft minutes from the December 5, 2016 minutes did not indicate they were absent.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to approve the minutes of the December 5, 2016 Plan Commission meeting subject to the correction noted herein.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 2 – Grela and Scott

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

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

V-01-2017: 1333 Burr Ridge Parkway (InSite Real Estate); Variation and Findings of Fact

Chairman Grela stated that there was a request by the petitioner for a continuance to the February 6, 2017 meeting. As this was a first request, he said that the rules require this request to be honored.

Chairman Grela asked if there was anyone in attendance to speak. There were several people in the audience who raised their hand. Chairman Grela suggested that they attend the February 6 meeting but that if they prefer to go on record at this time, he would allow it. No one requested to speak.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to continue **V-01-2017** to the February 6, 2017 meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

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

As directed by Chairman Grela, Mr. Pollock described this request as follows: 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. 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.

Mr. Pollock said that the minutes from those hearings were provided with the agenda packet for tonight's hearing and incorporated by reference into the evidence for this amendment.

Chairman Grela asked for public comments and questions. There were none.

Chairman Grela said he talked with Chairman Trzupek about this amendment. He said that Chairman Trzupek said he was not in favor of this amendment until there is a solid proposal for development. He cited the staff summary which reports that David Weekley Homes decided not to pursue final PUD approval for their proposed subdivision.

Commissioner Stratis said he agreed that we should wait for a new developer. He said if we change the Comp Plan to residential for this property, it would encourage only residential marketing of the property. He acknowledged that it is unlikely that an office use would come forward but he does not want eliminate that possibility.

Commissioner Hoch asked how long the developer has to submit final plans. Mr. Pollock said the preliminary PUD approval is good for one year and expires if final plans are not submitted within that time. Mr. Pollock added that the zoning runs with the land and that any developer could come forward with final PUD plans within that time frame.

Commissioner Scott said it is apparent that the market is for residential but he sees no benefit of proceeding given the status of the original developer. He said waiting for the Comp Plan amendment would leave the door open a bit for an office development.

Commissioner Praxmarer said she sees no reason to proceed at this time. In response to Commissioner Praxmarer, Mr. Pollock said he anticipates another developer coming forward very soon with either final PUD plans or a revised preliminary plan.

Commissioner Broline confirmed that any developer would have to come before the Plan Commission with either final PUD plans based on the preliminary PUD plan approval or to request revisions to the preliminary PUD plans.

Chairman Grela said that he wanted the Village Board to consider this Comp Plan amendment before the zoning change but was told that was not practical given the pending request from Weekley Homes. He said he would prefer to wait now as this does not seem to be critical to act at this time.

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

At 7:50 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to close the hearing for PC-10-2016.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees table consideration of this amendment to an indefinite date with new notices to be provided.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

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

As directed by Chairman Grela, Mr. Pollock described this request as follows: In response to industry trends for smaller cellular antennas located in larger numbers and on new and existing utility poles in public rights of way, the Board of Trustees recently amended the Municipal Code relative to regulations for personal wireless service facilities located in the public right of way. In order to ensure that these same regulations are imposed within State and County rights of way, an amendment to the Zoning Ordinance 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.

Chairman Grela asked if there was a picture of a small cell antenna. Commissioner Stratis shared a picture from his phone.

Chairman Grela asked if there was anyone in the audience with questions or comments.

Mr. Mark Thoma, 7515 Drew Avenue, said that the antennas can be visually obtrusive. He said they have a large equipment cabinet hung on the pole plus one or more antennas. He suggested that it was appropriate to keep them away from residences.

Chairman Grela asked if the 100 foot separation in the municipal code was 100 feet from property lines or from the house. Mr. Pollock said the regulations state 100 feet from the building.

Chairman Grela asked for comments from the Plan Commission.

Commissioner Scott agreed that the Village should do whatever we can but said it may be that the State overrules any local regulations. He said that the 100 foot separation is not much and maybe it should be 200 or 300 feet.

Commissioner Praxmarer asked if these small cell antennas would serve a need for residents. Commissioner Hoch said there are spots in the Village with poor service and that may benefit from the small cell antennas. Mr. Pollock said that the small cell antennas would be allowed and that these regulations are intended to make sure they are reasonably regulated.

Mr. Pollock added that this is a new and emerging technology and the Village Board viewed the adoption of the regulations as a place holder that would ensure we have something to regulate the antennas. He said the Board and staff realize that these regulations may need to be modified as the industry progresses.

Commissioner Hoch asked if it would be appropriate to recommend that the 100 feet separation be increased. Mr. Pollock said that the specific regulations are in the Municipal Code. He suggested that the Plan Commission let the Board know its concerns with the 100 foot separation but not recommend any specific changes at this time.

Commissioner Stratis said that he was generally satisfied with the regulations in place in the municipal code. He said he understands there may be a need to increase the 100 foot separation but that since this is part of a model code it may be best to leave it at 100 feet for now. He also mentioned that the transformers for the antennas can make noise. Commissioner Stratis also asked if there was a potential for a company to capture a monopoly in a town by obtaining locations that preclude other companies.

Chairman Grela asked if there was any radiation or noise emitted by the transformers or antennas. He said that since the Board had already approved the municipal code amendment, he presumes that they have discussed these issues.

Ms. Alice Krampits, 7515 Drew Avenue, asked about removal of antennas if they are abandoned.

Mr. Pollock said that he would summarize all of the Plan Commission comments in the recommendation to the Village Board.

At 8:07 p.m. a **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Scott to close the hearing for Z-15-2016.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees approve Z-15-2016 as submitted.

ROLL CALL VOTE was as follows:

AYES: 6 – Scott, Hoch, Stratis, Praxmarer, Broline, and Grela
NAYS: 0 – None

IV. CORRESPONDENCE

Commissioner Hoch asked about the Board's approval of V-07-2016 for the property at 15W241 81st Street. She asked if the Board received the minutes from the Plan Commission hearing and understood that there were neighbors opposed to the variation and that the Commission determined the hardship was self-imposed.

Mr. Pollock said that the Board did receive minutes and a summary of the Plan Commission recommendation. He said that the petitioner amended the request before the Board to reduce the variation for rear lot coverage to 38% which included the driveway only and to commit that the driveway would use a permeable paver system. He said that the Board indicated that the hardship was based on the relative small size of the rear yard compared to the large size of the lot.

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 Scott to approve the findings of fact as prepared by staff for denial of V-06-2016.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Scott, Hoch, Praxmarer, and Broline
NAYS: 0 – None
ABSTAIN: 1 - Grela

MOTION CARRIED by a vote of 5-0.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock referenced future meetings scheduled for February 6 and February 20, 2016.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to **ADJOURN** the meeting at 8:21 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:21 p.m.

Respectfully
Submitted:

February 6, 2017

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; and Section XI.C.11.a(3)b to reduce the required landscaping along the north perimeter of the parking lot.

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: February 6, 2017, continued from January 16, 2017

GENERAL INFORMATION

Petitioner: Burr Ridge Parkway Limited Partnership

Property Owner: Burr Ridge Parkway Limited Partnership

Petitioner's Status: Property Owner

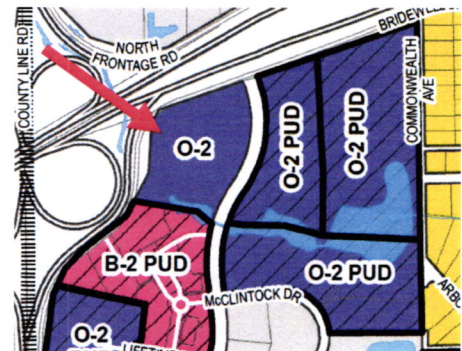
Land Use Plan: Recommends Office Use

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.

The public hearing was scheduled for January 16, 2017 but continued to the February 6, 2017 meeting. The petitioner also amended the request to delete three variations (see additional information below).

Zoning History

The following is a summary of zoning and permit history relevant to this request:

- In 1982, parking lot design variations were granted for this property and other properties in the Burr Ridge Corporate Park. A copy of the 1982 Ordinance is attached (A-25-7-82). Applicable to this request, the 1982 variations permit parking spaces to be 8.5' feet with 25 foot drive aisle and permit landscaping islands to be 4 feet wide. Current standards require 9 foot wide spaces with a 24 foot wide aisle and 9 foot wide landscaping islands. After consultation with the Village Attorney, it was determined that these variations run with land and remain applicable to this property. *Based on the 1982 variation, the petitioner has withdrawn the variations for the width of the parking stalls and landscaping islands.*
- In 1990, variations (Ordinance # A-454-2-90) were granted 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. These variations also run with the land but their approval was limited to a specific site plan. Thus, the 1990 variation does not permit the proposed expansion of the parking lot.
- 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.
- In 1992, a permit was issued for the construction of the building.

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...". Staff has marked lines on the landscaping plan to more clearly show the expanded parking lot area. A copy of that sketch is attached.

Since the continuation of the public hearing on January 16, 2017, the petitioner has submitted revised plans and has withdrawn three of the requested variations. The revised plans are attached. The variations and amendments are summarized below.

- 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 closer to the front lot line than the building. 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.
- The petitioner requests a variation to reduce the required landscaping along the north side of the parking lot with the intent of moving some of the required plantings to the east side of the parking lot adjacent to Burr Ridge Parkway. The Zoning Ordinance requires continuous plantings and/or a berm at least five (5) feet high along the entire perimeter of the parking lot. The east and west lot lines have a berm and landscaping that will satisfy the 5 foot screening requirement.
- *The petitioner has withdrawn the request to permit parking lot light poles in excess of the maximum permitted height of 20 feet. The existing 35 foot light poles will be replaced with 20 foot poles and all new poles will comply with the maximum permitted height of 20 feet.*
- *As noted above, the petitioner has withdrawn the variation for the width of the parking spaces. The proposed parking spaces are 8.5' in width with a 25 foot aisle as per the 1982 variation.*
- *As noted above, the petitioner has withdrawn the variation for the width of the parking lot landscape islands. The proposed parking lot landscape islands will be 6 feet wide exceeding the 4 foot minimum allowed by the 1982 variation.*

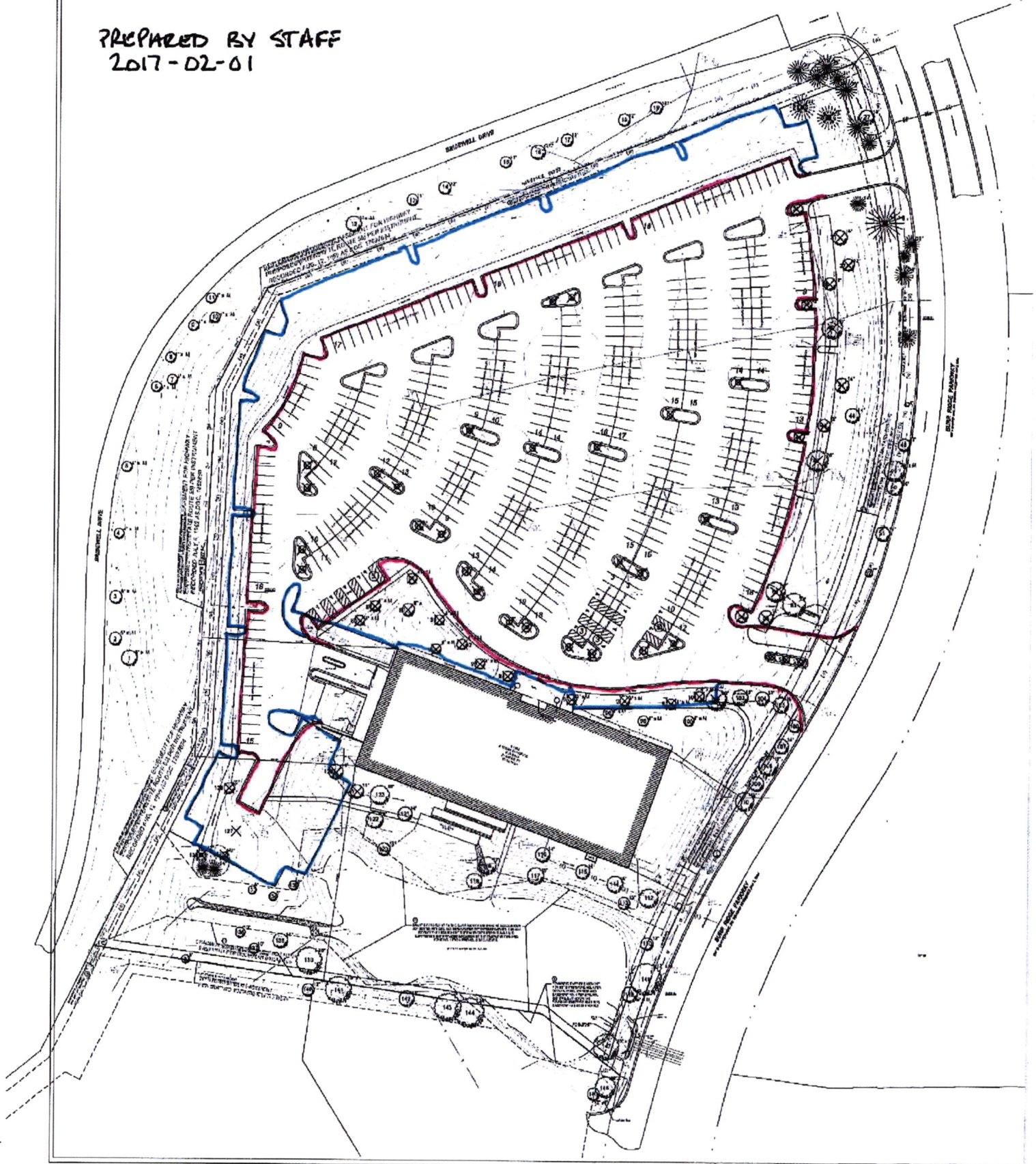
Findings of Fact

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.

EXISTING —

PROPOSED —

PREPARED BY STAFF
2017-02-01



InSite Real Estate, LLC
1400 16th Street, Suite #300
Oak Brook, Illinois 60523
630.617.9100 main line
630.617.9120 fax

InSite

TRANSMITTAL

Date:	February 1, 2017	Sent Via:	PERSONAL DELIVERY
To:	DOUG POLLOCK	Phone #:	630.654.8181
Company / Address:	VILLAGE OF BURR RIDGE 7660 COUNTY LINE ROAD BURR RIDGE, IL		
From:	BOB SCHMUDE	Direct Line:	630.617.9143
Re:	PETITION APPLICATION FOR PUBLIC HEARING 1333 Burr Ridge Parkway, Burr Ridge, IL		

Enclosed herewith are the following documents:

Qty.	Date	Description
25	1/31/17	COVER LETTER
25	12/19/16	COMPLETED PETITION FOR PUBLIC HEARING
25	1/31/17	FINDINGS OF FACT
25	12/16/16	COMPLETED PUBLIC HEARING SUBMITTAL CHECKLIST
25	12/19/16	PUBLIC HEARING FEE AND PUBLIC NOTICE SIGN FEE
25	12/16/16	MAILING LABEL AND SIGNED AFFIDAVIT VERIFYING ACCURACY
25	11/4/16	PROOF OF OWNERSHIP – CURRENT TITLE COMMITMENT
25	12/19/16	CONSENT TO INSTALL PUBLIC NOTICE SIGN
25	11/11/16	NOTIFICATION AND RESPONSE FROM IDNR
25	12/8/16	NOTIFICATION AND RESPONSE FROM WILL-SO. COOK SWCD
25	1/20/17	PARKING STUDY BY KLOA, INC.
25	12/16/17	PLAT OF SURVEY BY V3
25	1/31/17	SITE AND ENGINEERING PLAN BY V3
25	1/31/17	LANDSCAPING PLAN BY HITCHCOCK

Comments:

Please contact me at 630-617-9143 if you have any questions or require any additional information ahead of the February 6th Planning Commission meeting.

BURR RIDGE PARKWAY LIMITED PARTNERSHIP
c/o InSite Real Estate, LLC



Robert Schmude

Day Robert & Morrison, P.C.

ATTORNEYS AT LAW

300 E. 5th Avenue
Suite 365
Naperville, Illinois 60563
630-637-9811
Fax 637-9814
www.drm.law

SCOTT M. DAY
RACHEL K. ROBERT
CHRISTINA M. MORRISON

ROBERT G. BLACK
KELLI M. SMITH
Of Counsel

January 31, 2017

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

*RE: V-OA-2017
Burr Ridge Parkway Ltd. Partnership
c/o InSite Real Estate, LLC*

Dear Mr. Pollock:

Our office represents the Petitioner in Variance Application #V-01-2017. Our client owns and manages the office building commonly known as the McGraw Hill Building.

On December 16, 2016, the Petitioner filed an application for six separate variations from the Village Zoning Ordinance. This application was processed and reviewed by the Village staff and various Village departments. Following proper notice, the variance requests were scheduled for public hearing before the Village Plan Commission/Zoning Board of Appeals on January 16, 2017.

Petitioner requested that the public hearing be continued to February 6, 2017, and the continuance was granted. In the interim, Petitioner has completed additional research and planning, which has allowed for a significant reduction in the relief requests from the Village Zoning Ordinance.

Six variations were originally requested. Attached to this cover letter is a Revised Application, and as of the date of this submittal, only the following three variations are requested:

1. Section XI.C.8 to permit parking to extend beyond the established minimum from building setback. The northeast corner of the building establishes the front setback of the building and the parking encroaches beyond that setback line.

2. Section XI.C.8 to permit the expansion of parking in a required corner side yard (north lot line).

3. Section XI.C.11.A(3)(B) to reduce the required landscaping at the perimeter of a parking lot along the north lot line.

The following three variations have been withdrawn for the following reasons:

1. 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.

Reason for withdrawal: Further research of public record uncovered Ordinance A-25-7-82 which was unanimously approved by the Village of Burr Ridge on May 4, 1982. In addition to other matters, this ordinance establishes specific parking standards for the subject property. This ordinance expressly permits the development of the subject parking lot with parking stalls 8'6" in width on 25' aisles. Petitioner therefore waived the variance request for 8'3" stalls and 24' aisles, and has elected to comply with the 8'6" code and 25' aisles.

2. Section XI.C.11.b(2) to permit parking lot landscaping islands to be less than the required 9 x 18 feet.

Reason for withdrawal: Further research of public record uncovered Ordinance A-25-7-82 which was unanimously approved by the Village of Burr Ridge on May 4, 1982. In addition to other matters, this ordinance establishes specific parking standards for the subject property. This ordinance expressly permits parking landscape islands of as little as 4' in width. Petitioner needs no variation for landscape island width as all proposed landscape islands meet or exceed the 4' minimum width of the ordinance.

3. Section XI.C.9c(2) to permit parking lot light standards in excess of 20 feet in height.

Reason for withdrawal. Petitioner's construction consultants have, upon further review, concluded that the existing 37' light standards present sufficient signs of wear and aging that uniform replacement with code compliant light standards is advisable. This variation is simply withdrawn.

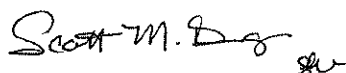
Mr. J. Douglas Pollock, AICP

Page 3

January 31, 2017

With these changes, the Revised Application is attached. The Petitioner looks forward to the public hearing on the remaining three variations on February 6, 2017.

Very truly yours,

A handwritten signature in cursive script that reads "Scott M. Day". The signature is written in dark ink and includes a small flourish at the end.

Scott M. Day

SMD/ljk

Enclosure

c: Bob Schmude
 Gerry Kostelny
 Caroline Kostelny



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: bachmude@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.11.A(3)(B) to reduce the required landscaping at the perimeter of a parking lot along the north lot line.



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. **Responses to each finding follow in bold print for each of the three variations requested.**

- 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.
1. 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.

The subject site has an exceptionally irregular lot line. This lot line drives the unique hardship associated with the side yard to be established along Burr Ridge Parkway.

Village staff have established the Burr Ridge Parkway side yard by utilizing the northeast corner of the existing structure, rather than the southeast corner. Because the northeast corner of the existing structure is setback 80 feet from Burr Ridge Parkway, staff has determined that the yard requirement running parallel to Burr Ridge Parkway would be 80 feet setback from the lot line.

Utilizing this measurement, the entire southeast wall of the existing office building would potentially be in violation of the yard requirement as defined by the Burr Ridge code. This is due to the fact that the existing building does not run directly parallel to Burr Ridge Parkway, but rather angles towards Burr Ridge Parkway until at the southeast corner of the building it is within 60 feet of the lot line.

If the Village were to utilize the southeast corner of the existing structure to define the yard, a 60 foot side yard which is proposed by the applicant would be in full compliance with the code. Utilizing this measurement, the entire building would be code-compliant with respect to the setback. Essentially utilizing the typical methodology for establishing the Burr Ridge lot line creates an 80 foot yard and potentially renders the entire southeast building wall to be non-compliant.

Thus, granting the variation would utilizing a different measurement, but would render the entire building to be code-compliant, and would allow additional parking due to the fact that the side yard would be 60 feet off of Burr Ridge Parkway rather than 80 feet as is currently measured by the code.

2. Section XI.C.8 to permit the expansion of parking in a required corner side yard (north lot line).



Findings of Fact

Variation from the Village of Burr Ridge Zoning Ordinance

Nearly the entire parking lot of the existing structure is technically within a corner side yard as defined by the Village code. Per previous findings of the Village Board, without granting a variation to allow parking in this side yard, essentially this site with the existing building could not be occupied, or adequately parked in any way. This is due to the fact that the vast majority of all code-compliant parking for this property is located in a corner side yard.

This specific variation was previously requested in 1990, and granted by the Village Board. Essentially applicant is asking for the exact same findings that were previously adopted by the Village Board in 1992 when granting an identical variation.

3. Section XI.C.11.A(3)(B) to reduce the required landscaping at the perimeter of a parking lot along the north lot line.

Applicant is actually capable of planting adequate screening along the north property line. But doing so is non-productive, due to the fact that any landscaping planted on the north property line would actually be screening only a frontage road, and a regional limited access expressway. As such, screening at this location benefits neither the applicant, nor the Village.

As an alternative, applicant proposes that the same landscaping budget necessary to complete code-compliant landscaping on the north property line be reallocated to allow new landscaping for the Burr Ridge Parkway property line. A variation issued by the Village would be necessary to eliminate the non-productive screening on the north property line. By placing landscaping along Burr Ridge Parkway the variation would benefit both the applicant as this is the principal entryway into the site, and also the Village and adjacent property owner.

- 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.

1. 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.

See a(1) above. Further, without utilizing the aforementioned measurement tool to establish a 60 foot setback, the subject property would be forced to be under parked for purposes of contemporary office use standards.

2. Section XI.C.8 to permit the expansion of parking in a required corner side yard (north lot line).

See a(2) above.

3. Section XI.C.11.A(3)(B) to reduce the required landscaping at the perimeter of a parking lot along the north lot line.



Findings of Fact

Variation from the Village of Burr Ridge Zoning Ordinance

See a(3) above.

- 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.

1. 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.

See a(1) above. Furthermore, it is submitted by applicant that there is not another similarly shaped property, with three frontages anywhere in the Village.

2. Section XI.C.8 to permit the expansion of parking in a required corner side yard (north lot line).

See a(2) above.

3. Section XI.C.11.A(3)(B) to reduce the required landscaping at the perimeter of a parking lot along the north lot line.

See a(3) above.

- 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.

1. 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.

See a(1) above.

2. Section XI.C.8 to permit the expansion of parking in a required corner side yard (north lot line).

See a(2) above.

3. Section XI.C.11.A(3)(B) to reduce the required landscaping at the perimeter of a parking lot along the north lot line.

See a(3) above.

- 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.



Findings of Fact

Variation from the Village of Burr Ridge Zoning Ordinance

1. 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.

See a(1) above.

2. Section XI.C.8 to permit the expansion of parking in a required corner side yard (north lot line).

See a(2) above.

3. Section XI.C.11.A(3)(B) to reduce the required landscaping at the perimeter of a parking lot along the north lot line.

See a(3) above.

- 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.

1. 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.

See a(1) above.

2. Section XI.C.8 to permit the expansion of parking in a required corner side yard (north lot line).

See a(2) above.

3. Section XI.C.11.A(3)(B) to reduce the required landscaping at the perimeter of a parking lot along the north lot line.

See a(3) above.

- 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.



Findings of Fact

Variation from the Village of Burr Ridge Zoning Ordinance

1. 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.

See a(1) above. Furthermore, most of the neighboring properties along Burr Ridge Parkway have their parking setback 60 feet off of the lot line. As such, failure to grant the setback variation as requested would actually be a deviation from the norm of the neighborhood. Granting the variation would be consistent with the neighboring properties, and provide a consistent parking setback off of the Burr Ridge Parkway.

2. Section XI.C.8 to permit the expansion of parking in a required corner side yard (north lot line).

See a(2) above. Furthermore, granting the variation would be consistent with the way this particular parcel has been parked for decades. Denial of the variation would render the entire parking lot north of the existing structure to be unusable.

3. Section XI.C.11.A(3)(B) to reduce the required landscaping at the perimeter of a parking lot along the north lot line.

See(a)3 above. Furthermore, the property owner do east of the subject site would be directly benefited by the landscaping variance proposed.

- 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.

1. 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.

See a(1) above.

2. Section XI.C.8 to permit the expansion of parking in a required corner side yard (north lot line).

See a(2) above.

3. Section XI.C.11.A(3)(B) to reduce the required landscaping at the perimeter of a parking lot along the north lot line.



Findings of Fact

Variation from the Village of Burr Ridge Zoning Ordinance

See a(3) above.

- 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.

1. 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.

See a(1) above. Furthermore, the specific provisions of the comprehensive plan related to the subarea plan for this business park are directly served by the variation if granted.

2. Section XI.C.8 to permit the expansion of parking in a required corner side yard (north lot line).

See a(2) above. Furthermore, the specific provisions of the comprehensive plan related to the subarea plan for this business park are directly served by the variation if granted.

3. Section XI.C.11.A(3)(B) to reduce the required landscaping at the perimeter of a parking lot along the north lot line.

See a(3) above. Furthermore, the specific provisions of the comprehensive plan related to the subarea plan for this business park are directly served by the variation if granted.

12/16/16



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

Public Hearing Submittal Checklist

All petitions must be accompanied by the supporting documents listed below unless otherwise indicated by the Village Staff. Petitions that do not provide all of the required documents will be considered incomplete and will not be scheduled for a public hearing.

- ☒ Completed Petition for Public Hearing; typewritten or printed
- ☒ Public Hearing Fee and Public Notice Sign Fee
- ☒ Mailing labels with the names and addresses of owners and Permanent Index Numbers of all properties within 750 feet of the subject property with affidavit verifying accuracy
- ☒ Proof of Ownership; including disclosure of beneficial interest (if in land trust) and authorization to represent owner if the petitioner is not the property owner
- ☒ 25 sets (plus one 11"x17" reduced set if scaled drawings exceed 11 x 17) of the following plans:
 - ☒ Plat of Survey; showing all existing conditions
 - ☒ Site Plan; drawn to an Engineer's scale between 1"=10 and 1"=50' showing all existing and proposed site improvements and changes.
 - ☒ Landscape Plan; drawn to the same scale as the Site Plan and including the size, species, location, and planting details of all existing and proposed landscape materials plus any landscape appurtenances such as retaining walls, fences, walks, etc.
 - ☒ Building and Sign Elevations; scale drawings or renderings of proposed buildings and signs as determined appropriate
- ☒ Findings of Fact; Petitioners written response to each of the findings
- ☒ Public Notice Sign Consent Form; authorization from the property owner to install public notice sign on the property
- ☒ Copy of Notification to the Illinois Department of Natural Resources; regarding the Endangered Species Consultation Program
- ☒ Copy of Notification to the Soil and Water Conservation District; Kane-DuPage or Will-South Cook, as applicable
- ☒ Additional documents and information as determined appropriate by the Community Development Department

•
ALL PLANS AND SURVEYS MUST BE FOLDED AND COLLATED INTO 25 SETS.

ALL REQUIRED PLANS AND EXHIBITS MUST BE SUBMITTED AT LEAST THREE WEEKS PRIOR TO THE PUBLIC HEARING. SUBMITTAL OF REVISED PLANS OR DOCUMENTS AT THE PUBLIC HEARING MAY RESULT IN A CONTINUANCE TO A LATER DATE

Property	Account	Invoice - Date	Description	Amount
200-1084	7590-0000	1084 120916 - 12/09/201	12/9/16 Zoning Var Appl Fee	700.00
				<hr/> 700.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

Burr Ridge Parkway LP

1400 16th Street, Suite 300
Oak Brook, IL 60523

Associated Bank
Green Bay WI

DATE
12/16/2016

CHECK NO.
6223

AMOUNT
\$700.00*****

PAY **** SEVEN HUNDRED AND 00/100 DOLLARS

PAY TO THE ORDER OF
Village of Burr Ridge
7660 County Line Road
Burr Ridge, IL 60527

Delta Royce

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈006223⑈ ⑆075900575⑆ 2173 512 563⑈

12/16/2016

AFFIDAVIT VERIFYING ACCURACY OF MAILING LABELS OF ALL PROPERTIES WITHIN 750 FEET OF THE
SUBJECT PROPERTY - 1333 BURR RIDGE PARKWAY, BURR RIDGE, IL (PIN 18-30-300-024-0000)

This is to certify that I, Mr. Robert Schmude, verifies the accuracy of the attached mailing labels of all
properties within 750 feet of the subject property – 1333 Burr Ridge Parkway, Burr Ridge, IL (PIN 18-
30-300-024-0000).

I am issuing this letter at the specific request of the Village of Burr Ridge per their requirements for
Petition for Public Hearing for the subject property.

Regards,

A handwritten signature in black ink, appearing to read "Robert Schmude", with a stylized flourish at the end.

Robert Schmude

Burr Ridge Parkway Limited Partnership

c/o InSite Real Estate, LLC

12/16/16

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

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
(18-30-300-050-0000)

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
(18-30-300-039-0000)

Burr Deed LLC
10350 Bren Road West
Minnetonka, MN 55343
(18-30-300-047-0000)

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

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

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

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

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

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

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

(1335 Burr Ridge Pkwy)

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
(18-30-303-019-0000)

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

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

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

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

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

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

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

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

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

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

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

Meg Davidson
1000 Village Center Dr #102
Burr Ridge, IL 60527
(18-30-300-058-1002)

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

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

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

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

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

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

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

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

Kerry Postillion
16W277 83rd Street, Suite A
Burr Ridge, IL 60527
(18-30-300-058-1011)

Dennis Quinn
1000 Village Center Dr. #112
Burr Ridge, IL 60527
(18-30-300-058-1012)

OPUS North Corporation
10350 Bren Road West
Minnetonka, IL 55343
(18-30-300-058-1013)

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

Ruth A. Longman TR
1000 Village Center Dr. #115
Burr Ridge, IL 60527
(18-30-300-058-1015)

Yan Zhao
1000 Village Center Drive#116
Burr Ridge, IL 60527
(18-30-300-058-1016)

Ruthann I McCarty TR
1000 Village Center Dr. #201
Burr Ridge, IL 60527
(18-30-300-058-1017)

Anthony J Tunney
1000 Village Center Dr. #202
Burr Ridge, IL 60527
(18-30-300-058-1018)

Arlene A. Siminek
1000 Village Center Dr. #203
Burr Ridge, IL 60527
(18-30-300-058-1019)

Jason Chen
1000 Village Center Drive #204
Burr Ridge, IL 60527
(18-30-300-058-1020)

Chester Chesslo
1000 Village Center Dr. #205
Burr Ridge, IL 60527
(18-30-300-058-1021)

Marianne C. Mangan
1000 Village Center Drive #206
Burr Ridge, IL 60527
(18-30-300-058-1022)

Laura M. Mulvenna
1000 Village Center Dr. #207
Burr Ridge, IL 60527
(18-30-300-058-1023)

Annette W. Jones
1000 Village Center Dr. #208
Burr Ridge, IL 60527
(18-30-300-058-1024)

Paula Lesniewski
1000 Village Center Dr. #209
Burr Ridge, IL 60527
(18-30-300-058-1025)

Surinder Sahajpal
8200 Oak Knoll Dr.
Burr Ridge, IL 60527
(18-30-300-058-1026)

John & G Oconnor
1000 Village Center Dr. #211
Burr Ridge, IL 60527
(18-30-300-058-1027)

Paul & Marybeth Vonhuben
1000 Village Center Dr. #212
Burr Ridge, IL 60527
(18-30-300-058-1028)

Mr. & Mr.s James Allerson
1000 Village Center Dr. #213
Burr Ridge, IL 60527
(18-30-300-058-1029)

OPUS North Corporation
10350 Bren Road West
Minnetonka, IL 55343
(18-30-300-058-1030)

Geraldine Nardi
1000 Village Center Dr. #216
Burr Ridge, IL 60527
(18-30-300-058-1032)

Christina Danly Denton
1000 Village Center Dr. #302
Burr Ridge, IL 60527
(18-30-300-058-1034)

Gary Denise Lehnert
1000 Village Center Dr. #304
Burr Ridge, IL 60527
(18-30-300-058-1036)

Estate of Grace Ligon
111 W. Monroe St. 16WTRE
Chicago, IL 60603
(18-30-300-058-1038)

V Nidea III & M NI
1000 Village Center Dr. #308
Burr Ridge, IL 60527
(18-30-300-058-1040)

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

Pierre E Wakim
107 Oak Rodge Dr.
Burr Ridge, IL 60527
(18-30-300-058-1044)

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

Barbara Spitkovsky
1000 Village Center Dr. #215
Burr Ridge, IL 60527
(18-30-300-058-1031)

Kathleen Binks
1000 Village Center Dr. #301
Burr Ridge, IL 60527
(18-30-300-058-1033)

Marquette B&T 20209
305 W. Briarcliff Rd. #101
Bolingbrook, IL 60440
(18-30-300-058-1035)

OPUS North Corporation
10350 Bren Road West
Minnetonka, IL 55343
(18-30-300-058-1037)

Brenda Helms Trust
1000 Village Center Dr. #307
Burr Ridge, IL 60527
(18-30-300-058-1039)

Frank Tabashk
1000 Village Center Dr. #309
Burr Ridge, IL 60527
(18-30-300-058-1041)

OPUS North Corporation
10350 Bren Road West
Minnetonka, IL 55343
(18-30-300-058-1043)

Josephine Koutsku
1000 Village Center Dr. #313
Burr Ridge, IL 60527
(18-30-300-058-1045)

Timothy Ormond
1000 Village Center Dr. #315
Burr Ridge, IL 60527
(18-30-300-058-1047)

OPUS North Corporation
10350 Bren Road West
Minnetonka, IL 55343
(18-30-300-058-1048)

Asle Klemma
1000 Village Center Dr. #403
Burr Ridge, IL 60527
(18-30-300-058-1050)

Shelley Ritchie T. Fick
1000 Village Center Dr. #406
Burr Ridge, IL 60527
(18-30-300-058-1052)

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

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

Gertrude Ward TR
1000 Village Center Dr. #414
Burr Ridge, IL 60527
(18-30-300-058-1058)

Paul Walk
36 Old Mill Lane
Burr Ridge, IL 60527
(18-30-300-054-1001)

Vincenzo Marino
850 Village Center Dr. #203
Burr Ridge, IL 60527
(18-30-300-054-1003)

Jerry M Simmons
850 Village Center Dr. #205
Burr Ridge, IL 60527
(18-30-300-054-1005)

James Coogan
1000 Village Center Dr. #401
Burr Ridge, IL 60527
(18-30-300-058-1049)

Smith U405
1000 Village Center Dr. #405
Burr Ridge, IL 60527
(18-30-300-058-1051)

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

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

Louise Juckiness
1000 Village Center Dr. #411
Burr Ridge, IL 60527
(18-30-300-058-1057)

Jan Christopher
1000 Village Center Dr. #416
Burr Ridge, IL 60527
(18-30-300-058-1059)

R Canino
850 Village Center Dr. #202
Burr Ridge, IL 60527
(18-30-300-054-1002)

Amertit Singh
51 Ashton Drive
Burr Ridge, IL 60527
(18-30-300-054-1004)

Michael Yost
820 Village Center Dr. #206
Burr Ridge, IL 60527
(18-30-300-054-1006)

Evaldas Galentas
850 Village Center Dr. #207
Burr Ridge, IL 60527
(18-30-300-054-1007)

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

R. Sileikis
850 Village Center Dr. #211
Burr Ridge, IL 60527
(18-30-300-054-1011)

E. Carnevale
850 Village Center Dr. #213
Burr Ridge, IL 60527
(18-30-300-054-1013)

Ather Nizam
401 Tamerton Park Way
Burr Ridge, IL 60527
(18-30-300-054-1015)

Kil Nam & Heeja Kim
5623 S. Garfield Ave
Hinsdale, IL 60521
(18-30-300-054-1017)

Russell P Smith
100 Tower Dr. Suite #111
Burr Ridge, IL 60527
(18-30-300-054-1019)

Alice Martin
6115 Timber Ridge Court
Indian Head, IL 60525
(18-30-300-054-1021)

Sheela Singh
9487 Falling Water Dr.
Burr Ridge, IL 60527
(18-30-300-054-1023)

Michalak & Vicari
850 Village Center Dr. #208
Burr Ridge, IL 60527
(18-30-300-054-1008)

J Vondruska
60 Tomlin Circle
Burr Ridge, IL 60527
(18-30-300-054-1010)

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

Janet Plecki
850 Village Center Dr. #214
Burr Ridge, IL 60527
(18-30-300-054-1014)

Gerald Schoppen
850 Village Center Dr. #216
Burr Ridge, IL 60527
(18-30-300-054-1016)

C. Boccumini
850 Village Center Dr. #218
Burr Ridge, IL 60527
(18-30-300-054-1018)

Dominic Altobelli
850 Village Center Dr. #220
Burr Ridge, IL 60527
(18-30-300-054-1020)

Ashok Kohari & A Kot
850 Village Center Dr. #301
Burr Ridge, IL 60527
(18-30-300-054-1022)

Sonia Dombkowski
8521 Johnston Road
Burr Ridge, IL 60527
(18-30-300-054-1024)

Devindra & Usha Sharma
6652 Manor Dr.
Burr Ridge, IL 60527
(18-30-300-054-1025)

S&U Patel
PO Box 267
Westmont, IL 60559
(18-30-300-054-1027)

Mr. & Mrs. Kamenko Jovic
7920 Deer View Court
Burr Ridge, IL 60527
(18-30-300-054-1029)

Wesley Tate
850 Village Center Dr. #311
Burr Ridge, IL 60527
(18-30-300-054-1031)

Anthony Formato
5236 Victor Street
Downers Grove, IL 60515
(18-30-300-054-1033)

David Atkenson
14640 John Humphrey Dr.
Orland Park, IL 60462
(18-30-300-054-1035)

Winkle Lee
850 Village Center Dr. #317
Burr Ridge, IL 60527
(18-30-300-054-1037)

Kathleen Jaszka
850 Village Center Dr. #319
Burr Ridge, IL 60527
(18-30-300-054-1039)

Nick Simov 321
850 Village Center Dr. #321
Burr Ridge, IL 60527
(18-30-300-054-1041)

Real Estate 911 LLC
114 Shore Dr.
Burr Ridge, IL 60527
(18-30-300-054-1026)

P Jepsen
850 Village Center Dr. #308
Burr Ridge, IL 60527
(18-30-300-054-1028)

J Kuksta
850 Village Center Dr. #310
Burr Ridge, IL 60527
(18-30-300-054-1030)

Norbert & Joanne Kuksra
850 Village Center Dr.
Burr Ridge, IL 60527
(18-30-300-054-1032)

Vijaya Sarma Ins
7707 Hamilton Avenue
Burr Ridge, IL 60527
(18-30-300-054-1034)

Jason Nash
850 Village Center Dr. #316
Burr Ridge, IL 60527
(18-30-300-054-1036)

Christine Randin
250 E. Pearson St. #3202
Chicago, IL 60611
(18-30-300-054-1038)

Rhshi Sharma
PO Box 450
Palos Heights, IL 60463
(18-30-300-054-1040)

Lali Singh
115 Circle Ridge Dr.
Burr Ridge, IL 60527
(18-30-300-054-1042)

Dawn Zumstein Marie
850 Village Center Dr. #402
Burr Ridge, IL 60527
(18-30-300-054-1043)

P & A Seus
850 Village Center Dr. #405
Burr Ridge, IL 60527
(18-30-300-054-1045)

George Gianakas
9320 W. 122nd Street
Palos Park, IL 60464
(18-30-300-054-1047)

C&S Prosek
8218 Kathryn Ct.
Burr Ridge, IL 60527
(18-30-300-054-1049)

Gregory Schultz
7900 S. Cass Avenue
Darien, IL 60561
(18-30-300-054-1051)

Richard Michalak
850 Village Center Dr. #414
Burr Ridge, IL 60527
(18-30-300-054-1053)

Perm Sharma
505 Ambriance Dr.
Burr Ridge, IL 60527
(18-30-300-054-1055)

Marwan Kasi
850 Village Center Dr. #418
Burr Ridge, IL 60527
(18-30-300-054-1057)

Vijay Singhal
405 Ambriance Dr.
Burr Ridge, IL 60527
(18-30-300-054-1059)

James Chesniak
850 Village Center Dr. #404
Burr Ridge, IL 60527
(18-30-300-054-1044)

Allan Thom
850 Village Center Dr. #406
Burr Ridge, IL 60527
(18-30-300-054-1046)

John Yanney
131 Rancho Mirage Dr.
Kissimmee, FL 34759
(18-30-300-054-1048)

Samuel Basilous
529 Lisk Avenue
Staten Island, NY 10303
(18-30-300-054-1050)

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

Diane Vivo
850 Village Center Dr. #415
Burr Ridge, IL 60527
(18-30-300-054-1054)

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

Kumud Barman
9311 Tandragee Dr.
Orland Park, IL 60462
(18-30-300-054-1058)

James T. Obrien
6345 Martin Drive
Willowbrook, IL 60527
(18-30-300-054-1060)

Jogar, LLC
760 Village Center Dr.
Burr Ridge, IL 60527
(18-30-300-055-1001)

Rashid ALI KAIZEN SYST
760 Village Center Dr. #220
Burr Ridge, IL 60527
(18-30-300-055-1003)

Jerate, LLC
760 Village Center Dr. #200
Burr Ridge, IL 60527
(18-30-300-055-1005)

Richard Holec
14331 Oakwood Court
Orland Park, IL 60462
(18-30-300-057-1002)

Raghuvansh & Ira Kumar
8161 Ridgepointe Dr.
Burr Ridge, IL 60527
(18-30-300-057-1004)

Alka Srivastava
9 Lake Ridge Court
Burr Ridge, IL 60527
(18-30-300-057-1006)

Nicholas Meyers
801 Village Center #208
Burr Ridge, IL 60527
(18-30-300-057-1008)

Carol Zapka
801 Village Center Dr. #302
Burr Ridge, IL 60527
(18-30-300-057-1010)

Dominic Fava
801 Village Center Dr. #304
Burr Ridge, IL 60527
(18-30-300-057-1012)

Jon Skulborstad
1000 Village Center Dr.
Burr Ridge, IL 60527
(18-30-300-055-1002)

PPC Real Estate, LLC
760 Village Center Dr. #240
Burr Ridge, IL 60527
(18-30-300-055-1004)

Don K & Annette Johnson
801 Village Center 201
Burr Ridge, IL 60527
(18-30-300-057-1001)

Daniel P Keefe
801 Village Center Dr. #203
Burr Ridge, IL 60527
(18-30-300-057-1003)

Caryn Dombro
801 Village Center Dr. #205
Burr Ridge, IL 60527
(18-30-300-057-1005)

Ishanjit S. Sidhu
3816 Littlestone Court
Naperville, IL 60564
(18-30-300-057-1007)

Gabriel, Inc.
600 Tollgate Road, Unit A
Elgin, IL 60123
(18-30-300-057-1009)

Nancy Rizzuto
801 Village Center Dr. #303
Burr Ridge, IL 60527
(18-30-300-057-1011)

Paul Bellisario
801 Village Center Dr. #305
Burr Ridge, IL 60527
(18-30-300-057-1013)

Abdul Ilah Touleimat
801 Village Center Dr. #306
Burr Ridge, IL 60527
(18-30-300-057-1014)

Maureen Denard
801 Village Center Dr. #308
Burr Ridge, IL 60527
(18-30-300-057-1016)

Sandra V Otto Declarat
909 Cleveland Road
Hinsdale, IL 60521
(18-30-300-057-1018)

Larry Siebs
801 Village Center Dr. #404
Burr Ridge, IL 60527
(18-30-300-057-1020)

Phillip J Salamone
801 Village Center Dr.
Burr Ridge, IL 60527
(18-30-300-057-1022)

OPUS Real Est, IL VII
10350 Bren Road West
Minnetonka, IL 55343
(18-30-300-057-1024)

William Dillard TR
801 Village Center #307
Burr Ridge, IL 60527
(18-30-300-057-1015)

Devindra Sharma
6652 Manor Dr.
Burr Ridge, IL 60527
(18-30-300-057-1017)

Debra Sutkowski Markma
801 Village Center Dr. 403
Burr Ridge, IL 60527
(18-30-300-057-1019)

Asha P. Sarode
502 Ambriance Dr.
Burr Ridge, IL 60527
(18-30-300-057-1021)

Robert Harbour
801 Village Center Dr. #407
Burr Ridge, IL 60527
(18-30-300-057-1023)



Illinois Closing Protection Letter Coverage Effective January 1, 2011

On August 20, 2010 Illinois Governor Patrick Quinn signed HB5409 (Public Act 096-1454) which mandates the issuance of closing protection letters (CPL) for commercial real property transactions under \$2 million and for all residential property transactions after January 1, 2011.

Please note, for purposes of the Act, "Buyer", "Seller", and "Borrower" are considered a single party to the transaction despite the number of individuals or entities comprising the "Buyer", "Seller", or "Borrower" groupings.

Effective immediately, First American Direct Operations and Agents must begin invoicing the following CPL charges for all transactions closing on or after January 1, 2011:

- \$25 for **EACH** Lender (as in a first and a second, but not the same Lender holding both a first and a second in the same transaction) in a transaction receiving a CPL in connection with either a resale or refinance;
- \$25 to Buyers/Borrowers receiving a CPL in concurrence with a resale matter;
- \$50 to Borrowers receiving a CPL in a refinance transaction;
- \$50 to Sellers receiving a CPL in connection with a resale transaction.

Placements of the above charges on the HUD-1 for residential transactions are as follows:

- \$25 charge for **EACH** Lender (as in a first and a second, but not the same Lender holding both a first and a second in the same transaction) in connection with **either a resale or refinance** should be included in the aggregation of charges shown on Line #1101 of the HUD-1 and referenced in the following manner,
Closing Protection Coverage – Lender;
- \$25 Buyer/Borrower charges **in a resale** should be included in the aggregation of charges shown on Line #1101 of the HUD-1 and referenced in the following manner,
Closing Protection Coverage – Buyer/Borrower;
- \$50 Borrower charges **in a refinance** should be included in the aggregation of charges shown on Line #1101 of the HUD-1 and referenced in the following manner,
Closing Protection Coverage – Borrower;
- \$50 Seller charge, **whether a cash or financed** transaction, is to be itemized on HUD-1 Line #1109 and referenced in the following manner.



COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of the Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Exceptions in Schedule B.
- The Conditions, Requirements and Standard Exceptions on the other side of this page.

The Commitment is not valid without Schedule A and Schedule B.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

CONDITIONS

1. **DEFINITIONS**
(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.
2. **LATER DEFECTS**
The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) shown below are met. We shall have no liability to you because of this amendment.
3. **EXISTING DEFECTS**
If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.
4. **LIMITATION OF OUR LIABILITY**
Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown below

or

eliminate with our written consent any Exceptions shown
in Schedule B or the Standard Exceptions noted below.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. **CLAIMS MUST BE BASED ON THIS COMMITMENT**
Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.



**First American Title Insurance Company
National Commercial Services**

**30 North LaSalle Street, Suite 2700
Chicago, IL 60602**

**ALTA Commitment
Schedule A**

Title Inquiries to: 312-553-0471
Escrow Inquiries to: 312-917-7234

Revision Info:

Note: For informational purposes only, the land is known as:

1333 Burr Ridge Parkway
Burr Ridge, IL

File No.: NCS-820658-CHI2

1. Effective Date: October 18, 2016
2. Policy or Policies to be issued: Amount:
 - a. ALTA Owner's Policy
IL: ALTA 2006 Owner's Policy \$1,000.00

Proposed Insured:
To Be Furnished
 - b. ALTA Loan Policy

IL: ALTA 2006 Loan Policy \$0.00

Proposed Insured:
None
3. The estate or interest in the title described or referred to in this commitment and covered herein is fee simple and title to the estate or interest in said land is at the effective date hereof vested in:

Burr Ridge Parkway Limited Partnership, a California limited partnership

4. The land referred to in this Commitment is 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 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.

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.

**ALTA Commitment
Schedule B**

File No.: NCS-820658-CHI2

If any document referenced herein contains a covenant, condition or restriction violative of 42USC 3604(c), such covenant, condition or restriction to the extent of such violation is hereby deleted.

REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
 2. Pay us the premiums, fees and charges for the policy.
 3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed.
 4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exception.
 5. The land covered by this commitment is subject to the Predatory Lending Database Program (765 ILCS 77/70 et seq.). Effective July 1, 2008, valid Certificates of Compliance or Exception Issued in conformity with the act must be obtained at the time of closing in order to record any mortgage. For additional information, go to www.idfpr.com, the Division of Banking. Effective July 1, 2010, the counties affected are Cook, Will, Kane and Peoria.
 6. The Land is located within Cook, DuPage or Sangamon counties which use the MyDec system for the completion of the state and county transfer tax forms. As of January 1, 2016, The City of Chicago Transfer Tax declaration must be completed in the MyDec system. The form and instructions can be found at https://mytax.illinois.gov/MyDec/_/.
- Note: If the county is listed in MyDec, but the municipality is not, you may prepare your State and County Declaration with this site. However, you must contact the municipality for their current procedures and requirements.
7. Release of Mortgage dated January 11, 2013 and recorded January 14, 2013 as Document No. 1301413030, made by Burr Ridge Parkway Limited Partnership, a California limited partnership, to The Union Labor Life Insurance Company On Behalf of Separate Account J, a Maryland corporation, to secure an indebtedness in the amount of \$17,500,000.00, and the terms and conditions thereof.
 8. Release of Subordination, Non-Disturbance and Attornment Agreement recorded March 29, 2013 as document 1308815037.
 9. We should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.

10. Relative to the deletion of Standard Exceptions 1 through 5, we should be furnished the following:
 - 1) A sworn statement disclosing all parties in possession of the land, including parties in possession under unrecorded leases and the terms and provisions thereof; options; and unrecorded contracts to purchase the land.
 - 2) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and American Congress on Survey and Mapping; and (ii) the Laws of the State of Illinois.
 - 3) An ALTA Extended Coverage Policy Statement. If new construction has taken place within the last six months, the following should be produced: Satisfactory evidence of the payment in full of the cost of furnishing services, labor and materials in connection with any improvements made on the land within six months of the date of this commitment. This evidence should consist of sworn contractors' and subcontractors' affidavits, together with all necessary waivers of lien.
11. With respect to Burr Ridge Parkway Limited Partnership, a California limited partnership, we will require a full copy of the partnership agreement and any amendments, together with an affidavit signed by the general partner(s) stating that it is a true copy and that there have been no further amendments. Other requirements may be made following the review of such documents.

Rights of any and all partners comprising the firm of Burr Ridge Parkway Limited Partnership, a California limited partnership and of all persons claiming thereunder.
12. Note: If any contemplated deed of conveyance of the land is exempt from the operation of the provisions of paragraph 1(a) of 765 ILCS 205/1, the plat act, such deed should be accompanied by a proper affidavit establishing to the satisfaction of the recorder of deeds of Cook County, Illinois, that the conveyance is so exempt. If said conveyance is not so exempt, compliance should be had with the provisions of said paragraph 1(a).
13. Upon a conveyance or mortgage of the property in question, a statement from the Secretary of the Board of Managers Burr Ridge Park Owners Association, an Illinois not-for-profit corporation that there are no unpaid assessments arising by reason of the nonpayment of common expenses should be furnished.

Note: Such statement should cover the recording date of the mortgage or if title is to be conveyed, the date of the deed, whichever is later.
14. Submit proof satisfactory to the Company of completion of improvements, including tenant improvements, and satisfactory evidence that all contracts for labor, materials and services have been paid in full.

**ALTA Commitment
Schedule B**

File No.: NCS-820658-CHI2

This commitment, and policy when issued, does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

EXCEPTIONS FROM COVERAGE

Part One:

1. Right or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin. Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes, or special assessments, if any, not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.

Part Two:

1. General real estate taxes for the year(s) 2016 and subsequent years.

The first installment of the 2015 taxes in the amount of \$424,537.68 is paid.

The final installment of the 2015 taxes in the amount of \$294,315.52 is paid.

The 2016 taxes are not yet ascertainable or payable.

Permanent Index Number: 18-30-300-024-0000 Vol. 84

If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

2. Unrecorded Lease in favor of Richard D. Irwin, Inc., dated July 30, 1992 as disclosed by Mortgage, Security Agreement, Fixture Financing Statement, and Assignment of Rents and Leases recorded January 14, 2013 as document 1301413030 and all rights thereunder of and all acts done or suffered thereunder by said lessee.
3. Unrecorded Lease in favor of RGN-Burr Ridge I, LLC, a Delaware limited liability company, dated March 25, 2013 as disclosed by Subordination, Non-Disturbance and Attornment Agreement recorded March 29, 2013 as document 1308815037 and all rights thereunder of and all acts done or suffered thereunder by said lessee.
4. Grant of Easement and Agreement made by and between American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated January 3, 1980 and known as Trust No. 48739 and the Village of Burr Ridge recorded January 3, 1984 as Document No. 26915065 for the benefit of the public, for the purpose of inspecting, installing, operating, maintaining, repairing and replacing underground sanitary sewer mains and water mains and appurtenances.

Note: Amended by first amendment recorded March 19, 1985 as Document No. 27479282.

(For further particulars, see document)
5. Terms, provisions, covenants and restrictions contained in and rights and easements established by the Declaration of Burr Ridge Park Owners Association recorded as Document No. 27042757 and amended by Documents recorded as 27479286, 88301597, 88538723, 90073172, 93224621 and 00839539.
6. Terms, provisions and conditions contained in the Declaration of Covenants, Conditions, Restrictions and Easements made by and between American National Bank and Trust Company, as Trustee under Trust Agreement dated January 3, 1980 and known as Trust No. 48739 and Emro Land Company recorded January 3, 1984 as Document No. 26915063 and amended by 27479281 and 88538724.
7. Certain obligations under the Annexation Agreement recorded June 29, 1982 as Document 26274780, as amended, and under the Declaration recorded as Documents 26915063 and 27042757, as amended.

8. A building setback line disclosed by Declaration recorded January 3, 1984 as Document No. 26915063.

(Affects the Westerly, Northerly and Easterly 60 feet of the land)
9. Grant of easement for public utilities, sewer and drainage, recorded September 7, 1990 as Document No. 90437721 and 90437722.

(Affects the Northwesterly and the Westerly 10 feet of the land)
10. Plat of Easement for drainage and storm water management purposes recorded June 22, 2001 as document 0010548968.

(affects the Southwesterly portion of the land)
11. Terms, conditions and provisions of Ordinance No. 2003-04 entitled An Ordinance Annexing Territory Located in Cook County to the Indian Prairie Library District, Dupage County Illinois recorded as document 0317019037.
12. Rights, if any, of the United States of America, State of Illinois, the Municipality and the Public in and to so much of the land, if any, as may have been formed by means other than natural accretions or may be covered by the waters of Lake.
13. Rights of the interested parties to the free and unobstructed flow of the waters of the Stream which may flow on or through the land.
14. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
15. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
16. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

End of Schedule B

Commitment For Title Insurance

issued by



First American Title Insurance Company



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

CONSENT TO INSTALL PUBLIC NOTICE SIGN

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

Street Address of Subject Property:

1333 BURR RIDGE PKWY

Property Owner or Petitioner:

BURR RIDGE PARKWAY LIMITED PARTNERSHIP
(Print Name)

Robert Schumde 12/19/16
(Signature)

ROBERT SCHUMDE

Applicant: V3 Companies
Contact: Alicia Metzger
Address: 7325 Janes Ave.
Woodridge, IL 60517

IDNR Project Number: 1704387
Date: 11/11/2016
Alternate Number: 00039.INSITE

Project: Office Building Parking Expansion
Address: 1333 Burr Ridge Parkway, Burr Ridge

Description: The project proposes to expand the parking lot.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Cook

Township, Range, Section:
38N, 12E, 30



IL Department of Natural Resources
Contact
Keith Shank
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Bureau of Water Quality
1021 North Grand Ave East
PO Box 19276
Springfield, Illinois 62794

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



DATE: December 8, 2016

Leadership in Resource Management Since 1946.

TO: Village Hall
7660 County Line Road
Burr Ridge, IL 60527

1201 S. GOUGAR ROAD • NEW LENOX, ILLINOIS 60451
(815) 462-3106 • FAX (815) 462-3176
www.will-scookswcd.org

RE: NATURAL RESOURCE INFORMATION REPORT # 4992

SUBJECT: InSite Development Services, LLC

PIN NUMBER: P.I.N.# 18-31-100-007-0000

TOWNSHIP: Lyons **SECTION:** 30

SUMMARY:

Reviews by Will-South Cook Soil and Water Conservation District Board have determined that the activity taking place on the existing property will have little to no effect on the existing land. However the District is available to provide technical assistance, such as *soils information and soil erosion and sediment control practices* free of charge if desired. Therefore, any extended Natural Resource Information report does not pertain to this request. A copy of this letter will be sent to the petitioner and to Will County Land Use.

A handwritten signature in cursive script, reading "Everett D. Moeller".

Everett Moeller
Chairman

cc: Tom Kunschke, V3 Companies of Illinois

MEMORANDUM TO: Bob Schmude
Insite Real Estate, LLC

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

Luay R. Aboona, PE
Principal

DATE: January 20, 2017

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 3.95 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 817 spaces, which represents a parking ratio of 5.47 spaces per 1,000 square feet. To accommodate the additional 227 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'-6", 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*, 7th 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*, 5th 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 85th-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

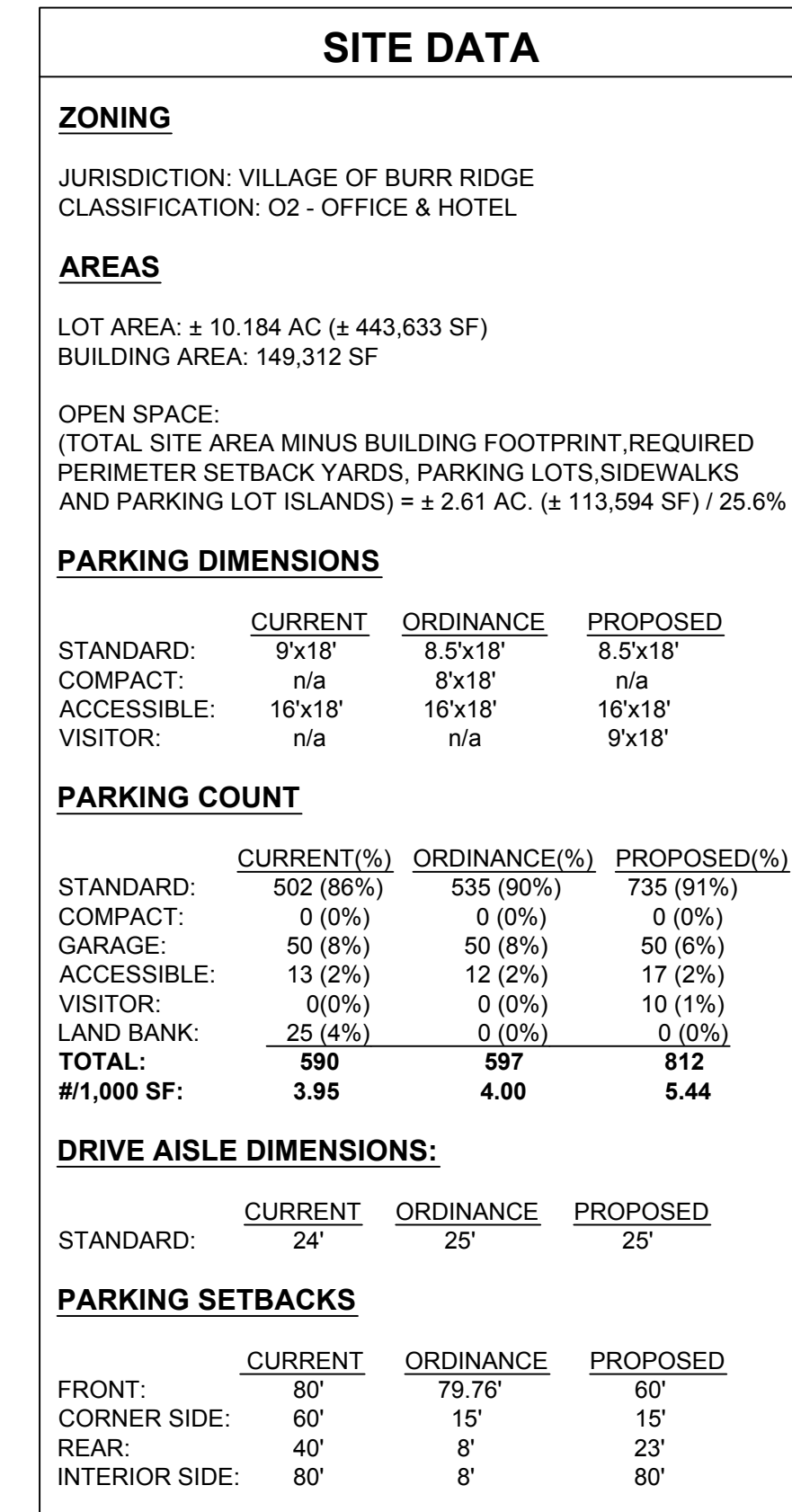
Based on our review of the 1333 Burr Ridge Parkway site plan and our research of national parking publications and the zoning codes of several Chicago area municipalities, it is our professional opinion that a parking stall dimension of 8'-6" wide by 18'-0" long is adequate and appropriate for a low 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.

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

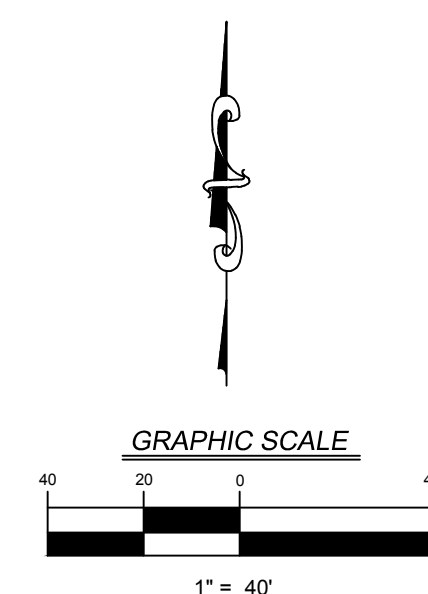
Municipality	Parking Stall Width (Standard)	Permitted Parking Stall Width (Low Turnover Uses ¹)
Village of Burr Ridge	9'-0"	*
Village of Oak Brook	9'-0"	8'-6"
Village of Schaumburg	9'-0"	8'-6"
Village of Downers Grove	9'-0"	8'-6"
Village of Hoffman Estates	9'-0"	8'-6"
Village of Northbrook	9'-0"	8'-6"
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"	*
¹ 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



1. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. THE MINIMUM ISLAND WIDTH (F-F) SHALL BE 6'.
4. ALL PROPOSED SIDEWALKS SHALL BE 5' WIDE CONCRETE UNLESS OTHERWISE SHOWN.
5. SIDEWALKS TO BE MIN. 5" THICK P.C.C. WITH MIN. 4" THICK COMPACTED GRANULAR, TYPE B SUB-BASE.
6. 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.

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



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

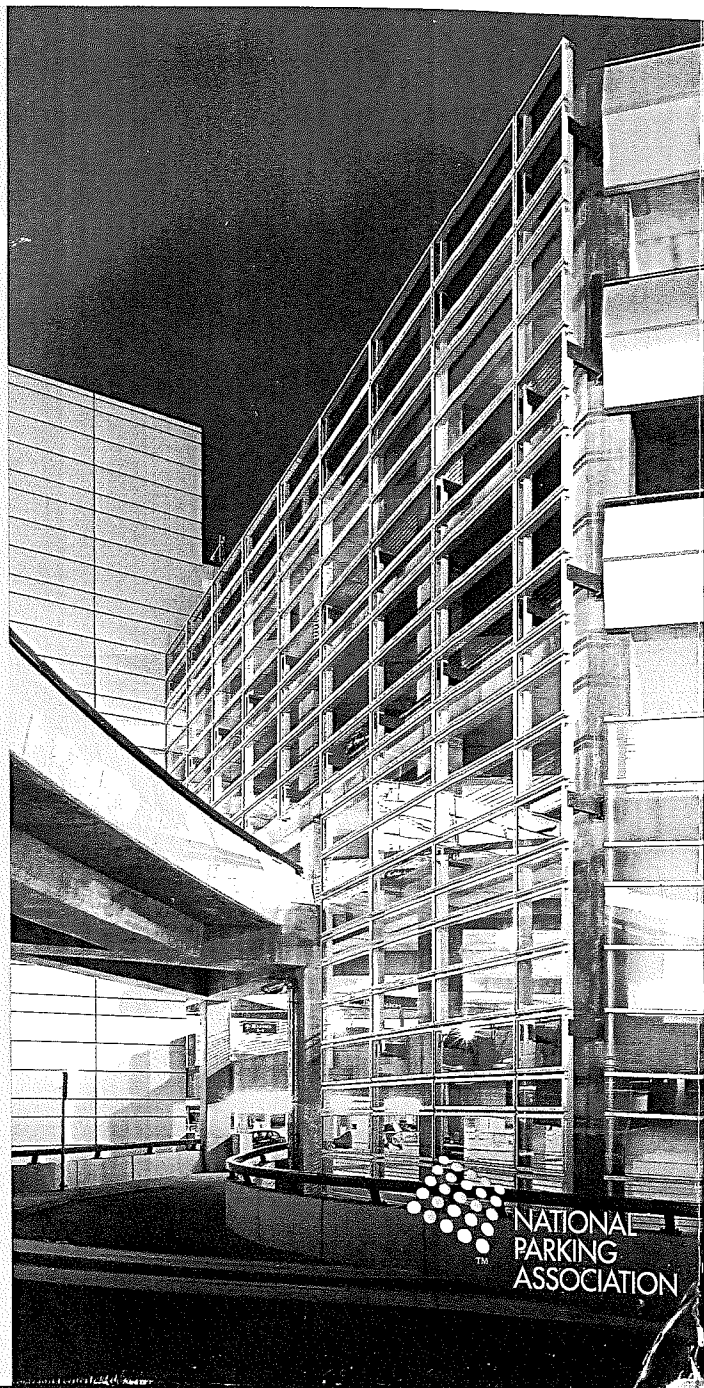
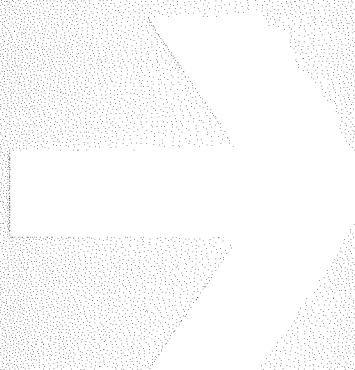
SUVs													
Length (ft)	Year												
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
Average:	16.0	16.0	16.0	16.0	16.0	16.1	16.1	16.1	16.1	16.1	16.1	16.2	16.1
Shortest:	14.2	14.2	14.2	14.2	14.4	14.4	14.4	14.4	14.4	14.4	14.6	14.6	14.4
Longest:	18.5	18.6	18.6	18.6	18.6	18.6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



NATIONAL
PARKING
ASSOCIATION

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.³ 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).

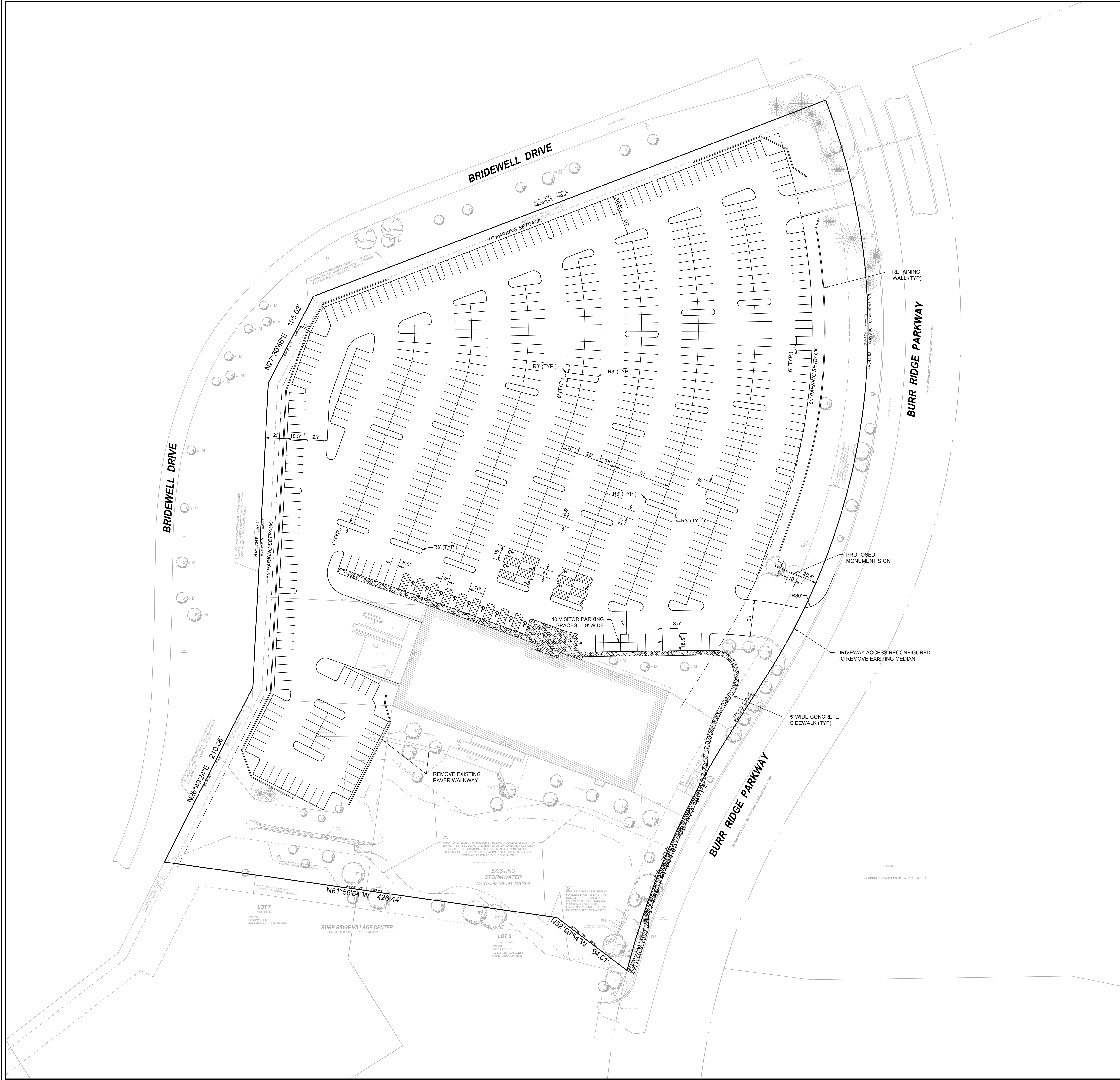
As noted earlier, turnover plays a strong role in determining parking geometrics; parking spaces are no exception. Figure 7-2 lists recommendations for adjusting stall widths on the basis of turnover.

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).⁴

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,

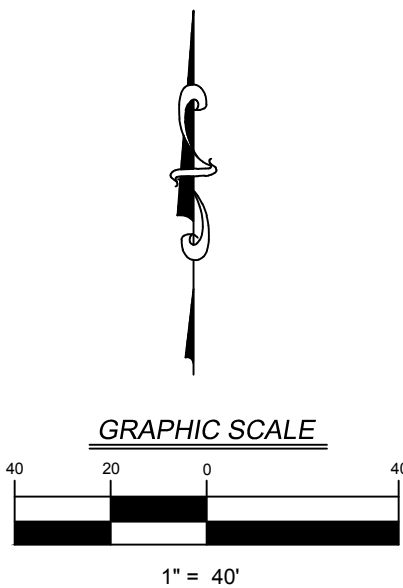


SITE DATA			
ZONING			
JURISDICTION: VILLAGE OF BURR RIDGE			
CLASSIFICATION: O2 - OFFICE & HOTEL			
AREAS			
LOT AREA: ± 10.184 AC (± 443,633 SF)			
BUILDING AREA: 149,312 SF			
OPEN SPACE: (TOTAL SITE AREA MINUS BUILDING FOOTPRINT, REQUIRED PERIMETER SETBACK YARDS, PARKING LOTS, SIDEWALKS AND PARKING LOT ISLANDS) = ± 2.61 AC (± 113,594 SF) / 25.6%			
PARKING DIMENSIONS			
STANDARD:	9'x18'	8.5'x18'	8.5'x18'
COMPACT:	7'x18'	8'x18'	7'x18'
ACCESSIBLE:	16'x18'	16'x18'	16'x18'
VISITOR:	7'x18'	8'x18'	9'x18'
PARKING COUNT			
STANDARD:	CURRENT (%)	ORDINANCE (%)	PROPOSED (%)
COMPACT:	502 (86%)	535 (90%)	735 (91%)
GARAGE:	0 (0%)	0 (0%)	0 (0%)
ACCESSIBLE:	50 (8%)	50 (8%)	50 (6%)
VISITOR:	13 (2%)	12 (2%)	17 (2%)
LAND BANK:	0 (0%)	0 (0%)	10 (1%)
TOTAL:	25 (4%)	0 (0%)	0 (0%)
#1,000 SF:	590	597	812
	3.95	4.00	5.44
DRIVE AISLE DIMENSIONS:			
STANDARD:	CURRENT	ORDINANCE	PROPOSED
	24	25	25
PARKING SETBACKS			
FRONT:	CURRENT	ORDINANCE	PROPOSED
CORNER SIDE:	80'	79.76'	60'
REAR:	40'	8'	23'
INTERIOR SIDE:	80'	8'	80'

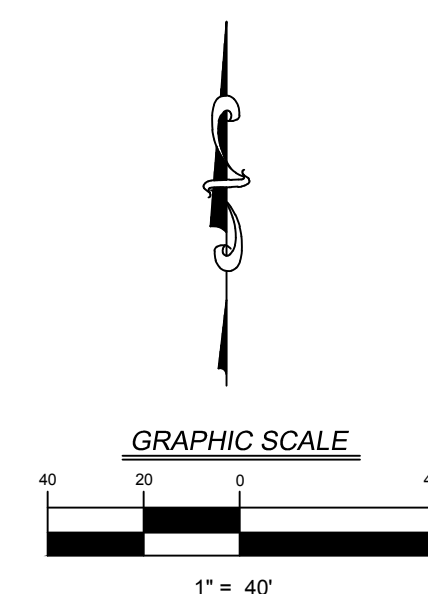
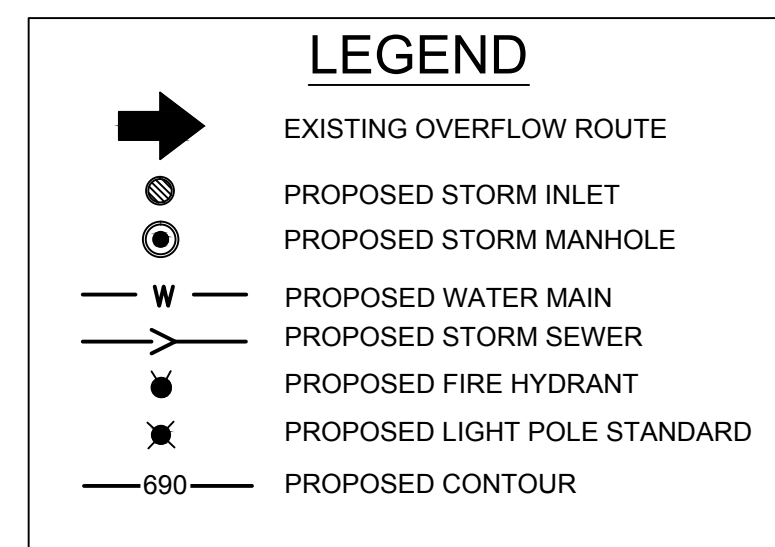
NOTES:

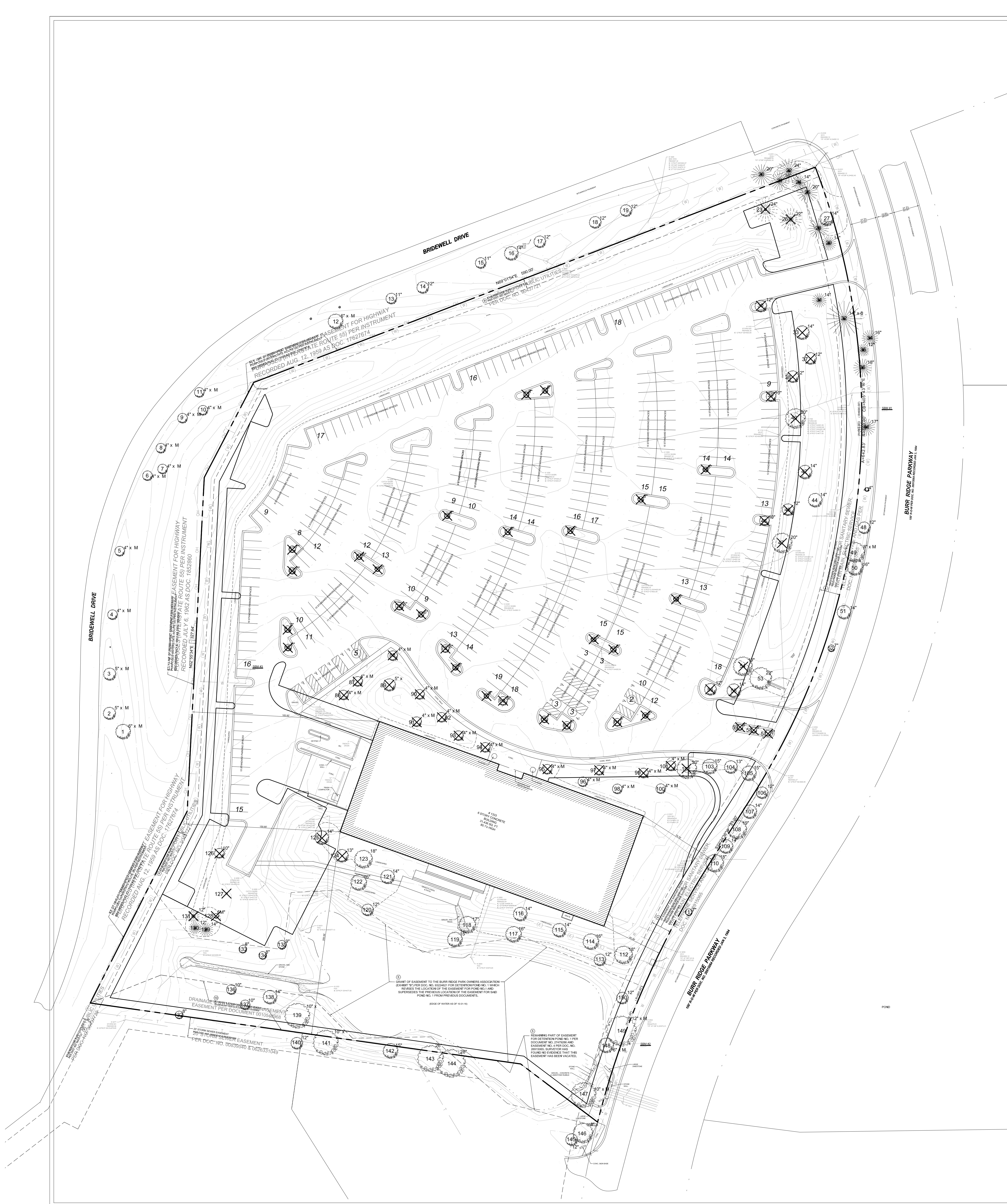
- BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
- THE MINIMUM ISLAND WIDTH (F-F) SHALL BE 6'.
- ALL PROPOSED SIDEWALKS SHALL BE 5' WIDE CONCRETE UNLESS OTHERWISE SHOWN.
- SIDEWALKS TO BE MIN. 5" THICK P.C.C. WITH MIN. 4" THICK COMPACTED GRANULAR, TYPE B SUB-BASE.
- 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.

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



V3 Companies 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com		V3		V3, Vettere, Virtue... The Vision to Transform with Excellence.	
PRELIMINARY LAYOUT PLAN		1333 BURR RIDGE PARKWAY		BURR RIDGE	
00039.INSTE - PRELIMINARY LAYOUT PLAN		C1.0		ILLINOIS	
DRAWING NO.		C1.0		11-23-16	
PROJECT NO.		00039.INSTE		11-23-16	
FILE NAME		C:\LAY\0039\INSTE.DWG		11-23-16	
DRAWN BY		DB		11-23-16	
CHECKED BY		TJK		11-23-16	
PROJECT MANAGER		AMP		11-23-16	
DESIGNED BY		TJK		11-23-16	
REVISIONS		NO. DATE DESCRIPTION		NO. DATE DESCRIPTION	
		1 11-30-16 ISSUED FOR VILLAGE REVIEW			
		2 12-19-16 ISSUED FOR VILLAGE ZONING SUBMITTAL			
		3 01-31-17 CLIENT COORDINATION			





Site Preparation and Removals Legend

Item to be removed

Site Preparation and Removals Notes

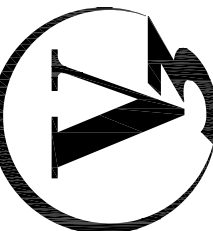
- 1. Contractor shall install tree protection fencing as shown on the plans prior to beginning work. Maintain and adjust tree protection fencing as needed during progress of construction. Storage of materials, vehicular access, and all other construction activities are strictly prohibited within the limits of the tree protection fencing.
- 2. Tree stumps shall be ground to a minimum depth of 18" below existing grade or as required to properly perform the work.
- 3. Remove and dispose of turf where planting beds are designated. Refer to Planting Plan for limits of proposed landscape improvements.

Existing Tree Inventory

NO	SPECIES	SIZE	CONDITION	NOTES	NO	SPECIES	SIZE	CONDITION	NOTES
1	ALDER	6"	FAIR	PRESERVE	76	LOCUST	8"	GOOD/FAIR	REMOVE
2	ALDER	5"	FAIR	PRESERVE	77	LOCUST	6"	GOOD/FAIR	REMOVE
3	ALDER	5"	POOR	PRESERVE	78	LOCUST	8"	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	PRESERVE	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	16"	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	6"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	10"	GOOD/FAIR	REMOVE
53	LOCUST	22"	GOOD/FAIR	PRESERVE	128	CRABAPPLE	5M"	GOOD/FAIR	REMOVE
54	LOCUST	15"	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	6"	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	9"	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	6"	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	6"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



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



Velo, Vertere, Vitae... The Vision to Transform with Excellence®

REVISIONS

NO	DATE	DESCRIPTION
1	11-30-16	ISSUED FOR VILLAGE REVIEW
2	12-19-16	ISSUED FOR VILLAGE ZONING SUBMITTAL
3	07-25-17	CLIENT COORDINATION
4	07-27-17	CLIENT COORDINATION

DESIGNED BY:

TCK

PROJECT NO.:

00039

INSITE

FILE NAME:

00039

DRAWN BY:

MPW

CHECKED BY:

TCK

ORIGINAL ISSUE DATE:

11-23-16

PROJECT MANAGER:

TCK

SCALE:

1"=40'

ILLINOIS

PRELIMINARY EXISTING LANDSCAPE PLAN

1333 BURR RIDGE PARKWAY

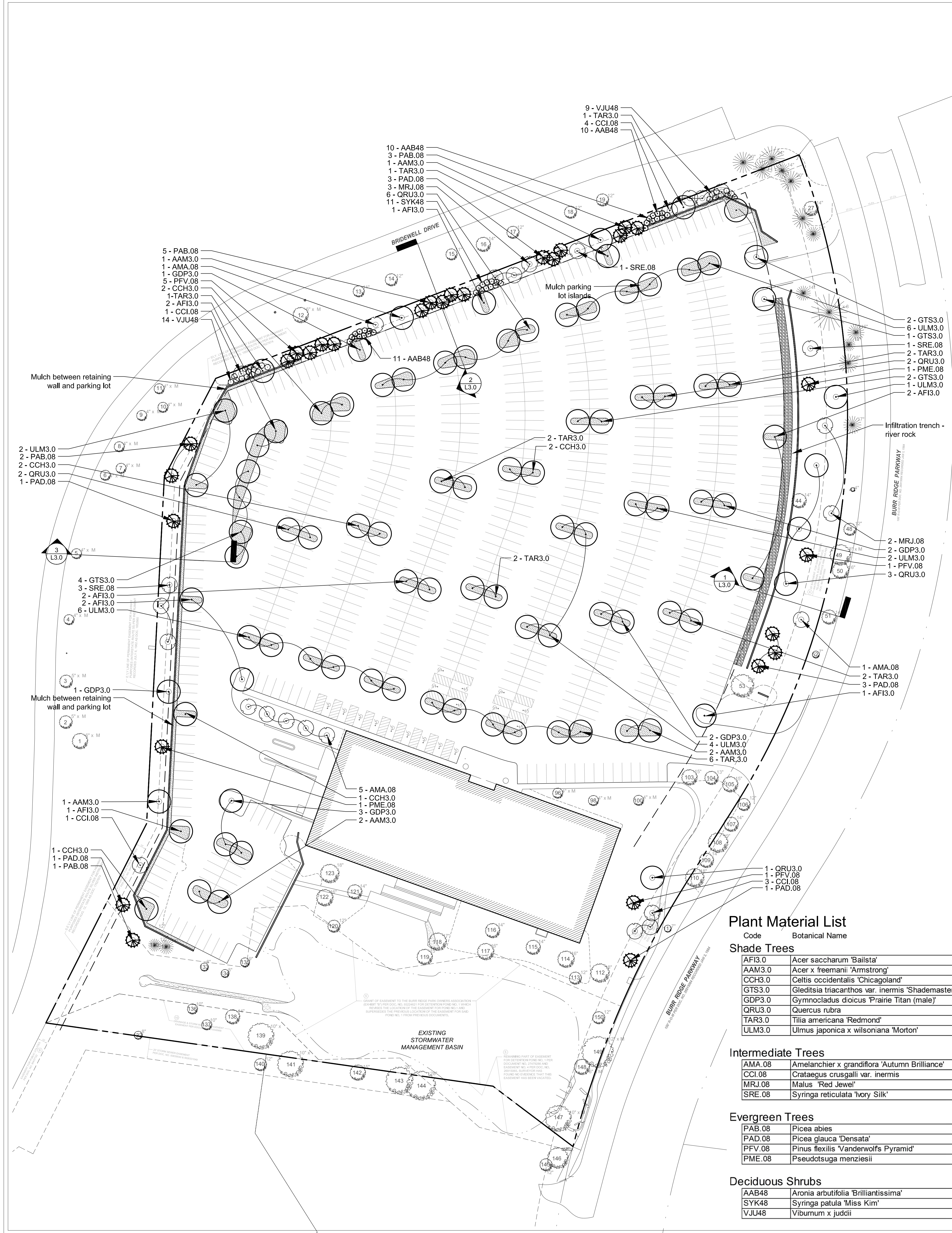
BURR RIDGE

PRELIMINARY LAYOUT PLAN

DRAWING NO.

L1.0

01-EXISTING CONDITIONS AND REMOVALS DWG - 1/31/2017 12:23 PM

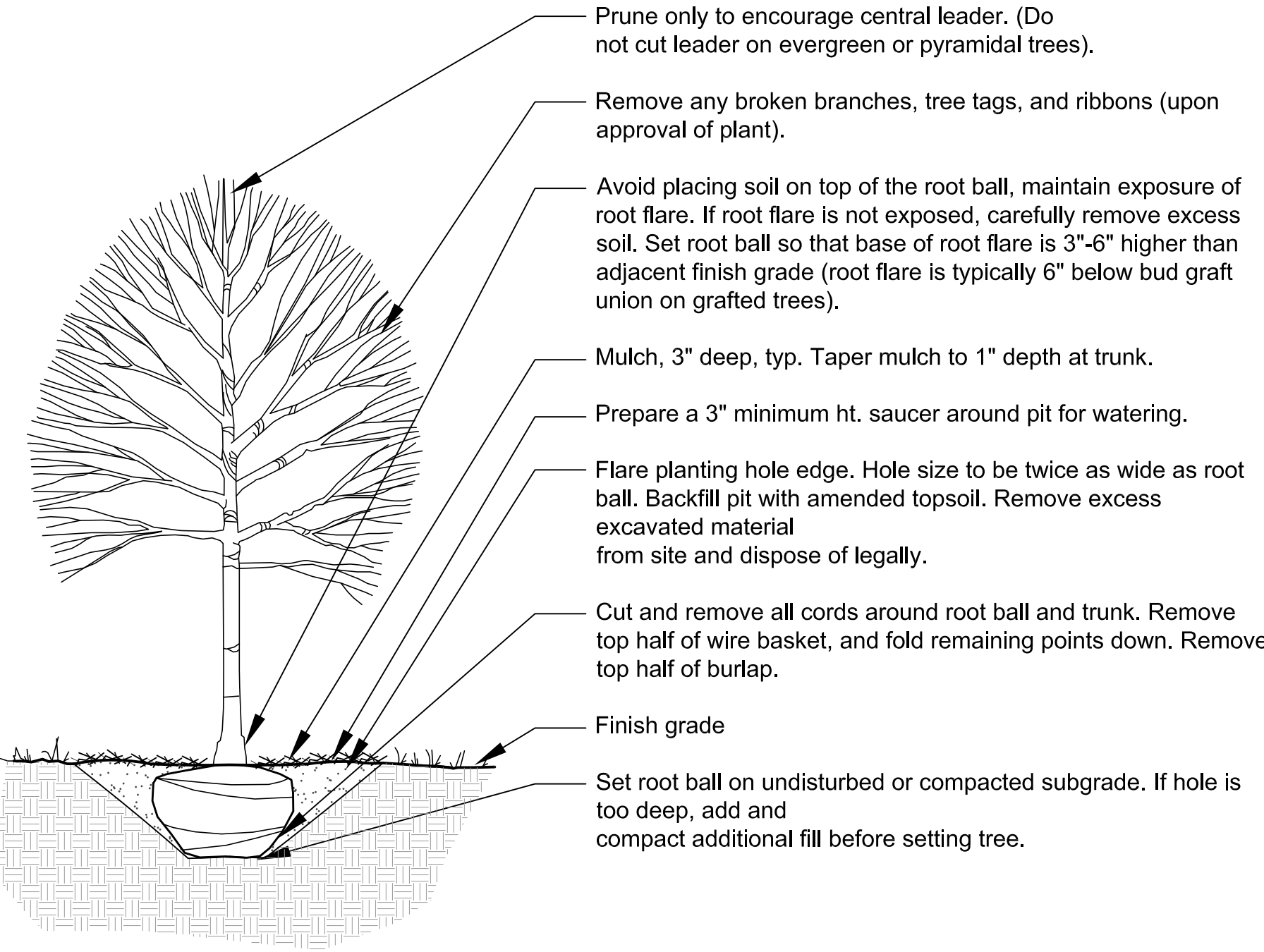


Landscape Legend

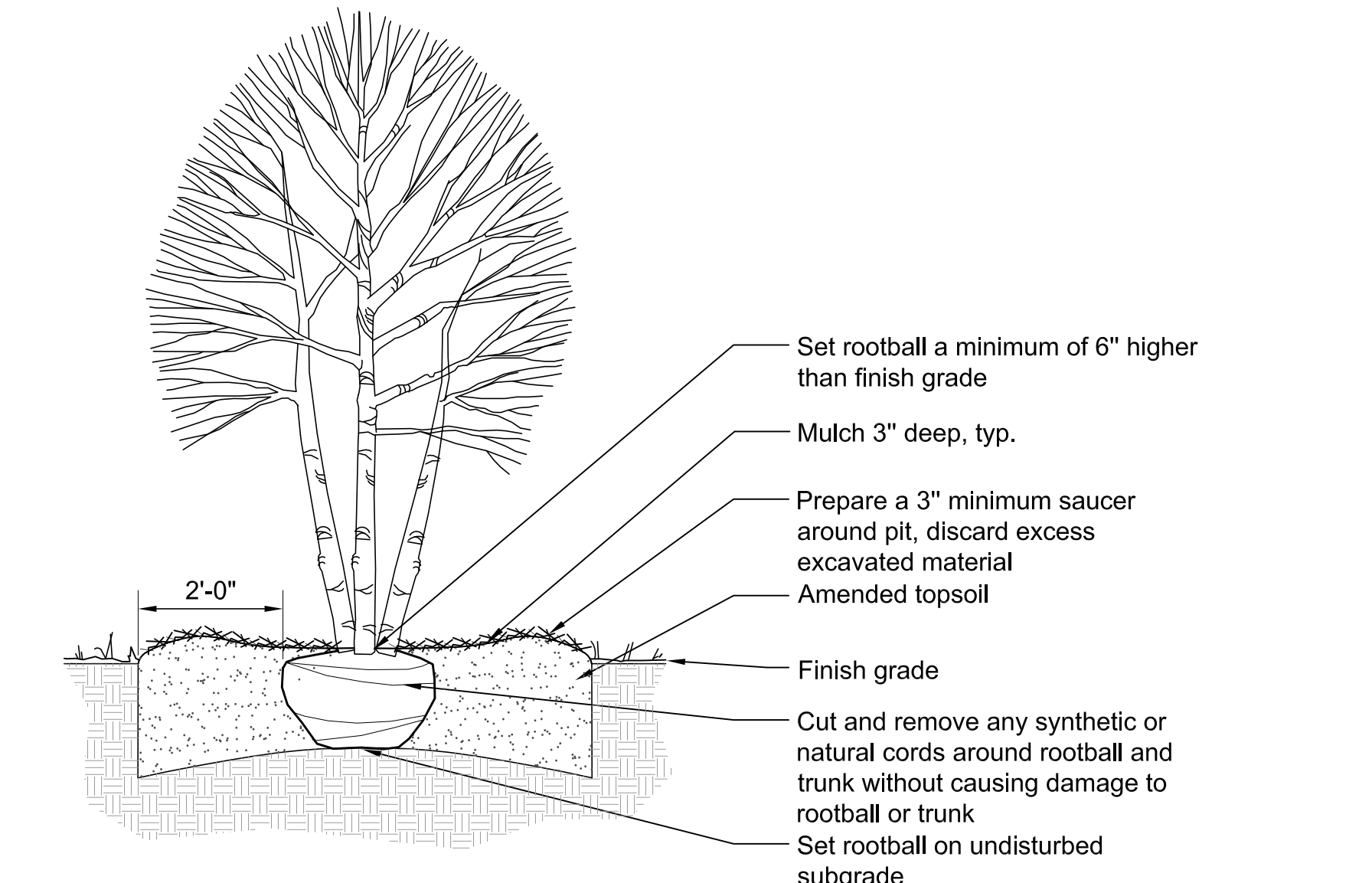
- Shade Tree, typical. See detail for Installation.
- Ornamental Tree, typical. See detail for installation.
- Evergreen Tree, typical. See detail for installation.
- Infiltration Trench
- Mulched Area

Landscape Notes

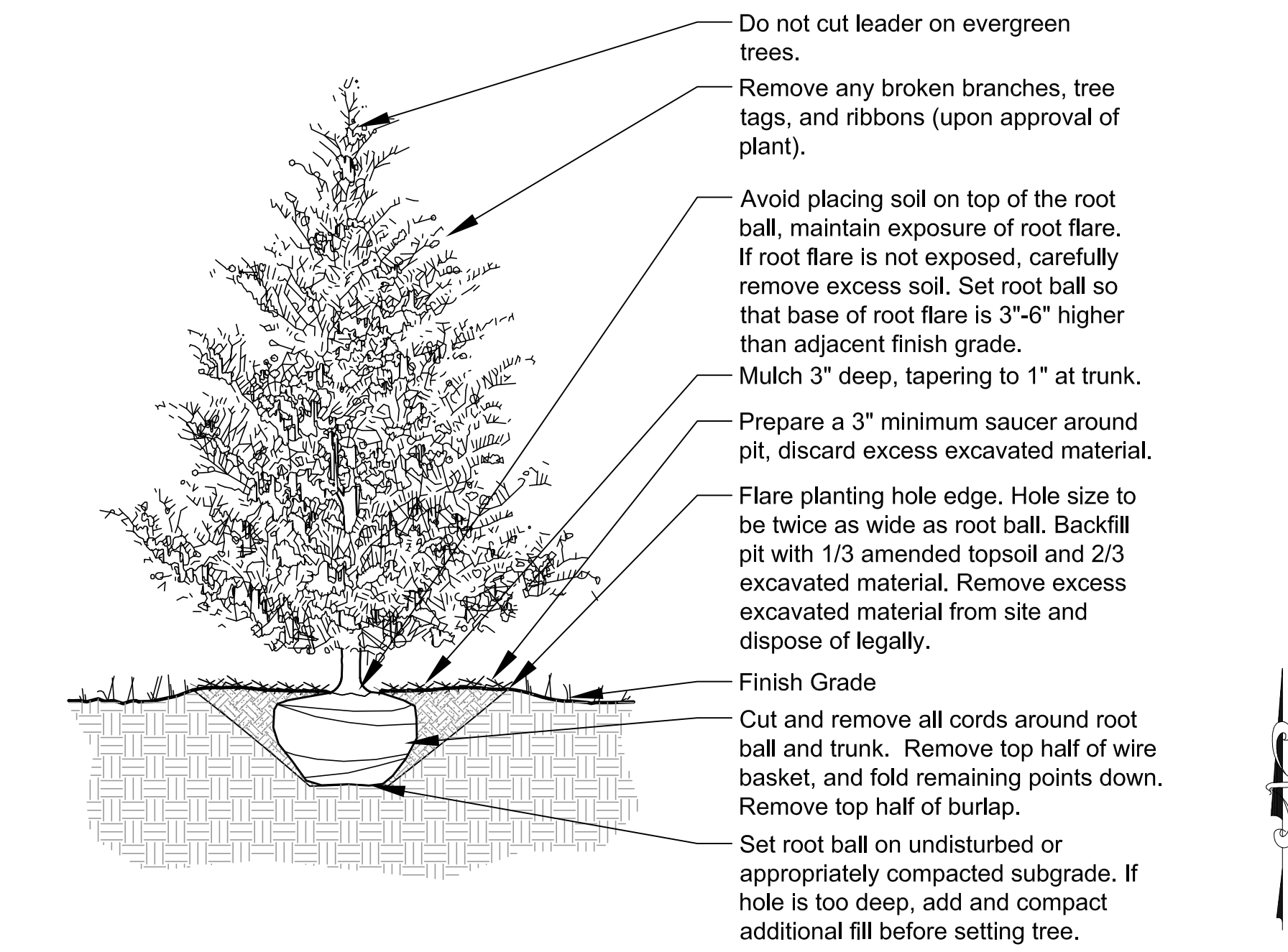
- Seed/Sod limit line is approximate. Seed/Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
- Contractor responsible for erosion control in all seeded/sodded areas.
- Tree mulch rings in turf areas 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				
AFI3.0	Acer saccharum 'Bailest'	Fall Fiesta Sugar Maple	3" C	11
AAM3.0	Acer x freemanii 'Armstrong'	Armstrong Red Maple	3" C	7
CCH3.0	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	3" C	8
GTS3.0	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Thornless Honeylocust	3" C	9
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	17
ULM3.0	Ulmus japonica x wilsoniana 'Morton'	Accolade™ Elm	3" C	21
				96
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	9
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
				26
Evergreen Trees				
PAB.08	Picea abies	Norway Spruce	8' HT	11
PAD.08	Picea glauca 'Densata'	Black Hills White Spruce	8' HT	9
PFV.08	Pinus flexilis 'Vanderwolfs Pyramid'	Vanderwolfs Pyramid Limber Pine	8' HT	7
PME.08	Pseudotsuga menziesii	Douglas Fir	8' HT	2
				29
Deciduous Shrubs				
AAB48	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	48" HT	21
SYK48	Syringa patula 'Miss Kim'	Miss Kim Manchurian Lilac	48" HT	11
VJU48	Viburnum x juddii	Judd Viburnum	48" HT	23
				55

NORTH PERIMETER ADDITIONAL LANDSCAPE

PRELIMINARY PROPOSED LANDSCAPE PLAN

1333 BURR RIDGE PARKWAY

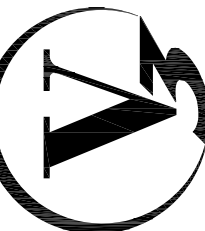
BURR RIDGE

DRAWING NO.

L2.1

HITCHCOCK DESIGN GROUP

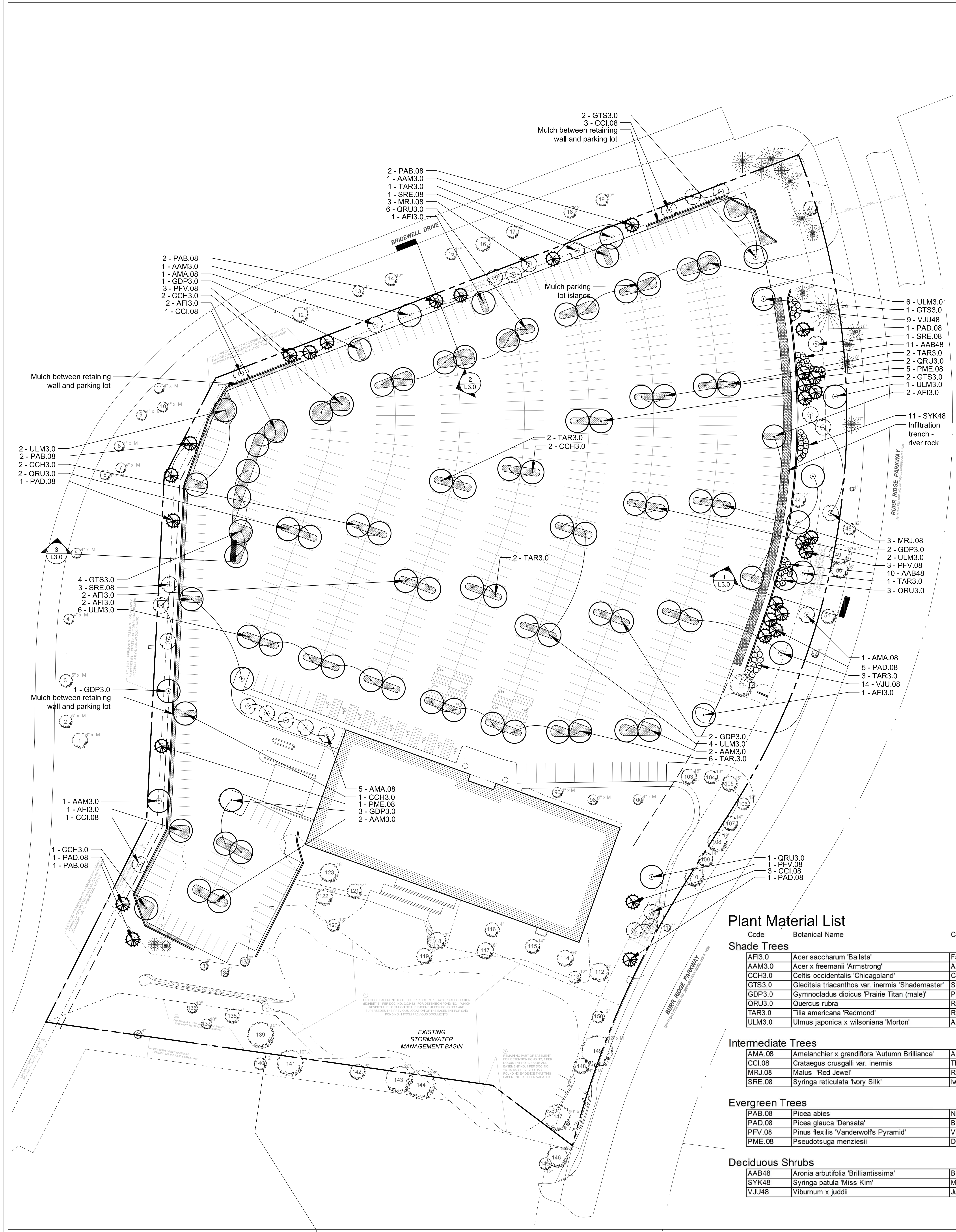
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com



NO.	DATE	DESCRIPTION
1	11-30-16	ISSUED FOR VILLAGE REVIEW
2	12-09-16	ISSUED FOR VILLAGE ZONING SUBMITTAL
3	07-25-17	CLIENT REVIEW
4	07-31-17	CLIENT COORDINATION

DESIGNED BY:	TCK
PROJECT NO.:	00039 INSTITE
FILE NAME:	02-LANDSCAPE PLANS.DWG
DRAWN BY:	MPW
CHECKED BY:	TCK
ORIGINAL ISSUE DATE:	11-23-16
SCALE:	1"=40'

00039 INSTITE - PRELIMINARY LAYOUT PLAN

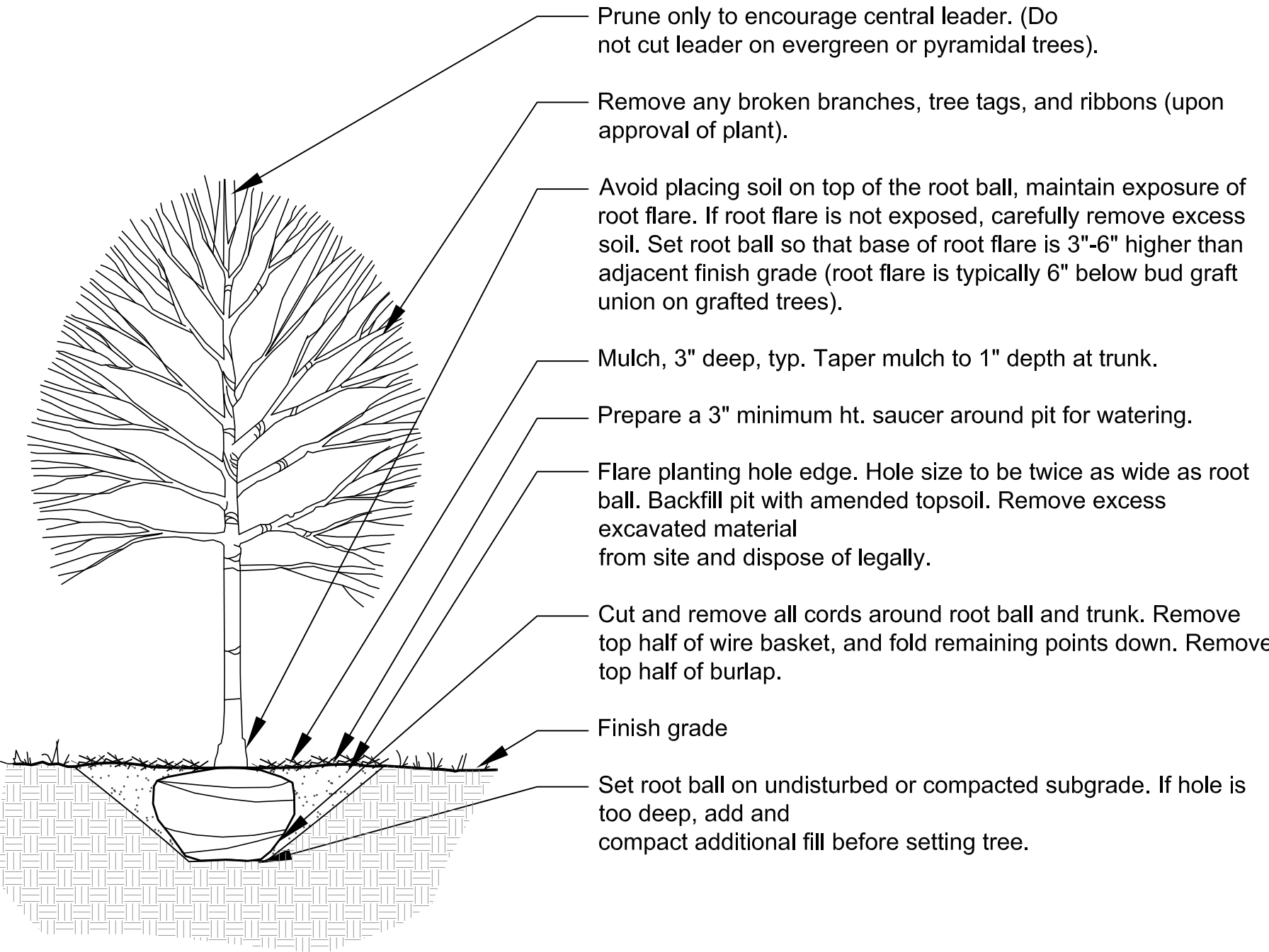


Landscape Legend

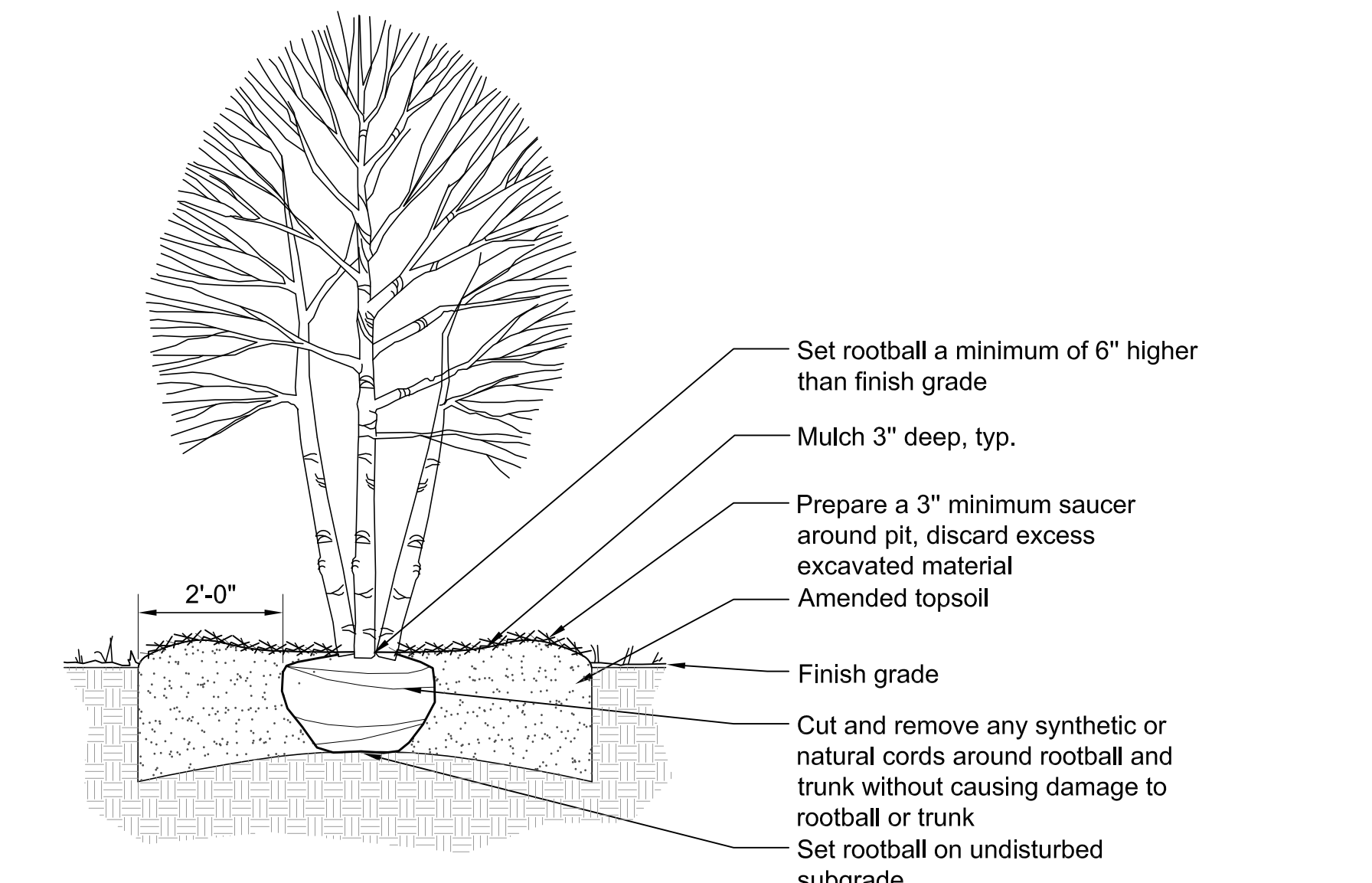
- Shade Tree, typical. See detail for Installation.
- Ornamental Tree, typical. See detail for installation.
- Evergreen Tree, typical. See detail for installation.
- Infiltration Trench
- Mulched Area

Landscape Notes

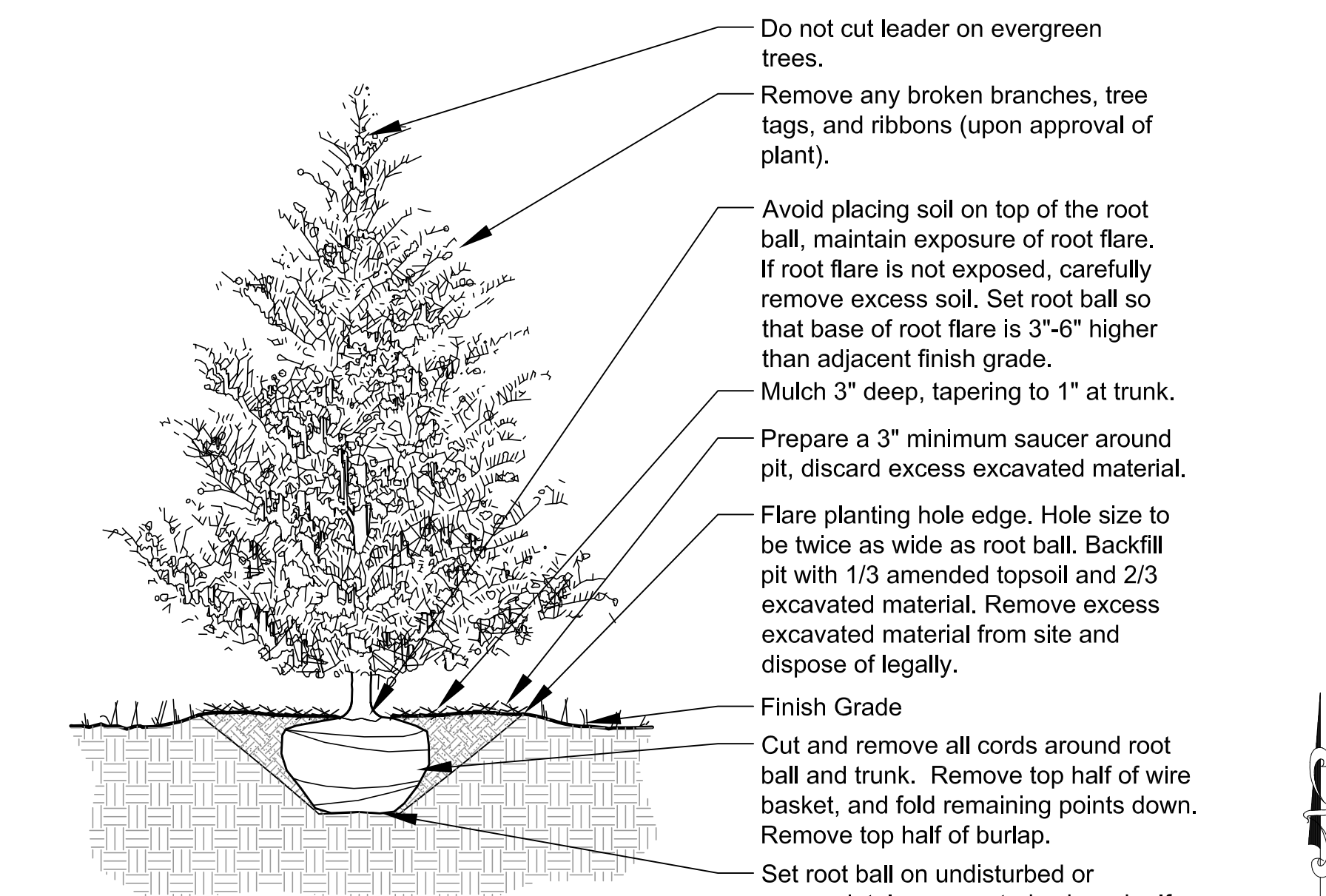
- Seed/Sod limit line is approximate. Seed/Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
- Contractor responsible for erosion control in all seeded/sodded areas.
- Tree mulch rings in turf areas 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				
AFI3.0	Acer saccharum 'Baillista'	Fall Fiesta Sugar Maple	3" C	11
AAM3.0	Acer x freemanii 'Armstrong'	Armstrong Red Maple	3" C	7
CCH3.0	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	3" C	8
GTS3.0	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Thornless Honeylocust	3" C	9
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	17
ULM3.0	Ulmus japonica x wilsoniana 'Morton'	Accolade™ Elm	3" C	21
Intermediate Trees				
AAM3.0	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	7
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	10
PFV.08	Pinus flexilis 'Vanderwolfs Pyramid'	Vanderwolfs Pyramid Limber Pine	8' HT	7
PME.08	Pseudotsuga menziesii	Douglas Fir	8' HT	6
Deciduous Shrubs				
AAB48	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	48" HT	21
SYK48	Syringa patula 'Miss Kim'	Miss Kim Manchurian Lilac	48" HT	11
VJU48	Viburnum x juddii	Judd Viburnum	48" HT	23

EAST PERIMETER ADDITIONAL LANDSCAPE

PRELIMINARY PROPOSED LANDSCAPE PLAN

1333 BURR RIDGE PARKWAY

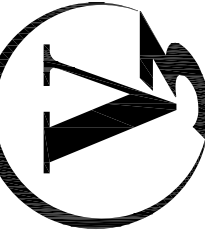
BURR RIDGE

DRAWING NO.

L2.2



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



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

REVISIONS

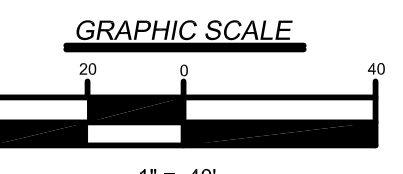
NO.	DATE	DESCRIPTION
1	11-30-16	ISSUED FOR VILLAGE REVIEW
2	12-19-16	ISSUED FOR VILLAGE ZONING SUBMITTAL
3	07-25-17	CLIENT COORDINATION
4	07-31-17	CLIENT COORDINATION

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

PROJECT NO:	00039 INSITE
FILE NAME:	02-2 LANDSCAPE PLANS DWG
ORIGINAL ISSUE DATE:	11-23-16
SCALE:	1"=40'

ILLINOIS

GRAPHIC SCALE





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

Z-01-2017; 555 Village Center Drive (Cruickshank); Requests special use approval as per Section VIII.C.2 of the Burr Ridge Zoning Ordinance and as per the Burr Ridge Village Center Planned Unit Development Ordinance No. A-834-10-05, for a Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine.

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: February 6, 2017

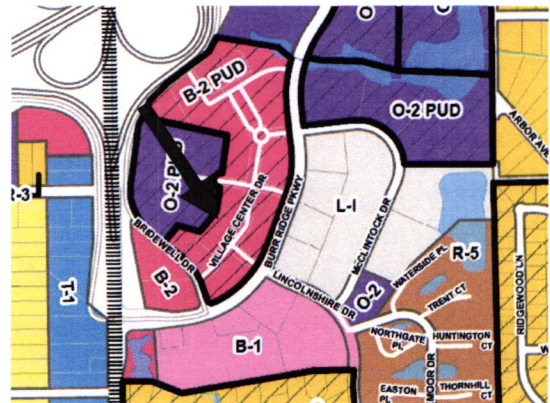
GENERAL INFORMATION

Petitioner: Mike and Tiffany Cruickshank

Property Owner: Burr Deed LLC

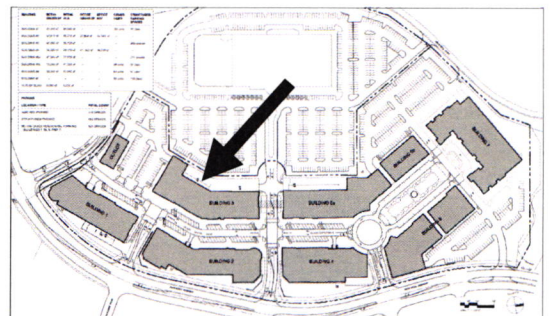
Petitioner's Status: Potential Tenant

Land Use Plan: Recommends Mixed, Downtown Uses



Existing Zoning: B2 Planned Unit Development

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



Site Area: 20 Acres

Subdivision: Burr Ridge Village Center

SUMMARY

A special use was granted in 2016 for a “Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine” to be located at 580 Village Center Drive. Subsequent to that approval, the property manager and the tenant have agreed to move this business to another location in the Village Center. The new location is across the street at 555 Village Center Drive (currently occupied by the apparel store *Lucy*). The 2016 special use was specific to the tenant space at 580 Village Center Drive. Thus, the new location requires special use approval.

COMPLIANCE WITH THE ZONING ORDINANCE

The B-2 District and the Village Center PUD were amended in 2016 to add *Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine* to the list of special uses. The petitioner seeks special use approval to operate such a business at 555 Village Center Drive. A business plan and description is attached. Also included is a floor plan for the tenant space at 555 Village Center Drive. The majority of the 2,285 square feet of floor area will be a traditional apparel store but a small food and beverage area will be located at the back of the store. The total floor area and the area for the food and beverage service is similar to the special use approved for this same business at 580 Village Center Drive.

FINDINGS OF FACT AND RECOMMENDATIONS

The Findings of Fact for the special use have been prepared by the petitioner and may be approved if the Plan Commission is in agreement. If the Plan Commission is in agreement with those findings and recommends approval of a special use for the property at 555 Village Center Drive, the following conditions are recommended:

1. The store shall substantially comply with the submitted floor plan including the limitation to the size of the food and beverage service area.
2. The hours of operation shall be limited to the same hours as other retail stores in the Village Center which are generally 10 AM to 8 PM Mondays through Saturdays and 11 AM to 6 PM on Sundays.
3. The use shall be limited to a Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine and at no time shall there be sales of beer or wine without concurrent sales of fitness apparel.
4. The establishment must provide the sale of pre-packaged or fresh food such as cheese, meats and crackers at all times that service of wine and beer is provided.
5. The special use permit shall be limited to Mike and Tiffany Cruickshank and shall expire at such time that they no longer own and operate the business at 555 Village Center Drive.
6. There shall be no advertising of beer and wine sales visible through the storefront windows.



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 555 VILLAGE CENTER DR PIN # _____

GENERAL INFORMATION

PETITIONER: MIKE + TIFFANY CRUICKSHANK
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS: 15W047 60th ST PHONE: 630 977 9037

BURR RIDGE IL 60527 EMAIL: _____

FAX: 866 346 3926

PROPERTY OWNER: BURR DEED, LLC STATUS OF PETITIONER: RETAIL STORE OWNER

OWNER'S ADDRESS: 701 VILLAGE CENTER DR PHONE: 630 654 2782

PROPERTY INFORMATION

SITE AREA: LOT 3 EXISTING ZONING: _____

EXISTING USE/IMPROVEMENTS: _____

SUBDIVISION: VILLAGE CENTER

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

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

☒ Special Use ☐ Rezoning ☐ Text Amendment ☐ Variation(s)

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

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

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

Petitioner's Signature 

12-28-16
Date Petition is Filed



December 23, 2016

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

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

Dear Doug:

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

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

Sincerely,

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

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



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

Consent to Install Public Notice Sign

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

Street Address of Subject Property:

555 VILLAGE CENTER DR

Property Owner or Petitioner:

Kristy Tramontana
(Print Name)

[Signature]
(Signature)

Peak Running

Business Plan Attachment #1: (030116)

Growth Plan:

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

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

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

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

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

PEAK RUNNING

BUSINESS PLAN: DECEMBER 2013

Executive Summary:

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

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

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

Mission:

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

Location:

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

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

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

Target Market:

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

This target is made up of the following two segments:

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

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

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

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

Marketing Plan:

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

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

Strategies-

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

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

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

Strategic Assumptions:

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

Competitive Edge:

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

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

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

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

Sales Strategy:

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

Human Resources:

Manager/Owner Tiffany Cruickshank

Assistant Manager:

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

Full-time Associate:

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

Part-time Associates:

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



FINDINGS OF FACT

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

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

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

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

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

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

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

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

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

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

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

Yes, within the Village Center.

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

Yes, within the Village Center.

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

*No, special use was previously granted for a different space.
Same request as businesses such as Starbucks and The Wine Merchant.*

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

Yes

(Please transcribe or attach additional pages as necessary)



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

Checklist for a Special Use Request

All petitions must be accompanied by the documents listed below unless otherwise indicated by the Village Staff. Petitions that do not provide all of the required documents will be considered incomplete and will not be scheduled for a public hearing.

- ☒ Completed Petition for Public Hearing; typewritten or printed
- ☒ Public Hearing and Sign Fee of \$650
- ☒ Mailing labels with the names and addresses of owners and Permanent Index Numbers of all properties within 750 feet of the subject property
- ☒ Proof of Ownership; and authorization to represent owner if the petitioner is not the property owner
- ☒ Detailed description of special use; for example, a business plan that describes the hours of operation, number of customers and employees, products and services provided, and related information that may be informative relative to the special use request.
- ☐ 25 sets of plans not to exceed 11" x 17" and including:
 - ☒ Plat of Survey; showing all existing buildings, structures, easements, etc. and with a legal description of the property
 - ☐ Site Plan, if construction of buildings or structures is proposed. Site plan must be drawn to scale and show all existing and proposed site improvements. Not required if there is no new construction.
 - ☐ Landscape Plan; if landscape screening or other landscaping is a part of the requested special use.
 - ☐ Building Elevations, if new construction of building or building additions are proposed; scale drawings or renderings of proposed buildings and structures
- ☒ Findings of Fact; Petitioners written response to each of the findings
- ☒ Public Notice Sign Consent Form; authorization from the property owner to install public notice sign on the property
- ☐ Additional documents and information as determined appropriate by the Community Development Department

ALL REQUIRED PLANS AND EXHIBITS MUST BE SUBMITTED AT LEAST THREE WEEKS PRIOR TO THE PUBLIC HEARING. SUBMITTAL OF REVISED PLANS OR DOCUMENTS AT THE PUBLIC HEARING MAY RESULT IN A CONTINUANCE TO A LATER DATE. PLEASE COORDINATE WITH VILLAGE STAFF RELATIVE TO ANY CHANGES TO THE PLANS.

PARKING
GARAGE

RAMP DOWN

555 VILLAGE CENTER DR
"LUCY" SPACE.

19'-5"

22'-9"

ESTIMATED
LOCATION OF
DEMISING WALL.
TENANT TO VERIFY
EXISTING
CONDITIONS.

Proposed
Beverage
Service

ESTIMATED
LOCATION OF
DEMISING WALL.
TENANT TO VERIFY
EXISTING
CONDITIONS.

Fitting
Room

Point of Sale

Retail

340

±2,285 SF

93'-8"

6'-69"

Display
Rack

Display
Rack

Display
Rack

Shoe
Wall
Display

25'-3"

3.0%

TO VILLAGE CENTER DRIVE

GENERAL NOTES:
ALL DIMENSIONS TO EXISTING
WALLS TO BE FIELD VERIFIED.

BURR RIDGE VILLAGE CENTER

BURR RIDGE, ILLINOIS

TRADEMARK

LEASING CONTACT:

Dan Pollard
The Pollard Group Ltd.
111 West Chicago Avenue
Suite #101
Hinsdale, IL 60521
630-887-8841
630-887-6050 fax
312-310-0612 cell
dpollard@thepollardgrp.com

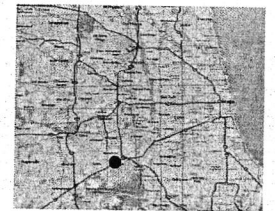
Roseann de la Paz
The Pollard Group Ltd.
111 West Chicago Avenue
Suite #101
Hinsdale, IL 60521
630-887-8841
630-887-6050 fax
rdelpaz@thepollardgrp.com

05-2016

DATE

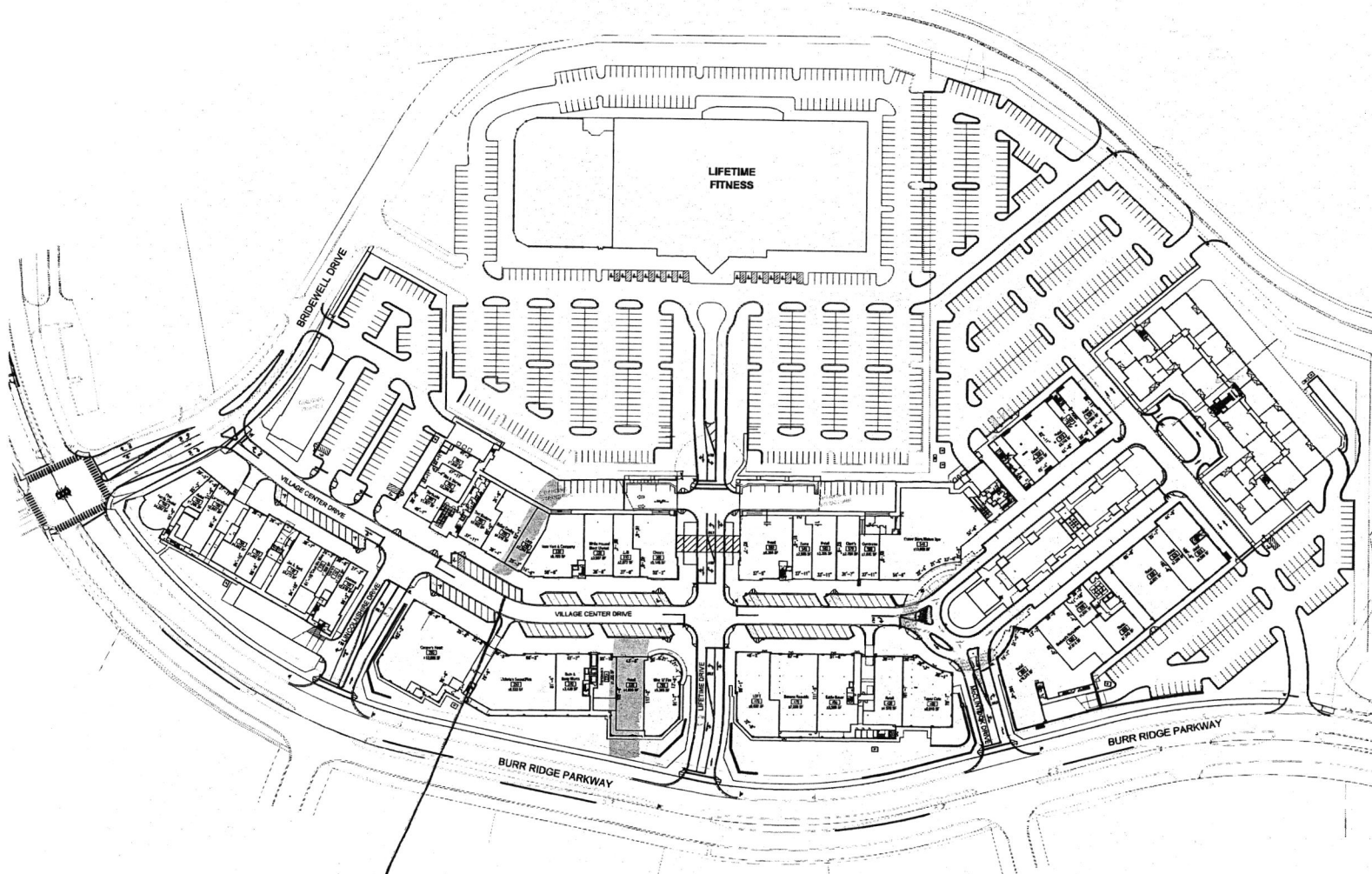
GENERAL NOTES:

THIS DRAWING IS IN PROGRESS AND IS FOR
INTERIM REVIEW ONLY. IT IS NOT FOR REGULATORY
APPROVAL, PERMITTING, OR CONSTRUCTION



NOT FOR CONSTRUCTION

LEASE PLAN



new space. "LUCY"
555 VILLAGE CENTER DR.



ALTA/ACSM LAND TITLE SURVEY OF BURR RIDGE VILLAGE CENTER BURR RIDGE, ILLINOIS

LOT NUMBER	AREA IN SQ. FT.	AREA IN ACRES
LOT 1-1	57454	1.3190
LOT 2-1	70737	1.6239
LOT 3	77084	1.7691
LOT 4-1	83753	1.9339
LOT 5B-1	104452	2.3979
LOT 5A	63054	1.4475
LOT 6-1	129883	2.9771
LOT 7	93607	2.1489
LOT 8	48142	1.1281
OUTLOT A	144832	3.3249
OUTLOT B	41124	0.9441
TOTAL THIS SURVEY	884,901	20.5441

BASIS OF BEARINGS: WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 30-38-12 ASSUMED TO BE S 00°00'34" W	
PARKING SPACE COUNT (OUTDOOR SPACES)	
REGULAR SPACES	511
HANDICAP SPACES	15
TOTAL SPACES	526

LEGEND	
1. PAVED DRIVE	1. HATCHING
2. DRIVE	2. DRIVE
3. DRIVE	3. DRIVE
4. DRIVE	4. DRIVE
5. DRIVE	5. DRIVE
6. DRIVE	6. DRIVE
7. DRIVE	7. DRIVE
8. DRIVE	8. DRIVE
9. DRIVE	9. DRIVE
10. DRIVE	10. DRIVE
11. DRIVE	11. DRIVE
12. DRIVE	12. DRIVE
13. DRIVE	13. DRIVE
14. DRIVE	14. DRIVE
15. DRIVE	15. DRIVE
16. DRIVE	16. DRIVE
17. DRIVE	17. DRIVE
18. DRIVE	18. DRIVE
19. DRIVE	19. DRIVE
20. DRIVE	20. DRIVE
21. DRIVE	21. DRIVE
22. DRIVE	22. DRIVE
23. DRIVE	23. DRIVE
24. DRIVE	24. DRIVE
25. DRIVE	25. DRIVE
26. DRIVE	26. DRIVE
27. DRIVE	27. DRIVE
28. DRIVE	28. DRIVE
29. DRIVE	29. DRIVE
30. DRIVE	30. DRIVE
31. DRIVE	31. DRIVE
32. DRIVE	32. DRIVE
33. DRIVE	33. DRIVE
34. DRIVE	34. DRIVE
35. DRIVE	35. DRIVE
36. DRIVE	36. DRIVE
37. DRIVE	37. DRIVE
38. DRIVE	38. DRIVE
39. DRIVE	39. DRIVE
40. DRIVE	40. DRIVE
41. DRIVE	41. DRIVE
42. DRIVE	42. DRIVE
43. DRIVE	43. DRIVE
44. DRIVE	44. DRIVE
45. DRIVE	45. DRIVE
46. DRIVE	46. DRIVE
47. DRIVE	47. DRIVE
48. DRIVE	48. DRIVE
49. DRIVE	49. DRIVE
50. DRIVE	50. DRIVE
51. DRIVE	51. DRIVE
52. DRIVE	52. DRIVE
53. DRIVE	53. DRIVE
54. DRIVE	54. DRIVE
55. DRIVE	55. DRIVE
56. DRIVE	56. DRIVE
57. DRIVE	57. DRIVE
58. DRIVE	58. DRIVE
59. DRIVE	59. DRIVE
60. DRIVE	60. DRIVE
61. DRIVE	61. DRIVE
62. DRIVE	62. DRIVE
63. DRIVE	63. DRIVE
64. DRIVE	64. DRIVE
65. DRIVE	65. DRIVE
66. DRIVE	66. DRIVE
67. DRIVE	67. DRIVE
68. DRIVE	68. DRIVE
69. DRIVE	69. DRIVE
70. DRIVE	70. DRIVE
71. DRIVE	71. DRIVE
72. DRIVE	72. DRIVE
73. DRIVE	73. DRIVE
74. DRIVE	74. DRIVE
75. DRIVE	75. DRIVE
76. DRIVE	76. DRIVE
77. DRIVE	77. DRIVE
78. DRIVE	78. DRIVE
79. DRIVE	79. DRIVE
80. DRIVE	80. DRIVE
81. DRIVE	81. DRIVE
82. DRIVE	82. DRIVE
83. DRIVE	83. DRIVE
84. DRIVE	84. DRIVE
85. DRIVE	85. DRIVE
86. DRIVE	86. DRIVE
87. DRIVE	87. DRIVE
88. DRIVE	88. DRIVE
89. DRIVE	89. DRIVE
90. DRIVE	90. DRIVE
91. DRIVE	91. DRIVE
92. DRIVE	92. DRIVE
93. DRIVE	93. DRIVE
94. DRIVE	94. DRIVE
95. DRIVE	95. DRIVE
96. DRIVE	96. DRIVE
97. DRIVE	97. DRIVE
98. DRIVE	98. DRIVE
99. DRIVE	99. DRIVE
100. DRIVE	100. DRIVE

ABBREVIATIONS	
1. DRIVE	1. DRIVE
2. DRIVE	2. DRIVE
3. DRIVE	3. DRIVE
4. DRIVE	4. DRIVE
5. DRIVE	5. DRIVE
6. DRIVE	6. DRIVE
7. DRIVE	7. DRIVE
8. DRIVE	8. DRIVE
9. DRIVE	9. DRIVE
10. DRIVE	10. DRIVE
11. DRIVE	11. DRIVE
12. DRIVE	12. DRIVE
13. DRIVE	13. DRIVE
14. DRIVE	14. DRIVE
15. DRIVE	15. DRIVE
16. DRIVE	16. DRIVE
17. DRIVE	17. DRIVE
18. DRIVE	18. DRIVE
19. DRIVE	19. DRIVE
20. DRIVE	20. DRIVE
21. DRIVE	21. DRIVE
22. DRIVE	22. DRIVE
23. DRIVE	23. DRIVE
24. DRIVE	24. DRIVE
25. DRIVE	25. DRIVE
26. DRIVE	26. DRIVE
27. DRIVE	27. DRIVE
28. DRIVE	28. DRIVE
29. DRIVE	29. DRIVE
30. DRIVE	30. DRIVE
31. DRIVE	31. DRIVE
32. DRIVE	32. DRIVE
33. DRIVE	33. DRIVE
34. DRIVE	34. DRIVE
35. DRIVE	35. DRIVE
36. DRIVE	36. DRIVE
37. DRIVE	37. DRIVE
38. DRIVE	38. DRIVE
39. DRIVE	39. DRIVE
40. DRIVE	40. DRIVE
41. DRIVE	41. DRIVE
42. DRIVE	42. DRIVE
43. DRIVE	43. DRIVE
44. DRIVE	44. DRIVE
45. DRIVE	45. DRIVE
46. DRIVE	46. DRIVE
47. DRIVE	47. DRIVE
48. DRIVE	48. DRIVE
49. DRIVE	49. DRIVE
50. DRIVE	50. DRIVE
51. DRIVE	51. DRIVE
52. DRIVE	52. DRIVE
53. DRIVE	53. DRIVE
54. DRIVE	54. DRIVE
55. DRIVE	55. DRIVE
56. DRIVE	56. DRIVE
57. DRIVE	57. DRIVE
58. DRIVE	58. DRIVE
59. DRIVE	59. DRIVE
60. DRIVE	60. DRIVE
61. DRIVE	61. DRIVE
62. DRIVE	62. DRIVE
63. DRIVE	63. DRIVE
64. DRIVE	64. DRIVE
65. DRIVE	65. DRIVE
66. DRIVE	66. DRIVE
67. DRIVE	67. DRIVE
68. DRIVE	68. DRIVE
69. DRIVE	69. DRIVE
70. DRIVE	70. DRIVE
71. DRIVE	71. DRIVE
72. DRIVE	72. DRIVE
73. DRIVE	73. DRIVE
74. DRIVE	74. DRIVE
75. DRIVE	75. DRIVE
76. DRIVE	76. DRIVE
77. DRIVE	77. DRIVE
78. DRIVE	78. DRIVE
79. DRIVE	79. DRIVE
80. DRIVE	80. DRIVE
81. DRIVE	81. DRIVE
82. DRIVE	82. DRIVE
83. DRIVE	83. DRIVE
84. DRIVE	84. DRIVE
85. DRIVE	85. DRIVE
86. DRIVE	86. DRIVE
87. DRIVE	87. DRIVE
88. DRIVE	88. DRIVE
89. DRIVE	89. DRIVE
90. DRIVE	90. DRIVE
91. DRIVE	91. DRIVE
92. DRIVE	92. DRIVE
93. DRIVE	93. DRIVE
94. DRIVE	94. DRIVE
95. DRIVE	95. DRIVE
96. DRIVE	96. DRIVE
97. DRIVE	97. DRIVE
98. DRIVE	98. DRIVE
99. DRIVE	99. DRIVE
100. DRIVE	100. DRIVE

- ### GENERAL NOTES
1. COMPARE THIS PLAN, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
 2. ONLY PRINTS OF THIS SURVEY WITH AN EXHIBITED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THIS SURVEY HAS BEEN PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.
 3. DO NOT SCALE DIMENSIONS FROM THIS PLAN.
 4. THE LOCATION OF THE PROPERTY SHOWN ON THE FACE OF THIS PLAN IS BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE SURVEY IS CONSIDERED TO BE A REFLECTED ACTUAL OWNERSHIP, BUT REFLECTS WHAT HAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
 5. LANDOWNERS TITLE PROFILES CASE NO. 04-0298B AND 04-0298C, BOTH WITH AN EFFECTIVE DATE OF 12/31/2006, WERE PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY.
 6. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY. THEREFORE, THE SURVEYOR HAS NO KNOWLEDGE OF THE LOCATION OF ANY UTILITY RIMS OR GRATES WHICH ARE NOT VISIBLE FROM ABOVE GROUND. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "TYPICAL" MARKINGS OF THE RIM.
 7. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH DESIGN DATA FROM VTS ENGINEERS AND ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH JULLIE'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS. NO UNDERGROUND DRAIN LINES, IF ANY EXIST, SHOWN HEREON.
 8. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH UTILITIES OR IMPROVEMENTS ARE COVERED BY SUCH ITEMS AS CONCRETE, WALLS, OR OTHER STRUCTURES WHICH ARE NOT VISIBLE FROM ABOVE GROUND. THEREFORE, THE SURVEYOR HAS NO KNOWLEDGE OF THE LOCATION OF ANY UTILITY RIMS OR GRATES WHICH ARE NOT VISIBLE FROM ABOVE GROUND. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "TYPICAL" MARKINGS OF THE RIM.
 9. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
 10. CALL, AULL, AT 1-800-885-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
 11. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION, OVERHEAD WIRE AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR LOCATION AND DIMENSIONS HAVE NOT BEEN SEARCHED.
 12. THIS PROPERTY IS ZONED R-1 (GENERAL RESIDENTIAL) PLD (PLANNED UNIT DEVELOPMENT) FOR THE VILLAGE OF BURR RIDGE DOWNSIDE MAP DATED JANUARY 1, 2008. THE PROPERTY IS SUBJECT TO THOSE BUILDING RESTRICTIONS LISTED IN THE VILLAGE OF BURR RIDGE DOWNSIDE MAP, COVENANTS, CONDITIONS AND RESTRICTIONS (BURR RIDGE VILLAGE CENTER) DATED AUGUST 28, 2008, EXCEPT BY ORDER NO. 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961,

ORDINANCE NO. A-834-14-16

AN ORDINANCE AMENDING SECTION VIII.C.2 OF THE BURR RIDGE ZONING
ORDINANCE TO ADD RUNNING STORE/FITNESS APPAREL STORE WITH SALES OF
CRAFT BEER AND WINE TO THE LIST OF SPECIAL USES IN THE B-2
BUSINESS DISTRICT

Z-08-2016: Text Amendment B-2 District (Cruickshank)

WHEREAS, an application for a text amendment to the Village of Burr Ridge Zoning Ordinance 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 text amendment on August 15, 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 Suburban Life, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a text amendment to the Burr Ridge Zoning Ordinance, 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 proposed text amendment indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this 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 recommendation is to amend Section VIII.C.2 of the Zoning Ordinance to add Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine to the list of special uses in the B-2 District.
- B. That the amendment described more fully in Section 3 hereof is consistent with the purpose and intent of the Zoning Ordinance.

Section 3: That Section VIII.C.2 of the Zoning Ordinance be and is hereby amended to add "Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine" as a special use in the B-2

District with the list of special uses being renumbered to maintain alphabetical order.

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.

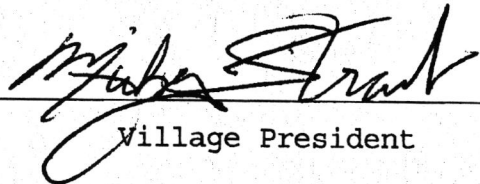
PASSED this 12th day of September, 2016, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 6 - Trustees Schiappa Murphy, Grasso, Franzese, Paveza, Bolos,

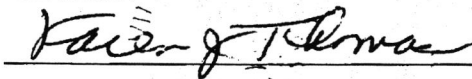
NAYS: 0 - NONE

ABSENT: 0 - NONE

APPROVED by the President of the Village of Burr Ridge on this 12th day of September, 2016.


Village President

ATTEST:


Village Clerk

PAMPHLET

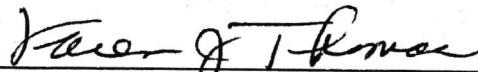
FRONT OF PAMPHLET

ORDINANCE NO. A-834-14-16

AN ORDINANCE AMENDING SECTION VIII.C.2 OF THE BURR RIDGE ZONING
ORDINANCE TO ADD RUNNING STORE/FITNESS APPAREL STORE WITH SALES OF
CRAFT BEER AND WINE TO THE LIST OF SPECIAL USES IN THE B-2
BUSINESS DISTRICT

(Z-08-2016: Text Amendment B-2 District - Cruickshank)

Published in pamphlet form this 12th day of September, 2016, by
Order of the Corporate Authorities of the Village of Burr Ridge,
Cook and DuPage Counties, Illinois.



Village Clerk

PAMPHLET

BACK OF PAMPHLET

ORDINANCE NO. A-834-14-16

AN ORDINANCE AMENDING SECTION VIII.C.2 OF THE BURR RIDGE ZONING
ORDINANCE TO ADD RUNNING STORE/FITNESS APPAREL STORE WITH SALES OF
CRAFT BEER AND WINE TO THE LIST OF SPECIAL USES IN THE B-2
BUSINESS DISTRICT

(Z-08-2016: Text Amendment B-2 District - Cruickshank)

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS.
COUNTY OF DU PAGE)

CLERK'S CERTIFICATE

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

ORDINANCE NO. A-834-14-16

AN ORDINANCE AMENDING SECTION VIII.C.2 OF THE BURR RIDGE ZONING ORDINANCE TO ADD RUNNING STORE/FITNESS APPAREL STORE WITH SALES OF CRAFT BEER AND WINE TO THE LIST OF SPECIAL USES IN THE B-2 BUSINESS DISTRICT

(Z-08-2016: Text Amendment B-2 District - Cruickshank)

which Ordinance was passed by the Board of Trustees of the Village of Burr Ridge at a regular meeting held on the 12th day of September, 2016, which meeting a quorum was present, and approved by the President of the Village of Burr Ridge on the 12th day of September, 2016.

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

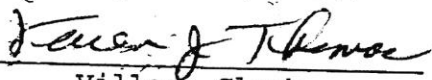
AYES: 6 - Trustees Schiappa, Murphy, Franzese,
Grasso, Paveza, Bolos

NAYS: 0 - None

ABSENT: 0 - None

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Burr Ridge, this 12th day of September, 2016.


Village Clerk

ORDINANCE NO. A-834-15-16

AN ORDINANCE AMENDING THE VILLAGE CENTER PLANNED UNIT DEVELOPMENT ORDINANCE #A-834-10-05 TO ADD RUNNING STORE/FITNESS APPAREL STORE WITH SALES OF CRAFT BEER AND WINE TO THE LIST OF SPECIAL USES ON THE FIRST FLOOR OF BUILDINGS ONE THROUGH SEVEN

Z-08-2016: Text Amendment B-2 District (Cruickshank)

WHEREAS, an application for a text amendment to the Village of Burr Ridge Zoning Ordinance 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 text amendment on August 15, 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 Suburban Life, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a text amendment to the Burr Ridge Zoning Ordinance, 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 proposed text amendment indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this 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 recommendation is to amend the Village Center Planned Unit Development to add Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine to the list of special uses on the first floor of buildings one through seven.
- B. That the amendment described more fully in Section 3 hereof is consistent with the purpose and intent of the Village Center Planned Unit Development.

Section 3: That the Village Center Planned Unit Development be and is hereby amended to add "Running Store/Fitness Apparel Store

with Sales of Craft Beer or Wine" as a special use on the first floor of buildings one through seven.

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 12th day of September, 2016, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

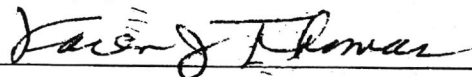
AYES: 6 - Trustees Schiappa Murphy, Grasso, Franzese, Paveza, Bolos,

NAYS: 0 - NONE

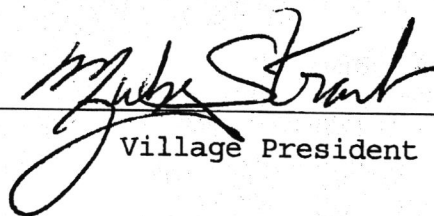
ABSENT: 0 - NONE

APPROVED by the President of the Village of Burr Ridge on this 12th day of September, 2016.

ATTEST:



Village Clerk


Village President

PAMPHLET

BACK OF PAMPHLET

ORDINANCE NO. A-834-15-16

AN ORDINANCE AMENDING THE VILLAGE CENTER PLANNED UNIT DEVELOPMENT
ORDINANCE #A-834-10-05 TO ADD RUNNING STORE/FITNESS APPAREL STORE
WITH SALES OF CRAFT BEER AND WINE TO THE LIST OF SPECIAL USES ON
THE FIRST FLOOR OF BUILDINGS ONE THROUGH SEVEN

(Z-08-2016: Text Amendment B-2 District - Cruickshank)

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

ORDINANCE NO. A-834-15-16

AN ORDINANCE AMENDING THE VILLAGE CENTER PLANNED UNIT DEVELOPMENT
ORDINANCE #A-834-10-05 TO ADD RUNNING STORE/FITNESS APPAREL STORE
WITH SALES OF CRAFT BEER AND WINE TO THE LIST OF SPECIAL USES ON
THE FIRST FLOOR OF BUILDINGS ONE THROUGH SEVEN

(Z-08-2016: Text Amendment B-2 District - Cruickshank)

Published in pamphlet form this 12th day of September, 2016, by
Order of the Corporate Authorities of the Village of Burr Ridge,
Cook and DuPage Counties, Illinois.



Village Clerk

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. A-834-15-16

AN ORDINANCE AMENDING THE VILLAGE CENTER PLANNED UNIT DEVELOPMENT ORDINANCE #A-834-10-05 TO ADD RUNNING STORE/FITNESS APPAREL STORE WITH SALES OF CRAFT BEER AND WINE TO THE LIST OF SPECIAL USES ON THE FIRST FLOOR OF BUILDINGS ONE THROUGH SEVEN

(Z-08-2016: Text Amendment B-2 District - Cruickshank)

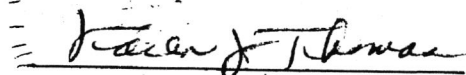
which Ordinance was passed by the Board of Trustees of the Village of Burr Ridge at a regular meeting held on the 12th day of September, 2016, which meeting a quorum was present, and approved by the President of the Village of Burr Ridge on the 12th day of September, 2016.

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

AYES:	6	-	Trustees Schiappa, Murphy, Franzese, Grasso, Paveza, Bolos
NAYS:	0	-	None
ABSENT:	0	-	None

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Burr Ridge, this 12th day of September, 2016.


Village Clerk



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: February 2, 2017

RE: Board Report for February 6, 2017 Plan Commission Meeting

At its January 23, 2017 meeting the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

V-07-2016: 15W241 81st Street (Paulan); After amendments by the petitioner, the Board of Trustees approved an Ordinance granting 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.

PC-10-2016: Amendment to the Burr Ridge Comprehensive Plan; 1400 Burr Ridge Parkway and 11650 Bridewell Drive; The Board of Trustees concurred with the Plan Commission and tabled this amendment pending submittal of final PUD plans for the Lakeside Pointe PUD.

Z-15-2016: Zoning Ordinance Text Amendment – Personal Wireless Service Facilities; The Board of Trustees concurred with the Plan Commission and approved an Ordinance amending the Zoning Ordinance regarding permitted locations for personal wireless service facilities in the public right of way.



Village of Burr Ridge

Subdivision Status Report - Plats Under Review

<i>Subdivision and Subdivision Location</i>	<i>Plat Type and Lot</i>	<i>Developer</i>	<i>Development Status</i>
Dlugopoloski 93rd Pl. Resub	Single-Family Residential	J&D Builders	Plat Review
93rd Place and Kingery	2 lots		
Developer: J&D Builders	708-430-5329	Engineer:	
<i>Preliminary Plat Approval - BOT:</i>	4/11/2016	<i>Next Action:</i>	
<i>Final Plat Approval - BOT:</i>		2017-02-01: Final plat and final engineering submitted for staff review.	
<i>Deadline for Sub Improvements:</i>			
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>		<i>Other Notes:</i>	
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i>	\$0.00		
<i>Original Letter of Credit Amount</i>	\$0.00		
<i>Letter of Credit Expiration Date</i>			
<hr/>			
Esther Court	Single-Family Residential		Plat Review
9191 Drew Avenue	2 lots		
Developer:	Engineer:		
<i>Preliminary Plat Approval - BOT:</i>	6/13/2016	<i>Next Action:</i>	
<i>Final Plat Approval - BOT:</i>		2016-06-13: BOT approved Annexation Agreement. Waiting for final engineering submittal.	
<i>Deadline for Sub Improvements:</i>			
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>		<i>Other Notes:</i>	
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i>	\$0.00		
<i>Original Letter of Credit Amount</i>	\$0.00		
<i>Letter of Credit Expiration Date</i>			

<i>Subdivision and Subdivision Location</i>	<i>Plat Type and Lot</i>	<i>Developer</i>	<i>Development Status</i>
Fallingwater First Addition	Single-Family Residential		Plat Review
10S521 Route 83	5 lots		
Developer:	Engineer: Bernie Bono		847 823-3300
<i>Preliminary Plat Approval - BOT:</i>	1/14/2008	<i>Next Action:</i> 20-17-01-30: Review #2 sent to developer 2016-12-12: Revised plans submitted 2016-09-09; Review #1 sent to developer 2016-08-03: Final engineering and landscaping plans submitted for review.	
<i>Final Plat Approval - BOT:</i>			
<i>Deadline for Sub Improvements:</i>			
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>			
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i>	\$0.00		
<i>Original Letter of Credit Amount</i>	\$0.00		
<i>Letter of Credit Expiration Date</i>			
Highland Fields - Unit 3B	Single-Family Residential	Phil Farnaro, Attorney	Plat Review
Johnston Road	9 lots		
Developer: Phil Farnaro, Attorney	Engineer:		
<i>Preliminary Plat Approval - BOT:</i>	6/28/1999	<i>Next Action:</i> 2017-01-23: Submittal of Final Plat and Final Engineering Plans; staff review pending	
<i>Final Plat Approval - BOT:</i>			
<i>Deadline for Sub Improvements:</i>			
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>			
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i>			
<i>Original Letter of Credit Amount</i>			
<i>Letter of Credit Expiration Date</i>			

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



Village of Burr Ridge

Subdivision Status Report - Subdivisions Under Construction

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
Bucktrail Estates	7950 Bucktrail Drive	Single-Family Residential Subdivision	5 lots	McNaughton Brothers Construction	Improvement Period
<i>Preliminary Plat Approval - BOT:</i>		10/12/2015	<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>		2/22/2016	2017-01-23: Developer has requested final inspections for acceptance of subdivision improvements. Inspections by DPW are pending.		
<i>Deadline for Sub Improvements:</i>		2/22/2018	<i>Other Notes:</i>		
<i>Deadline for Other Improvements.:</i>		2/22/2018			
<i>BOT Acceptance:</i>					
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>					
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>		\$0.00	2015-10-05: Rezoning and Preliminary Plat approved by the Plan Commission		
<i>Original Letter of Credit Amount</i>		\$0.00	2015-10-12: Rezoning and Preliminary Plat approved by		
<i>Letter of Credit Expiration Date</i>					
Highland Fields - Unit 3A	Heritage Drive	Single-Family Residential Subdivision	4 lots	Phil Farnaro, Attorney	Improvement Period
<i>Preliminary Plat Approval - BOT:</i>		6/28/1999	<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>		5/9/2016	2016-08-24: Payment of Fees; Plat Recorded		
<i>Deadline for Sub Improvements:</i>		5/9/2018	2016-07-27: MWRD approval.		
<i>Deadline for Other Improvements.:</i>			<i>Other Notes:</i>		
<i>BOT Acceptance:</i>			2016-05-09: Final Plat approved by the BOTsubject to MWRD approval.		
<i>BOT Acceptance - Other Imp.:</i>			2016-04-11; Amendment to Annexation Agreement approved for Phase 3A. Waiting for final engineering		
<i>Maintenance Expiration</i>			Unit 1 and Unit 2 are combined with one LOC and one Plat.		
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>		\$31,942.50			
<i>Original Letter of Credit Amount</i>			Cash bond accepted in lieu of Letter of Credit		
<i>Letter of Credit Expiration Date</i>					

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
Meadowbrook Place	8425 Meadowbrook Drive	Single-Family Residential Subdivision	7 lots	John Kantor, Attorney	Improvement Period
<i>Preliminary Plat Approval - BOT:</i>		6/26/2006	<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>		9/24/2007	2017-02-01: Amendment to Agreement requested to extend completion deadline subject to fee; hearing scheduled for 2017-02-27		
<i>Deadline for Sub Improvements:</i>		3/1/2016	<i>Other Notes:</i>		
<i>Deadline for Other Improvements:</i>		3/1/2016	03-09-16: Extension fee paid extending deadline to March 1, 2017		
<i>BOT Acceptance:</i>			03-09-2015: Second Amendment to Annexation Agreement extending improvement deadline two years		
<i>BOT Acceptance - Other Imp.:</i>			09-28-09: BOT approved extension of improvement deadline to September 24, 2010. \$10,000 extension fee paid.		
<i>Maintenance Expiration</i>			02-13-12; BOT approved annexation agreement amendment extending the subdivision deadline to March 1, 2014 with an option to extend to March 1, 2015. Each extension is subject to an extension fee.		
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>		\$732,030.31			
<i>Original Letter of Credit Amount</i>		\$732,030.31			
<i>Letter of Credit Expiration Date</i>		3/1/2014			
Spectrum Senior Living PUD	16W301 91st Street and 9101 Kingery Hwy	Business Subdivision or PUD	2 lots	Spectrum Senior Living	Improvement Period
<i>Preliminary Plat Approval - BOT:</i>		11/23/2015	<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>		9/12/2016	2016-11-14: Building permit issued for main building. Separate permits will be required for garages and cottage units.		
<i>Deadline for Sub Improvements:</i>		9/12/2018	2016-09-14: Pre-construction meeting conducted; approved to proceed with subdivision improvements.		
<i>Deadline for Other Improvements:</i>			<i>Other Notes:</i>		
<i>BOT Acceptance:</i>					
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>					
<i>Maintenance Expiration - Other</i>			Performance Bond accepted in lieu of Letter of Credit		
<i>Outstanding Letter of Credit Amount</i>		\$2,053,750.00			
<i>Original Letter of Credit Amount</i>		\$0.00			
<i>Letter of Credit Expiration Date</i>					



Village of Burr Ridge

Subdivision Status Report - Subdivisions in Maintenance

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



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

Z-12-2016; 7600 County Line Road (Rehabilitation Institute of Chicago); Review of final stormwater plans and building elevation materials and colors

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 Meeting: February 6, 2017

SUMMARY

At its meetings of October 17, 2016, November 21, 2016, and December 5, 2016, the Plan Commission held a public hearing and recommended approval of a request for special use and variations to accommodate the construction of a medical building at 7600 County Line Road. The Board of Trustees approved the special use and variations at their meeting of January 9, 2017. The Board of Trustees added a condition requiring final review of stormwater plans and of building materials and colors by the Plan Commission.

Stormwater Plan

Neighbors on Drew Avenue immediately behind the subject property are concerned about impacts on drainage from their residential properties onto the subject property. There is currently ponding up stream from the subject property and the residents wanted to be sure that the stormwater plans accommodate the existing stormwater flow. The Board of Trustees asked that the developer take measures that would enhance the existing drainage patterns.

The attached stormwater plan creates a separate stormwater management system to collect and transport the stormwater from the Drew Avenue properties through the property and into the stormwater system southeast of the property. This system is separated from the on-site stormwater management system. On-site stormwater is collected in separate pipes and transported to a detention pond located between the building and County Line Road. The plans also call for improvements to an existing drain tile that collects underground water and transports that water off site.

Two meetings have been held to review the stormwater plans. Those meetings were attended by the developer, the Village Engineer, Community Development Director, Chairman Trzupek, the developer's engineer, the neighbors and a civil engineer hired by the neighbors. At the last meeting held on February 1, 2017, the neighbors and their engineer expressed satisfaction with the stormwater plans as presented.

Architectural Materials and Colors

Attached are revised renderings depicting the final materials and colors. The developer will have actual material and color samples to present to the Plan Commission at the meeting on Monday, February 6, 2017.



VIEW OF SOUTHWEST CORNER
REHABILITATION INSTITUTE OF CHICAGO OUTPATIENT AND DAY REHAB CENTER
02 FEBRUARY 2017







- BRICK VENEER
- LOW-E COATED INSULATED GLASS WITH ALUMINUM MULLIONS
- WOOD SIDING

+28'-0"
T.O. ROOF

+14'-0"
T.O. MASONRY

+0'-0"
GROUND

0' 8' 16' 32'



BRICK VENEER

LOW-E COATED INSULATED GLASS WITH ALUMINUM MULLIONS

WOOD SIDING

+28'-0"
T.O. ROOF

+14'-0"
T.O. MASONRY

+0'-0"
GROUND

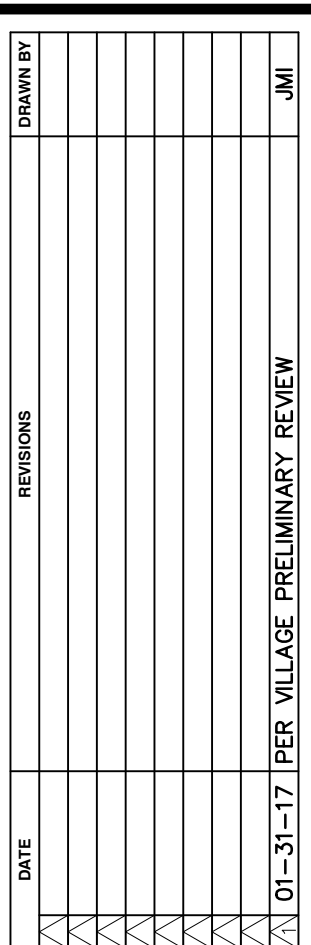


NORTH ELEVATION

REHABILITATION INSTITUTE OF CHICAGO OUTPATIENT AND DAY REHAB CENTER
02 FEBRUARY 2017

30 WEST MONROE
SUITE 700
CHICAGO, IL 60603





--	--	--	--

PROJ. MGR.: <u>CPD</u> PROJ. ASSOC.: <u>BPH</u> DRAWN BY: <u>BPH</u> DATE: <u>01-17-17</u> SCALE: <u>1" = 20'</u>		
SHEET <div style="display: flex; justify-content: space-around; align-items: center; font-size: 48px; font-weight: bold;"> 2 OF 10 </div>		
HDR.BUILD1		

PENDING APPROVAL - NOT FOR CONSTRUCTION

February 2, 2017 – 12:39 Dwg Name: P:\Herbuil01\dwg\Eng\Final Drawings\Plan Set\02 – DEMO.dwg Updated By: bhovanec

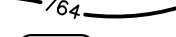







06-01-16

GRADING NOTES:

1. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
2. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
5. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
8. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN CONFORMANCE WITH SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON 11-9-16. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCUSATION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

05-20-16

GRADING PLAN LEGEND

	PROPOSED 1 FOOT CONTOURS
	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

[illegible]

Manhard
CONSULTING LTD.

100 Spruiger Drive, Lombard, IL 60148 630.961.8500 630.961.8505 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Watershed Engineers • Planners
Conservation Managers • Environmental Scientists • Landscape Architects • Engineers

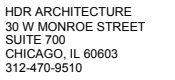
REHABILITATION INSTITUTE OF CHICAGO

VILLAGE OF BURR RIDGE, ILLINOIS

GRADING PLAN

PROJ. MGR.:	CPD	
PROJ. ASSOC.:	BPH	
DRAWN BY:	JMI	
DATE:	01-17-17	
SCALE:	1"=20'	
SHEET		
<div style="display: flex; align-items: center; justify-content: center;"> 4 OF 10 </div>		
HDR.BUILD1		

PENDING APPROVAL - NOT FOR CONSTRUCTION



7630 COUNTY LINE ROAD
BURR RIDGE, IL 60527

MARK	DATE	DESCRIPTION
B.Z.	09/26/16	ZONING SUBMITTAL
Z.R.	11/28/16	ZONING SUBMITTAL
Z.R.	02/02/17	ZONING SUBMITTAL

Project Number	10039763
Original Issue	09/19/16

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name

LANDSCAPE PLAN

Scale
1"=40'

Sheet Number
LP-101

Project Status



GENERAL NOTES

LEGEND:
——— PROPERTY LINE
— — — SETBACK / EASEMENT

PARKING REQUIREMENTS

LOT COVERAGE:
LOT SIZE= 113,918 SF
TOTAL IMPERVIOUS= 73,840 SF
TOTAL LOT COVERAGE= 65% OK
BUILDING COVERAGE:
BUILDING SIZE= 24,397 SF
LOT SIZE: 113,918 SF
FLOOR AREA RATIO= 24,397 SF / 113,918 SF = 0.214 < 0.24 OK

PARKING SUMMARY:
ZONING CODE REQUIRES 1 STALL PER 250 SF OF BUILDING
24,397 SF / 250 SF = 97 TOTAL REQUIRED NUMBER OF STALLS
ADA CODE REQUIRES 20% AS RESERVED HANDICAP STALLS FOR
REHABILITATION USE (PATIENT SPACES ONLY, 50% OF TOTAL; STAFF SPACES
ARE CALCULATED BASED ON THE STANDARD RATIO)

REQUIRED:	PROVIDED:
REGULAR STALLS (9'X18'): 86	REGULAR STALLS: 69
HANDICAP STALLS (16'X18'): 11	HANDICAP STALLS: 11
TOTAL: 97	TOTAL: 80

PARKING NOTES:
50% OF THE BUILDING IS A DAY REHABILITATION USE WHICH BRINGS PATIENTS
VIA MEDIVAN AND DOES NOT REQUIRE A PARKING SPACE, REDUCING THE
PROJECT DEMAND. IF THE FULL PARKING REQUIREMENT IS NEEDED,
LANDBANKED PARKING IS PROVIDED NORTH OF THE BUILDING THAT WILL
ALLOW FOR THE TOTAL REQUIRED.

DIMENSIONAL NOTES:
ALL DIMENSIONS ALONG CURB LINES ARE TO BACK OF CURB, UNLESS NOTED
OTHERWISE.
LANDSCAPE ISLANDS AS REQUIRED BY CODE ARE 1 PER 10 PARKING SPACES.

DETENTION REQUIREMENTS:
AS MEASURED WITH DUPAGE COUNTY NOMOGRAPH USING THE PERCENTAGE
OF HYDRAULICALLY CONNECTED IMPERVIOUS (67.47%). THIS DEVELOPMENT
REQUIRES 0.43 ACRE-FT/ACRE. THE SITE IS 2.65 ACRES. ESTIMATED TOTAL
DETENTION REQUIRED=0.43 X 2.65 = 1.08 ACRE-FT OF VOLUME.

LANDSCAPE REQUIREMENTS:

TREE PRESERVATION:
FIFTEEN EXISTING TREES TO BE PRESERVED WITHIN PROPERTY BOUNDARY

PARKWAY TREES:
PARKWAY LENGTH: 296'
CODE REQUIREMENT: 1 TREE / 40' O.C.
TOTAL: 8 TREES

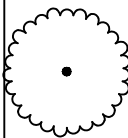
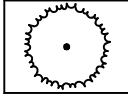
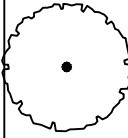
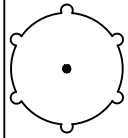














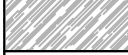



RESIDENTIAL USE BUFFER:
PLANTED WITH A MIX OF VEGETATION IN A CONTINUOUS LANDSCAPE CLOSE
TO 100% OPACITY ALONG ADJACENT RESIDENTIAL LOTS

PERIMETER LANDSCAPING:
INTERIOR SIDE / REAR YARDS
PLANTED WITH A MIX OF VEGETATION IN A CONTINUOUS LANDSCAPE CLOSE
TO 100% OPACITY ALONG ADJACENT PRIVATE LOTS

FRONT OR CORNER SIDE YARDS
PLANTED WITH A MIX OF VEGETATION IN A CONTINUOUS LANDSCAPE CLOSE
TO 50% OPACITY ALONG LOT LINES

PARKING LOT LANDSCAPE ISLANDS:
NUMBER OF ISLANDS: 14
CODE REQUIREMENT: 1 TREE / ISLAND
TOTAL: 14 TREES

TRASH DUMPSTER ENCLOSURE:
DUMPSTER TO BE LOCATED WITHIN ENCLOSURE COMPATIBLE WITH
APPEARANCE OF PRINCIPLE BUILDING

PLANT SCHEDULE					
TREES	CODE	BOTANICAL NAME / COMMON NAME	CAL		QTY
	AA	Acer x freemanii 'Jeffsred' / Autumn Blaze Maple	2.5" CAL		8
	PA	Picea abies / Norway Spruce	2.5" CAL		5
	QR	Quercus rubra / Red Oak	2.5" CAL		5
	TR	Tilia americana 'Redmond' / Redmond American Linden	2.5" CAL		8
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE		QTY
	AI	Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry	1 GAL		42
	FM	Fothergilla major 'Mount Airy' / Mount Airy Fothergilla	1 GAL		60
	HS	Hamamelis vernalis 'Sandra' / Ozark Witchhazel	1 GAL		15
	HI	Hydrangea arborescens 'Invincibelle Spirit' TM / Invincibelle Spirit Hydrangea	1 GAL		33
	IG	Ilex glabra / Inkberry Holly	1 GAL		23
	II	Ilex glabra 'Compacta' / Compact Inkberry	1 GAL		40
	IL	Itea virginica 'Little Henry' TM / Virginia Sweetspire	1 GAL		151
	MN	Miscanthus sinensis 'Nippon' / Nippon Maiden Grass	1 GAL		130
	PS	Panicum virgatum 'Shenandoah' / Switch Grass	1 GAL		58
	PM	Pinus mugo 'Mops' / Mugo Pine	1 GAL		96
	RG	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	1 GAL		116
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	AC	Allium cernuum / Nodding Wild Onion	18" O.C.	18" o.c.	145
	LS	Liriope spicata 'Silver Dragon' / Creeping Lily Turf	18" O.C.	18" o.c.	895
	NB	Nepeta x faassenii 'Blue Wonder' / Catmint	18" O.C.	18" o.c.	320
	RV	Rudbeckia fulgida speciosa 'Viette's Little Suzy' / Coneflower	18" O.C.	12" o.c.	252
	SH	Sporobolus heterolepis / Prairie Dropseed	18" O.C.	24" o.c.	60
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	NN	Native Seed Mix Native Seed Mix	18" O.C.		8,294 sf
	TI	Turf Turf Seed / IDOT Class 1a Salt Tolerant Seed Mix	18" O.C.		11,693 sf



HDR ARCHITECTURE
30 W MONROE STREET
SUITE 700
CHICAGO, IL 60603
312-470-9510

REHABILITATION
INSTITUTE OF CHICAGO
OUTPATIENT AND DAY
REHAB CENTER

7630 COUNTY LINE ROAD
BURR RIDGE, IL 60527

MARK	DATE	DESCRIPTION
B.Z.	09/26/16	ZONING SUBMITTAL
Z.R.	11/28/16	ZONING SUBMITTAL
Z.R.	02/02/17	ZONING SUBMITTAL

Project Number	10039763
Original Issue	09/19/16

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name

NOTES & PLANT
SCHEDULE

Scale

Sheet Number

L-501

Project Status