



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

**June 1, 2015
7:30 P.M.**

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Robert Grela**

**Luisa Hoch
Greg Scott
Mary Praxmarer**

II. APPROVAL OF PRIOR MEETING MINUTES

- A. May 18, 2015 Plan Commission Regular Meeting**

III. PUBLIC HEARINGS

There are no public hearings scheduled

IV. CORRESPONDENCE

- A. Board Report – May 26, 2015**
B. Building Report – April, 2015

V. OTHER CONSIDERATIONS

- A. PC-02-2015: Informal Discussion; 9101 Kingery Highway (Spectrum); Annexation and Zoning for Mixed Use Development - Senior Housing and Retail**
B. PC-03-2015: Informal Discussion; 15W069 91st Street (DeRosa); Annexation, Zoning and Subdivision
C. PC-04-2015: Annual Nomination of Vice Chair

VI. FUTURE SCHEDULED MEETINGS

- A. June 15, 2015:** The following public hearing is scheduled:
- **Z-08-2015: 400-800 Village Center Drive (Trademark); PUD Amendment**
- B. July 6, 2015:** The filing deadline for this meeting is June 15, 2015.

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 June 8, 2015 Regular Meeting beginning at 7:00 P.M. Commissioner Hoch is the scheduled Plan Commission representative for the June 8, 2015 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
MAY 18, 2015

1. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 P.M. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 6 –Hoch, Grunsten, Praxmarer, Grela, Scott, and Trzupek

ABSENT: 1 – Stratis

Also present was Community Development Director Doug Pollock. In the audience were Trustees Bolos, Franzese, and Schiappa.

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grunsten to approve minutes of the May 4, 2015 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Hoch, Grunsten, Praxmarer, Grela, and Trzupek

NAYS: 0 – None

ABSTAIN: 1 – Scott

MOTION CARRIED by a vote of 6-0.

3. PUBLIC HEARINGS

Chairman Trzupek asked all persons in attendance who may speak at any of the public hearings to stand and affirm to tell the truth. Chairman Trzupek affirmed all those who stood.

A. Z-07-2015: 16W020 79th Street (Lyons Truck Sales); Special Use; continued form May 4, 2016

As requested by Chairman Trzupek, Mr. Pollock summarized this petition as follows: The public hearing for this petition was continued from May 4 to give the petitioner time to assess the cost of paving the parking lot. Since that time, it has been determined that stormwater detention is not required because the existing gravel parking lot is considered an impervious surface. Mr. Pollock added that Village standards for new parking lots require pavement, perimeter curbing, and landscaping.

Chairman Trzupek asked for comments from the petitioner.

Mr. Tim Foley of Fornaro Law introduced himself as the attorney for the petitioner. Mr. Foley said his client would agree to pave the parking lot if given three years to complete.

Chairman Trzupek asked if the petitioner agreed to provide the curbing. In response, Mr. Foley said the cost would be substantial. Mr. Walter Veselinovic, the contractor for the

petitioner, estimated the cost could be \$350,000 to \$400,000 for the paving, curbing, and landscaping combined.

Mr. Foley stated that they would agree to pave the parking lot but not do the landscaping islands or curb if given three years to start the project.

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

Commissioner Hoch said she is disappointed the petitioner does not have more specific cost estimates as that was the reason for the prior continuance. She said she was okay with not requiring the landscaping due to the potential impact on landscaping islands from the trucks but she would like to see the curbing and paving. Commissioner Hoch said she was concerned about other similar businesses and the precedent of not requiring paving and curbing.

Commissioner Grunsten said she agrees with Commissioner Hoch. She asked why the fence had not yet been repaired when the petitioner said it would be done immediately at the last hearing. The petitioner said he has a contractor scheduled to repair the fence this week.

Commissioner Praxmarer said she agrees as well and would want the parking lot completed within three years.

Commissioner Grela noted that the survey needs to be updated to determine if the gravel parking lot encroaches into the right of way. He said that although the parking lot improvement may not be required by code, it can be made a condition of the special use approval. He suggested three years maximum to complete the parking lot improvements and he added that he does not see the need for interior landscaping and does not want to approve the use of EIFS as an exterior material on the building.

Commissioner Scott said he does not see the need for the curbing or the interior landscaping and agrees that the parking lot should be paved within three years.

Chairman Trzupek read a statement from Commissioner Stratis indicating that given the unique location and use of this property, he does not see the need for interior landscaping but wants the parking lot to be paved.

Chairman Trzupek said he does think the curbing is not necessary because of the nature of this business and its location but does think the parking lot should be paved. He suggested that the EIFS is not acceptable for the building addition and would make the final building elevations subject to staff approval.

Commissioner Grela stated that he agrees that the curb is not necessary. Commissioners Hoch, Grunsten and Praxmarer all said they would agree to not requiring the curb.

Mr. Pollock added that he believes waiving the curbing and landscaping would not set a precedent for any new parking lot and would potentially only apply to similar land uses on similar properties.

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

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to close the hearing for Z-07-2015.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to recommend to the Board of Trustees that Z-07-2015, a special use approval for an addition to a building used for Truck and Equipment Sales and Service, be approved subject to the following conditions:

1. The special use shall be limited to the Truck Sales in the existing and proposed building as per the submitted plans. The special use approval shall not include automobile sales.
2. The building addition shall not use synthetic stucco as an exterior building material and shall comply with Section X.B.10 of the Zoning Ordinance. Final building elevations shall be subject to staff approval.
3. The gravel parking lot shall be brought into conformance with Section XI of the Zoning Ordinance including hard surface but not including perimeter curbing, perimeter landscaping, and landscaping islands.
4. A current Plat of Survey shall be provided and that portion of the gravel parking area that encroaches into the I-55 right of way shall be eliminated and an 8 foot setback provided from the property line as required by said Section XI.
5. Final engineering plans for the parking lot improvement shall be subject to the review and approval of the Village staff prior to issuance of a building permit for the addition.
6. All parking lot improvements shall be completed within 3 years after issuance of a building permit for the second floor addition. In the event the parking lot is not completed within three years, the Village shall issue a cease and desist order for the discontinuation of the truck sales business at this location.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

B. Z-04-2015; 322-324 Burr Ridge Parkway (Capri Restaurant); Special Uses and Parking Variation

Chairman Trzupek asked Mr. Pollock to summarize this petition.

Mr. Pollock summarized the petition as follows: The public hearing was continued from February 16, 2015 at the request of the petitioner so the petitioner could get more information regarding parking. Since February 16, the petitioner amended the petition to request modifications to the existing outdoor dining area and to eliminate the Gelato Restaurant which also reduces the parking variation. The petitioner has also provided an agreement to use the PACE parking lot in the evenings for off-site parking and a written description of other parking management plans.

Mr. Pollock added that the petition was amended to include a change to the existing sidewalk dining area. He said the petitioner replaced umbrellas with an awning which was contrary to the approved special use for the sidewalk dining area and therefore, an amendment to the special use is required.

Chairman Trzupek noted that the restaurant addition will have 38 additional seats but they are providing only 6 additional parking spaces. Mr. Pollock confirmed those numbers but added that the medical office vacating the space will open up 9 parking spaces that will be available for the restaurant expansion.

Chairman Trzupek asked the petitioner for their presentation.

Mr. Gary Grasso introduced himself as the Attorney for the petitioner. Mr. Grasso said they are addressing the parking variation in several ways. He said that they reviewed the hours for other businesses and their peak hours and determined that except for Friday evenings when the dance studio is open, the other businesses are either closed or not at their peak when Capri is at their peak during the evening dinner hours. Mr. Grasso said employees from the Village Center park in County Line Square. He said the landlord has agreed to post signs stating "parking for County Line Square customers only, violators will be towed" and to enforce this restriction. Mr. Grasso said that Capri will require all employees to move their car to the PACE lot after 5:30 pm. He referenced the written agreement from PACE to use their lot in the evenings. Mr. Grasso said the landlord has agreed to let Capri mark four parking spaces for staging the valet service so that the valet service does not interfere with the fire lane.

In regards to the special use for the awning, Mr. Grasso said the contractor assured the owner that no permits were needed for the awning so the owner proceeded to remove the umbrellas and erect the awning.

Chairman Trzupek questioned whether the employees would really move their cars at 5:30 especially if the restaurant is busy at that time. The owner, Mr. Robert Rovito, said that he would have the valets move the employees' cars.

Chairman Trzupek asked for questions and comments from the public.

Mr. Mark Tomas, 7519 Drew Avenue, said he was worried about the impact on other businesses due to the reduced parking. He asked if employees would be required to park at the PACE lot all nights. Mr. Grasso said that employee cars would be moved to the PACE lot every night.

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

Commissioner Scott asked if there were other precedents for the awning and if the awning met building code requirements. Mr. Pollock said the awning is over a sidewalk but

because of the location of the sidewalk at the end of the shopping center, it is not used by anyone else. He said that Topaz also has an awning over their outdoor dining area and that staff would check for code compliance if the awning is approved by the Village Board.

Commissioner Scott said that he is glad the petitioner is doing more than just finding six additional parking spaces. He said he is okay with the parking variation provided that employees' cars are moved in the evening and they continue to use the valet parking service.

Commissioner Grela said that Capri Restaurant is a jewel of the Village and he is glad to see the business having success. He said parking has been a problem in this area for a long time. He said promises were made and not kept in the past regarding parking in the fire lane and in handicap spaces. He asked why the petitioner did not secure a long term parking arrangement that could not be terminated and why not put all valet parking on the PACE lot. He also asked about signage for the fire lane and suggested that the landlord should not pile snow over parking spaces in the winter as that takes away parking spaces needed by the businesses.

In response, Mr. Grasso said that no government agency can commit land to a binding agreement and the agreement they have is the best they could get. He said they discussed having the valet parking locate cars at the PACE lot but they decided they should keep activity at a minimum on the PACE lot as they did not want to jeopardize their agreement with PACE. Mr. Grasso further stated that having the employees park at the PACE lot should be sufficient to alleviate parking problems for customers without running the risk of problems at the PACE lot.

Commissioner Praxmarer asked if they could park behind the restaurant and if the TCF property had been pursued as an option for off-site parking. The shopping center owner, Mr. Bob Garber, said some employees do park behind the restaurant but he would not want customers back there. Mr. Grasso said they had contacted TCF but did not pursue an agreement with TCF.

Commissioner Grunsten asked if the employees were okay with parking their cars at the PACE lot and she asked about customers who dine at Capri and then walk to events at the Village Center. Mr. Rovito said that the valet service would move the employee's cars to the PACE lot and bring them back if it was late at night. Mr. Grasso said the towing of cars would not be enforced on Friday evenings during concerts at the Village Center.

Commissioner Hoch asked if customers can legally park at the Chase bank lot and she said she agrees that snow should be removed from the lot in the winter so that parking is not reduced. Mr. Grasso said there are cross access agreements between the Chase lot and County Line Square and customers from either property can park on the other property.

Commissioner Hoch asked about the enclosed deck. She said she does not understand why that was approved. Mr. Pollock said it was approved by the Plan Commission and Village Board and he would provide the minutes from that approval.

Chairman Trzupek asked if the PACE lot could be used for all valet parking. Mr. Grasso said they did not want to use the PACE lot for valet as they are concerned that over use of the PACE lot could lead to problems and threaten their ability to use it for employee parking. Chairman Trzupek suggested parking the valet cars further west in the County

Line Square shopping center and Mr. Grasso said they would do that during the busier times.

Commissioner Grela asked about hardship as per the Findings of Fact. Mr. Grasso said the hardship relates to the need to find six more parking spaces. He said since they cannot create six more spaces on site, they are addressing the parking by other means that exceed the parking shortage.

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

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to close the hearing for Z-04-2015.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Chairman Trzupek suggested the Commission consider three separate motions, one for each of the three requests.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to recommend to the Board of Trustees special use approval as per Z-04-2015 to amend the conditions of a prior special use approval for outdoor dining to permit an awning rather than the previously approved table umbrellas as per the submitted photograph of the awning and subject to compliance with applicable building codes.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grela to recommend to the Board of Trustees special use approval as per Z-04-2015 to permit the expansion of a restaurant with alcoholic beverage sales and with outdoor dining subject to the restaurant expansion and outdoor dining area complying with the submitted plans.

ROLL CALL VOTE was as follows:

AYES: 5 – Scott, Grela, Grunsten, Praxmarer, and Trzupek

NAYS: 1 – Hoch

MOTION CARRIED by a vote of 5-1.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to recommend that the Board of Trustees approve a variation to permit the expansion of the existing restaurant without the required number of parking spaces subject to the following conditions:

1. That all employee vehicles shall be parked in the PACE parking lot after 5:30 PM each and every night that the restaurant is open.

2. Signs shall be posted and enforced in the parking lot stating that parking is for County Line Square customers only and that violators will be towed.
3. That valet parking shall be provided each and every evening that the restaurant is open for business and overflow valet parking shall utilize the west end of the shopping center or the PACE parking lot.
4. That four spaces shall be designated in the parking lot for staging of valet parking.
5. That the restaurant operator shall diligently and faithfully enforce all terms of this parking variation.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

4. CORRESPONDENCE

There were no questions or comments regarding the Board Report.

5. OTHER CONSIDERATIONS

There were no other considerations scheduled.

6. FUTURE SCHEDULED MEETINGS

Mr. Pollock said the next scheduled meeting of the Plan Commission is June 1, 2015 and there are no public hearings scheduled for that date.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to cancel the June 1, 2015 meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 9:33 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:33 p.m.

**Respectfully
Submitted:**

June 1, 2015

J. Douglas Pollock, AICP



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: May 28, 2015

RE: Board Report for June 1, 2015 Plan Commission Meeting

At its May 26, 2015 meeting, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-06-2015: Zoning Ordinance Text Amendment (Richards) – Flag Pole Height: The Board approved an Ordinance amending the Zoning Ordinance to permit up to three flag poles on a residential property not exceeding 25 feet in height.

S-08-2014: Sign Ordinance Text Amendment: The Board approved an Ordinance amending the Sign Ordinance to add Temporary Grand Opening Signs as a permitted sign and subject to the same parameters as recommended by the Plan Commission.

Z-07-2015: 16W020 79th Street (Lyons Truck Sales); The Board concurred with the Plan Commission and directed staff to prepare an Ordinance granting this special use as recommended by the Plan Commission.

Z-04-2015: 322-324 Burr Ridge Parkway (Capri Restaurant); The Board concurred with the Plan Commission and directed staff to prepare Ordinances granting the special uses and parking variation as recommended by the Plan Commission.

05/21/2015

Permits Applied For April, 2015



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-15-095	04/23/2015	8080 Madison St	Korman-Lederer Mgmt. Co	3100 Dundee Rd, Ste 116 Northbrook IL 60062	Com Alteration
JCA-15-102	04/30/2015	510 Village Center Dr.	Aria Group Architects, Inc.	830 N Boulevard Oak Park IL 60301	Com Alteration
JCAD-15-079	04/03/2015	7749 Grant St	Triumph Construction Services	2763 Pinnacle Dr Elgin IL 60124	Com Addition
JCMSC-15-074	04/06/2015	144 Tower Dr	Midwest Industrial Funds	9450 W. Bryn Mawr Ave., Ste 550 ROSEMONT IL 60018	Commercial Miscellaneous
JCPE-15-080	04/09/2015	15W 460 North Frontage Rd.	Thorne Electric	P.O. Box 321 Wheaton IL 60187	Com Electrical Permit
JDEK-15-100	04/27/2015	8561 Timber Ridge Dr.	Warners Decking, Inc	13349 Welbsley Ct Plainfield IL 60585	Deck Permit
JPAT-15-081	04/09/2015	430 Devon Dr	Lake Brothers Construction	809 W Burlington Ave Ste 203 Western Springs IL 60558	Patio Permit
JPAT-15-086	04/17/2015	7985 Woodside Ln	Mr. & Mrs. Mark Mirabile	7985 Woodside Ln Burr Ridge IL 60525	Patio Permit
JPAT-15-101	04/23/2015	9210 Forest Edge Ln.	A Touch of Green	12720 W. 159th St. HOMER GLEN IL 60491	Patio Permit
JPF-15-078	04/08/2015	16W 72 91ST ST	Rahul Singh	16W072 91st St Burr Ridge IL 60527	Fence Permit
JPF-15-084	04/16/2015	670 Grant Ct	Peerless Fence	33 W 40I Roosevelt Rd West Chicago IL 60185	Fence Permit
JPF-15-097	04/22/2015	7319 Park Av	Dan & Rose Marth	7319 Park Av. Burr Ridge IL 60527	Fence Permit
JPF-15-104	04/30/2015	8490 Walredon Ave	Alan Bond	8490 Walredon Ave Burr Ridge IL 60527	Fence Permit
JPPL-15-096	04/22/2015	7319 Park Av	RMD Construction	7319 Park Ave Burr Ridge IL 60527	Pool Permit
JPR-15-071	04/02/2015	30 North Frontage Rd	Rose Paving Company	7300 W 100th Pl Bridgeview IL 60455	ROW Permit
JPR-15-072	04/02/2015	15W 134 59th St.	Irish Castle Paving	9723 S Kingsbury Ct Palos Hills IL 60465	ROW Permit
JPR-15-073	04/03/2015	Chasemoor Subdivision	DuBois Paving Company	1061 E. Main St. Dundee IL 60118	ROW Permit

05/21/2015

Permits Applied For April, 2015



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPR-15-077	04/08/2015	7629 Ridgewood Ln	A & J Brothers Concrete	30W058 Maplewood Dr Warrenville IL 60555	ROW Permit
JPR-15-083	04/13/2015	8S 361 Soper RD	David & Darlene Darroch	8S 361 Soper Rd Burr Ridge IL 60527	ROW Permit
JPR-15-093	04/22/2015	15W 90 North Frontage Rd.	Roy's Paving & Sealcoating	4240 W. 166th St. Oak Forest IL 60452	ROW Permit
JPR-15-098	04/23/2015	6081 Keller Dr	M & M Concrete Contractors, I	1917 High St Blue Island IL 60406	ROW Permit
JPS-15-090	04/21/2015	150 Shore Dr	A+ Home Remodeling	150 Shore Dr. Burr Ridge IL 60527	Sign Permit
JRAD-15-076	04/07/2015	66 Deer Path Trail	RML Norway, Inc	4532 Middaugh Downers Grove IL 60515	Residential Addition
JRAL-15-075	04/06/2015	541 81st St	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Residential Alteration
JRAL-15-082	04/10/2015	7521 Ridgewood Ln	Premier Construction Services	P.O. Box 1054 La Grange Park IL 60526	Residential Alteration
JRAL-15-085	04/16/2015	7680 Wolf Rd	Goose Lake Construction	7354 N Milwaukee Niles IL 60714	Residential Alteration
JRAL-15-089	04/21/2015	11801 German Church Rd.	Silver Leaf Construction & Re	241 Frontage Rd., #45 Burr Ridge IL 60527	Residential Alteration
JRAL-15-099	04/27/2015	11 Old Mill LN	Premier Construction Services	P.O. Box 1054 La Grange Park IL 60526	Residential Alteration
JRES-15-087	04/17/2015	9210 Forest Edge Ln.	Murawski Construction LLC	21 W 025 Kensington Rd Lombard IL 60148	Residential Miscellaneous
JRSF-15-088	04/17/2015	8704 Polo Ridge CT	McNaughton Development	11 S 220 Jackson St Burr Ridge IL 60527	Residential New Single Family
JRSF-15-094	04/21/2015	202 Ambriance	HetalKumar Patel	333 Woodside Dr West Chicago IL 60185	Residential New Single Family

TOTAL: 31

05/26/2015

Permits Issued in April, 2015



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JCA-15-051	04/17/2015	7055 Veterans Blvd. Unit D	Construction Resource Group	106 W Calendar Ave. LaGrange IL 60525	Com Alteration
JPAT-15-055	04/15/2015	8485 Dolfor Cove	Serelli Construction	14305 S Birchdale Dr Homer Glen IL 60491	Patio Permit
JPF-15-057	04/09/2015	8126 Kathryn Ct	Michael Wince	8126 Kathryn Ct Burr Ridge IL 60527-	Fence Permit
JPF-15-070	04/20/2015	7615 Hamilton Ave	William & Darlene Zitko	7615 Hamilton Ave Burr Ridge IL 60527	Fence Permit
JPF-15-078	04/21/2015	16W 72 91ST ST	Rahul Singh	16W072 91st St Burr Ridge IL 60527	Fence Permit
JPR-15-046	04/27/2015	Chestnut Hills Dr	DuBois Paving Company	1061 E. Main St. Dundee IL 60118	ROW Permit
JPR-15-063	04/08/2015	39 Fawn Ct	Beck, Richard A & Jo Ann	39 Fawn Ct Burr Ridge IL 60521	ROW Permit
JPR-15-071	04/21/2015	30 North Frontage Rd	Rose Paving Company	7300 W 100th Pl Bridgeview IL 60455	ROW Permit
JPR-15-073	04/27/2015	Chasemoor Subdivision	DuBois Paving Company	1061 E. Main St. Dundee IL 60118	ROW Permit
JPR-15-077	04/21/2015	7629 Ridgewood Ln	A & J Brothers Concrete	30W058 Maplewood Dr Warrenville IL 60555	ROW Permit
JPS-15-062	04/24/2015	505 Village Center Dr.	QSC Design Inc	2416 W Barry Ave Chicago IL 60618	Sign Permit
JRAD-15-029	04/08/2015	17 Ridge Farm Rd	Jen & Joe Donnan	17 Ridge Farm Rd Burr Ridge IL 60527	Residential Addition \$33,600 224
JRAD-15-050	04/15/2015	138 Surrey Ln	Village Carpentry	1065 Zygmunt Cir. Westmont IL 60559	Residential Addition \$44,100 588
JRAL-15-028	04/15/2015	12 Southgate Ct.	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration \$25,725 343
JRAL-15-036	04/06/2015	8349 Clyndervan Rd	Finished Basement Company	208 Main St Naperville IL 60540	Residential Alteration \$60,300 804
JRAL-15-048	04/13/2015	100 Oak Ridge Dr	Shields Construction Inc	3728 E 260 3rd Rd Sheridan IL 60551	Residential Alteration \$7,500 100

05/26/2015

Permits Issued in April, 2015



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRAL-15-049	04/28/2015	4 Norris Dr	Joel Andersen Homes	5726 Carpenter St Downers Grove IL 60516	Residential Alteration \$75,000	1,000
JRAL-15-061	04/23/2015	28 Dougshire Ct	Dimark Inc	249 Ridge Rd North Aurora IL 60542	Residential Alteration \$15,000	200
JRAL-15-067	04/09/2015	8224 Garfield Ave	Airoom Inc	6825 N. Lincoln Lincolnwood IL 60712	Residential Alteration \$4,500	60
JRDB-15-044	04/23/2015	8650 Castle Ct	Dulcedo Construction	203 Second St Crystal Lake IL 60014	Residential Detached Building \$40,500	270
JRSF-14-316	04/08/2015	15W 40 91ST ST	Star GroupDevelopment	701 S Wilmette Ave Westmont IL 60559	Residential New Single Family \$602,850	4,019
JRSF-14-367	04/24/2015	8005 Hamilton AVE	Oak Hill Builders	3103 Landore Dr. Naperville IL 60564	Residential New Single Family \$1,092,300	7,282
JRSF-15-022	04/08/2015	8048 Hamilton	Elite Estate Builders	8991 S. Enclave Dr Burr Ridge IL 60527	Residential New Single Family \$727,500	4,850
JRSF-15-052	04/22/2015	8715 Madison St.	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$479,100	3,194
TOTAL:	24					

05/26/15

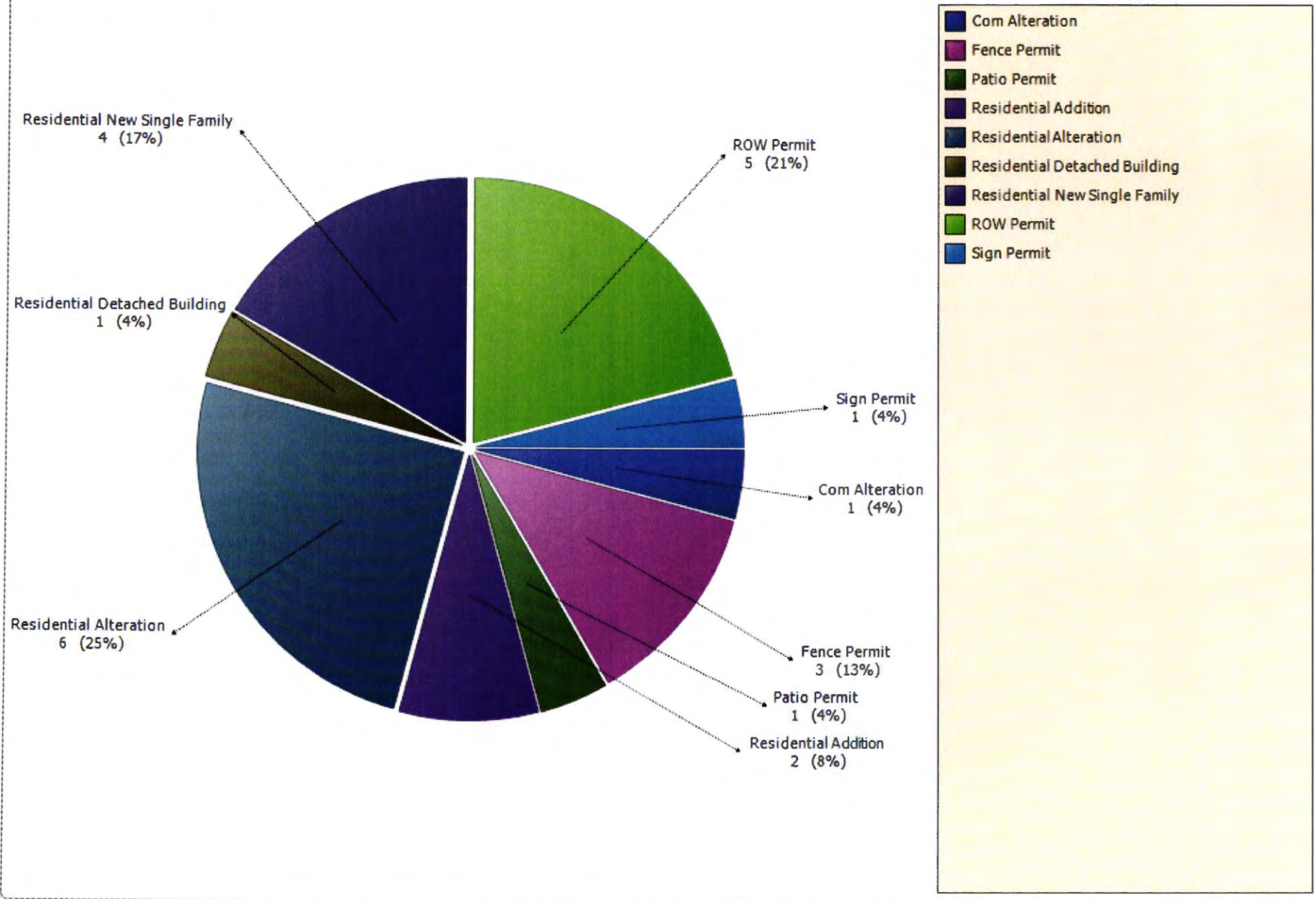
Occupancy Certificates Issued April, 2015



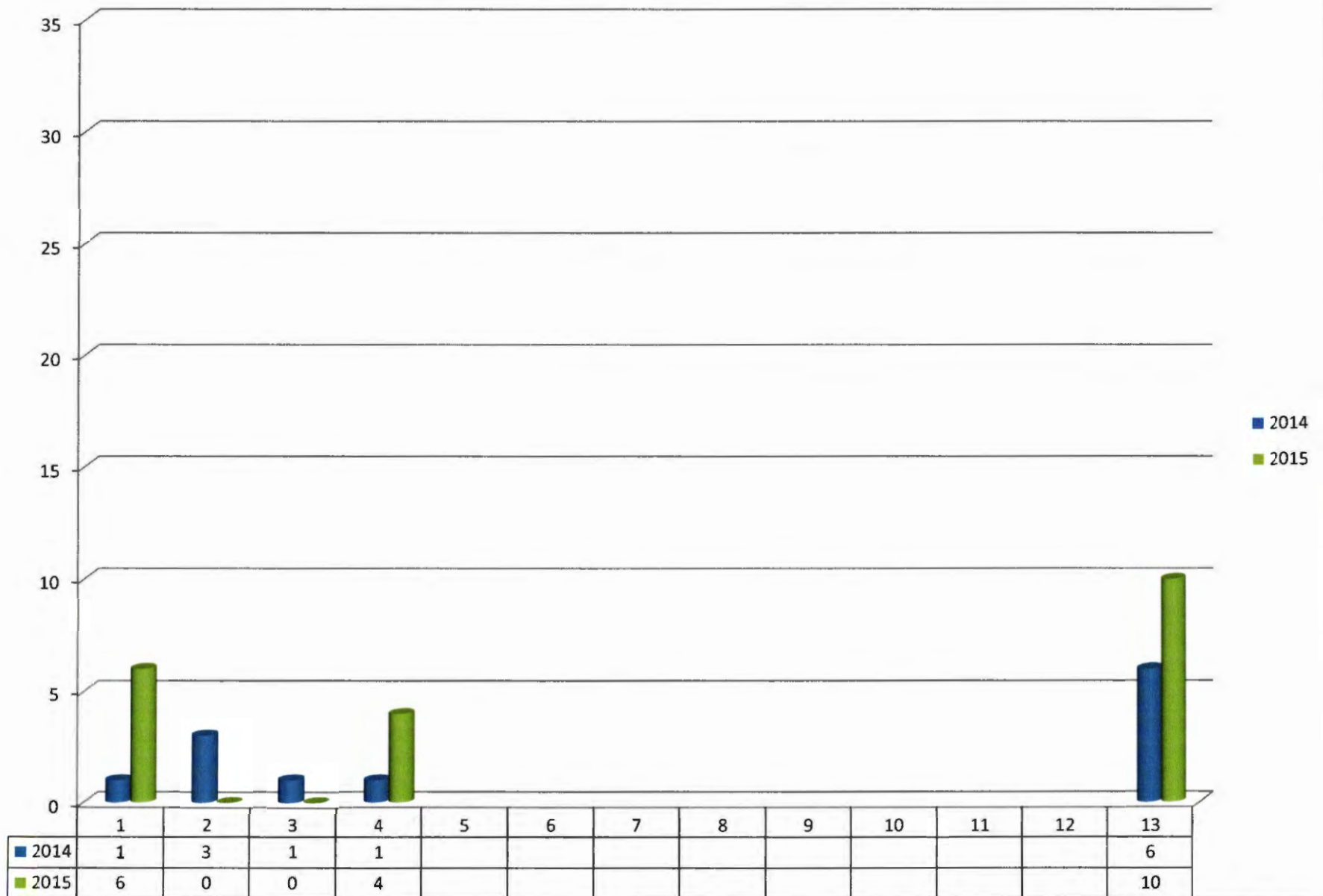
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF15017	04/15/15	James & Mary Bolan	8069 Savoy Club Ct.
OF15018	04/30/15	Stixs & Stones	505 Village Center Dr.

Breakdown of Projects by Project Type

Projects by Project Type



Village of Burr Ridge 2015 New Housing Starts Compared to 2014



MONTHLY SURVEY OF BUILDING PERMITS - 2015

(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$3,694,950	\$241,575		\$197,264	\$4,133,789
	[6]	[6]		[1]	
FEBRUARY		\$547,575		\$562,880	\$1,110,455
		[4]		[2]	
MARCH		\$255,975	\$6,542,562	\$1,074,284	\$7,872,821
		[4]	[1]	[3]	
APRIL	\$2,901,750	\$306,225		\$139,405	\$3,347,380
	[4]	[9]		[1]	
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
2015 TOTAL	\$6,596,700	\$1,351,350	\$6,542,562	\$1,973,833	\$16,464,445
	[10]	[23]	[1]	[7]	



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP
Community Development Director

DATE: May 28, 2015

RE: PC-02-2015; 9101 Kingery Highway (Spectrum); Informal Discussion

Attached is a letter from the civil engineer for the contract purchaser of the 19 acre property at the southeast corner of 91st Street and Kingery Highway (Route 83). The property is currently a horse farm and is not in the Village. It is contiguous to the Village limits.

The contract purchaser, Spectrum Senior Living, builds and manages senior housing facilities. The proposed development would include a two-story, multiple-unit residential building with assisted living and skilled care facilities. The development would also include 6 (six), age restricted, independent living duplex units (12 units total). The third component of the development would be a retail area on Kingery Highway with as much as three buildings and 24,000 square feet of floor area.

Given the mixed use character of the proposed development, it would need to be a Planned Unit Development to fit into the existing Burr Ridge Zoning Ordinance. Since the primary land use is senior housing, one option for zoning of the property would be O-2 Office and Hotel District. Another option would be to amend the Zoning Ordinance in some manner to accommodate a PUD using either or both of the B-2 District and the R-2B District. The 1999 Comprehensive Plan for the Village recommends single-family residences for this property.

At this time, the contract purchaser would like feedback from the Plan Commission regarding the concept of a mixed use retail and senior housing development. If the Plan Commission believes the concept has merit, the contract purchaser intends to contact the Fallingwater Homeowners Association and schedule a neighborhood meeting prior to proceeding with a public hearing before the Plan Commission.



CROSS ENGINEERING & ASSOCIATES, INC.

May 20, 2015

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

**RE: SPECTRUM SENIOR LIVING AND COMMERCIAL
BURR RIDGE
(CEAI Project # 1504)**

Dear Mr. Pollock:

We appreciate you and your staff taking the time to discuss our proposal for an exciting mixed-use development that we are proposing to develop on the 19-acre property located at the southeast corner of IL Route 83 and 91st Street in unincorporated DuPage County. The proposed development would comprise of approximately 14.8 acres of senior living use for independent living, assisted living and memory care, and approximately 3.35 acres of commercial use along IL Route 83. Per our discussions, we would anticipate this being annexed to the Village of Burr Ridge and considered for approved as a Planned Development.

On behalf of Spectrum Retirement Communities, Inc, we are submitting the attached Concept Site Plan for discussion purposes at the June 1st, 2015 Plan Commission meeting. We would appreciate any comments you might have before the meeting. We will attend the Plan Commission meeting and make a presentation to the commission outlining who Spectrum is and explaining our ideas for the concept site plan.

We look forward to talking further with you about the project and also making the presentation to the Plan Commission. Should you have any questions or comments, or if you need additional information, please do not hesitate to contact me at 847/498-0800.

Sincerely,

CROSS ENGINEERING & ASSOCIATES, INC.

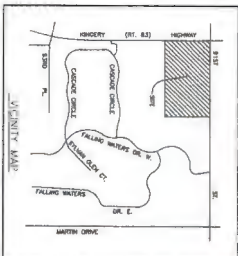
A handwritten signature in black ink, appearing to read "Stephen J. Cross", is written over the company name.

Stephen J. Cross, P.E.
President

Encl.

cc. Mr. Mike Longfellow, Spectrum Retirement Communities, Inc.

1504_ltr_to_village-concept plan_2015-05-20



SITE DATA

DEVELOPER: SPECTRUM RETIREMENT COMMUNITIES, LLC
 PROJECT NAME: SPECTRUM SENIOR LIVING - BURR RIDGE
 PROJECT ADDRESS: 1183 SPRUCE STREET, SUITE 200, DENVER, CO 80230
 PROJECT PHONE: (303) 733-1111
 PROJECT FAX: (303) 733-1112
 PROJECT EMAIL: SPECTRUM@SPECTRUMCOMMUNITIES.COM
 PROJECT WEBSITE: WWW.SPECTRUMCOMMUNITIES.COM
 PROJECT STATUS: PRELIMINARY DESIGN
 PROJECT DATE: 10/1/2011
 PROJECT DRAWN BY: J. H. HARRIS
 PROJECT CHECKED BY: J. H. HARRIS
 PROJECT APPROVED BY: J. H. HARRIS

PROJECT DATA

PROJECT TYPE: SENIOR LIVING
 PROJECT SIZE: 178 UNITS (DL, AL & MC)
 PROJECT FLOOR AREA: 178,000 SQ. FT.
 PROJECT LOT AREA: 1.2 ACRES
 PROJECT ZONING: R-1
 PROJECT PERMITS: 178 UNITS (DL, AL & MC)
 PROJECT COST: \$10,000,000
 PROJECT RENT: \$1,000 / MONTH
 PROJECT LEASE: 1 YEAR
 PROJECT MAINTENANCE: \$100 / MONTH
 PROJECT UTILITIES: \$100 / MONTH
 PROJECT TAXES: \$100 / MONTH
 PROJECT INSURANCE: \$100 / MONTH
 PROJECT SECURITY: \$100 / MONTH
 PROJECT TRANSPORTATION: \$100 / MONTH
 PROJECT FOOD: \$100 / MONTH
 PROJECT ENTERTAINMENT: \$100 / MONTH
 PROJECT PET: \$100 / MONTH
 PROJECT GROOMING: \$100 / MONTH
 PROJECT VETERINARY: \$100 / MONTH
 PROJECT TRAVEL: \$100 / MONTH
 PROJECT STORAGE: \$100 / MONTH
 PROJECT LAUNDRY: \$100 / MONTH
 PROJECT GYM: \$100 / MONTH
 PROJECT POOL: \$100 / MONTH
 PROJECT CLUBHOUSE: \$100 / MONTH
 PROJECT RESTAURANT: \$100 / MONTH
 PROJECT BAR: \$100 / MONTH
 PROJECT THEATRE: \$100 / MONTH
 PROJECT GARDEN: \$100 / MONTH
 PROJECT WALKING TRAIL: \$100 / MONTH
 PROJECT PARKING: \$100 / MONTH
 PROJECT SECURITY: \$100 / MONTH
 PROJECT MAINTENANCE: \$100 / MONTH
 PROJECT UTILITIES: \$100 / MONTH
 PROJECT TAXES: \$100 / MONTH
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 PROJECT TRAVEL: \$100 / MONTH
 PROJECT STORAGE: \$100 / MONTH
 PROJECT LAUNDRY: \$100 / MONTH
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 PROJECT POOL: \$100 / MONTH
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 PROJECT RESTAURANT: \$100 / MONTH
 PROJECT BAR: \$100 / MONTH
 PROJECT THEATRE: \$100 / MONTH
 PROJECT GARDEN: \$100 / MONTH
 PROJECT WALKING TRAIL: \$100 / MONTH
 PROJECT PARKING: \$100 / MONTH

DETENTION DATA

DETENTION 1: 1.2 ACRES
 DETENTION 2: 1.2 ACRES
 DETENTION 3: 1.2 ACRES
 TOTAL DETENTION AREA: 3.6 ACRES
 TOTAL DETENTION VOLUME: 1,200,000 GALLONS
 TOTAL DETENTION FLOW: 1,200 GPM
 TOTAL DETENTION INLET: 1,200 GPM
 TOTAL DETENTION OUTLET: 1,200 GPM
 TOTAL DETENTION PUMP: 1,200 GPM
 TOTAL DETENTION ELECTRICAL: 1,200 GPM
 TOTAL DETENTION PLUMBING: 1,200 GPM
 TOTAL DETENTION MECHANICAL: 1,200 GPM
 TOTAL DETENTION STRUCTURAL: 1,200 GPM
 TOTAL DETENTION FINISHES: 1,200 GPM
 TOTAL DETENTION LANDSCAPING: 1,200 GPM
 TOTAL DETENTION UTILITIES: 1,200 GPM
 TOTAL DETENTION TAXES: 1,200 GPM
 TOTAL DETENTION INSURANCE: 1,200 GPM
 TOTAL DETENTION SECURITY: 1,200 GPM
 TOTAL DETENTION TRANSPORTATION: 1,200 GPM
 TOTAL DETENTION FOOD: 1,200 GPM
 TOTAL DETENTION ENTERTAINMENT: 1,200 GPM
 TOTAL DETENTION PET: 1,200 GPM
 TOTAL DETENTION GROOMING: 1,200 GPM
 TOTAL DETENTION VETERINARY: 1,200 GPM
 TOTAL DETENTION TRAVEL: 1,200 GPM
 TOTAL DETENTION STORAGE: 1,200 GPM
 TOTAL DETENTION LAUNDRY: 1,200 GPM
 TOTAL DETENTION GYM: 1,200 GPM
 TOTAL DETENTION POOL: 1,200 GPM
 TOTAL DETENTION CLUBHOUSE: 1,200 GPM
 TOTAL DETENTION RESTAURANT: 1,200 GPM
 TOTAL DETENTION BAR: 1,200 GPM
 TOTAL DETENTION THEATRE: 1,200 GPM
 TOTAL DETENTION GARDEN: 1,200 GPM
 TOTAL DETENTION WALKING TRAIL: 1,200 GPM
 TOTAL DETENTION PARKING: 1,200 GPM

SCALE IN FEET





VILLAGE OF BURR RIDGE

MEMORANDUM

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

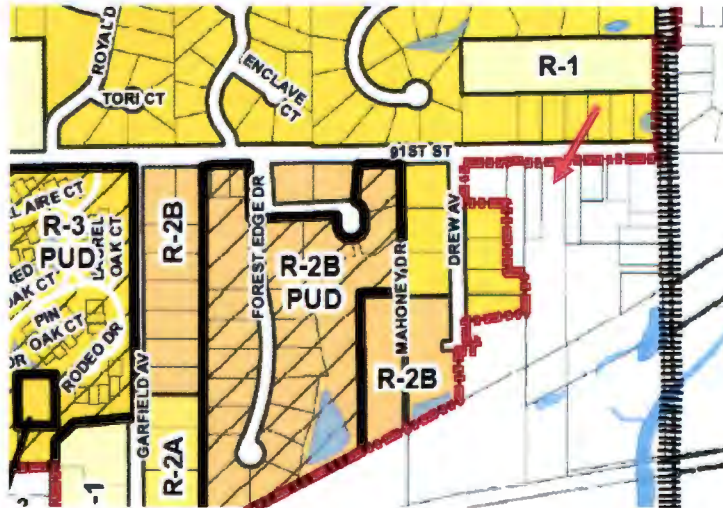
FROM: Doug Pollock, AICP
Community Development Director

DATE: May 28, 2015

RE: PC-03-2015; 15W069 91st Street (DeRosa); Informal Discussion

Attached is a subdivision plan for a property on the south side of 91st Street in unincorporated Du Page County. The owner would like to annex to Burr Ridge and subdivide the property. Based on the subdivision plan, the owner would seek R-3 District zoning and would require a subdivision variation to permit dedication of a 50 foot wide right of way rather than the required 60 foot right of way. Even with the reduced right of way, the lots would be relatively shallow. However, the architect for the owner believes he can build houses with the setbacks provided the right of way is reduced by 10 feet.

The Burr Ridge Comprehensive Plan recommends single-family residences in this area and recommends that all new annexed areas be developed with 30,000 square foot lots. The adjacent Burr Ridge zoning is the R-3 District and there is additional R-3 District zoning located further west on the south side of 91st Street. The following graphic is excerpted from the zoning map:



The owner seeks feedback from the Plan Commission to determine if it is feasible to move forward with a petition to annex and zone the property in Burr Ridge and concurrently to subdivide the property.

Douglas Pollock

From: David Schulz <dschulz@davidschulzarchitects.com>
Sent: Tuesday, May 26, 2015 3:33 PM
To: Douglas Pollock
Cc: rderosa@grecoandsons.com
Subject: Fw: 91st Street
Attachments: 05-26-15 - Proposed Layout for Meeting.pdf

Doug,

Attached are the revised drawings as discussed at our meeting. We are able to make it work with 50 feet, but any more than that makes the project unfeasible. I tried to rework the drawings so that they were readable in 11x17 format. Thanks for your consideration. Dave

David A. Schulz Architects

22W074 Irving Park Road

PO Box 70

Medinah, IL 60157

Office: 630-762-1882

Fax: 630-762-1884

www.DavidSchulzArchitects.com

From: Brad Saelens
Sent: Tuesday, May 26, 2015 2:39 PM
To: David Schulz
Subject: 91st Street

Attached is the plans for the meeting with Burr Ridge. All sheets are on 11x17.

Brad Saelens
Architect

David A. Schulz Architects

22W074 Irving Park Road

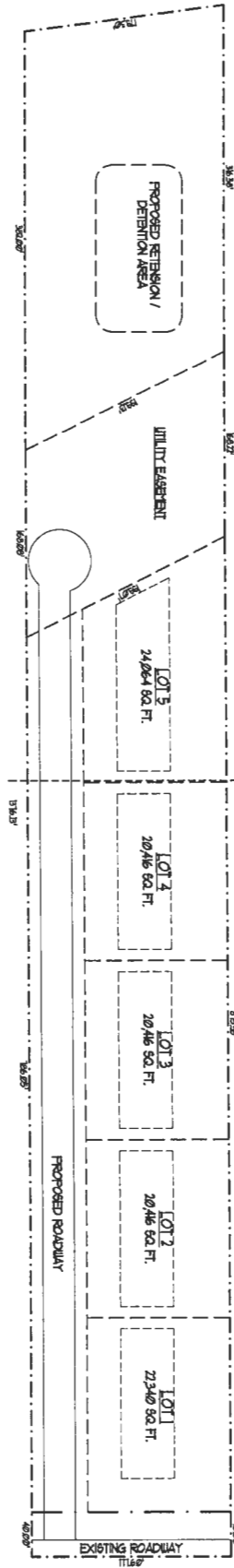
PO Box 70

Medinah, IL 60157

Office: 630-762-1882

Fax: 630-762-1884

www.DavidSchulzArchitects.com

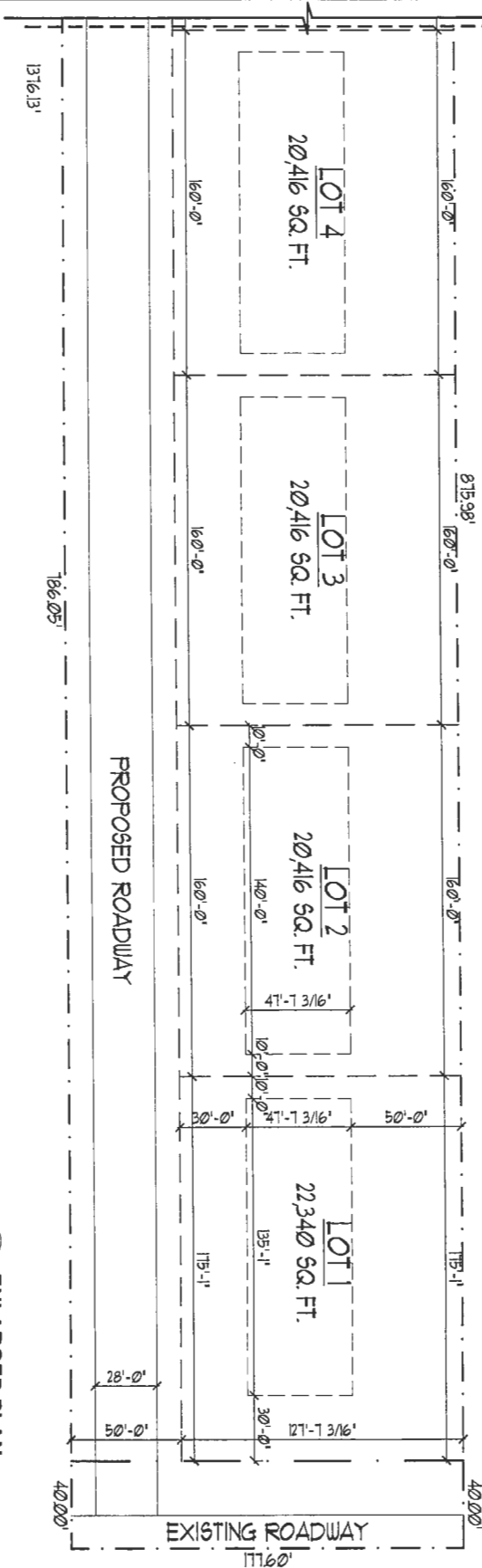


1 SITE PLAN
SCALE: 1" = 100'-0"

PROPOSED TYP. SETBACKS:
30' - FRONT YARDS
10' - SIDE YARDS
50' - REAR YARDS

A-1	SHEET:	DATE	REVISION	PROPOSED SITE DEVELOPMENT PLAN	91st STREET DEVELOPMENT 15W069 & 15W081 91st STREET BURR RIDGE	DAVID A. SCHULZ architects 11W074 DRYING PARK RD., MENDOTA, IL 60157 MAILING ADDRESS: P.O. BOX 79 MENDOTA, IL 60157 PHONE (630) 743-1881 FAX (630) 743-1884
		05-26-15	INFORMAL MEETING			

SHEET 2



2 ENLARGED PLAN
SCALE: 1" = 50'-0"

A-2

DATE	REVISION
05-26-15	INFORMAL MEETING

PROPOSED SITE
DEVELOPMENT PLAN

91st STREET DEVELOPMENT

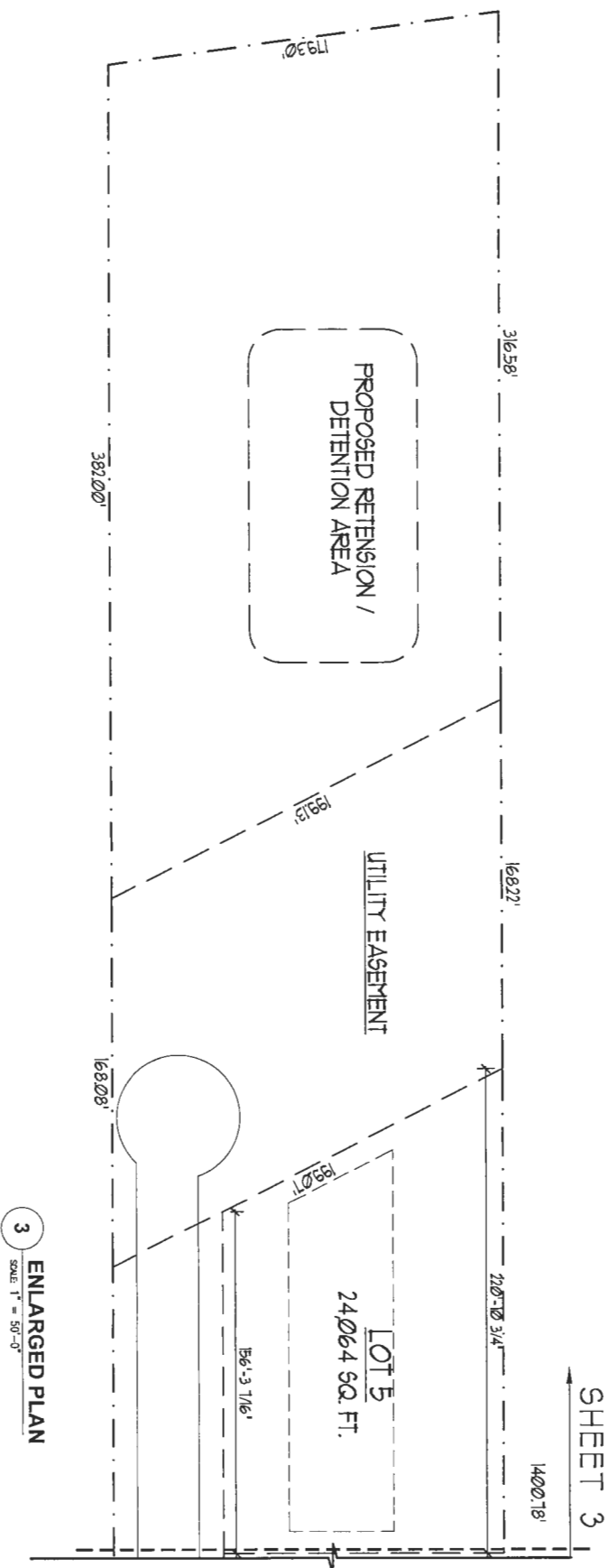
15W069 & 15W081 91st STREET
BURR RIDGE

DAVID A. SCHULZ

architects

11414 IRVING PARK RD., MEDINA, IL 60157

MAILING ADDRESS:
P.O. BOX 70
MEDINA, IL 60157
PHONE: (630) 743-1882
FAX: (630) 743-1884



3 ENLARGED PLAN
SCALE: 1" = 50'-0"

A-3	DATE	REVISION	PROPOSED SITE DEVELOPMENT PLAN	91st STREET DEVELOPMENT 15W069 & 15W081 91st STREET BURR RIDGE	DAVID A. SCHULZ architects 22374 IRVING PARK RD., MEDINAH, IL 60157 MAILING ADDRESS: P.O. BOX 78 MEDINAH, IL 60157 PHONE (630) 742-1882 FAX (630) 742-1884
	05-26-15	INFORMAL MEETING			



VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Doug Pollock, AICP, Community Development Director

DATE: May 28, 2015

RE: **PC-04-2015; Annual Appointment of Plan Commission Vice Chairperson - One Year Term Ending June 9, 2016**

The Rules of Procedure for the Plan Commission require a rotating Vice Chair with an annual nomination by the Plan Commission and approval by the Board of Trustees. The appointment of the current Vice Chair of the Plan Commission, Greg Scott, will expire on June 9, 2015. The sole duty of the Vice Chair is to serve as acting Chair when the Chairperson is not in attendance.

The Vice Chair position has been held by the following over the course of the last several years:

2014-15: Commissioner Scott
2013-14: Commissioner Grunsten
2012-13: Commissioner Franzese
2011-12: Commissioner Franzese
2010-11: Commissioner Stratis
2009-10: Commissioner Cronin
2008-09: Commissioner Stratis

The rules state that the Vice Chair position should rotate among those willing to serve. The Plan Commission should make a recommendation and forward that recommendation to the Village Board for confirmation.