



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

**July 20, 2015
7:30 P.M.**

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Robert Grela**

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

II. APPROVAL OF PRIOR MEETING MINUTES

A. June 15, 2015 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-08-2015: 400-800 Village Center Dr. (Trademark); PUD Amendment and Findings of Fact; continued from June 15, 2015

Requests an amendment to the Village Center Planned Unit Development, Ordinance #A-834-10-05, to provide for changes to the common areas including the Village Green and adjacent traffic circle, landscaping and seating areas, and entryway signs.

IV. CORRESPONDENCE

A. Building Report – June, 2015

B. Subdivision Report – July 16, 2015

V. OTHER CONSIDERATIONS

There are no other considerations scheduled.

VI. FUTURE SCHEDULED MEETINGS

- A. August 3, 2015:** The following public hearings are scheduled
- **Z-09-2015: 6679 Lee Court (Salviola); Setback Variation or Text Amendment**
 - **Z-10-2015: 101 Tower Drive (Global Luxury Imports); Amendment to Special Use**
 - **Z-11-2015: 8310-8361 Waterview Court (McNaughton); Rezoning from R-2B to R-3**
- B. August 17, 2015:** The filing deadline for this meeting is July 27, 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 July 27, 2015 Regular Meeting beginning at 7:00 P.M. Commissioner Grela is the scheduled Plan Commission representative for the July 27, 2015 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

JUNE 15, 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 – Stratis, Hoch, Grunsten, Praxmarer, Scott, and Trzupek

ABSENT: 1 – Grela

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

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Hoch to approve minutes of the June 1, 2015 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

3. PUBLIC HEARINGS

A. Z-08-2015: 400-800 Village Center Drive (Trademark); PUD Amendment

Chairman Trzupek opened the hearing and affirmed all those who may testify. He asked Mr. Pollock to summarize the request.

Mr. Pollock stated that the petitioner represents the owner of the retail stores in the Burr Ridge Village Center and the owner is seeking to make changes to the common areas within the Village Center. Mr. Pollock said a PUD amendment was required specifically for the changes to the Village Green, the elimination of the traffic circle, and for additional signs.

Mr. Keith Campbell of RTKL Architects was present on behalf of the petitioner. Mr. Campbell said that Mr. Weston Graves was scheduled to be present to represent the owners but was unable to travel to Chicago due to the weather. Mr. Campbell described the proposed changes referencing slides shown on the video screen.

The changes to the Village Green described by Mr. Campbell included addition of a permanent band shell, seating areas, a children's play area, and a fire pit pavilion. Changes to the Village Green also included extension of the Village Green to include that area that is now the traffic circle. Mr. Campbell added that the walkways between Village Center Drive and the perimeter parking lots are also being improved and he described the plans for those improvements.

Mr. Campbell described the landscaping plans and the addition of seating areas throughout the Village Center. He said additional trees are being added and a variety of seating areas are to be provided for the full length of Village Center Drive.

In regards to the elimination of the traffic circle, Mr. Pollock showed an engineering sketch done by the Village's traffic consultant. He said that staff asked for a third party review due to concerns regarding traffic movement. Mr. Campbell said that the petitioner agrees to the changes recommended by the Village's traffic consultant.

Mr. Campbell described the proposed signs. He said new entryway signs are being proposed for each of the four main entrances. He said the two largest signs are proposed for the LifeTime Drive entrance and smaller signs are proposed for the other three entrances. Mr. Campbell said the signs at LifeTime Drive would also include tenant name signs. Mr. Pollock showed a slide with the proposed and existing signs listed and with the area of each sign listed.

Chairman Trzupek stated that he had a hard time following the plans due to the lack of an overall plan and key references for details of the plan. He also said that there was no overall explanation or justification presented for the proposed changes.

Mr. Campbell said that the reason for eliminating the traffic circle was to drive traffic to the north end of the shopping center. He said current traffic tends to stop at the circle and return to the south. He said that the fire pit and other Village Green additions were intended to create visual interest and encourage pedestrians and motorists to continue to the north end of the shopping center.

Mr. Campbell said that the signs were intended to provide identification of the area as a retail area for motorists on Burr Ridge Parkway. He said potential tenants have commented that it is not easily identifiable as a commercial environment from the outside.

Chairman Trzupek asked for comments from the public.

Mrs. Abby O'Connor of 1000 Village Center Drive said that she has lived in this location for six years and that the Village Green made the purchase of her home attractive. She said the residents of the Village Center have no park to which they can walk. She said that the residents pay for a portion of the maintenance costs of the common areas and she is worried that their costs will go up. She added that she is happy with the existing Village Green and that she is also worried that there will be more traffic near her if the traffic circle is eliminated.

Mr. Campbell responded that the changes to the Village Green result in more green space that currently exists.

Mr. John O'Connor of 1000 Village Center Drive said that the Village should not approve the changes proposed because it would increase the assessment fees for the residents. He also said that a traffic study should be done at the north end because of the increased traffic resulting from closing the traffic circle and because of the small radii at the intersections. He said he did not want the leaf sculpture to be moved to the north end and that he believes the fire pit is not safe.

Mr. Pollock informed the Plan Commission and the audience that the issue of assessment fees is not within the purview of the Plan Commission and should not be considered relevant to the Plan Commission's review. Mr. O'Conner said he disagreed.

Ms. Cheryl Harbour, 1000 Village Center Drive, asked if the Commission cannot discuss the impact on association fees, what can the Commission consider. Chairman Trzupek responded that the Commission is charged with reviewing land use and site planning issues. Mr. Pollock added that issues such as traffic flow, elimination of the traffic circle and signs are specific items the Commission reviews.

Ms. Leslie Bowman, 1000 Village Center Drive, said that she is very excited about the changes being proposed. She said she did not intend to buy into a ghost town and that she supports the changes.

Ms. Alice Klampits, 7518 Drew Avenue, asked about parking by the bookstore and wondered why diagonal parking was not being proposed. Mr. Campbell responded that the original plans called for diagonal parking by reducing the sidewalks. He said that although the sidewalks remained more than adequate, the residents objected to the reduction in the sidewalk width. Also in response to Ms. Krampits, Mr. Campbell explained how the valet parking drop off will work in front of Topaz' restaurant.

Ms. Krampits also asked about the use of the fire pit and said she agrees that the fire pit may be a safety hazard. She asked if the petitioner believes these changes will bring in more people and for an example of where this was done. Mr. Campbell said that similar improvements were done at Oak Brook and have proved to be successful.

Ms. Nancy Rizzuto, 801 Village Center Drive, said she was in favor of the improvements. She said she was against the angled parking. She said she talked with a number of people who are also in favor of the changes but that she and her neighbors want to see more detail before giving full support to the changes.

Chairman Trzupek asked why the petitioner did not propose one or more retail kiosks to attract people as was planned in the original PUD approval. Mr. Campbell said that the petitioner considered retail kiosks but they were removed based on resident objections.

Ms. Bowman said that she considered moving but decided to stay because of the proposed improvements and her believe that the improvements would add value to the entire area.

Chairman Trzupek asked if there were any further public comments. There being none, he asked for questions and comments from the Plan Commission.

Commissioner Stratis concurred that the issue of association fees is not the purview of the Plan Commission. However, he said he was curious as to how the fees were divided amongst the property owners. Ms. Kristy Tramontana, property manager for the Burr Ridge Village Center, said that there are several property owners associations, including one for each building, one for the office condos and one for the retail owner. She said the deed covenants outline a percentage that each association contributes toward the common area maintenance. Commissioner Stratis said that from his experience it is possible that the expenses could go down as more retail storefronts are leased.

In response to Commissioner Stratis, Mr. Campbell said the petitioner did not have anything in writing from the homeowners' associations. Commissioner Stratis suggested it would be helpful to get letters of support.

Also in response to Commissioner Stratis, Mr. Campbell said that the ownership would pay for all the improvements, that the fire pit would be on a timer and would be secured, that the changes to the Village Green would increase the amount of green space, that signs

for traffic control would be provided around the reconfigured traffic circle, and that Topaz would still use an off-site parking lot for valet parking.

Commissioner Stratis added that he thinks the 43 foot tall pylon sign is too tall and he would understand these signs better if they were on I-55 where they could attract traffic to the center. He said he is not convinced that removal of the traffic circle will help stores at the north end. Commissioner Stratis said he does like the improvements to the Village Green but he does not like the signs as proposed.

Commissioner Hoch said that the plans include a lot to review and that she had a difficult time reading the details of the plan and visualizing the final results of the plan. She said creating more green space in the Village Green helps to sell the idea of removing the traffic circle. She said she is concerned that the fire pit may interfere with quiet hours for the residents. Commissioner Hoch further stated that she likes the look of the pavilion but would like to see a perspective drawing of what it will look like.

Commissioner Grunsten agreed that the plans were difficult to understand. In addition to the concerns raised by other Commissioners, she said she is concerned about the intersections at the north end of the Village Green and whether they are adequate for the additional traffic. She added that the fire pit and children's play area are close together and she is concerned about safety for both of these features.

Commissioner Grunsten also asked about the current band shell and whether it was in need of replacement. Mr. Campbell said it was the petitioner's desire to create a permanent seating area that could be used daily and also double as a pavilion for concerts.

Commissioner Praxmarer agreed that the plans were difficult to follow. She said she does not like the fire pit and the children's play area. In response to Commissioner Praxmarer, Ms. Tramontana said the property owner was spending 2 to 3 million dollars on the upgrades. Commissioner Praxmarer said she was concerned that the additional seating areas and trees in the Village Green would not be good for the concerts.

Commissioner Praxmarer said she would have preferred to see diagonal parking added on either side of the Village Green and she asked why they did not do that. Mr. Campbell said they proposed diagonal parking but the residents objected.

Commissioner Praxmarer asked if there are prospective tenants that may be enticed to sign a lease. Ms. Tramontana responded affirmatively.

Commissioner Scott said that it was hard to understand why the changes were being proposed and the results the petitioners were intending. He said he likes the landscaping and additional seating areas being proposed. He said he was not sure if the traffic circle changes would function and questioned how traffic would flow at the north end. He asked if this is really going to entice tenants to sign leases for the empty spaces.

Chairman Trzupek asked if the pavilion was tall enough to accommodate a stage for concerts and if it would accommodate lighting and sound equipment. Mr. Campbell said he would confirm with more details at the next meeting.

Chairman Trzupek said he was not sure if the traffic flow works and that the circulation in the modified traffic circle was difficult to understand. He said he was not sure the design was the best solution. He said the signs on Burr Ridge Parkway are too large although he understands the desire to have tenant names on the signs and that he also has concerns

about the fire pit. He concluded that more explanation is needed as to why these specific improvements are being proposed and how they may attract tenants and customers.

Chairman Trzupek suggested that the public hearing be continued to allow the petitioner to respond to the many questions and comments that have been raised. Mr. Campbell said that a continuance to the July 20 meeting would be acceptable to the petitioner. Mr. Pollock suggested that the Commissioners summarize their concerns prior to a motion to continue.

Chairman Trzupek said he would like to see the exact calculations regarding the change in green space and he suggested that the plan be organized around the different aspects as presented at tonight's meeting.

Commissioner Scott said he wanted a better description of the concept and an explanation of the changes including the benefits of the changes.

Commissioner Praxmarer said she would like a new sign plan with fewer and smaller signs. She said she opposes the children's play area and she would like to see the plans presented in a more organized manner.

Commissioner Grunsten said she would like to see the exact numbers regarding the green space and more information about the street and traffic flow at the north end. She suggested also getting input from bands regarding what they will need for concerts at the proposed pavilion.

Commissioner Hoch concurred with the other Commissioners and also said she would prefer to see less variety on the types of seating.

Commissioner Stratis said he opposes the 43 foot tall signs but that he would be more sympathetic to the desire to get tenant names on Burr Ridge Parkway.

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

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to continue the public hearing for Z-08-2015 to July 20, 2015 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Hoch, Grunsten, Praxmarer, Scott, 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 or the Building Report.

5. OTHER CONSIDERATIONS

There were no other considerations scheduled.

6. FUTURE SCHEDULED MEETINGS

Mr. Pollock said there were no public hearings scheduled for July 6 and the legal notice deadline had passed.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to cancel the July 6, 2015 meeting. **ALL MEMBERS VOTING AYE**, the July 6, 2015 meeting was canceled.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to **ADJOURN** the meeting at 9:05 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:05 p.m.

**Respectfully
Submitted:**

July 20, 2015

J. Douglas Pollock, AICP



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

Z-08-2015; 400-800 Village Center Drive (Trademark); Requests an amendment to the Village Center Planned Unit Development, Ordinance #A-834-10-05, to provide for changes to the common areas including the Village Green and adjacent traffic circle, landscaping and seating areas, and entryway signs.

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: July 20, 2015; continued from June 15, 2015

SUMMARY

The public hearing for this petition was opened at the June 15 Plan Commission meeting and continued to the July 20, 2015 meeting to permit the petitioner to provide more information. Attached is a revised plan packet. The plans are grouped into categories and are summarized below.

Landscape & Hardscape Plans: Landscaping is being updated for the full length of Village Center Drive. The hardscape plans include addition of a fire pit at the south end of the extended Village Green, the addition of a band shell at the north end of the Village Green, and improvements to the “paseo” (the pedestrian passageway between the west parking lot and the Village Green).

Revised Traffic Circle Plans: The property owner has identified the traffic circle as a hindrance to the retail area at the north end of the shopping center and intends to eliminate the traffic circle and enlarge the Village Green. The revisions are also intended to accommodate a valet drop off area for the Topaz restaurant. The submitted plans include traffic signage and both the signage and the geometrics for this intersection have been developed in cooperation with and with the approval of the Village’s traffic consultant.

Seating & Planter Plans: The plans include the addition of five seating areas along Village Center Drive and additional seating within the Village Green. Planters are proposed throughout the full length of Village Center Drive.

Signage: The revised plans have reduced the number and size of signs proposed for the four major entryways. The intersection of LifeTime Drive and Burr Ridge Parkway is intended as the primary entryway and two sign structures are proposed for this intersection – one on each side of the entryway. Each of these two signs would use the existing brick wall as a base and add a 24 foot tall by 5 foot wide panel with the Burr Ridge Village Center name. Three tenant names would be added to the brick wall.

A similar sign is proposed for the entryways on Burr Ridge Parkway at McClintock Drive and at Lincolnshire Drive. However, there is no existing brick wall at these locations and only one sign is proposed for each of these two intersections. A similar type of sign is proposed for the intersection of Bridewell Drive and Village Center Drive except that this last sign would be much shorter (13'-10") and would only include tenant names.

As a point of reference, the Sign Ordinance allows one, 100 square foot shopping center sign for each multi-tenant shopping center property. If that standard is applied to each of the various multi-tenant buildings in the Village Center, the number of signs proposed would be less than is permitted by the Sign Ordinance (7 buildings and 6 shopping center signs including the existing sign at Burr Ridge Parkway and McClintock Drive). However, 4 of the five signs would exceed the 100 square foot limit. The two primary signs at LifeTime Drive are approximately 210 square feet in area; the signs at McClintock Drive and at Lincolnshire Drive are approximately 130 square feet; and the sign at Bridewell Drive and Village Center Drive is approximately 75 square feet in area. The following is a summary of the proposed, existing, and allowed signs.

Building	Location of Sign	Sign	Sign Area (Square Feet)	Permitted Area (Square Feet)
Outlot	Northwest Corner Bridewell Drive and Village Center Drive	Proposed Tenant Entry Monument	75	100
1	Corner of Bridewell Drive and Burr Ridge Parkway	Existing Monument Sign	49	100
2	Southwest Corner LifeTime Drive and Burr Ridge Parkway	Proposed: Large Primary ID w/ Tenant Name	210	100
2	Northwest Corner Lincolnshire Drive and Burr Ridge Parkway	Proposed Secondary Project ID w/ Tenant Names	130	0
3	N/A	No Monument Signs	0	100
4	Northwest Corner LifeTime Drive and Burr Ridge Parkway	Proposed: Large Primary ID w/ Tenant Name	210	100
5a	N/A	No Monument Signs	0	100
5b	N/A	No Monument Signs	0	100
6	Northwest Corner Burr Ridge Parkway and McClintock Drive	Proposed Secondary Project ID w/ Tenant Names	130	100
Totals:			804	800

Findings and Recommendations: The improvements that represent a change in the approved plans for the PUD and, thus, require Plan Commission review and Board of Trustees approval include the construction of the new fire pit and band shell pavilions, the alteration of the Village Green and traffic circle, and the signage. The alterations to the traffic circle have been reviewed and approved by the Village's traffic consultant. The signage is generally consistent with the overall number and area of signs that is allowed for a shopping center (assuming one sign per lot/building) although some of the individual signs exceed the maximum square footage for a sign.

The petitioner has completed the findings of fact. If the Plan Commission is in agreement, the findings may be adopted by the Plan Commission and the PUD amendments may be recommended for approval.



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.

The proposed improvements will enhance an already existing use for the community.

- 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, the use will not be detrimental to the 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, the use will not be injurious to the other property in the immediate area. We have reviewed the proposed with neighboring residents and have their support.

- 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 use will not impede the normal and orderly development and improvement of the surrounding property and we believe it will be beneficial.

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

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. And in addition the proposed will improve existing traffic issues associated with valet parking.

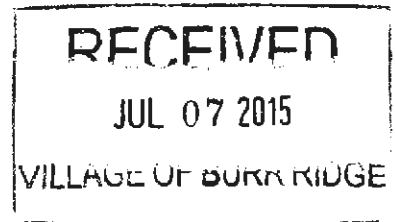
g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

No.

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, in other respects, it will conform.

(Please transcribe or attach additional pages as necessary)



July 7, 2015

To: Mayor Mickey Straub
Burr Ridge Village Trustees
Burr Ridge Village Plan Commission

At the June 15th meeting of the Burr Ridge Plan Commission, members expressed surprise that the Village had not received a unified statement from Burr Ridge Village Center homeowners.

Since then, we have been collecting input from our homeowners and have prepared this statement.

We would like these key points to be addressed at the July 8 meeting between Trademark and Association Board members – and to continue to have this discussion at future public meetings.

This statement has been produced by Homeowners Association Board officer and members of Building 801 and 850.

If you have questions or want to contact us, contact Cheryl Harbour – 801 Board Member

cherharb@aol.com

630-323-0322

July 6, 2015

This statement has been prepared by a committee of homeowners of the 801 and 850 buildings and circulated among other homeowners for input. We have these general comments:

- We support efforts to improve the retail experience and ensure that Village Center businesses are successful.
- We are intent on maintaining the quality of the residential environment that attracted us to purchase homes at this location.
- We are concerned about increased CAM fees as a result of changes meant to benefit retail tenants. We feel that a discussion outlining those costs is necessary, as well as some kind of accommodation or relief to the homeowners so that our CAM fees will not increase as a result of these changes.
- In order to support any specific proposed change, we will need legal assurance and documentation describing in what instances and to what degree homeowners will be liable in case of accidents, etc. resulting from public use of Village Green amenities and structures. There is strong opposition among homeowners for any proposed change that increases liability.

Homeowners also question what other steps are being taken to address the empty retail space -- steps that do not involve extensive alterations to the common areas. We will cover those questions at the end of this statement.

The following are comments on specific items proposed by Trademark:

1. **LANDSCAPING:** We support the addition of trees, plants and flowers that will be well-maintained and seasonally adjusted. Trees and greenery surrounding the Village Green should be preserved.
2. **PARKING AND SIDEWALKS:** We feel strongly that the parallel parking and broad sidewalks should be preserved around the Village Green. These elements are important to the "green"-like setting and overall environment, which we believe is as attractive to visitors as it is to residents. The sidewalks could be used for additional outdoor café-type seating.
3. **PASEOS:** We support the creation of "paseos" that link the parking lots to the Village Green with additional elements such as planters, lighting, seating, and overhead coverings. We also suggest tasteful signage that directs visitors to the back parking lots, which provide abundant parking for shoppers.

4. **ROUND-A-ABOUT:** We understand that the proposed elimination of the roundabout is intended to serve two purposes: to create a valet lane for Topaz and to encourage drivers to continue driving north around the Village Green. Has consideration been given to an option that would increase the width of the driving lanes, but not eliminate the entire circle and sculpture?
5. **FIREPIT:** Many homeowners have serious concerns about liability related to accidents from either children climbing on the structure or from someone getting burned or otherwise injured. They also see this as a major expense in terms of maintenance and management. We have yet to see a realistic estimate of the costs that will be added for fuel, service and maintenance for the firepit.
6. **PAVILION:** We agree to the addition of a pavilion structure, dependent on approval of design features that do not exceed certain height restrictions and do not include a solid wall facing building 1000. We object to a third-party rental concept and feel the pavilion should be available only for village- sponsored uses. There is some difference of opinion about kiosks, but consensus is that kiosks should not be built into the pavilion and we should re-visit this after existing retail space has been filled.
7. **PLAY AREA:** There are varying opinions on “climbing stones” for children. Some are ok with the idea (although NOT in favor of any other type of playground); others are strongly opposed.
8. **SIGNAGE:** We recommend that the owner/developer reconsider the concept that requires construction of towers at each entrance to the retail row. Signage could be increased on existing structures instead of the construction of towers at entrances to the retail row. Store names could be added to the horizontal walls at those locations and to the out-facing sides of the buildings.
9. **SEATING:** We support additional seating areas along the retail sidewalk and around the Village Green, but object to soft seating because of maintenance and replacement problems. Because of our climate, we feel the seating would require either constant attention or would become unsightly. If seating that is either anchored or heavy enough not to be easily moved is added, we need to know what the plan is for keeping these areas clean. Since we are here every day, we observe many people using the black iron benches and don’t see why they should be removed.
10. **FUTURE RETAIL AND RESTAURANT TENANTS:** We remind the developer/owner to consider the residential nature of the Village Green environment when seeking to attract retail and restaurant tenants to that location. A mostly daytime food establishment with a wholesome, family-friendly atmosphere and menu would attract people to the Village Green and not negatively impact residents. However, we strongly oppose an establishment that would have late-night hours, a heavy orientation toward

alcohol, or objectionable odors. We also do not want a use that requires extensions to the structure of the building.

OVERALL CONCERN:

As extensive as these proposed changes are, many homeowners have yet to be convinced the changes would achieve the desired outcome.

We question whether meaningful concessions from the existing businesses and developer that would attract new Retail tenants have been explored.

We have heard that promises of exclusivity were made to many of the existing businesses (Starbucks, Lifetime, Cooper's Hawk) during the first round of attracting retail tenants – and that these are now prohibiting many businesses from locating in the Center.

(For example, it's been said the wine store across the street wanted to come over but could not due to restrictive covenants...and that similar restrictions are placed on coffee shops, delis and other types of businesses.) Has the developer made efforts to renegotiate these limitations?

Have rent and tax relief measures been considered?

There are also some who feel that the concept of large retail spaces at this end of the center is flawed and that the eventual solution may be turning those spaces into ground-level residences or offices.

IN CONCLUSION

We are not only residents of the Village Center. We are customers who bring our friends to the Center to support shops, restaurants and events. We want to help the commercial aspect of the Center succeed, while preserving the quality of life and the investment we have as homeowners.

Homeowner Association Board, representing homeowners of 801 Building

President of the Homeowners Association Board, 850 Building



BURR RIDGE VILLAGE CENTER
PD Amendment | July 20, 2015

WELCOME

to the Burr Ridge **Living Room.**

Why are we here?

The goal of any retail development is to create and maintain a cycle that includes attracting customers, tenant sales volume and attracting tenants. The cycle can start with any one of the three. In new developments, if the right Tenants are attracted, they attract customers, which results in higher tenant sales volume, which in turn attracts more tenants and the cycle continues. In the case of Burr Ridge Village Center the cycle was derailed due to the economic downturn. Space wasn't leased, customers weren't attracted and as a result the sales volume of retailers in the center is below average.

The sales volume of existing Tenants is the number one statistic that potential tenants analyze when evaluating an existing shopping center. Our goal with these improvements is to restart the cycle to attracting customers by providing an experiential place and as a result, drive sales volumes up. More people on the property for longer durations of time, for whatever reason, has been proven time and time again to result in higher sales volume and higher sales volume equals tenant demand.

It can be a difficult decision to commit financial resources to common area improvements such as what we propose with this submittal. A conventional mindset would have you thinking, 'what is my return going to be?' You won't necessarily be able to show a return on these types of investments. A tenant isn't going to pay you 25 cents more per square foot in rent because you have spent this money. We are willing to make the financial commitment because we believe the investment will be returned in the sales, loyalty and emotional connection.

How do you create an experiential place?

Creating an experiential place is about creating opportunities for interaction. The interaction can occur between a person and the place itself or between people in the space. Everything we have proposed is based on this concept because we believe that when people interact it creates a relationship on an emotional level whether it is perceived by the person or not. This results in the person staying longer than they otherwise would have or returning more often. It results in the person choosing to shop or just relax at Burr Ridge Village Center instead of the competition, or better yet, it results in the person taking ownership of the place by telling others about it.

If we provide seating for two friends to chat, then we have created an opportunity for a memory. If we provide a covered pavilion or fire place where a group can gather or a person can relax with a book, then we have created a place that can become a part of people's lives not just a place to shop. If we provide signage that engages a passerby, then we have potentially created a memory that will draw them back at another time.

Everything we propose is a form of passively programming a space. It is no different than active programming of a space by holding events such as car shows or farmers markets. Both are simply engaging a person with an experience so that they will stay or return for another activity.

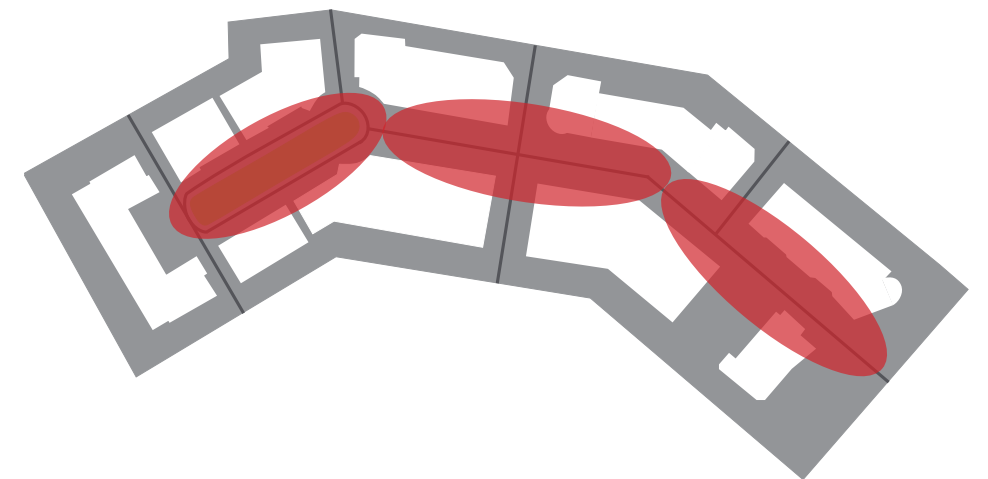
Key Points

1. Landscape & Hardscape Improvements
2. Revised Traffic Circle
3. Seating Groups & Planters
4. New Signage
5. Marketing and Conscious Place (Wifi and Music System, Etc.)

LANDSCAPE & HARDSCAPE

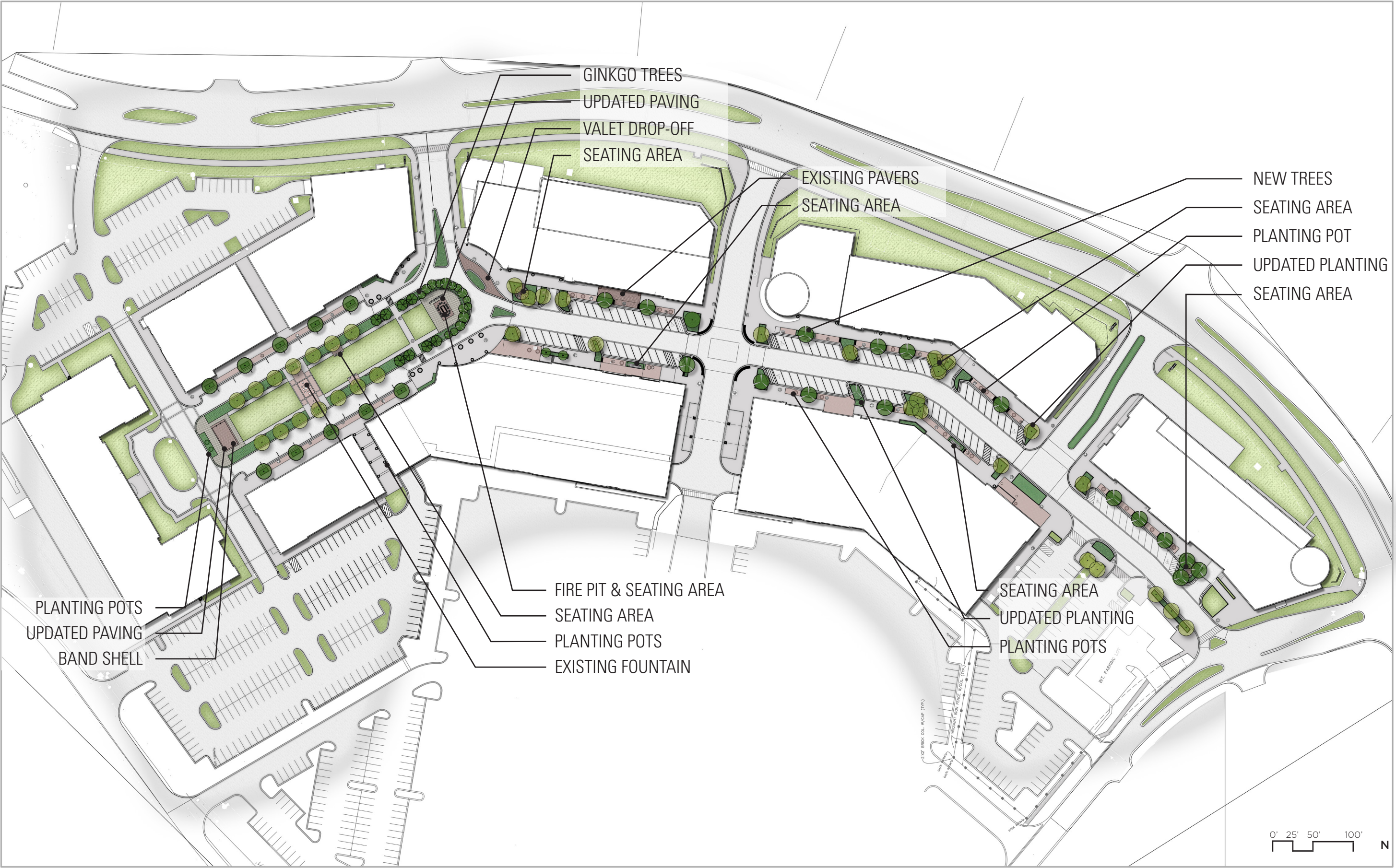
LANDSCAPE & HARDSCAPE

The new design of the Village Green aims to integrate the traffic circle into the lawn to increase usable green space and create a sequence of gathering areas. The fire feature and band shell act as anchors on either end of the space, with a series of moments in between including an open event lawn and soft seating areas.



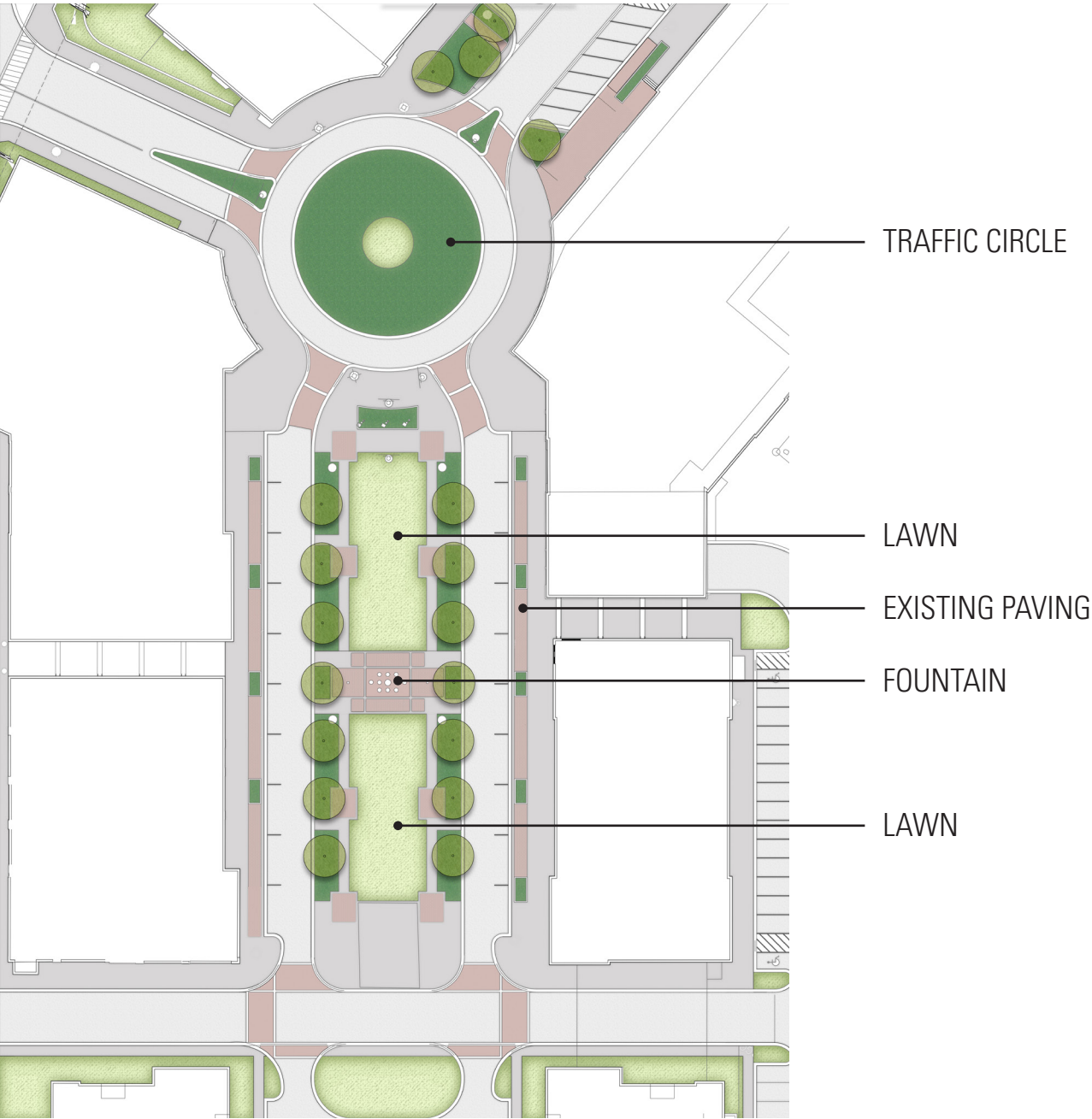
KEY PLAN

OVERALL LANDSCAPE/HARDSCAPE



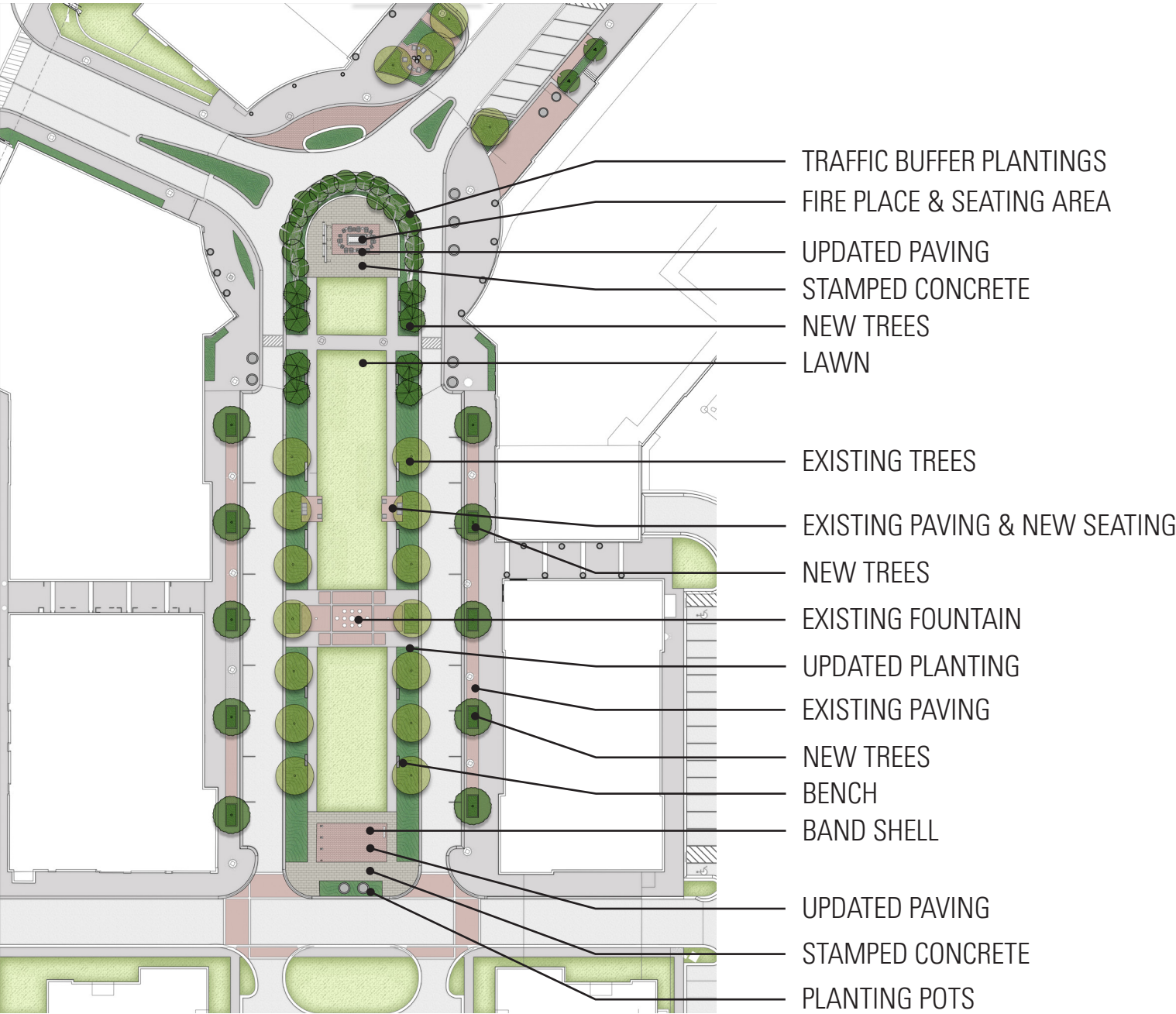
LANDSCAPE REVISIONS

EXISTING VILLAGE GREEN



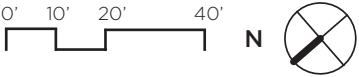
Total Areas:
Lawn: 6,459 SF
Planting: 4,226 SF
Hardscape: 9,468 SF

PROPOSED VILLAGE GREEN

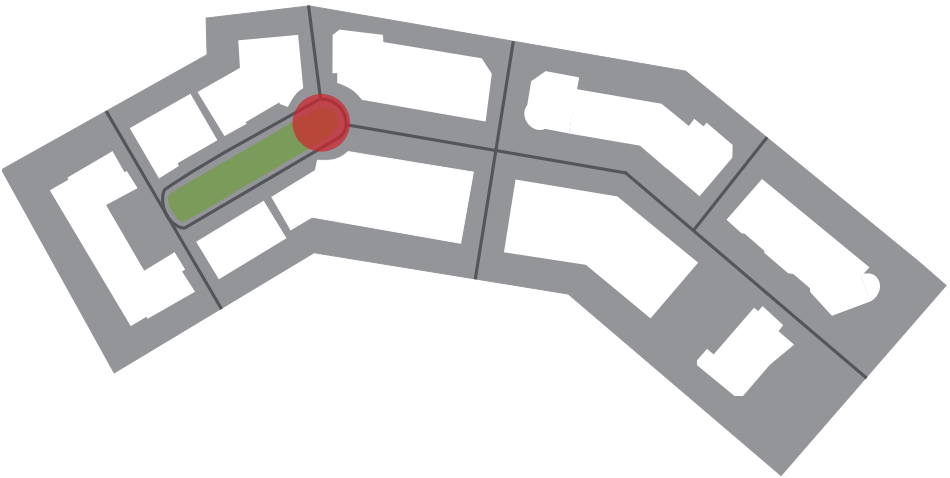


Total Areas:
Lawn: 8,858 SF
Planting: 7,923 SF
Hardscape: 8,987 SF

Trees Added: 33

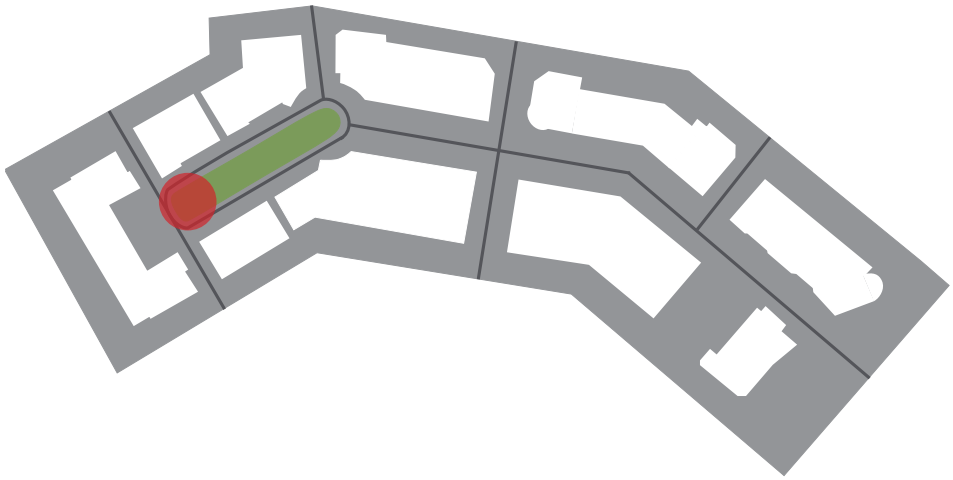
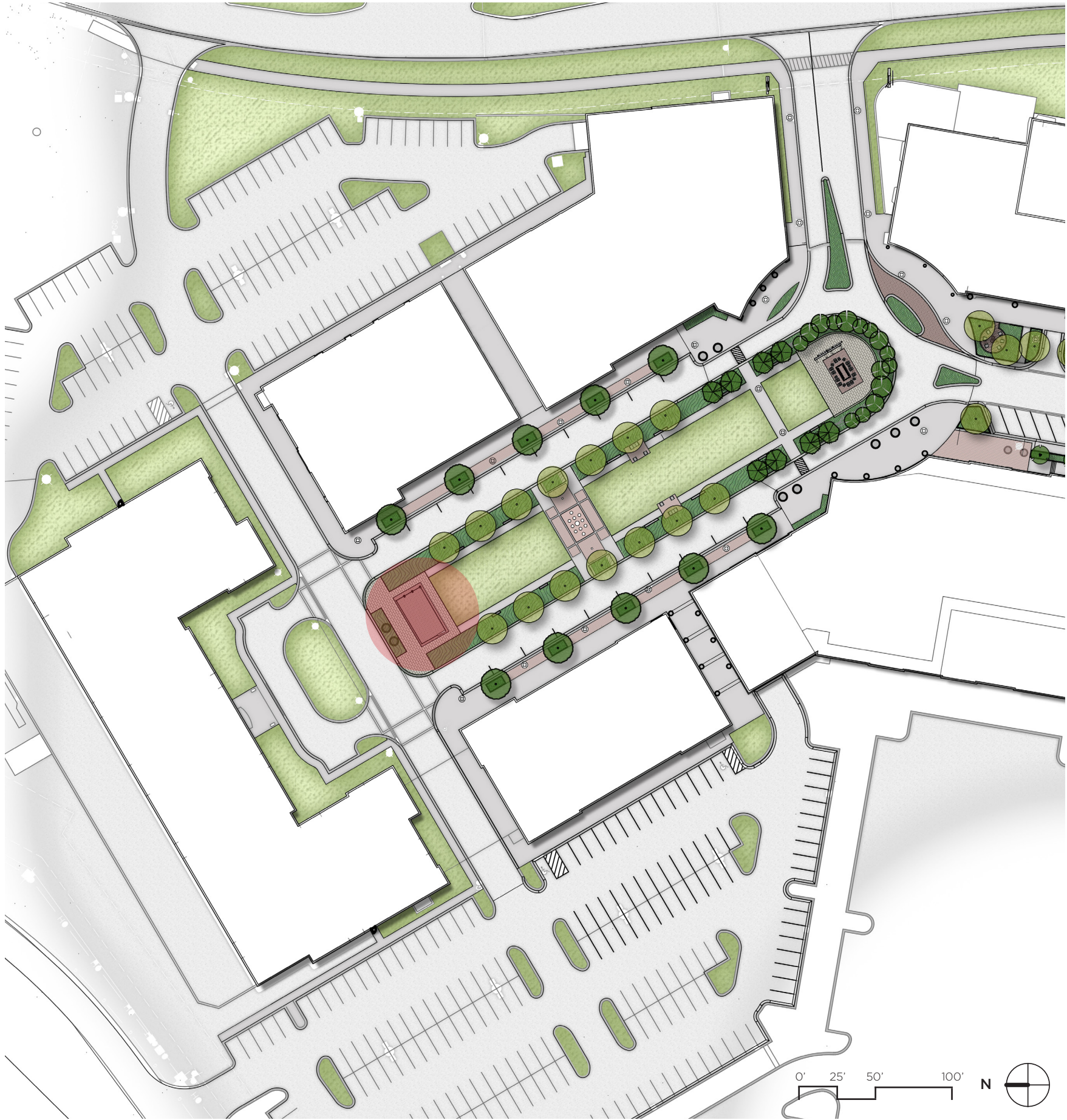


HARDSCAPE - FIRE PIT



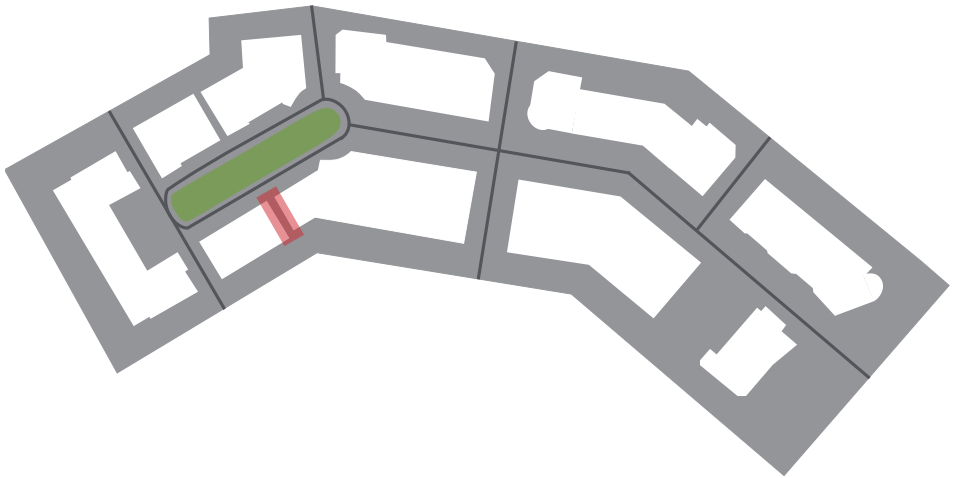
KEY PLAN

HARDSCAPE - BANDSHELL



KEY PLAN

HARDSCAPE - PASEO



KEY PLAN

REVISED TRAFFIC CIRCLE

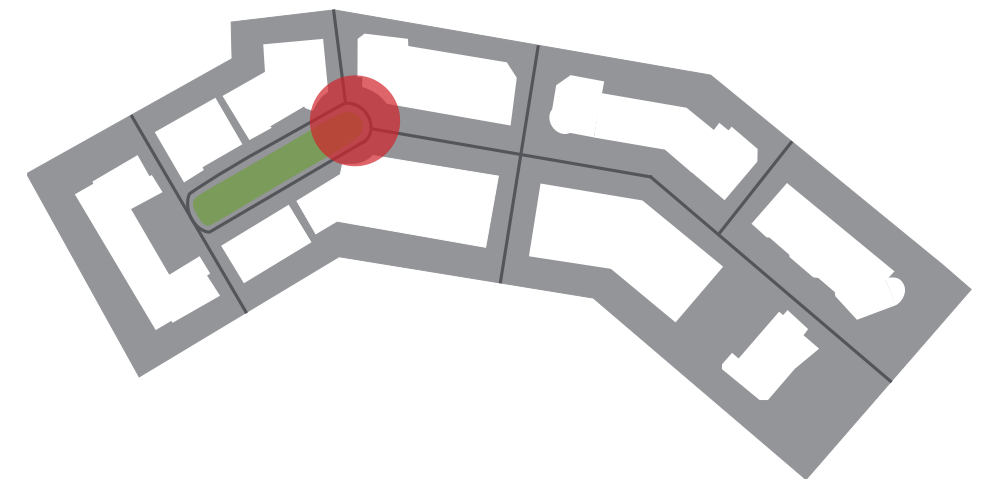
REVISED TRAFFIC CIRCLE

The current traffic circle acts as a barrier to the north end retail by providing a way to avoid this area. What we propose will tie the north end into the overall retail experience. The changes will provide the same turning movements as a traditional intersection with the only exception being no left turn for incoming traffic on McClintock Drive.

The updated design modifications consist of:

- Clearly defining that the valet parking is not part of the roundabout.
 - Continue curb and gutter through and depress the curb at the valet parking entry and exit.
 - Change the surface of the valet parking area to a colored stamped concrete
- Shorten the northbound entry splitter island.
 - Clearly define where northbound traffic should yield to circulating traffic
 - Allow circulating traffic to access the valet parking entry without impacting yielding northbound entry
- Adjustments to the east splitter island.
 - Reduce the radius on the eastbound exit to better define the exit for circulating vehicles

- Make the valet exit more compact to slow down the exiting valet vehicles to yield to circulating and exiting traffic.
- Allow access to the circulating roadway from the valet exit, the splitter island is pushed back two feet.
- Slight adjustments to the outer edge of the roundabout (northbound to eastbound) to make it easier to enter and exit the roundabout.
- Remove cross walk through valet parking and circulating roadway.
 - Northbound entering vehicles are looking left at circulating traffic and may not see pedestrians in the crosswalk as they enter the roundabout.

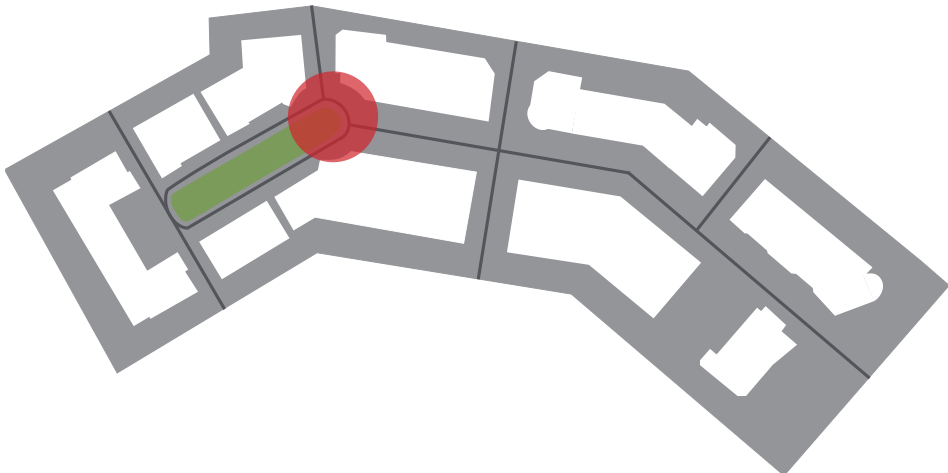


KEY PLAN

REVISED TRAFFIC CIRCLE

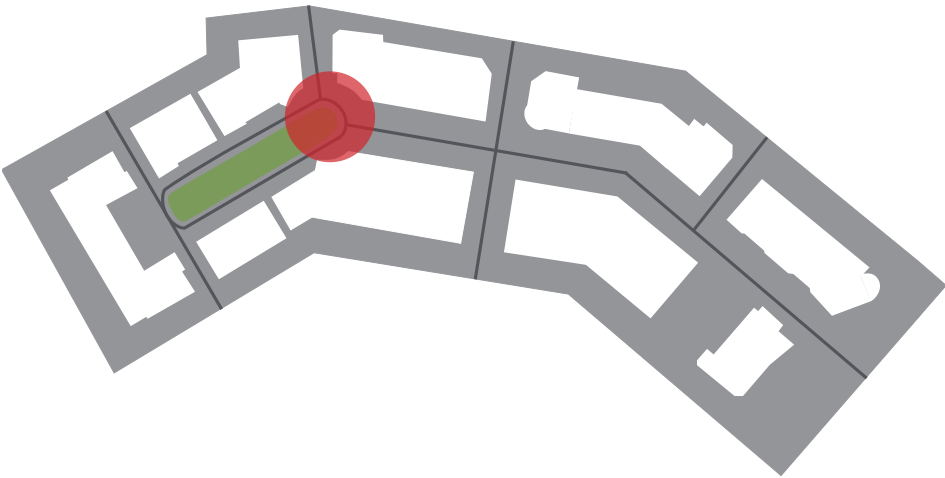
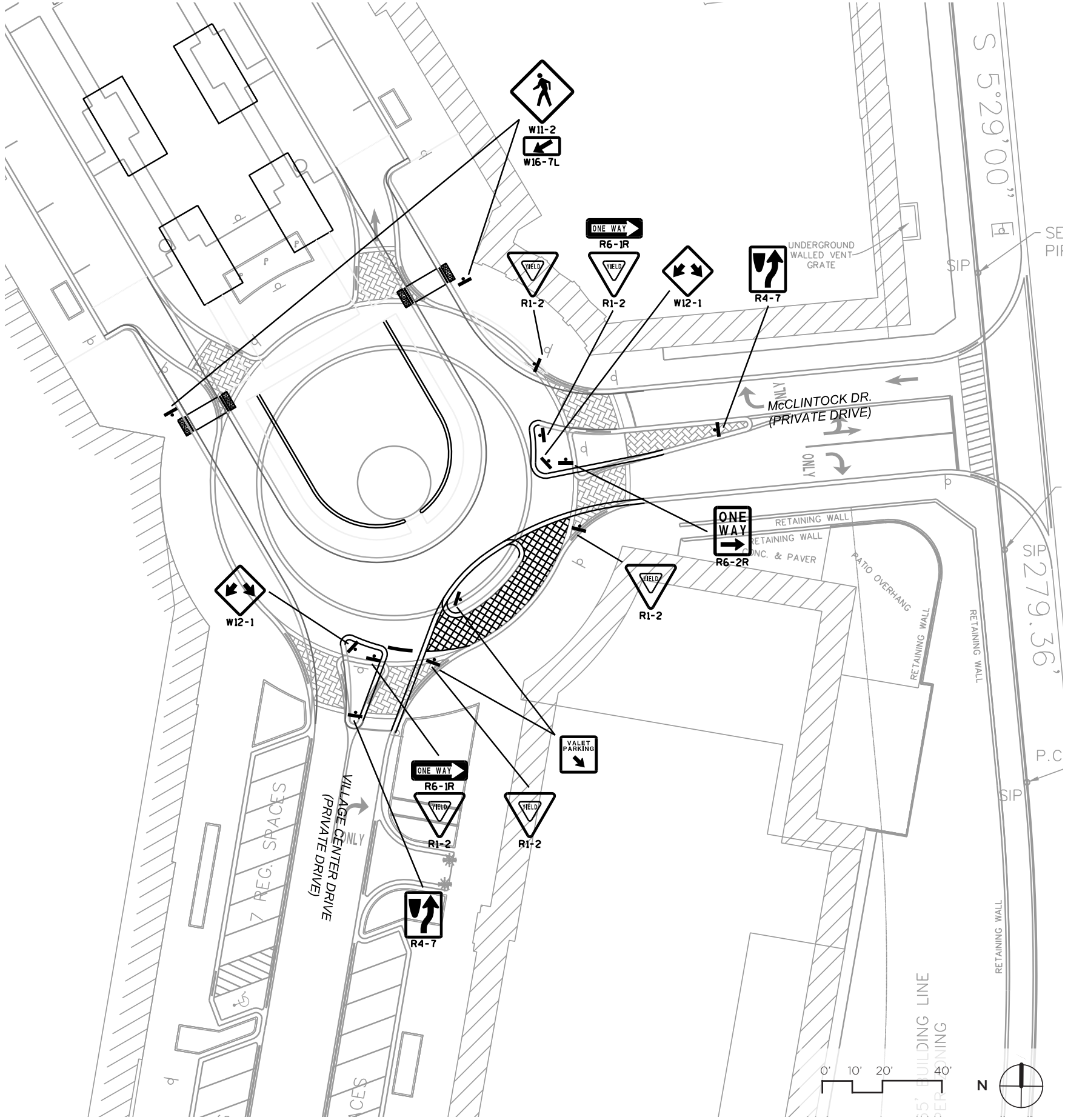


- WIDENED CIRCULATING ROADWAY
- COLORED STAMPED CONCRETE FOR VALET AREA
- DEPRESSED CURB CUT AT ENTRY & EXIT OF VALET
- SHORTEN SPLITTER ISLAND FOR SEPARATE VALET ENTRANCE AND DRIVING LANES



KEY PLAN

REVISED TRAFFIC CIRCLE - SUGGESTED SIGNAGE



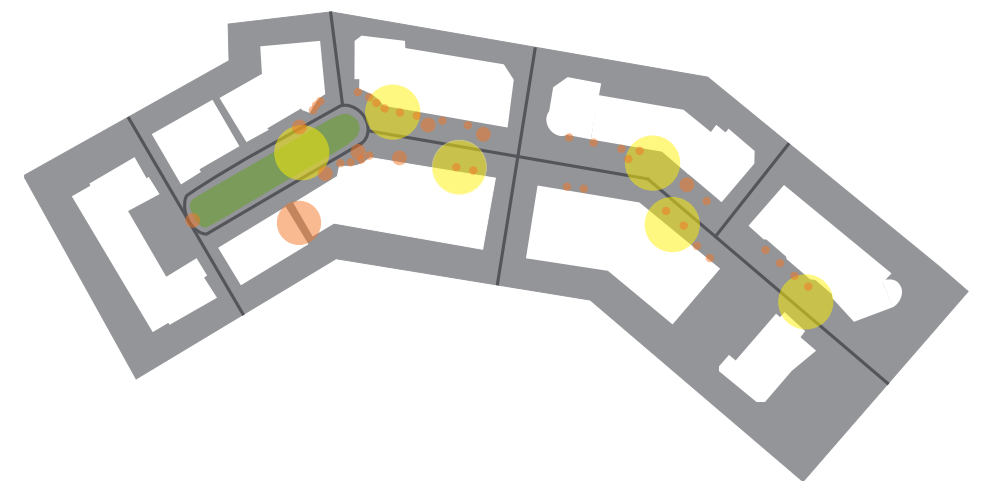
KEY PLAN

SEATING & PLANTERS

SEATING & PLANTERS

The design includes refreshed planting throughout the center, with the addition of new trees, shrubs, perennials and groundcovers in the planters, and the addition of elegant concrete pots to bring more dynamic color and shape into the shopping experience.

Select moments of seating and gathering opportunities introduced to the shopping concourse continue the sequence to unify and invigorate the length of the central concourse.



KEY PLAN

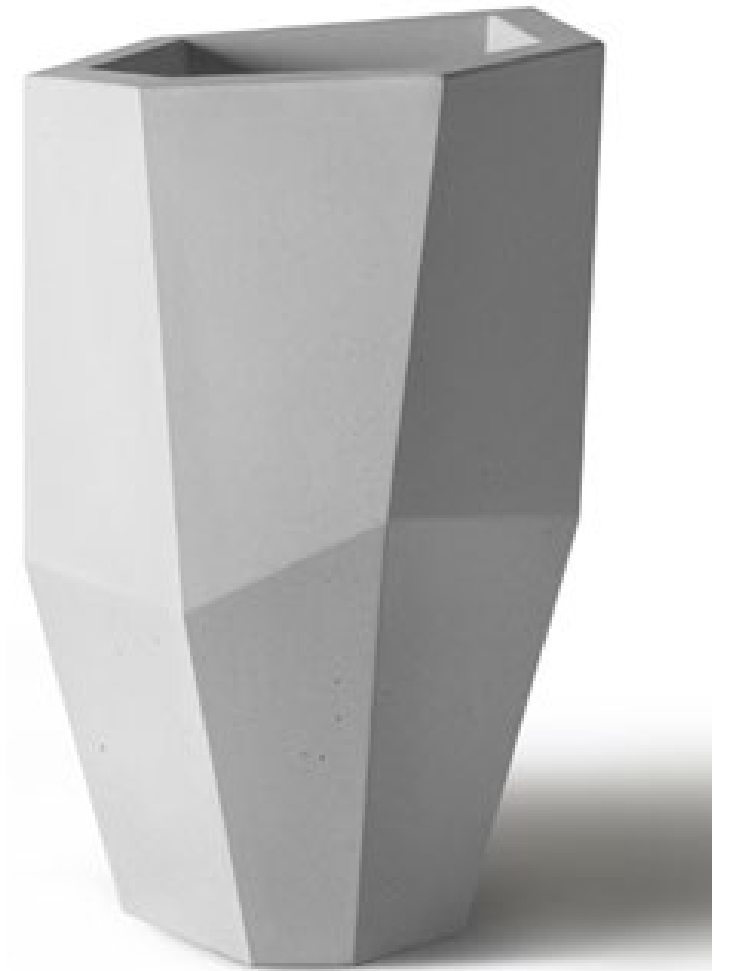
SEATING & PLANTERS



SEATING

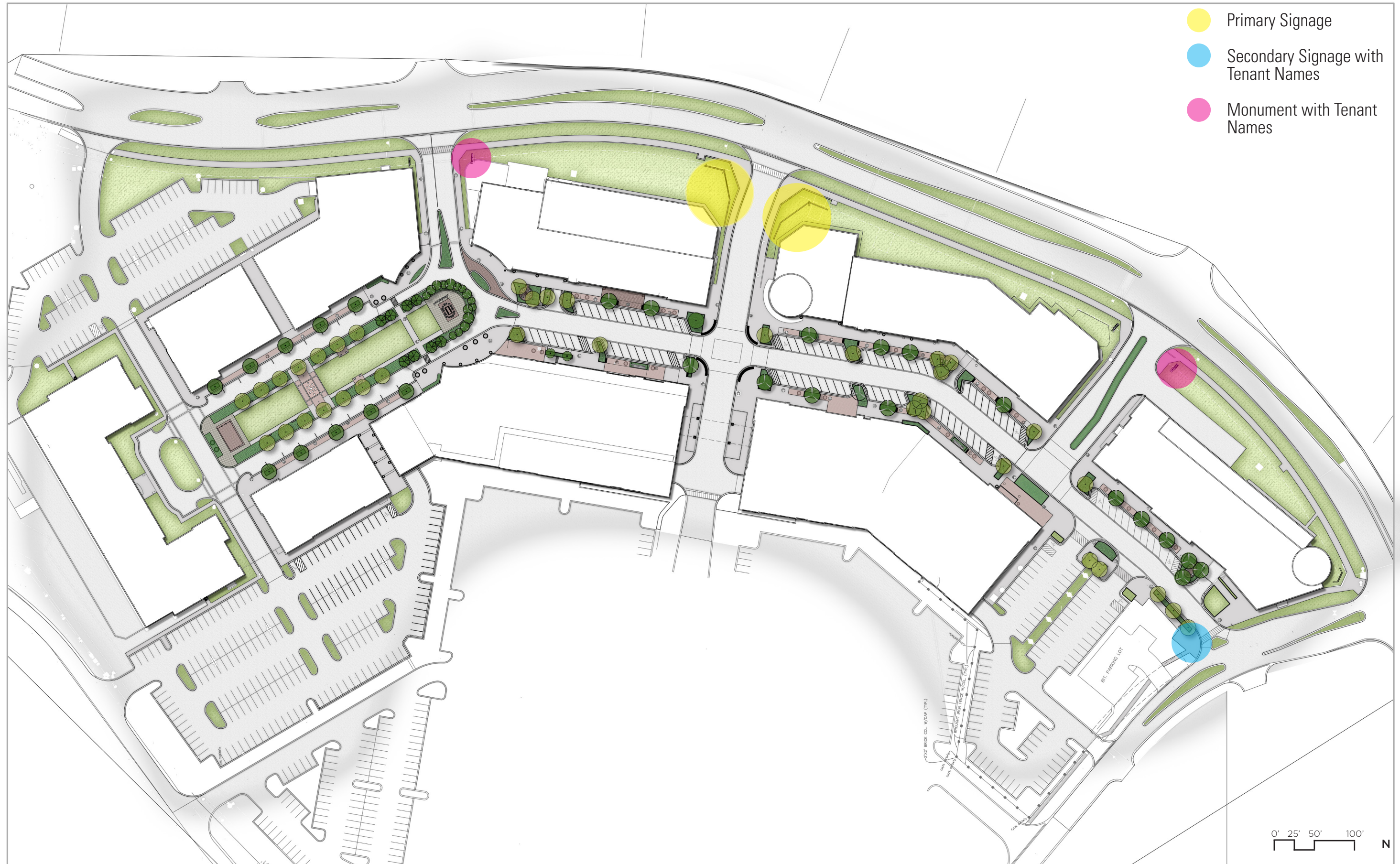


PLANTERS

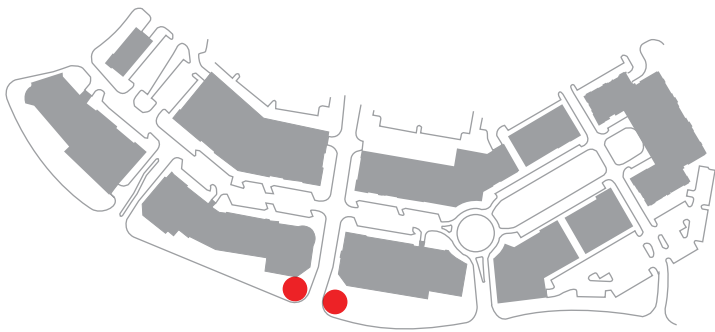


SIGNAGE

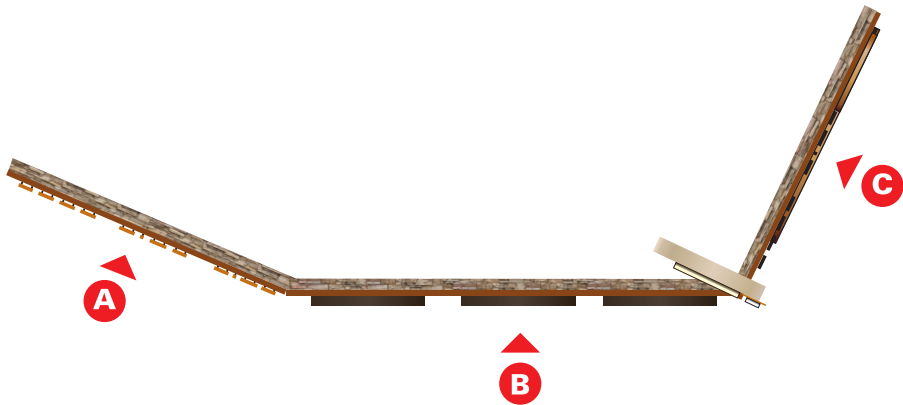
SIGNAGE



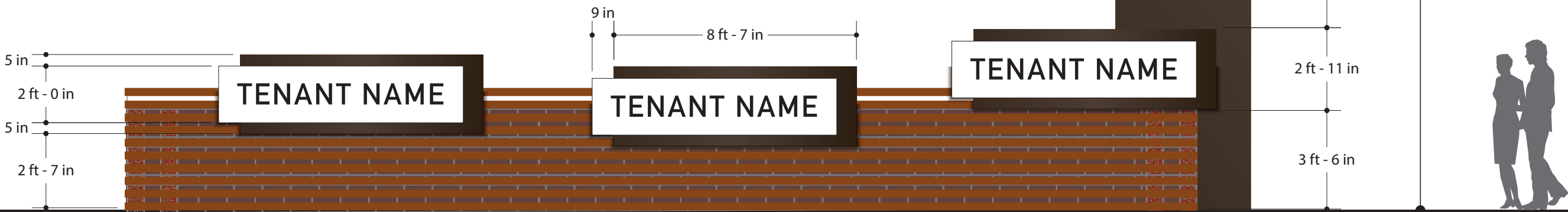
SIGNAGE



2 Key Plan
NTS

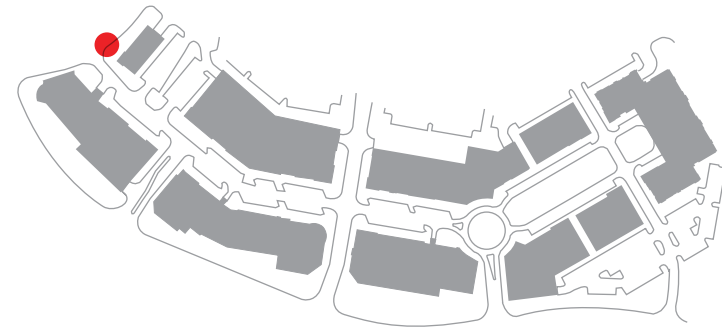


3 Elevation: Plan View
NTS

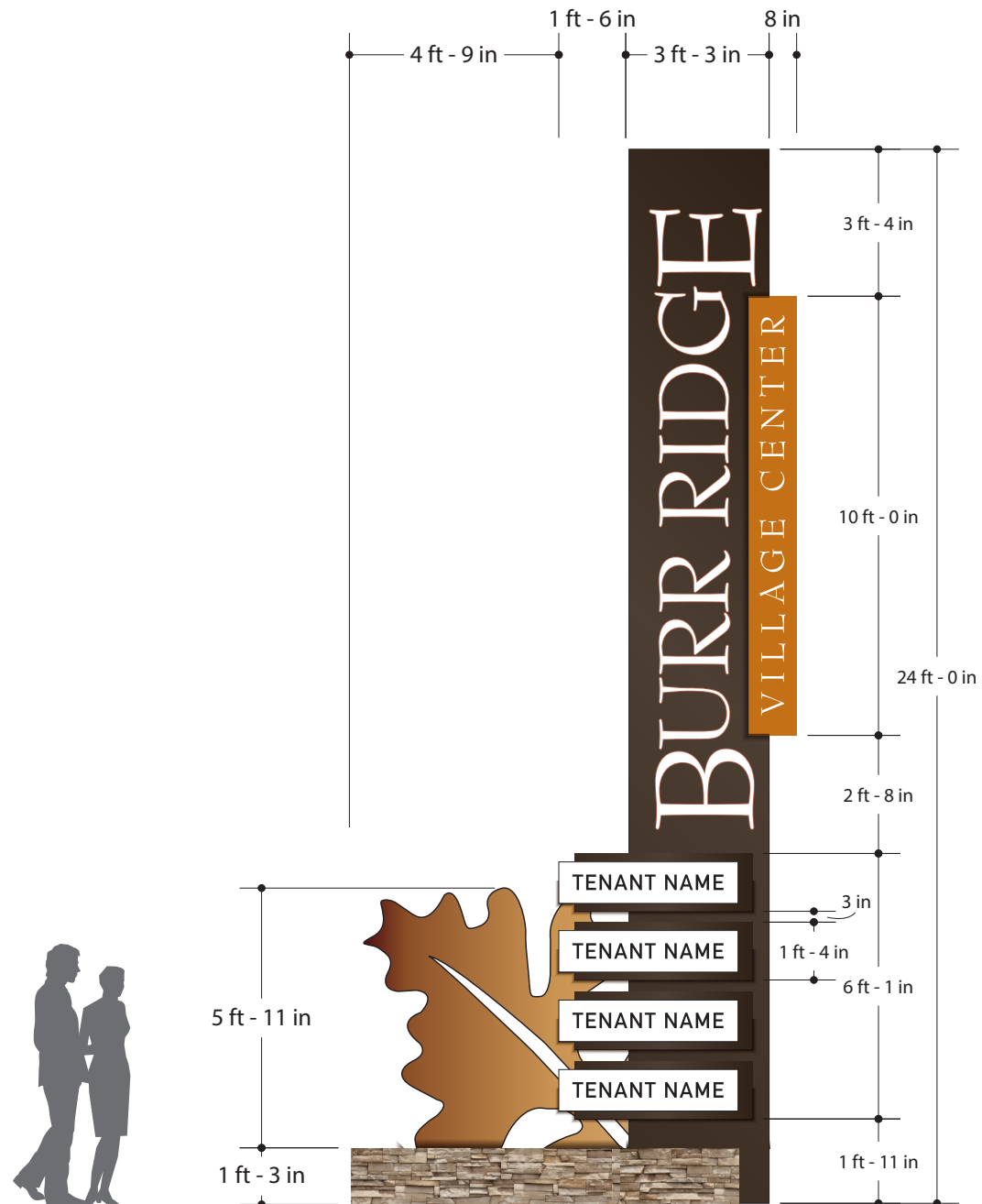


1 Elevation: Large Primary ID w/ Tenant Name_side B

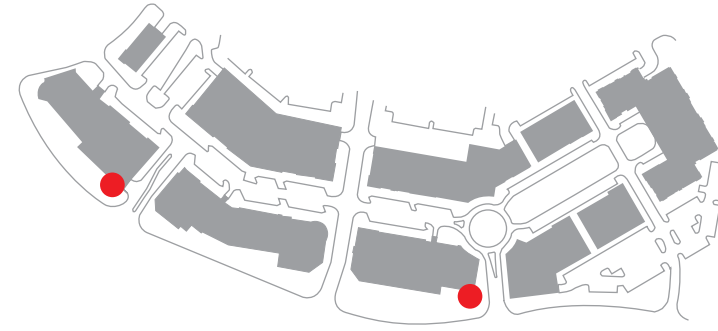
SIGNAGE



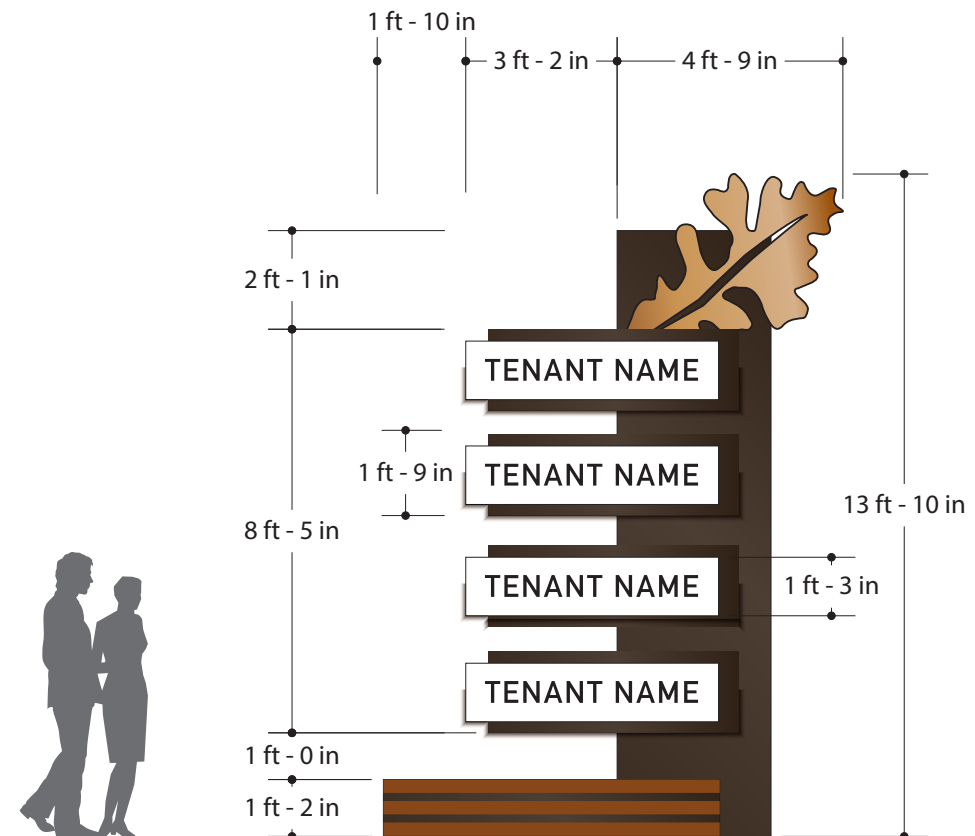
4 Key Plan
NTS



1 Secondary Project ID w/ Tenant Names



3 Key Plan
NTS



2 Tenant Entry Monument

SUMMARY



We are committed to evolving the experience that can be had at Burr Ridge Village Center because action must be taken to force a change in customer and tenant perception of the center or the cycle will continue in the wrong direction. It is our responsibility to take the necessary steps for the benefit of all stakeholders including ownership, residents and the community as a whole.



APPENDIX

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

ENT

WADSWORTH
RR RIDGE VILLAGE CENTER
COUNTY LINE ROAD
RR RIDGE, ILLINOIS

UE DRAWING LOG

[illegible]

AL

FEET IDENTIFICATION

LE

ARCHITECTURAL SITE PLAN

NUMBER

A-101

2 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

CLIENT

TRADEMARK
BURR RIDGE VILLAGE CENTER
COUNTY LINE ROAD
BURR RIDGE, ILLINOIS

ISSUE DRAWING LOG

[illegible]

SEAL

SHEET IDENTIFICATION

TITLE

ARCHITECTURAL SITE PLAN - ZONE 1

NUMBER

A-102

2012 RTKL ASSOCIATES INC.

EXISTING BUILDING
TO REMAIN

EXISTING BUILDING
TO REMAIN

EXISTING BUILDING
TO REMAIN

EXISTING BUILDING
TO REMAIN

1 ENLARGED SITE PLAN - ZONE 1
1" = 20'-0" @ 30" X 42"

1" = 20'-0" @ 30" X 42"

NOT FOR CONSTRUCTION

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

[illegible]

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

CLIENT

TRADEMARK
BURR RIDGE VILLAGE CENTER
COUNTY LINE ROAD
BURR RIDGE, ILLINOIS

ISSUE DRAWING LOG

[illegible]

SEAL

SHEET IDENTIFICATION

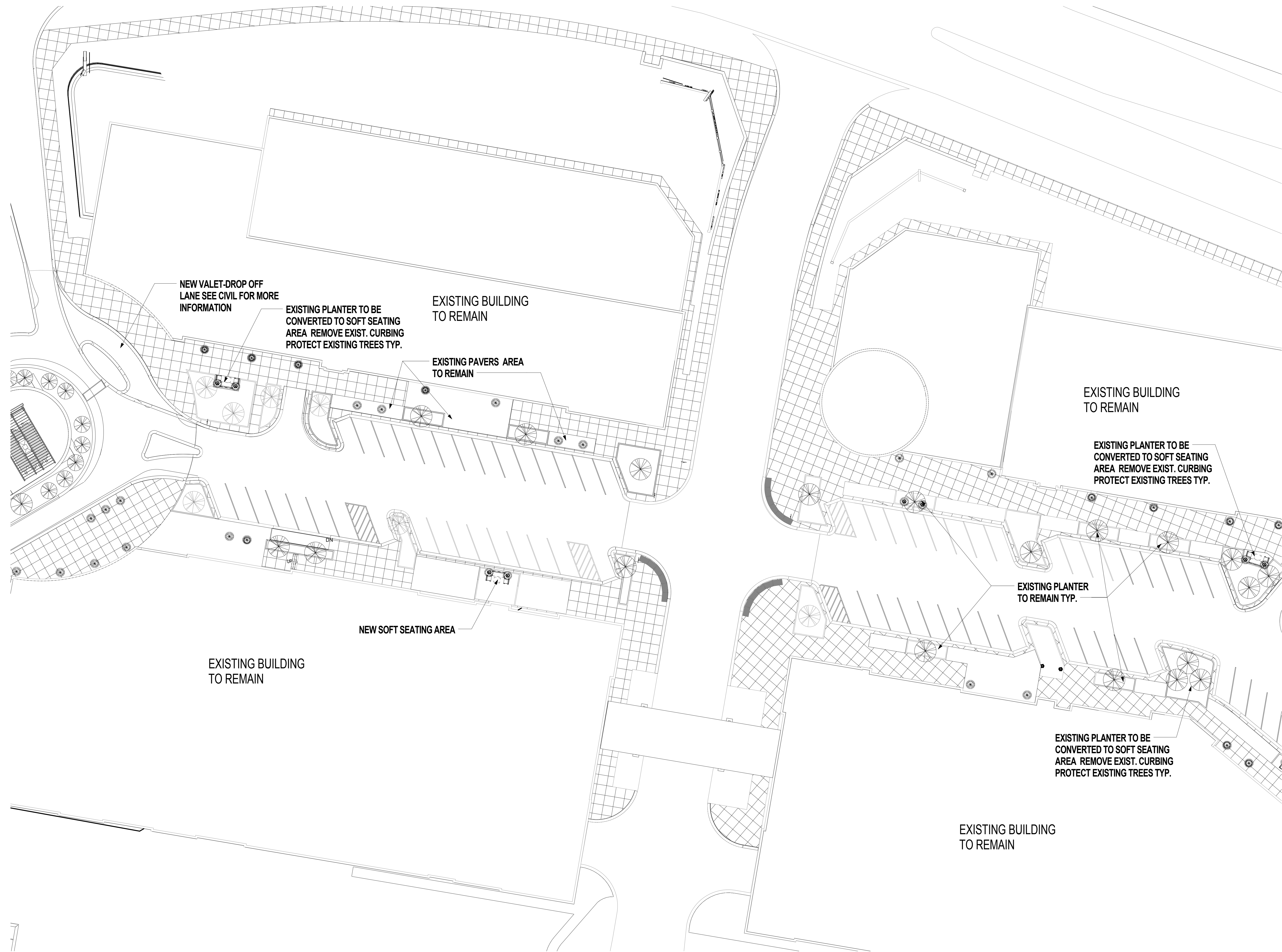
TITL

ARCHITECTURAL SITE PLAN - ZONE 3

NUMBER

A-104

2012 RTKL ASSOCIATES INC.



1 ENLARGED SITE PLAN - ZONE 3
1" = 20'-0" @ 30" X 42"

1" = 20'-0" @ 30" X 42"

NOT FOR CONSTRUCTION



AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
ENTER RTKL OFFICE ADDRESS
ENTER RTKL CITY & STATE
ENTER RTKL TELEPHONE
ENTER RTKL FAX NUMBER
WWW.RTKL.COM
PROJECT NUMBER 30-14029

CONSULTANT

PROJECT

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

CLIENT

TRADEMARK
BURR RIDGE VILLAGE CENTER
COUNTY LINE ROAD
BURR RIDGE, ILLINOIS

ISSUE DRAWING LOG

[illegible]

SEAL

SHEET IDENTIFICATION

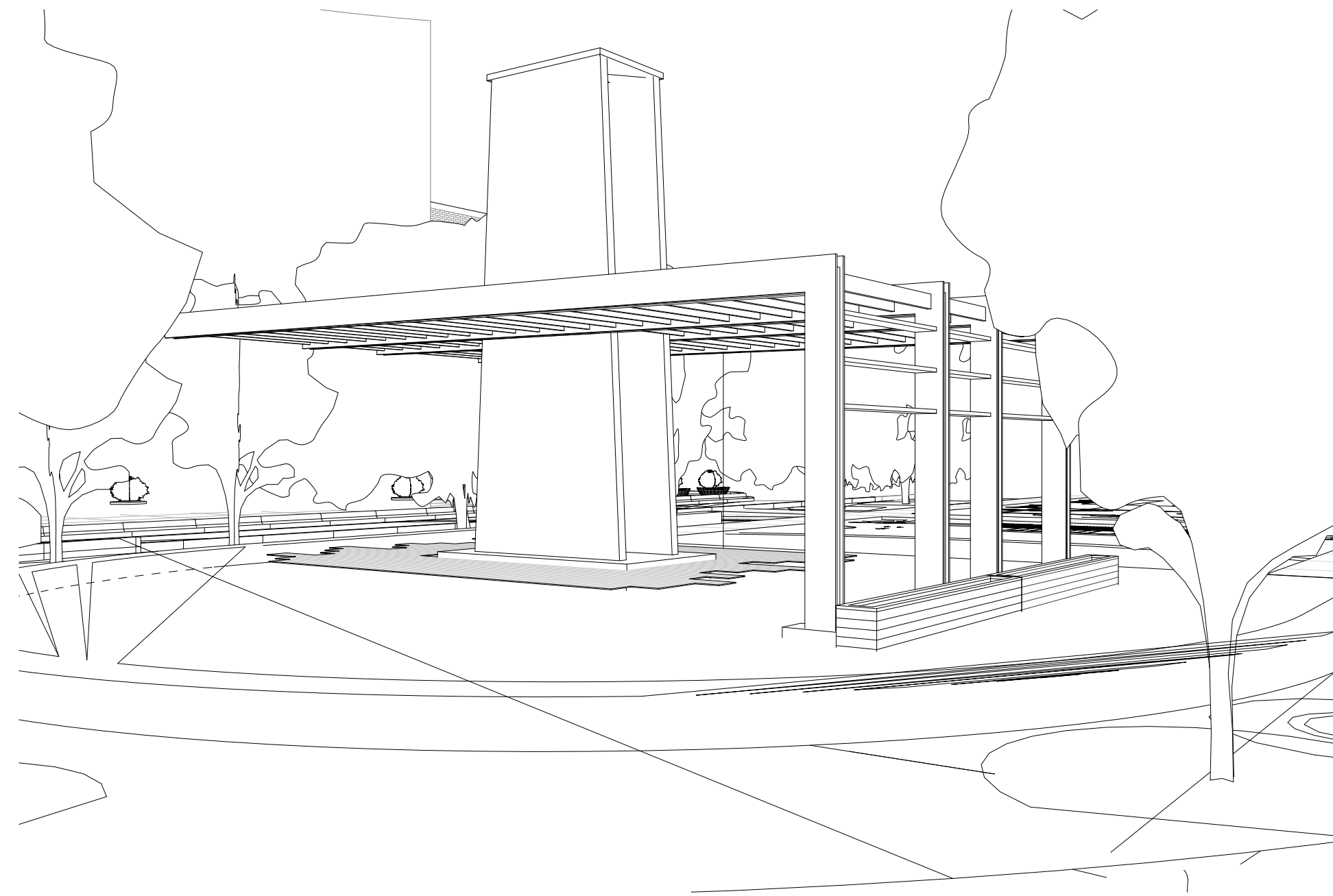
TITLE

ZONE 1 FIRE PAVILION PLAN AND DETAILS

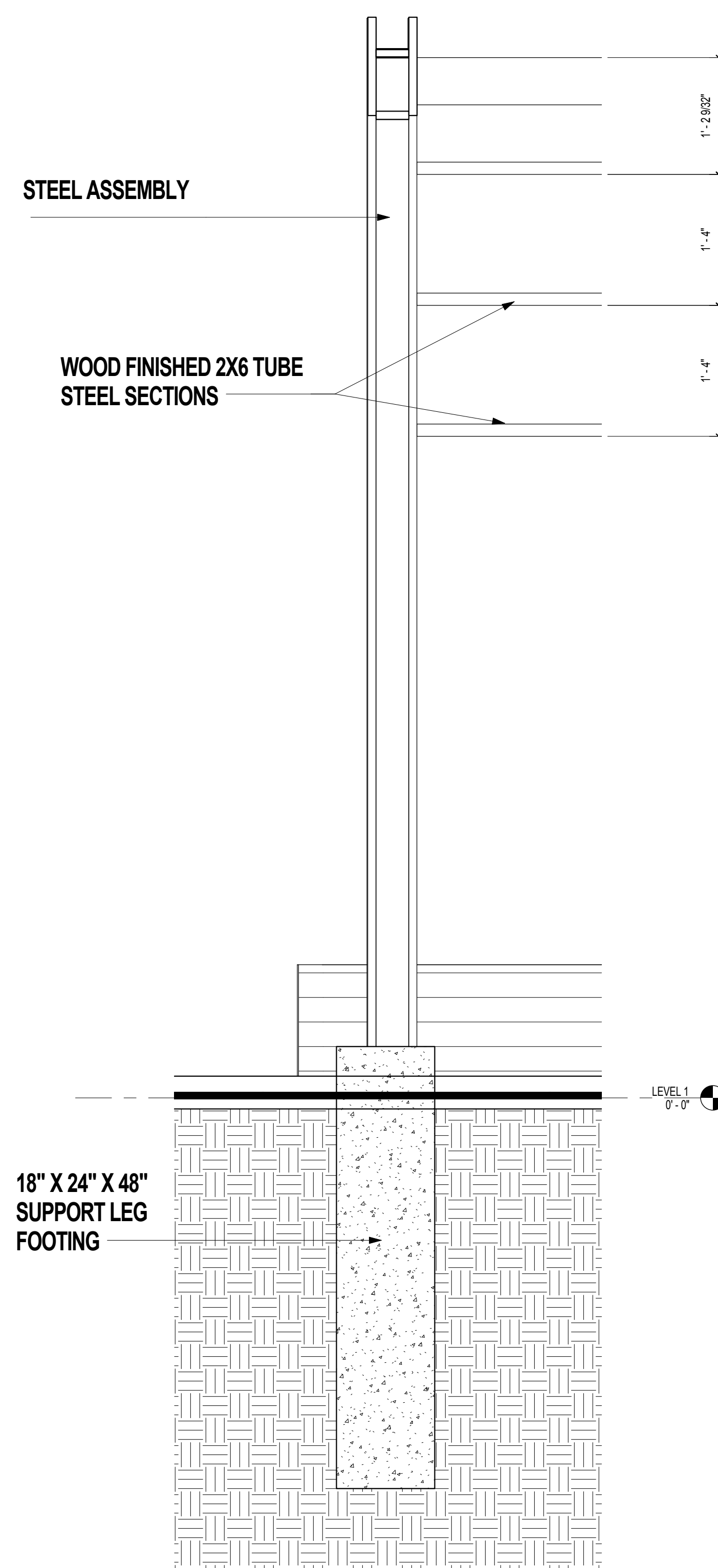
NUMBER

A-111

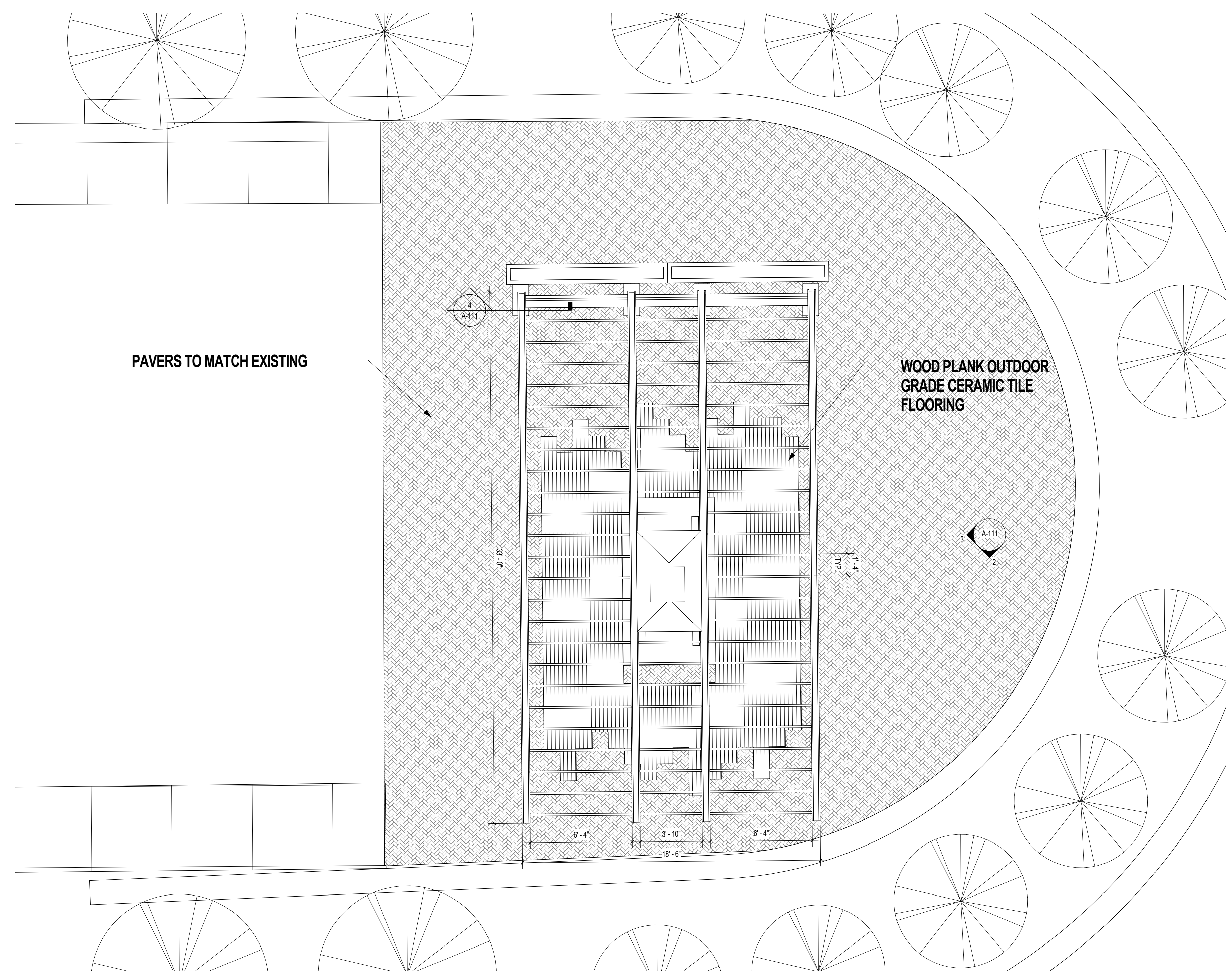
2012 RTKL ASSOCIATES INC.



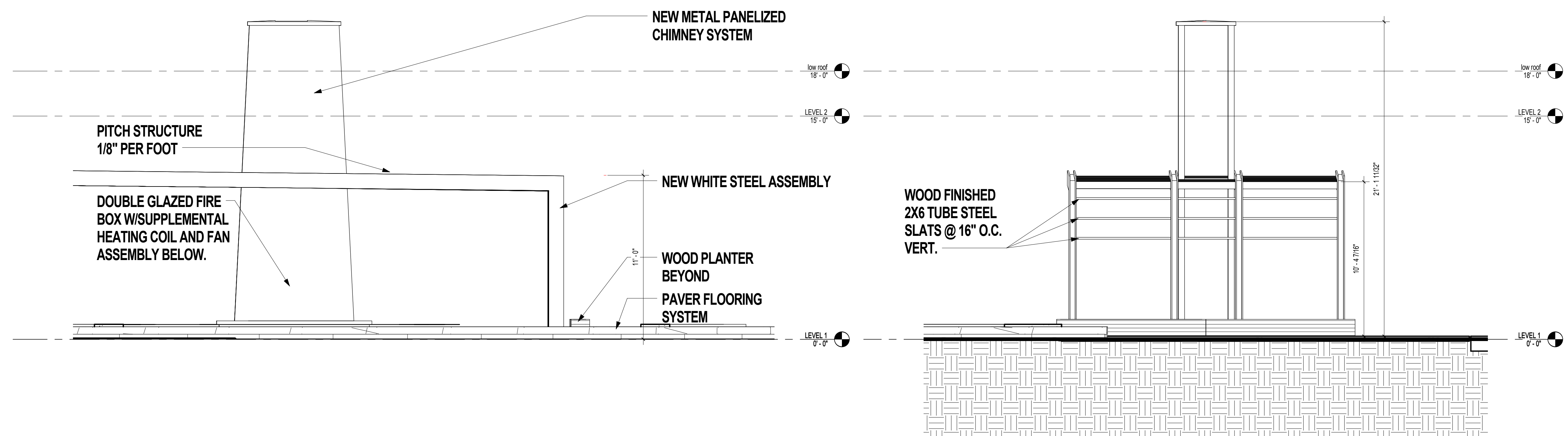
5 FIRE PAVILION PERSPECTIVE



4 FIRE PAVILION SECTION DETAIL



1 ENLARGED FIRE PAVILION PLAN
1/4" = 1'-0" @ 30" X 42"



3 FIRE PAVILION EAST ELEVATION
1/4" = 1'-0" @ 30" X 42"

2 FIRE PAVILION NORTH ELEVATION
1/4" = 1'-0" @ 30° X 42"

NOT FOR CONSTRUCTION



AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
ENTER RTKL OFFICE ADDRESS
ENTER RTKL CITY & STATE
ENTER RTKL TELEPHONE
ENTER RTKL FAX NUMBER
WWW.RTKL.COM
PROJECT NUMBER 30-14029

CONSULTANT

PROJECT

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

CLIENT

TRADEMARK
BURR RIDGE VILLAGE CENTER
COUNTY LINE ROAD
BURR RIDGE, ILLINOIS

ISSUE DRAWING LOG

[illegible]

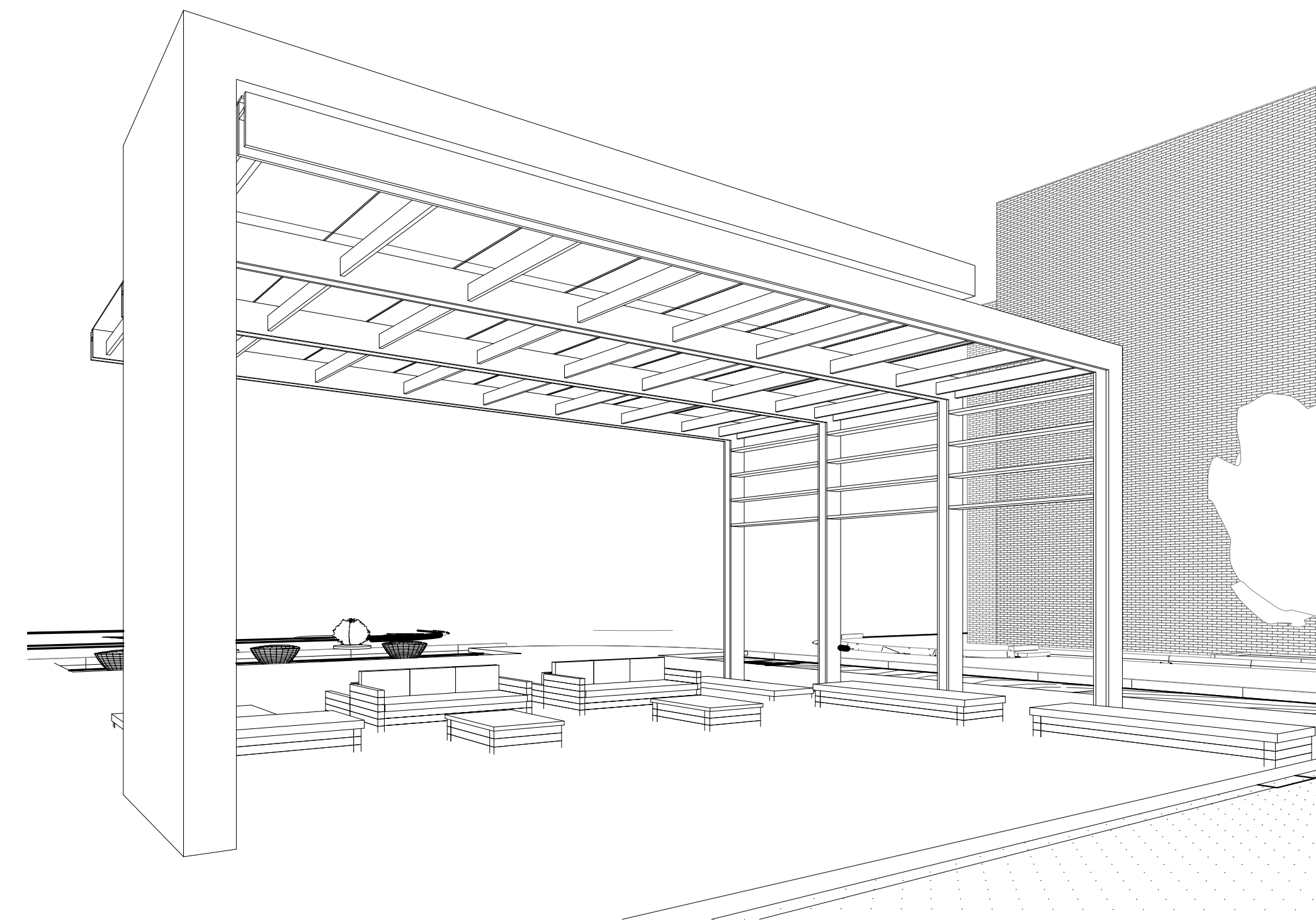
SEAL

SHEET IDENTIFICATION

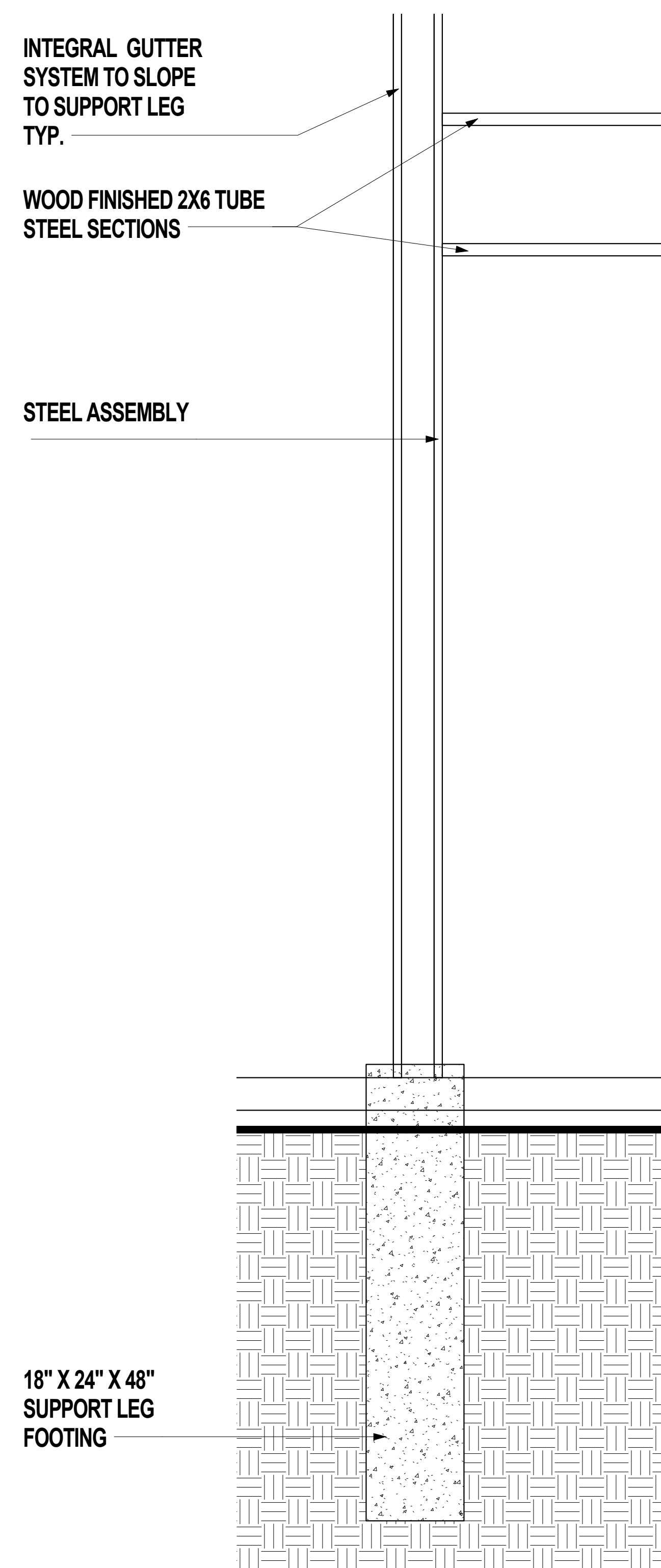
TITLE

ZONE 1 - CONCERT PAVILION PLAN AND DETAILS

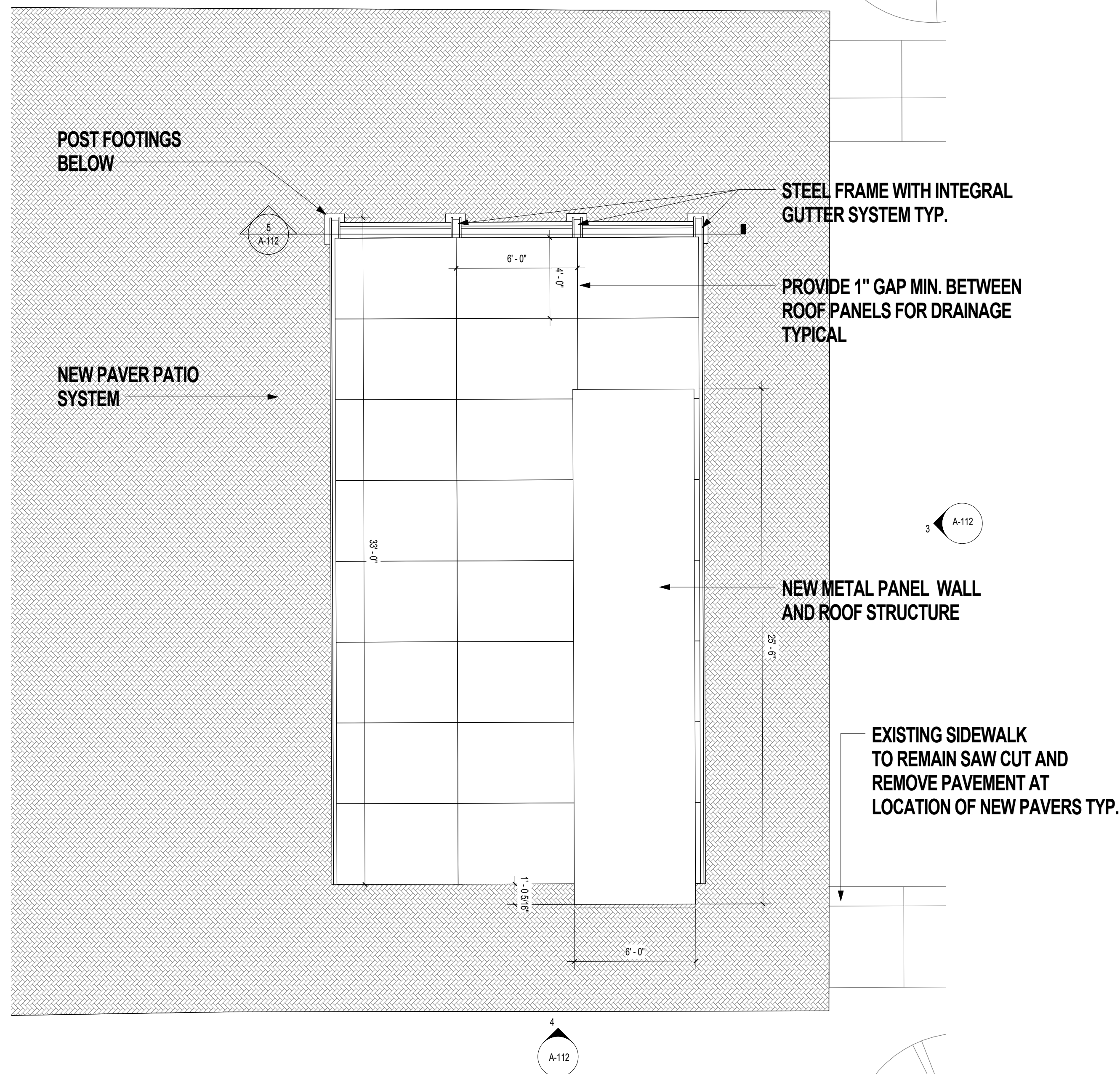
2012 RTKL ASSOCIATES INC.



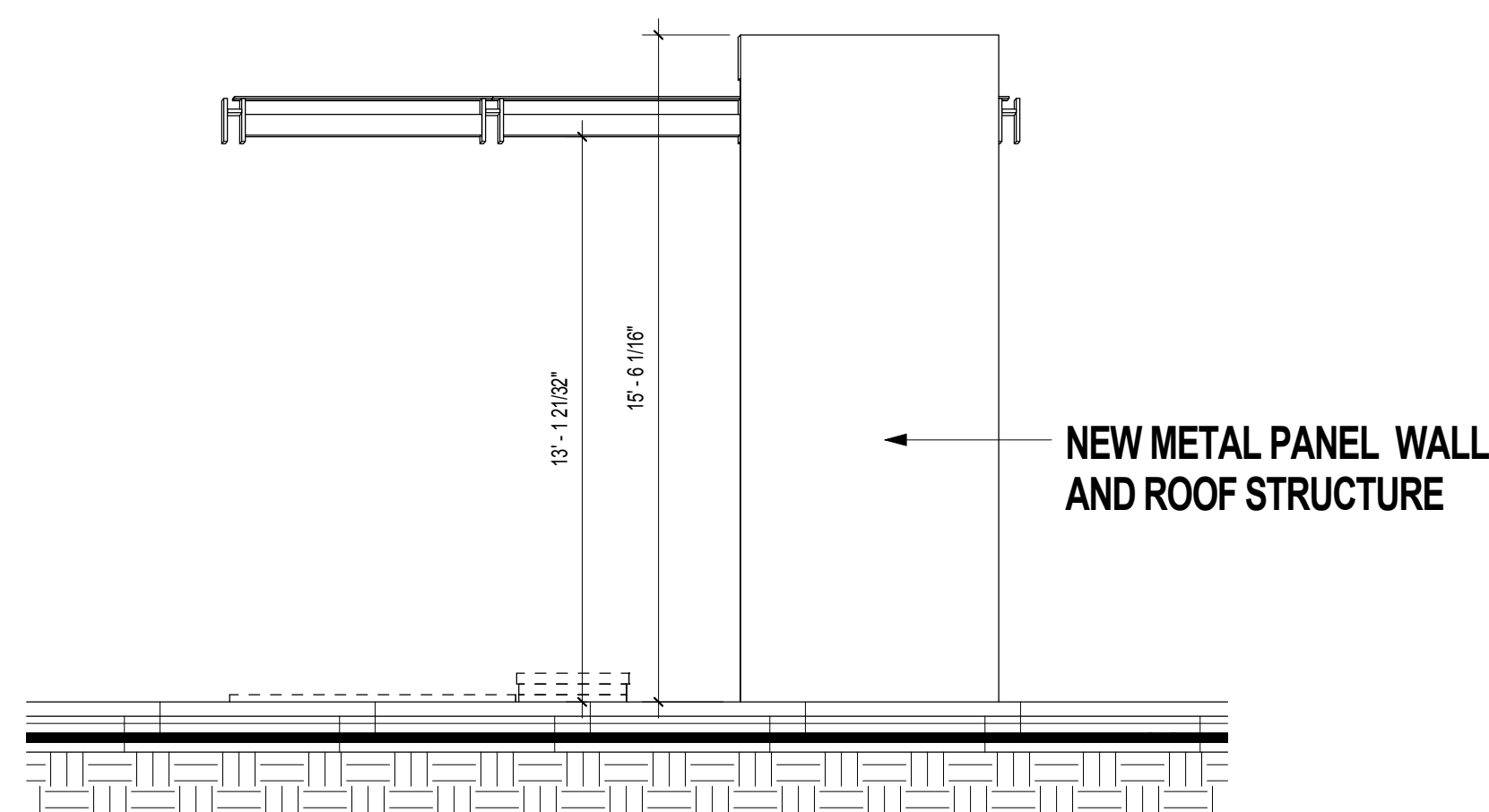
2 CONCERT PAVILION PERSPECTIVE



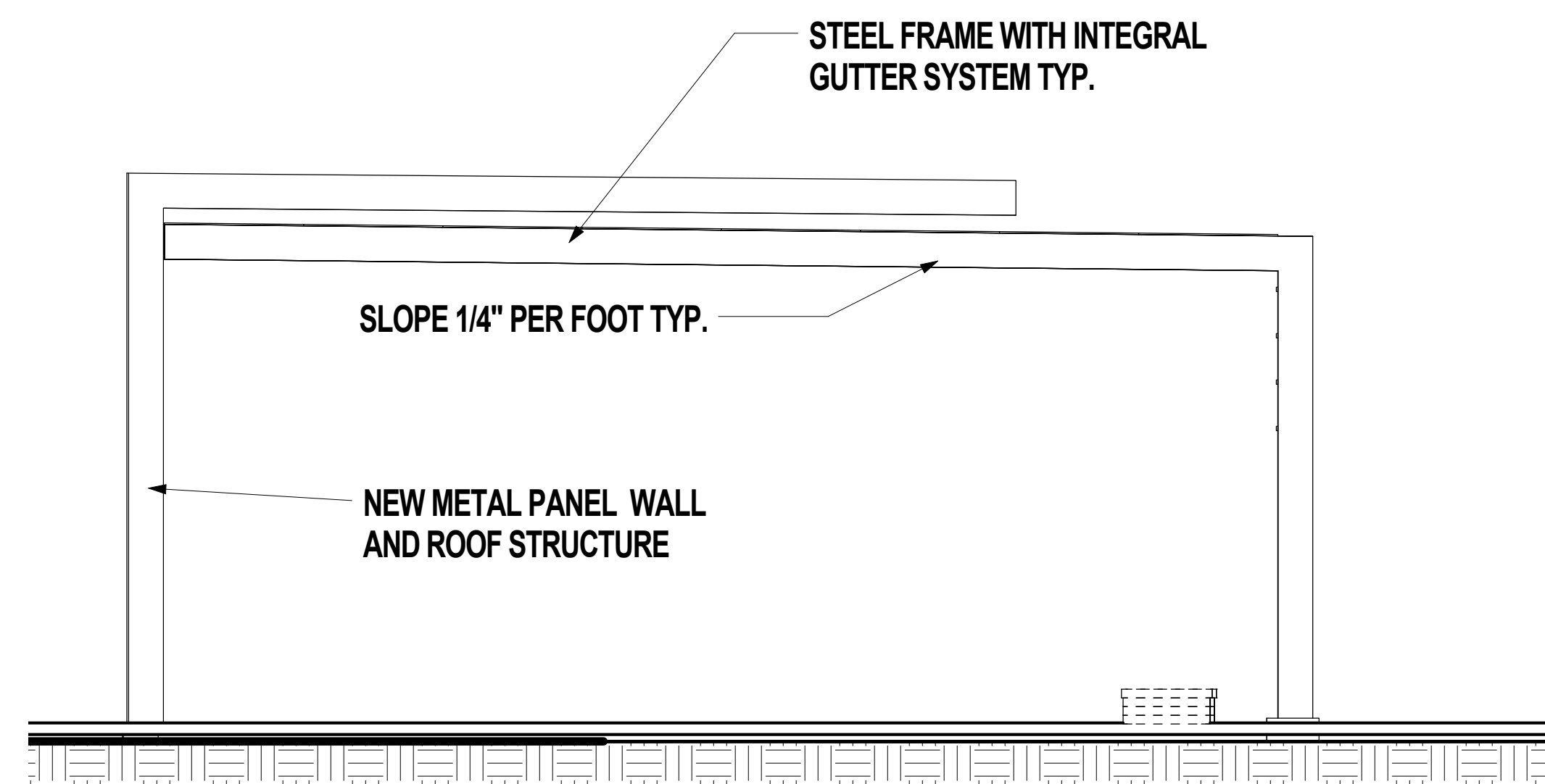
5 CONCERT PAVILION SECTION
1" = 1'-0" @ 30" X 42"



1 ENLARGED CONCERT PAVILION PLAN
1/4" = 1'-0" @ 30" X 42"



4 CONCERT PAVILION SIDE 1
1/4" = 1'-0" @ 30" X 42"



3 CONCERT PAVILION REAR SIDE
1/4" = 1'-0" @ 30" X 42"

NOT FOR CONSTRUCTION

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

CLIENT

TRADEMARK
BURR RIDGE VILLAGE CENTER
COUNTY LINE ROAD
BURR RIDGE, ILLINOIS

ISSUE DRAWING LOG

[illegible]

SEAL

SHEET IDENTIFICATION

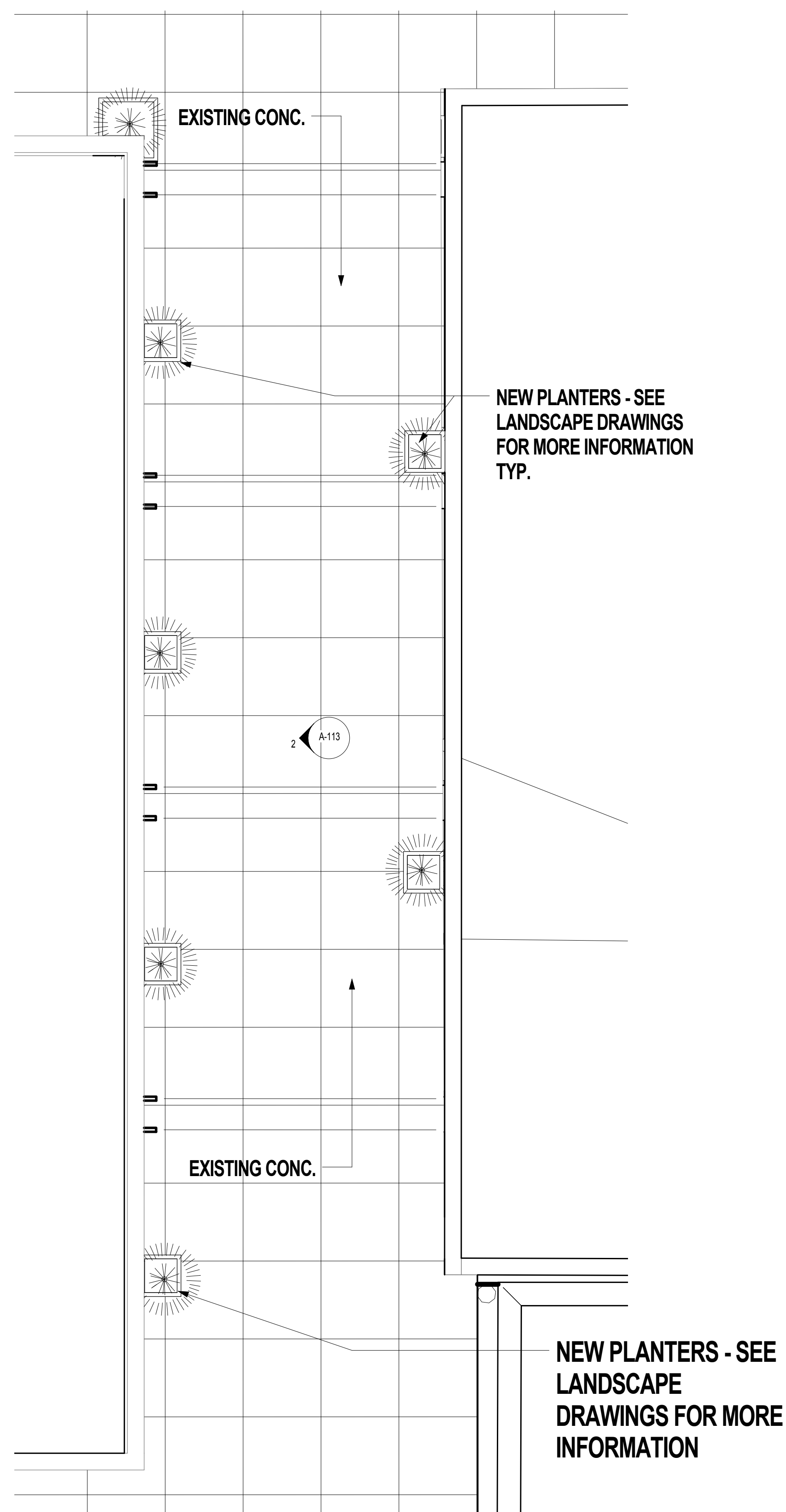
TITL

**ZONE 1 - OPEN
PASEO**

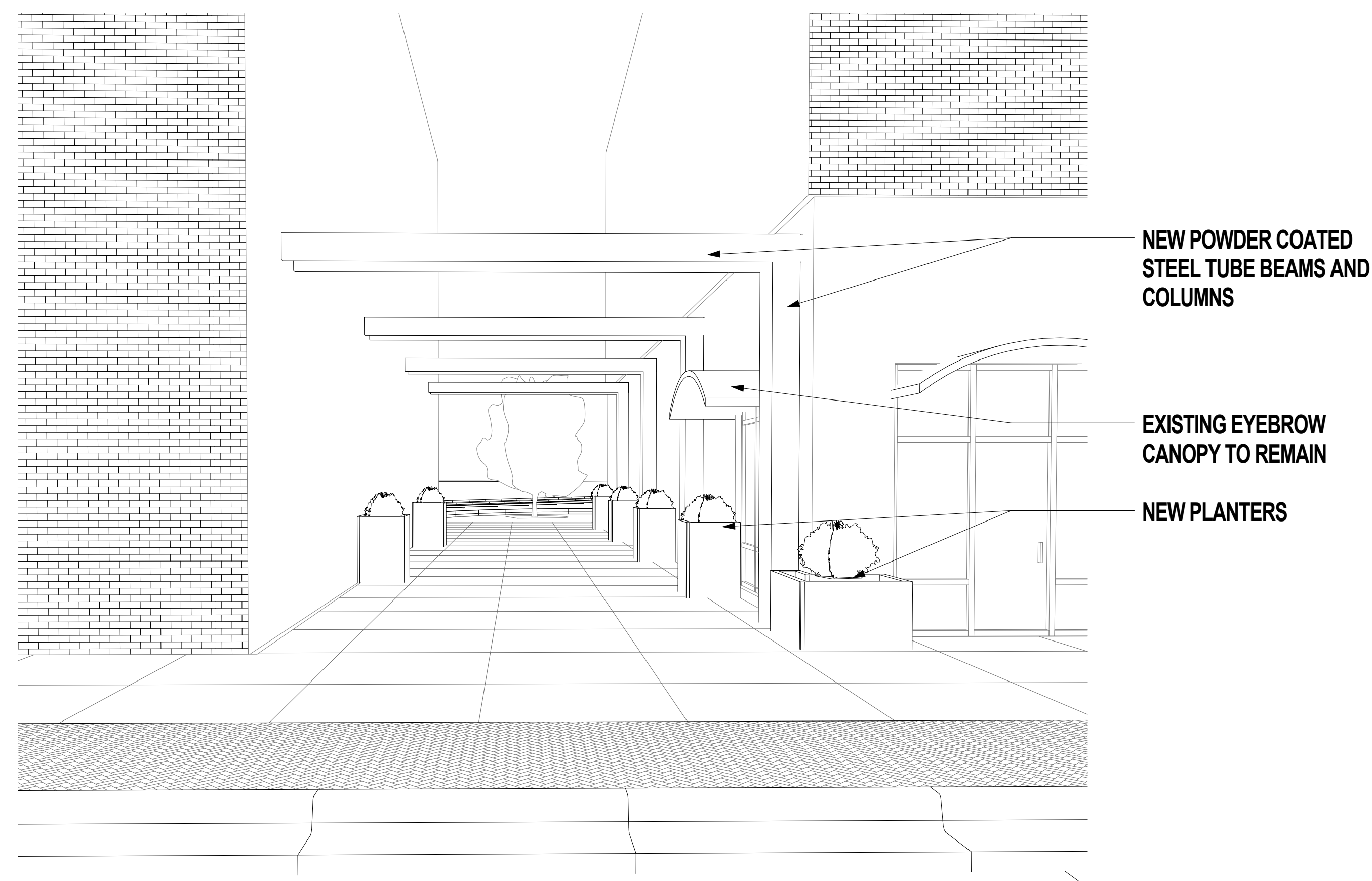
NUMBER

A-113

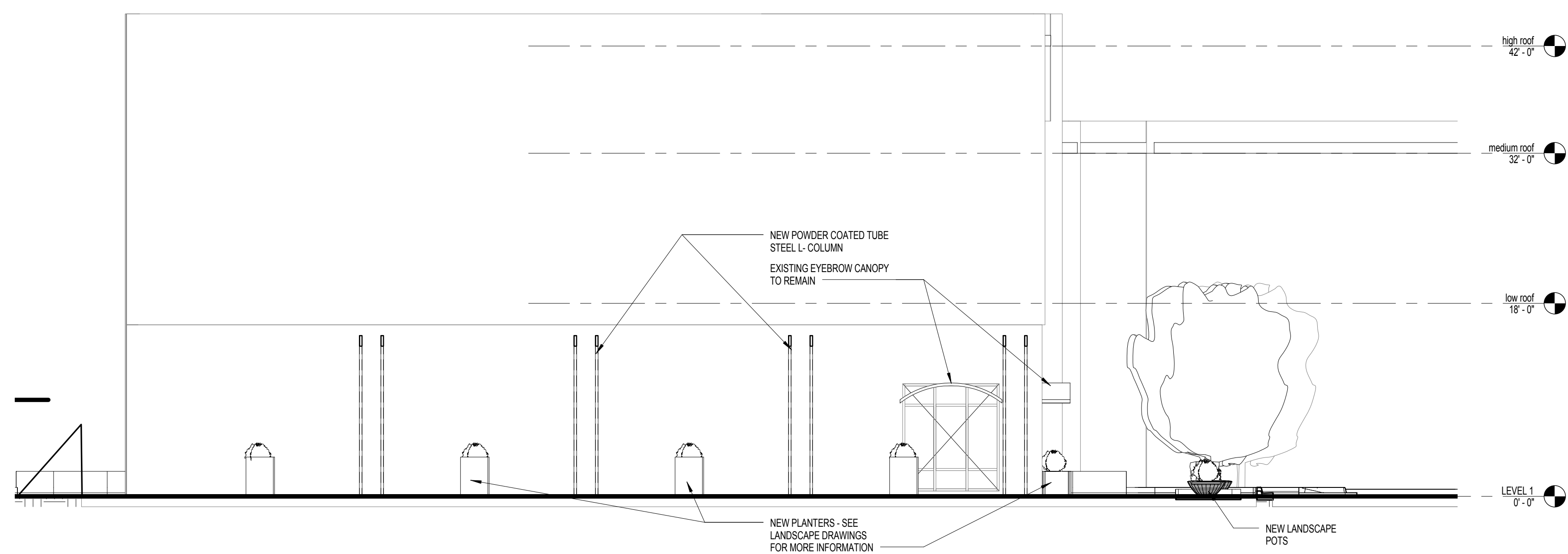
2012 RTKL ASSOCIATES INC.



1 ENLARGED OPEN PASEO PLAN
3/16" = 1'-0" @ 30" X 42"



3 OPEN PASEO PERSPECTIVE



2 OPEN PASEO ELEVATION
1/8" = 1'-0" @ 30" X 42"

NOT FOR CONSTRUCTION

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

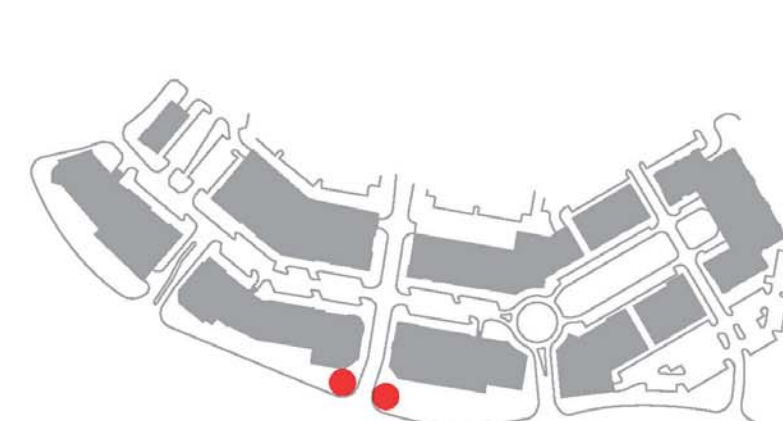
② COLORS AND MATERIALS



Color Code and Swatch	Match Color
P-01	Matthews Paint Venizon White 2 MP27386 LRV 45.9
P-02	Matthews Paint Choco Bronze Metallic 28 MP56334 LRV 6.6
P-03	Matthews Paint Rosso Gold Metallic 8 MP21940 LRV 17.5
P-04	Matthews Paint Black is Back 16 MP159547 LRV 4.4
P-05	Matthews Paint Rouge Gold Metallic 7 MP21941 LRV 25.9
P-06	Matthews Paint Copper Lining Metallic 18 MP46066 LRV 13

Materials Legend

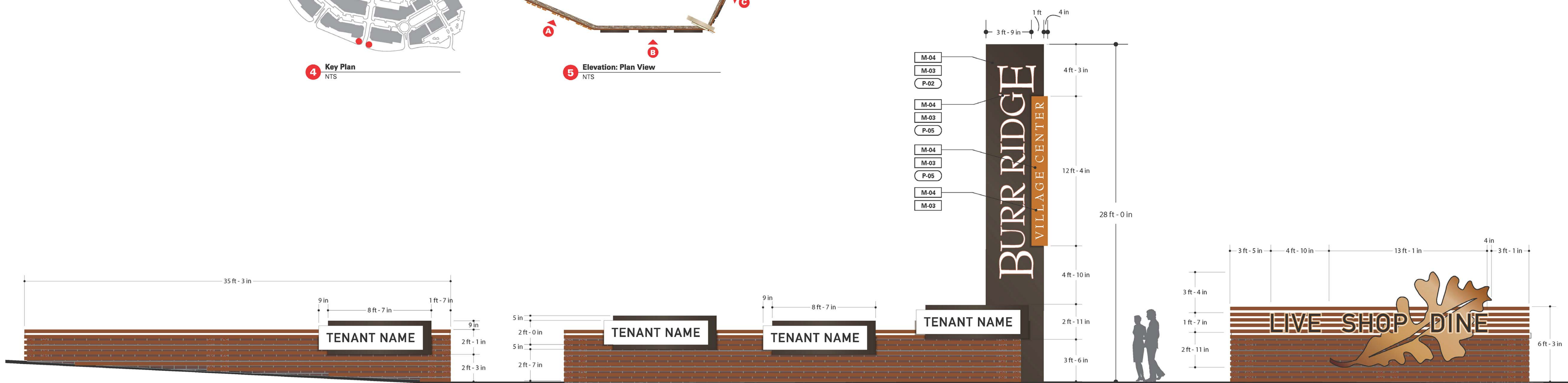
Material Code	Match Spec
M-01	Aluminum
M-02	Weathered Copper Metal
M-03	Metal
M-04	White Acrylic
M-05	Clear Acrylic
M-06	Existing Brick



4 Key Plan NTS



5 Elevation: Plan View
NTS



1 Elevation: Large Primary ID_side A

2 Elevation: Large Primary ID w/ Tenant Name_side B

3 Elevation: Large Primary ID_side C

1 ELEVATION LARGE PRIMARY SIGNAGE

NOT FOR CONSTRUCTION

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

CLIENT

TRADEMARK
BURR RIDGE VILLAGE CENTER
COUNTY LINE ROAD
BURR RIDGE, ILLINOIS

ISSUE DRAWING LOG

[illegible]

SEAL

SHEET IDENTIFICATION

TITL

SIGNAGE KEY PLAN

NUMBER

A-131

2012 RTKL ASSOCIATES INC

NEW MONUMENT
WITH TENANT NAMES
TYPICAL OF ONE (1) THIS LOCATION

EXISTING SIGNAGE WALLS
TO BE MODIFIED AND
NEW SIGN PANELS ADDED
TO CREATE LARGE PRIMARY
MONUMENT SIGNS
TYPICAL OF TWO (2) THIS
LOCATION ONE EACH SIDE OF ENTRY

NEW MONUMENT
WITH TENANT NAMES
TYPICAL OF ONE (1) THIS
LOCATION

**EXISTING MONUMENT
SIGN TO REMAIN**

NEW SECONDARY SIGNAGE MONUMENT
WITH TENANT NAMES
TYPICAL OF ONE (1) THIS LOCATION

NOT FOR CONSTRUCTION

2 MONUMENT SIGN KEY PLAN
1" = 60'-0" @ 30" X 42"

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

CLIENT

TRADEMARK
BURR RIDGE VILLAGE CENTER
COUNTY LINE ROAD
BURR RIDGE, ILLINOIS

ISSUE DRAWING LOG

[illegible]

SEAL

SHEET IDENTIFICATION

TITLE

SITE DEMOLITION PLAN

NUMBER

D-100

2012 RTKL ASSOCIATES INC.

NOT FOR CONSTRUCTION

1 LEVEL 1 - SITE DEMOLITION PLAN

1" = 60'-0" @ 30" X 42"

TIME: 7/15/2015 12:28:42 PM

FILE NAME: C:\Users\rafoster\Documents\Burr Ridge Model_rafoster.mt



AN ARCADIS COMPANY

200 S MICHIGAN AVE SUITE 1800
CHICAGO, ILLINOIS
312-542-5900
312-542-5901
AMMETHK.COM

CONSULTANTS



3 Companies
325 Janes Avenue
Foodridge, IL 60517
30.724.9200 phone
30.724.9202 fax
www.v3co.com

PROJECT

BURR RIDGE VILLAGE CENTER RENOVATION

CLIENT

TRADEMARK
BURR RIDGE VILLAGE CENTER
BURR RIDGE, ILLINOIS

ISSUE DRAWING LOG

5.22.15	ISSUED FOR PD AMENDMENT
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[illegible]

SEAL

SHEET IDENTIFICATION

TITLE

PRELIMINARY GRADING PLAN

NUMBER

C-200








2012 RTKL ASSOCIATES INC

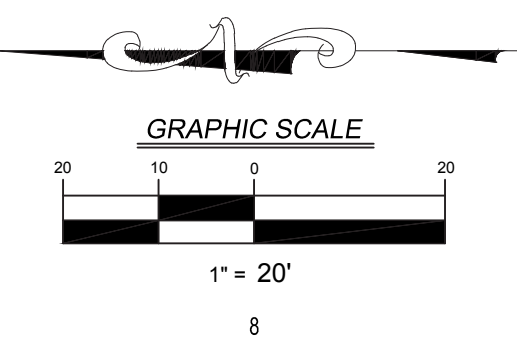
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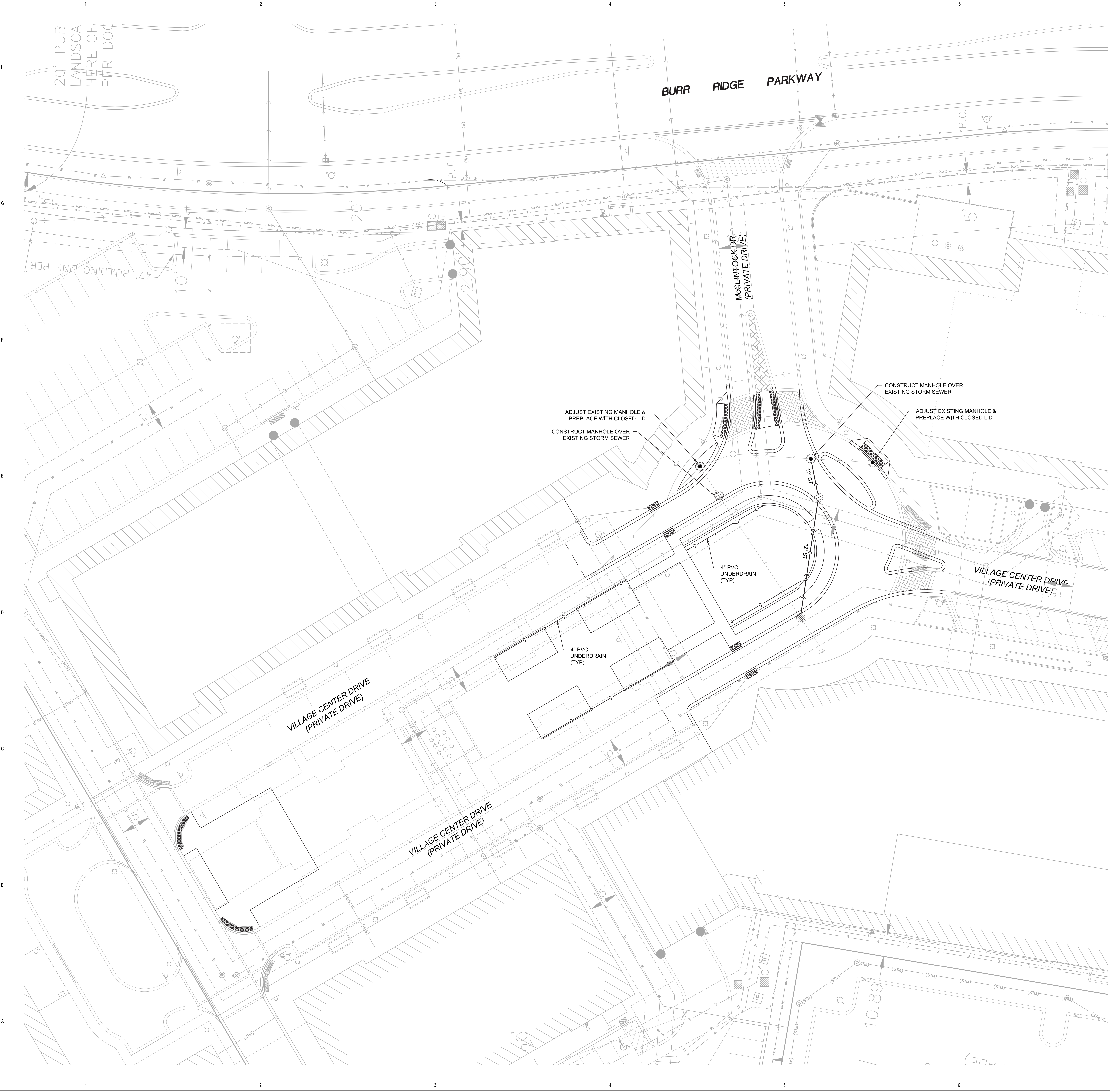


1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPict FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 2.00% MAX (1.00% MIN) CROSS SLOPE AND 5.00% MAX LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS TO COMPLY WITH THE ILLINOIS ACCESSIBILITY CODE.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CONTOUR
		SPOT ELEVATION
		TOP OF CURB ELEVATION
		EDGE OF PAVEMENT ELEVATION
		STORMWATER FLOW DIRECTION
		STORMWATER OVERFLOW ROUTE
		TREE





- NOTES:**
1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 2. UNDERGROUND UTILITY INFORMATION IS BASED ON CONSTRUCTION DOCUMENTS PREPARED BY V3 COMPANIES, ATLAS INFORMATION AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 3. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 OR APPROVED EQUAL, AND FRAME AND CLOSED LID STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL ALSO CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		WATER MAIN
		GAS MAIN
		UNDERGROUND TELEPHONE & ELECTRIC DUCT BANK
		BURIED CABLE-ELECTRIC
		BURIED CABLE-TELEPHONE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		UTILITY POLE

AN ARCADIS COMPANY
200 S MICHIGAN AVE SUITE 1800
CHICAGO, ILLINOIS 60601
312-542-5900
312-542-5901
WWW.RTKL.COM
PROJECT NUMBER 11-22-01

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

PROJECT

BURR RIDGE VILLAGE CENTER RENOVATION

CLIENT

TRADEMARK
BURR RIDGE VILLAGE CENTER
BURR RIDGE, ILLINOIS

ISSUE DRAWING LOG

DATE	DESCRIPTION
05.22.15	ISSUED FOR PD AMENDMENT

SEAL

SHEET IDENTIFICATION

TITLE

PRELIMINARY UTILITY PLAN

NUMBER

C-300
2012 RTKL ASSOCIATES INC.
C-300 UTIL0039TPC.DWG

RTKL ASSOCIATES INC.
ENTER RTKL OFFICE ADDRESS
ENTER RTKL CITY & STATE
ENTER RTKL TELEPHONE
~~ENTER~~ RTKL FAX NUMBER
WWW.RTKL.COM
PROJECT NUMBER 30-14029

CONSULTANT

studioOutside

824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160
f214.954.7162

PROJECT

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

CLIENT

TRADEMARK
BURR RIDGE VILLAGE CENTER
COUNTY LINE ROAD
BURR RIDGE, ILLINOIS

ISSUE DRAWING LOG

[illegible]

SEA

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

WILLIAM MILLSAP
LANDSCAPE ARCHITECT
ILLINOIS LIC. #157-001

SHEET IDENTIFICATION

TITLE

NORTH
ENLARGEMENT

NUMBER

L 1.01

2012 RTKL ASSOCIATES INC.



North Enlargement Plan

Scale: 1" = 20'-0"

NOT FOR CONSTRUCTION



CONSULTANT

824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160
f214.954.7162

PROJECT

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

ISSUE DRAWING LOG

SEAL

WILLIAM MILLSAP
LANDSCAPE ARCHITECT
ILLINOIS LIC. #157-001233

CENTER ENLARGEMENT

NUMBER

L 1.02

2012 RTKL ASSOCIATES INC.



Scale: 1" = 20'-0"



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TIME: 5/15/2015 10:51:26 AM

FILE NAME: I:\Burr Ridge\BIM\Burr Ridge Model.rvt



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PROJECT

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

ISSUE DRAWING LOG

SEAL

WILLIAM MILLSAP
LANDSCAPE ARCHITECT
ILLINOIS LIC. #157-001239

TITLE

NUMBER

2012 RTKL ASSOCIATES INC.



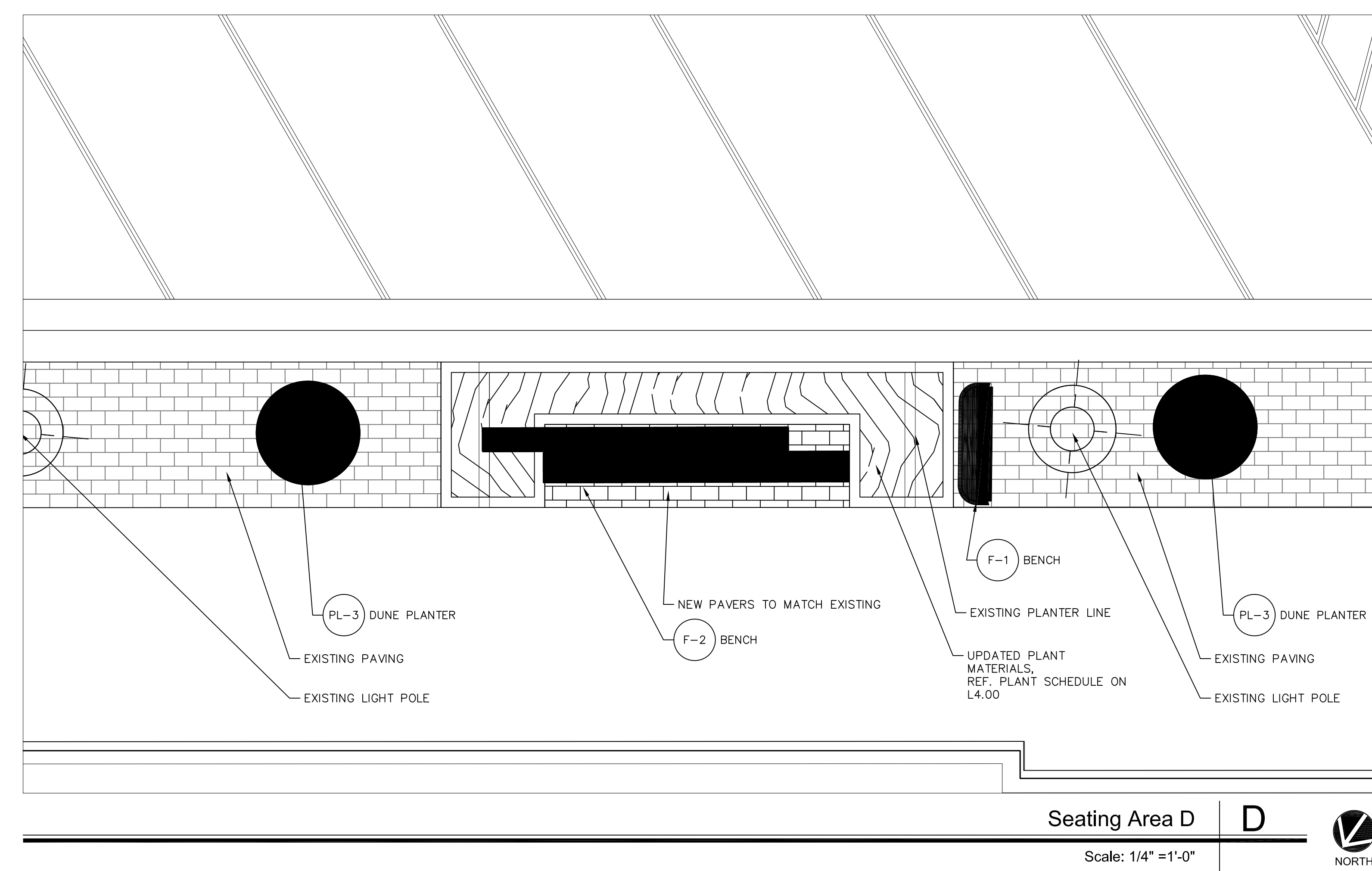
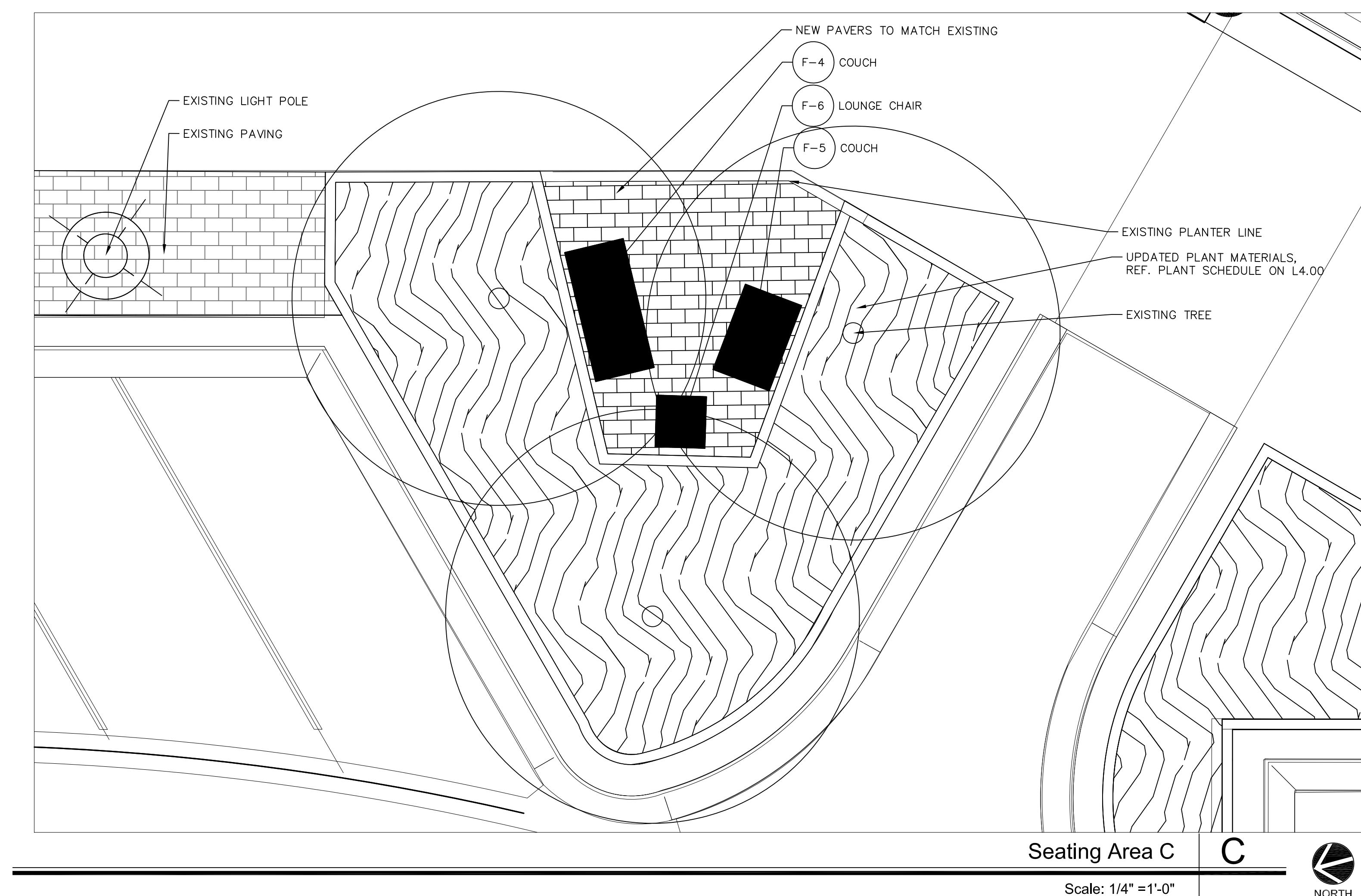
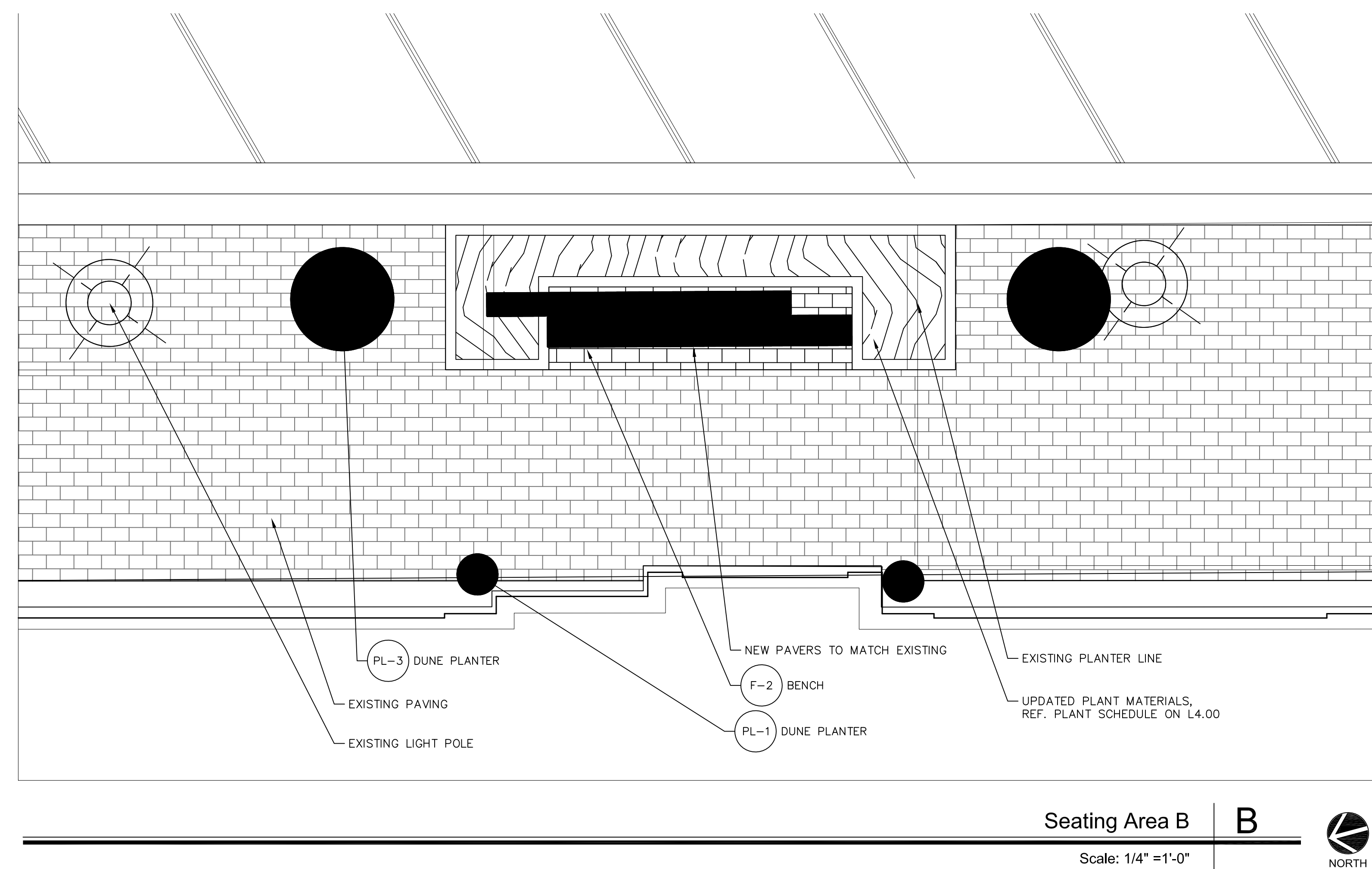
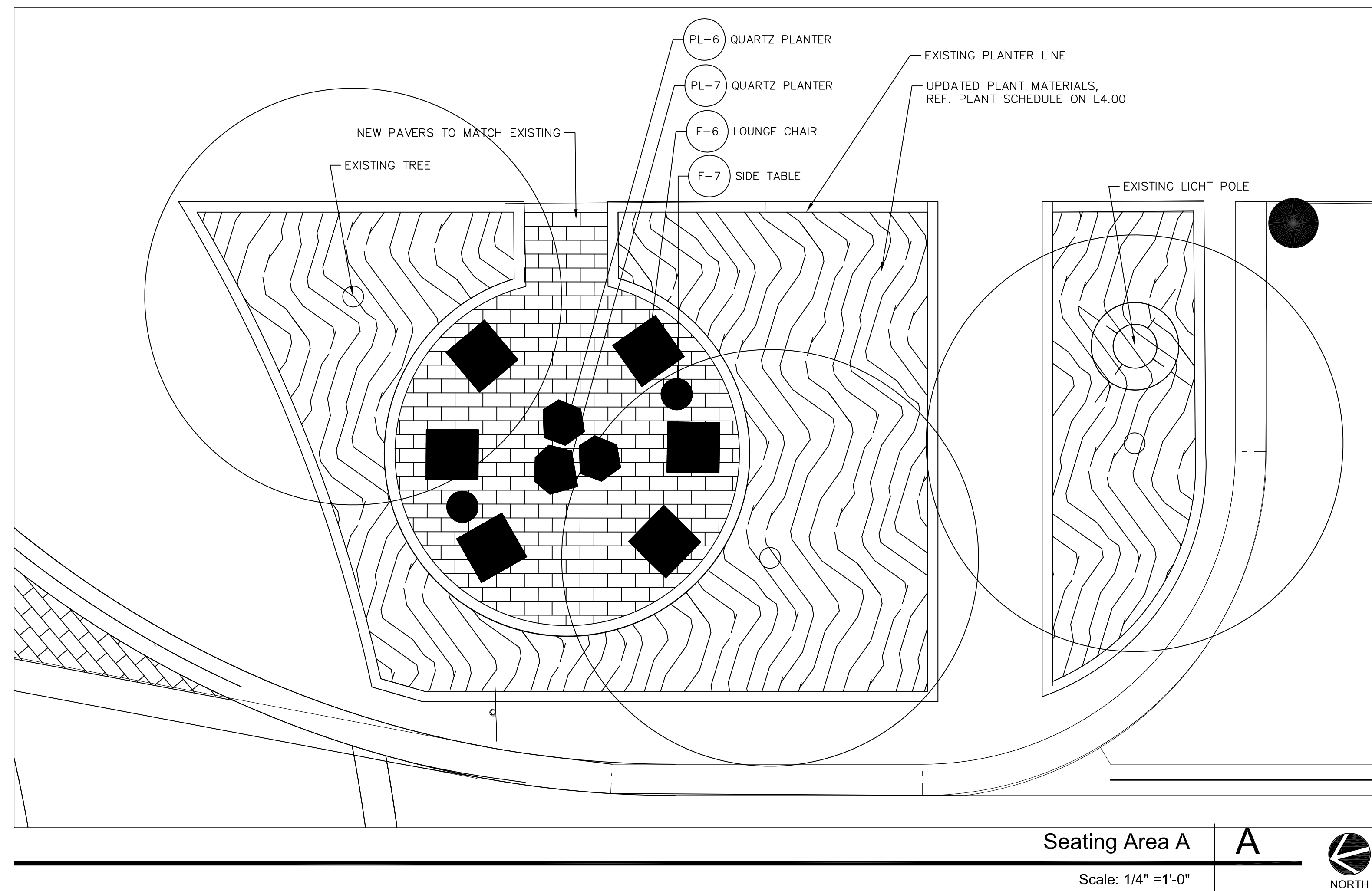
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BURR RIDGE VILLAGE CENTER IMPROVEMENTS

CLIENT

TRADEMARK
BURR RIDGE VILLAGE CENTER
COUNTY LINE ROAD
BURR RIDGE, ILLINOIS

ISSUE DRAWING LOG

[illegible]

SEAL

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WILLIAM MILLSAP
LANDSCAPE ARCHITECT
ILLINOIS LIC. #157-001239

SHEET IDENTIFICATION

TITLE

SEATING AREA ENLARGEMENTS

NUMBER

2.01

2012 RTKL ASSOCIATES INC.



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PROJECT

CLIENT

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SEAL

SHEET IDENTIFICATION

TITLE

NUMBER

2012 RTKL ASSOCIATES INC.

Landscape Forms - Lara Moffat - 972.740.3373
LaraM@landscapeforms.com



F-1 Melville Bench 76" x 22"
Quantity: 12



F-2 Trapecio Bench
Quantity: 3

SOFT SEATING - SMALL SEATING AREAS

Janus et Cie - 800.245.2687 - info@janusetcie.com



F-4 Amari Collection
Amari Sofa 85" x 34"
Quantity: 3



F-5 Amari Collection
Amari Sofa 58" x 34"
Quantity: 5



F-6 Amari Lounge Chair
29" x 30"
Quantity: 11



F-7 Amari Side Table
18" x 18", 22" Height
Quantity: 7

ADIRONDACK CHAIRS

LOLL Design - Sharon Scheidel - 1-887-740-3387
Sharon@lolldesigns.com



F-8 Compact Adirondak Chair (Flat)
34-3/4" x 20-1/2"
Quantity: 10



F10 Satellite Outdoor End Table
18" diameter x 16" H
Quantity: 5

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AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
ENTER RTKL OFFICE ADDRESS
ENTER RTKL CITY & STATE
ENTER RTKL TELEPHONE
~~NUMBER~~ RTKL FAX NUMBER
WWW.RTKL.COM
PROJECT NUMBER 30-14029

CONSULTANT

studioOutside

824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160
f214.954.7162

PROJECT

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

CLIENT

TRADEMARK
BURR RIDGE VILLAGE CENTER
COUNTY LINE ROAD
BURR RIDGE, ILLINOIS

ISSUE DRAWING LOG

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LANDSCAPE ARCHITECT
ILLINOIS LIC. #157-001239

SHEET IDENTIFICATION

TITLE

SEATING SCHEDULE

NUMBER

L 3.01

2012 RTKL ASSOCIATES INC.

TIME: 5/15/2015 10:51:26 AM

FILE NAME: I:\Burr Ridge\BIM\Burr Ridge Model.rvt

Sanvig Sawmill
Sally Sanvig - 903-885-7956
- sanvigsawmill@suddenlink.net



1

Mezger Enterprises - Clint Hart
- 214-998-1067



1

3.02



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RTKL ASSOCIATES INC.
ENTER RTKL OFFICE ADDRESS
ENTER RTKL CITY & STATE
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WWW.RTKL.COM
PROJECT NUMBER 30-14029

CONSULTANT

studioOutside

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Dallas, Texas 75226
o214.954.7160
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PROJECT

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

CLIENT

TRADEMARK
BURR RIDGE VILLAGE CENTER
COUNTY LINE ROAD
BURR RIDGE, ILLINOIS

ISSUE DRAWING LOG

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WILLIAM MILLSAP
LANDSCAPE ARCHITECT
ILLINOIS LIC. #157-001239

SHEET IDENTIFICATION

TITLE

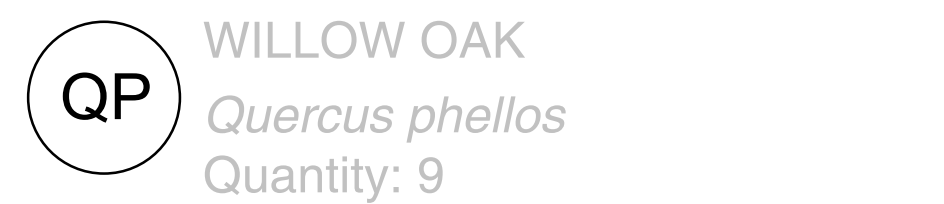
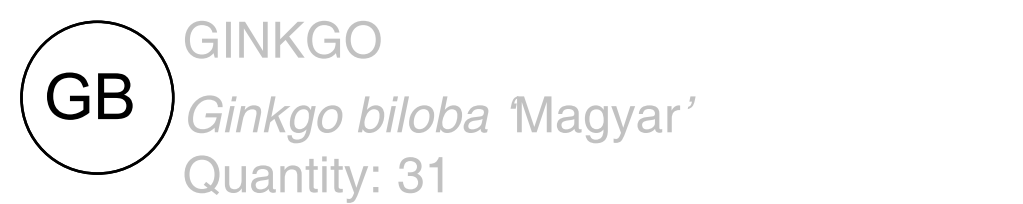
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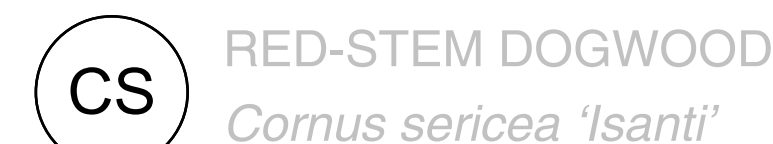
L 3.

2012 RTKL ASSOCIATES INC.

TREES



HL HYDRANGEA 'LITTLE LIME'
Hydrangea paniculata 'Jane'



PD PRAIRIE DROPSEED
Sporobolus heterolepis



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TKL ASSOCIATES INC.
ENTER RTKL OFFICE ADDRESS
ENTER RTKL CITY & STATE
ENTER RTKL TELEPHONE
ENTER RTKL FAX NUMBER
WWW.RTKL.COM
PROJECT NUMBER 30-14029

CONSULTANT

studioOutside

324 Exposition Avenue, Ste. 5
Dallas, Texas 75226
214.954.7160
214.954.7162

PROJECT

BURR RIDGE VILLAGE CENTER IMPROVEMENTS

CLIENT

TRADEMARK
BURR RIDGE VILLAGE CENTER
COUNTY LINE ROAD
BURR RIDGE, ILLINOIS

ISSUE DRAWING LOG

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WILLIAM MILLSAP
LANDSCAPE ARCHITECT
ILLINOIS LIC. #157-001239

SHEET IDENTIFICATION

TITLE

PLANT IMAGES

NUMBER

3.04

2012 RTKL ASSOCIATES INC.

NOT FOR CONSTRUCTION



THANK YOU!

07/15/2015

Permits Issued June 2015



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-15-066	06/29/2015	7706 Grant St	Infinity Building Contractor, In	7706 S Grant Burr Ridge IL 60527	Com Alteration \$125,540	1,800
JCA-15-095	06/09/2015	8080 Madison St	Korman-Lederer Mgmt. Co	3100 Dundee Rd, Ste 116 Northbrook IL 60062	Com Alteration \$155,081	1,935
JPAT-15-068	06/23/2015	105 Burr Ridge Club Dr	Green Grass Inc	1597 Warren Ave Downers Grove IL 60515	Patio Permit	
JPAT-15-081	06/01/2015	430 Devon Dr	Lake Brothers Construction	809 W Burlington Ave Ste 203 Western Springs IL 60558	Patio Permit	
JPAT-15-101	06/05/2015	9210 Forest Edge Ln.	A Touch of Green	12720 W. 159th St. HOMER GLEN IL 60491	Patio Permit	
JPAT-15-118	06/08/2015	15W 719 83RD ST	Arnold Concrete Inc	427 Hyde Park Ave Bellwood IL 60104	Patio Permit	
JPF-15-097	06/09/2015	7319 Park Av	Dan & Rose Marth	7319 Park Av. Burr Ridge IL 60527	Fence Permit	
JPF-15-109	06/29/2015	8301 Madison St	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit	
JPF-15-132	06/23/2015	8814 Shenandoah Ln	Peerless Fence & Supply	33W401 Roosevelt Rd West Chicago IL 60185	Fence Permit	
JPF-15-146	06/30/2015	8437 Park Ave	Ridgeland Construction	2364 Essington Rd Joliet IL 60435	Fence Permit	
JPPL-15-096	06/09/2015	7319 Park Av	RMD Construction	7319 Park Ave Burr Ridge IL 60527	Pool Permit	
JPR-15-125	06/10/2015	8056 Savoy Club Ct.	Prairie Path Group	500 E Cossitt Ave La Grange IL 60525	ROW Permit	
JPR-15-127	06/22/2015	401 Tamerton Pkwy	Serelli Construction	14305 S Birchdale Dr Homer Glen IL 60491	ROW Permit	
JPR-15-131	06/22/2015	500 Leonard Ln	Zenon Chlopek, Inc.	512 Eastman Ct Mount Prospect IL 60056	ROW Permit	
JPR-15-133	06/11/2015	16W 110 83rd ST	Robert E Lee & Sons	5721 Bohlander Ave Berkeley IL 60163	ROW Permit	
JPR-15-147	06/25/2015	8109 Garfield Ave	Michalski, John & Vivien	8109 Garfield Ave Burr Ridge IL 60521	ROW Permit	

07/15/2015

Permits Issued June 2015



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	
					Value & Sq Ftg	
JPR-15-161	06/29/2015	7850 Grant St	Western Utility		ROW Permit	
JRAL-15-043	06/05/2015	9030 Enclave Dr	Airoom Inc	6825 N. Lincoln Lincolnwood IL 60712	Residential Alteration	
JRAL-15-089	06/02/2015	11801 German Church Rd.	Silver Leaf Construction & Re	241 Frontage Rd., #45 Burr Ridge IL 60527	Residential Alteration	
JRAL-15-108	06/24/2015	365 Kirkwood Cove	Renovate Construction	5662 RFD Long Grove IL 60047	Residential Alteration	
JRAL-15-116	06/19/2015	16W 321 93rd PL	Studio 1 Architects	1105 Burlington Av. Western Springs IL 60558	Residential Alteration	
JRDB-15-128	06/22/2015	6150 Park Av.	Miller, Scott & Patricia	6150 S Park Ave Burr Ridge IL 60521	Residential Detached Building	
JRDB-15-135	06/23/2015	7257 Commonwealth Ave	Robert Prock	7257 Commonwealth Av. Burr Ridge IL 60527	Residential Detached Building	
JRES-15-107	06/04/2015	6699 County Line RD	Sreenivas Reddy	6699 County Line Rd Burr Ridge IL 60527	Residential Miscellaneous	
JRES-15-126	06/19/2015	6447 Manor Dr	American Bluegrass	4N375 Powls Rd West Chicago IL 60185	Residential Miscellaneous	
JRSF-15-035	06/16/2015	8734 Johnston Rd	Kay Bros Ent	549 E 7th St, PO Box 431 Hinsdale IL 60521	Residential New Single Family	
JRSF-15-094	06/26/2015	202 Ambriance	HetalKumar Patel	333 Woodside Dr West Chicago IL 60185	Residential New Single Family	
TOTAL:	27					

07/15/2015

Permits Applied For June 2015



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-15-143	06/05/2015	60 Shore Dr	Cisneros Brothers Remodeling	26354 N Willow Ave Mundelein IL 60060	Com Alteration
JDEK-15-148	06/15/2015	8025 Hamilton	Roberts Design & Build	4516 Roslyn Rd. Downers Grove IL 60515	Deck Permit
JDS-15-137	06/04/2015	7800 Circle Dr.	Distinguished Design	412 75th St Downers Grove IL 60516	Demolition Structure
JPAT-15-145	06/02/2015	7902 Savoy Club Ct.	Wingren Landscape, Inc.	5126 Walnut Av. Downers Grove IL 60515	Patio Permit
JPAT-15-156	06/22/2015	8633 Heather Dr	Terence & Mary Dunleavy	8633 Heather Dr. Burr Ridge IL 60527	Patio Permit
JPF-15-132	06/01/2015	8814 Shenandoah Ln	Peerless Fence & Supply	33W401 Roosevelt Rd West Chicago IL 60185	Fence Permit
JPF-15-139	06/04/2015	8626 Johnston Rd	Northwest Fence	15537 Weber Rd. Lockport IL 60441	Fence Permit
JPF-15-141	06/04/2015	8877 Madison	Caribbean Pools, Inc.	36 E US 30 Schererville IN 46375	Fence Permit
JPF-15-146	06/08/2015	8437 Park Ave	Ridgeland Construction	2364 Essington Rd Joliet IL 60435	Fence Permit
JPPL-15-130	06/01/2015	311 Old Oak Ct	Sonco Pools & Spas Inc	8100 E Riverside Blvd Loves Park IL 61111	Pool Permit
JPPL-15-140	06/04/2015	8877 Madison	Caribbean Pools, Inc.	36 E US 30 Schererville IN 46375	Pool Permit
JPR-15-144	06/03/2015	9299 Fallingwater Dr E	Rafiq Ahmed	9299 Fallingwater Dr Burr Ridge IL 60527	ROW Permit
JPR-15-147	06/10/2015	8109 Garfield Ave	Michalski, John & Vivien	8109 Garfield Ave Burr Ridge IL 60521	ROW Permit
JPR-15-161	06/29/2015	7850 Grant St	Western Utility		ROW Permit
JRAD-15-134	06/02/2015	7941 Creekwood Dr	Brad Foster	7941 Creekwood Dr Burr Ridge IL 60527	Residential Addition
JRAL-15-149	06/25/2015	11630 Briarwood LN	Imperial Kitchens & Bath	8918 W. Ogden Brookfield IL 60513	Residential Alteration
JRDB-15-135	06/01/2015	7257 Commonwealth Ave	Robert Prock	7257 Commonwealth Av. Burr Ridge IL 60527	Residential Detached Building

07/15/2015

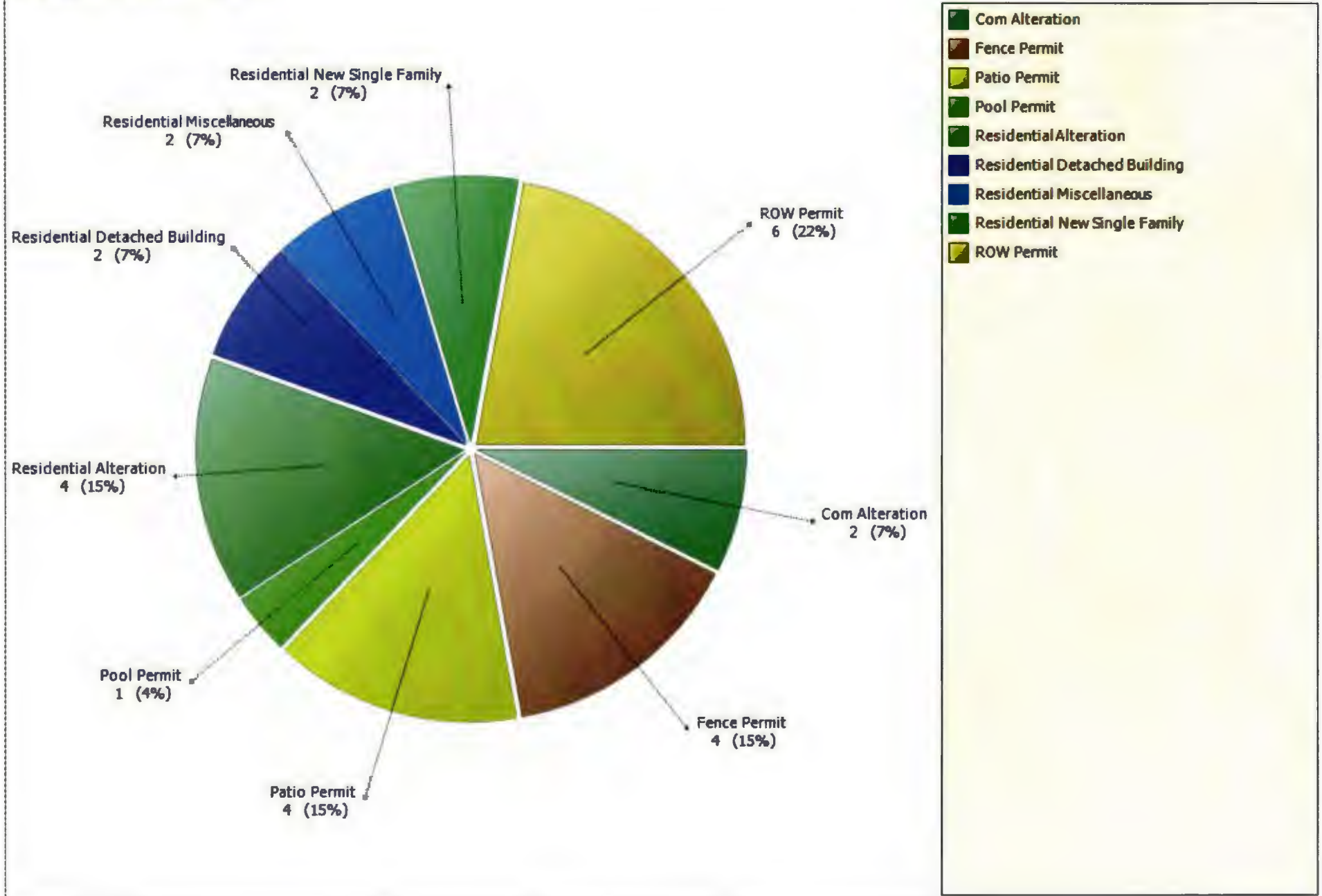
Permits Applied For June 2015



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRDB-15-150	06/26/2015	7210 Elm Ave	Matthew Dutton	7210 Elm St. Burr Ridge IL 60527	Residential Detached Building
JRDB-15-153	06/15/2015	10S 664 Glenn Dr	Michael & Gina Tarnowski	10S664 Glen Dr Burr Ridge IL 60527	Residential Detached Building
JRSF-15-136	06/09/2015	11976 Crosscreek CT	Ted Bart	536 Ridgemoor Dr. Willowbrook IL 60527	Residential New Single Family
JRSF-15-138	06/02/2015	7800 Circle Dr.	Distinguished Design	412 75th St Downers Grove IL 60516	Residential New Single Family
JRSF-15-142	06/10/2015	11998 Crosscreek CT	Anmol Kapur	358 Buck Thorn Ln Elgin IL 60120	Residential New Single Family
TOTAL:	22				

June 2015

Permits by Project Type



07/15/15

Occupancy Certificates Issued June 2015



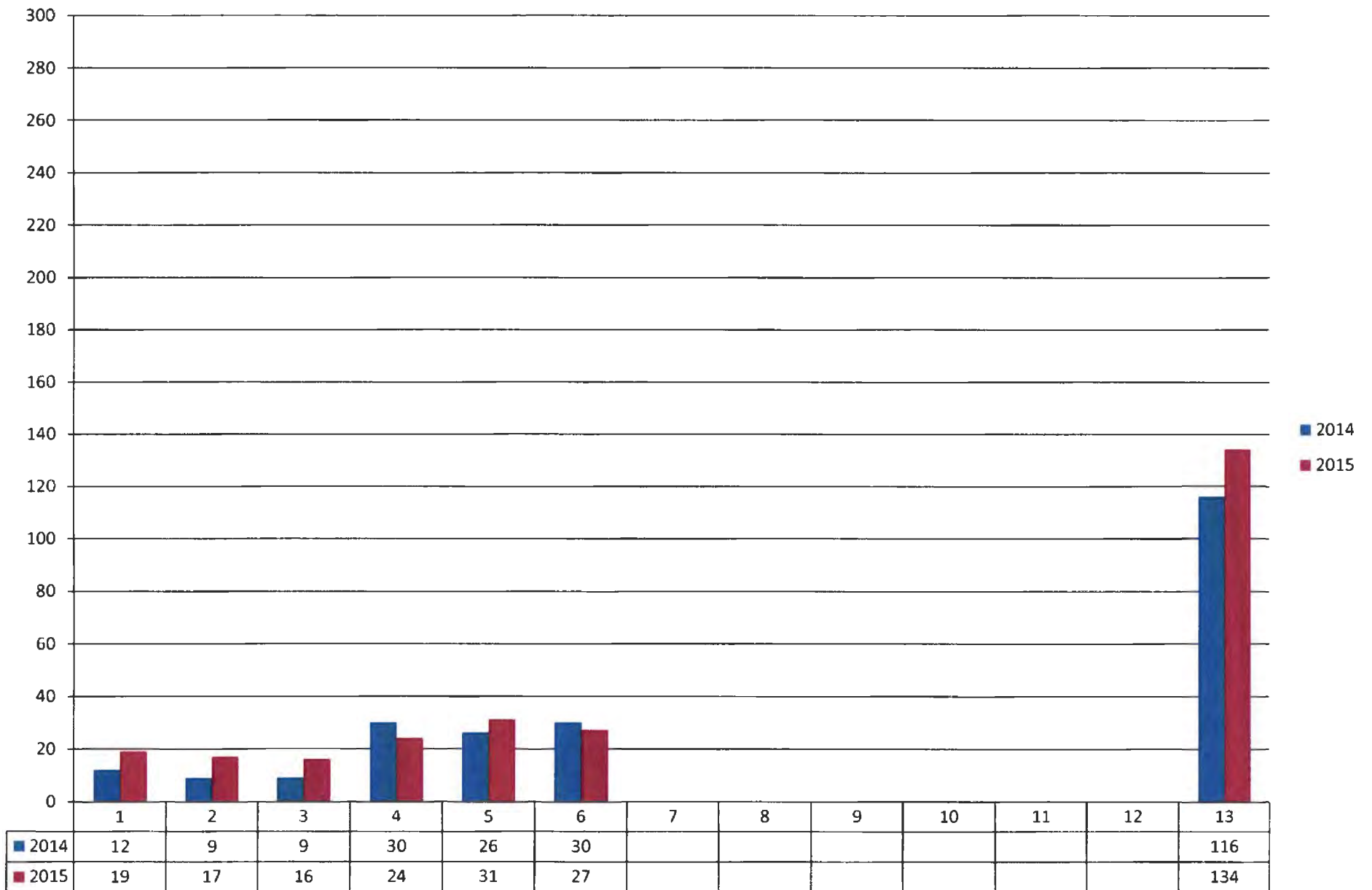
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF15022	06/15/15	Salvatore & Susan Segretto	7905 Savoy Club Ct.

MONTHLY SURVEY OF BUILDING PERMITS - 2015

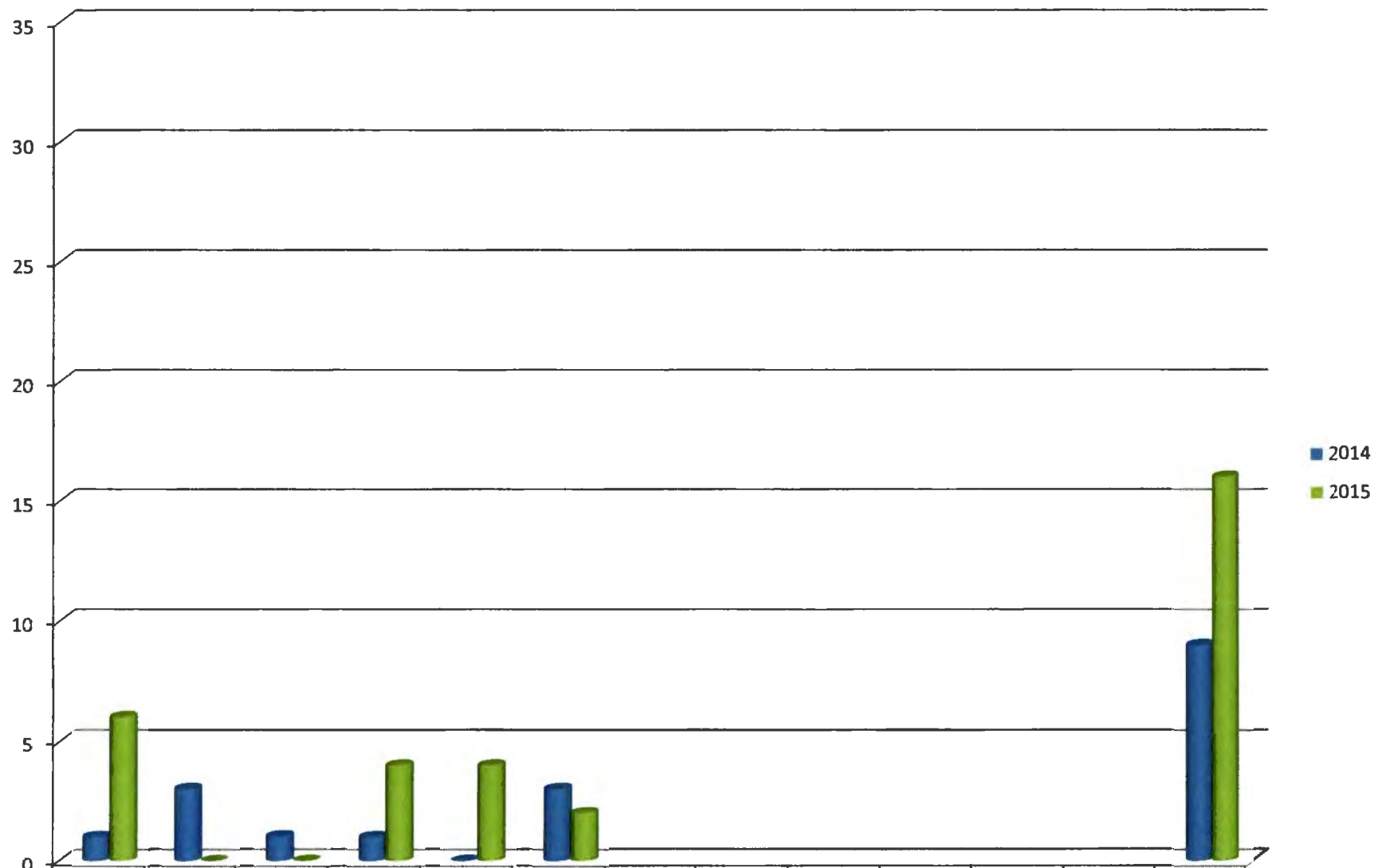
(Does not include miscellaneous Permits)

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	\$2,399,700	\$57,700		\$136,312	\$2,593,712
	[4]	[5]		[1]	
JUNE	\$1,948,500	\$278,400		\$280,621	\$2,507,521
	[2]	[4]		[2]	
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
2015 TOTAL	\$10,944,900	\$1,687,450	\$6,542,562	\$2,390,766	\$21,565,678
	[16]	[32]	[1]	[10]	

Village of Burr Ridge 2015 Building Permit Activity Compared to 2014



Village of Burr Ridge 2015 New Housing Starts Compared to 2014



■ 2014	1	2	3	4	5	6	7	8	9	10	11	12	13
	1	3	1	1	0	3							9
■ 2015	6	0	0	4	4	2							16



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>
Fallingwater First Addition	Single-Family Residential		Plat Review
10S521 Route 83	5 lots		
<i>Developer:</i>	<i>Engineer:</i> Bernie Bono		847 823-3300
<i>Preliminary Plat Approval - BOT:</i> 1/14/2008	<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>	08-18-2014: Review Comments sent to Developer. 07-29-2014: Revised Final Engineering submitted and distributed for staff review. Review comments due Aug 15.		
<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	September 8, 2008: Engineering plans approved; waiting for submittal of final plat documents.		
<i>Original Letter of Credit Amount</i> \$0.00	Jan 14, 2008: Annexation Agreement approved by		
<i>Letter of Credit Expiration Date</i>			
Highland Fields - Unit 3A	Single-Family Residential	Billy Johnston	Plat Review
Heritage Drive	4 lots		
<i>Developer:</i> Billy Johnston	<i>Engineer:</i>		
<i>Preliminary Plat Approval - BOT:</i> 6/28/1999	<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>	2015-07-13: Annexation Agreement Amendment approved by Board of Trustees including approval of preliminary plat		
<i>Deadline for Sub Improvements:</i>			
<i>Deadline for Other Improvements.:</i>	2015-07-13: Final Plat and Final Engineering review comments (#2) sent to developer/engineer		
<i>BOT Acceptance:</i>	<i>Other Notes:</i>		
<i>BOT Acceptance - Other Imp.:</i>	Amendment to Annexation Agreement to be scheduled.		
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i>	Unit 1 and Unit 2 are combined with one LOC and one Plat.		
<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>
Rule's Forest Edge Re-Subdivision	Single-Family Residential	Cindy Rule	Plat Review
Forest Edge Drive	3 lots		
Developer: Cindy Rule	Engineer:		
<i>Preliminary Plat Approval - BOT:</i>	10/23/2000	<i>Next Action:</i>	
<i>Final Plat Approval - BOT:</i>		2015-03-16: Review comments sent to property owner.	
<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	car6747@sbcglobal.net	
<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

Subdivision	Location	Plat Type	Lots	Developer	Development Status
Madison Estates	8701 Madison Street	Single-Family Residential Subdivision	4 lots	McNaughton Developers	Improvement Period
<i>Preliminary Plat Approval - BOT:</i>		3/24/2014	<i>Next Action:</i> 03-02-2015: Record Drawing review comments sent to developer. Revisions are required. <i>Other Notes:</i> John Barry McNaughton Development 11S220 Jackson Street, Suite 101		
<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>					
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>					
<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			
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> 03-09-2015: Second Amendment to Annexation Agreement extending improvement deadline two years subject to payment of extension fee. Extension fee paid extending deadline one year to March 1, 2016. <i>Other Notes:</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 exstion fee. October 1, 2008: Construction of subdivision improvements has begun. April 10, 2008: Pre-construction meeting with DPW. 09-28-09: BOT approved extension of improvement deadline to September 24, 2010. \$10,000 extension fee paid.		
<i>Final Plat Approval - BOT:</i>		9/24/2007			
<i>Deadline for Sub Improvements:</i>		3/1/2016			
<i>Deadline for Other Improvements.:</i>		3/1/2016			
<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>		\$732,030.31			
<i>Original Letter of Credit Amount</i>		\$732,030.31			
<i>Letter of Credit Expiration Date</i>		3/1/2014			

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
SAIA Water Main Extension	15W460 North Frontage Road	Utility Extension	0 lots	SAIA	Improvement Period
<i>Preliminary Plat Approval - BOT:</i>			<i>Next Action:</i> 2015-07-15: Property owner in process of completing punch list.		
<i>Final Plat Approval - BOT:</i>					
<i>Deadline for Sub Improvements:</i>	7/2/2015	<i>Other Notes:</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>					
\$159,194.44					
<i>Original Letter of Credit Amount</i>					
\$159,194.44					
<i>Letter of Credit Expiration Date</i>					
7/2/2015					



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>
Vine Street Water Main Extension	8900 Vine Street	Utility Extension	0 lots 0 Available		Maintenance Period
<i>Preliminary Plat Approval - BOT:</i>			<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>			Cash was provided in lieu of a letter of credit.		
<i>Deadline for Sub Improvements:</i>					
<i>Deadline for Other Improvements.:</i>					
<i>BOT Acceptance:</i>		1/12/2015	<i>Other Notes:</i>		
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>		1/12/2016			
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>		\$6,813.85			
<i>Original Letter of Credit Amount</i>		\$85,172.00			
<i>Letter of Credit Expiration Date</i>		1/14/2015			