



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

**August 3, 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. July 20, 2015 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-09-2015: 6679 Lee Court (Salviola); Variation or Text Amendment and Findings of Fact

Requests an amendment to Section IV.I.39 of the Burr Ridge Zoning Ordinance or a variation from Section VI.D.7.a(1) of said Ordinance to permit an underground structure/living space with a rear yard setback of 28.75' rather than the required 60 feet.

B. Z-10-2015: 101 Tower Drive (Global Luxury Imports); Special Use Amendment

Requests special use approval as per Section X.E.2.a of the Burr Ridge Zoning Ordinance to amend special use Ordinance #A-834-23-13 to eliminate the minimum required vehicle sales price of \$30,000.

C. Z-11-2015: 8310-8361 Waterview Court (McNaughton); Rezoning and Findings of Fact

Requests rezoning of the Waterview Estates Subdivision from the R-2B Single-Family Residence District to the R-3 Single-Family Residence District as per the Burr Ridge Zoning Ordinance.

IV. CORRESPONDENCE

A. Board Report – July 27, 2015

V. OTHER CONSIDERATIONS

A. Preliminary Plat of Subdivision – Waterview Estates Re-Subdivision

VI. FUTURE SCHEDULED MEETINGS

A. August 17, 2015: The following public hearings are scheduled:

- V-01-2015: 512 Kirkwood Cove – Fence Variation
- Z-12-2015: 15W800 91st Street and 9101 Kingery Highway – Senior Living and Retail PUD

B. September 21, 2015: The filing deadline for this meeting is August 31, 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 August 10, 2015 Regular Meeting beginning at 7:00 P.M. Chairman Trzupsek is the scheduled Plan Commission representative for the August 10, 2015 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
JULY 20, 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: 8 –Stratis, Hoch, Grunsten, Praxmarer, Broline, Grela, Scott, and Trzupek

ABSENT: 0 – None

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

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grunsten to approve minutes of the June 15, 2015 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 - Grela

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 public hearing for this petition was opened at the June 15, 2015 meeting and continued to allow the petitioner to submit more information. He said the owner of the Village Center is proposing improvements to the common areas some of which require amendments to the PUD. Mr. Pollock said that amendments to the PUD are required for the changes to the Village Green, the removal of the traffic circle, and new signs on Burr Ridge Parkway and Bridewell Drive.

Chairman Trzupek asked for a presentation by the petitioner.

Mr. Weston Graves of Trademark Properties was present on behalf of the petitioner. Mr. Graves referenced the plans which were shown on the video screen. He said that Village Center was started at the time of the recession and has never fully recovered. He said the improvements are intended to kick start the center along with tenant incentives and targeting local and regional tenants. Mr. Graves said that adding elements of physical change has become the industry standard with the intent of creating a place that people

want to visit even if they are not shopping. He said that programming that space is also a key component.

Mr. Graves described the improvements to the Village Green as follows: The Village Green has been successful for programming events but has not been successful for retail. The changes to the Village Green are intended to drive shoppers to the north end of the development. The green space is being enlarged by 2,000 square feet, a fireplace pavilion is being added to visually attract people, a band shell is being added at the north end so that area can be used every day rather than just for concerts, and the paseos between the parking lots and the Village Green are being improved.

Mr. Graves described the improvements to the traffic circle as follows: The traffic circle has proven to be a hindrance to traffic moving to the north end of the center and thus, a hindrance to attracting retail tenants and shoppers to the north end. The changes include removal of the traffic circle. A secondary benefit is the provision of a valet parking lane for the Topaz restaurant.

In regards to the seating and landscaping areas throughout the Village Center, Mr. Graves said that the retail industry standard has become that soft seating, defined as non-traditional seating and gathering areas, must be provided throughout a retail area to keep shoppers coming back and staying longer. He said that soft seating areas and planters were being added throughout the Village Center.

Mr. Graves said that signs are proposed at each of the major entryways. He said that the shopping center does not announce itself well upon arrival and the proposed signs are intended to provide more pop to the entryways. He described the two 24 foot tall signs flanking the primary entrance at LifeTime Drive and smaller signs at the other three main entryways.

Chairman Trzupek asked for clarifications regarding the signs relative to the staff report and asked if a traffic study had been conducted. Mr. Graves said that a traffic study had not been conducted. Mr. Pollock added that the staff report was incorrect in that the smallest sign is proposed for the McClintock and Lincolnshire entryways the medium sized sign is proposed for the Bridewell Drive entryway. He said as a result, the total sign area is approximately 80 square feet less than what was describe in the staff summary.

Chairman Trzupek asked for comments and questions from the public.

Mr. Rick Maholic, 850 Village Center Drive, said he encourages the Commission to support the plans. He said Trademark has met with the residents and made changes to the plans in response to resident input. He said that Trademark has done a good job of maintaining the residential character of the area and that most of the residents are satisfied with the changes. He said that it is good to change the look of a retail area every 8 to 10 years anyway and it is time for a change. He said it makes sense to eliminate the traffic circle to draw retail to the north end. Mr. Maholic said that he is concerned that denial of the planned improvements would deny residents of an opportunity for improvement of the area.

Chairman Trzupek noted that the letter from the homeowners association was dated July 7 and refers to a July 8 meeting. He asked if the meeting occurred and if so, what resulted. Mr. Graves said the meeting did occur and some positive changes resulted. He said that some of the proposed trees around the Village Green and fire place were to be removed to

maintain sight lines, that the seating area in the Village Green would utilize existing hardsurface to avoid creating more hardsurface, and that other issues related to insurance and liability were addressed.

Chairman Trzupek asked if the bookstore sign will still be visible from south. Mr. Graves said it may be less visible but that they are trying to create a bigger visual attraction with the fire place pavilion. He also confirmed that the climbing rocks referred to as the children's' play area was removed.

Ms. Abby O'Connor, 1000 Village Center Drive, said she was surprised that the traffic circle is being eliminated after the discussion at the last hearing. She said she was worried about increased traffic at the north end and that she does not think the fire place will attract people nor will the overall improvements help the area.

In response, Mr. Graves said that the removal of the traffic circle is the most important element of this project as they believe it is hindering retail at the north end.

Ms. Alice Krampits, 7515 Drew Avenue, said that Bolingbrook put in a fire place it has proven to be disappointing. She said the fire place area looks like every other mall and was not unique to Burr Ridge. She suggested public art, sculptures, a maze or water features instead. She also said that what the center really needs is something more visible from I-55 such as a sign that would attract people to the Village Center.

Mr. Graves said there will definitely be more traffic at the north end but that they will do whatever is necessary to make it safe. He said the fire place is not necessarily to draw more people but really to get people to stay longer. He said that all of the various small elements working together are intended to make the center more successful.

Chairman Trzupek asked confirmed that the 15 ginkgo trees around the fire place pavilion shown on the plan would be reduced. Mr. Graves confirmed and noted that the trees were intended to create a sense of enclosure for the fire place pavilion area.

Ms. Amy Suess, 850 Village Center Drive, said she agrees with Mr. Maholic. She added though that the fire place was a safety concern. She was concerned that no formal traffic study was done but she said she understands the need to remove the traffic circle. She asked about the soft seating and in response Mr. Graves said that soft seating was an industry term for nicer, movable furniture that does not simply serve a utilitarian purpose.

Mr. Maholic asked if the improvements were denied, what would be done to lease the retail space. He said that it looks terrible to have 8 years of empty space on the first floor of the buildings. He said something needs to be done.

Ms. O'Connor said that what is needed is more restaurants at the north end.

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

Commissioner Stratis said that the development team did an excellent job with the revised plan packet. He said he was okay with the entryway signs but was concerned about the number of traffic signs at the new intersection. He clarified that the Burr Ridge logo would be on the fire place tower and that ambient lighting would be provided within the pavilions. He asked if the pavilion would be an attractive climbing element for children and Mr. Graves said they raised the first horizontal piece to six feet so that it could not easily be

climbed. Commissioner Stratis also confirmed that the pavilion surface would be paved or some similar hardsurface.

Commissioner Hoch asked about third party rentals of the pavilion and Village Green. Mr. Graves said they would have to create strict guidelines on who can use the Village Green and those were not yet developed.

Commissioner Hoch said she likes the idea of more programmed use of the Village Green as that will create more activity and destinations for potential shoppers. She said she likes the changes to the traffic circle and confirmed that existing signs will be removed in those locations where new signs are proposed. She said she was not keen on using so many different seating types but would defer to management on that issue.

Commissioner Grunsten said she did not like the fire place before but now she does see the benefit, particularly as a winter time attraction with the splash park being a summer attraction. She also agreed that the signs at the reconfigured traffic circle are excessive.

Commissioner Broline said he agrees that the Village Center is a destination. He asked about direction signs from the parking lots to the Village Green and questioned whether the valet parking lane would be adequate.

Mr. Graves said they have not gotten into the details of wayfinding or traffic signs but would look at that later. He said that the proposed valet lane would be an improvement over the existing but acknowledged that if there are more than three cars it may still block traffic.

Commissioner Praxmarer said she is not in favor of the fire place. She said that she will not go to the north end unless there is a store there that she wants to go to. Mr. Graves said the improvements are intended to both attract shoppers and tenants and they hope the improvements will attract tenants to the north end.

Commissioner Grela said that the Village Center was designed to be primarily a retail center with residential being ancillary to the retail, not the other way around. He said the hope is that the street will become a high energy, vibrant place with lots of activity. He said that the traffic circle was the reason he voted in favor the Village Center PUD when it was originally put before the Plan Commission. He said forcing traffic to continue north is an inconvenience. Commissioner Grela asked who the target market was and noted that the Center seems to be morphing into an entertainment area.

Mr. Graves said they are trying to attract Burr Ridge residents but that customers from a broader area are required to make the center a success. He said the fire pit is intended to create an ambiance of high quality and luxury and has been successful at other lifestyle centers. He said they wanted to add a cold climate element and that the height of the fire place will become a visual attraction.

Commissioner Grela said he will not support a 24 foot tall sign and he asked if Trademark would reimburse the Village for the cost of the stage tent that was recently purchased for concerts.

Commissioner Scott said he talked to some retail people about the proposed changes to the Village Center and all of them agreed that the changes would improve the area for shopping. He said he better understands the reason for the fire pit and as long as it is safe,

he does not object. He said is not sure about the 24 foot tall sign but that he likes the atmosphere that is being created.

Chairman Trzupek said he believes a traffic study should have been done and that the 24 foot sign it too tall. He asked Mr. Pollock what is the maximum height of monument signs permitted by the Sign Ordinance. Mr. Pollock said it depends on the setback but generally his recollection is that signs can be 8 to 12 feet in height.

In response to a question, Mr. Graves said that the hope is to get the circle area done by November and complete the rest of the work next year.

Commissioner Scott asked if the petitioner was willing to proceed without the signs and that the signs would be considered separately at a later date. Mr. Graves said they would be willing to do that but that the signs are important. He suggested that 40% of the purpose of the signs is to attract tenants by creating the appearance of a vibrant retail area.

Chairman Trzupek suggested that any sign over 12 foot in height would set an undesirable precedent and suggested that the signs could be approved subject to a 12 foot height limit. Mr. Graves said that he would agree to that condition.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to close the public hearing for Z-08-2015.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Scott, Hoch, Grunsten, Praxmarer, Grela, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to adopt the findings of fact as submitted by the petitioner and to recommend that the Board of Trustees approve amendments to the Village Center Planned Unit Developer as per Z-08-2015 subject to the following conditions:

- A. Final landscaping and engineering plans shall comply with the submitted plans and shall be subject to review and approval by Village staff.
- B. The signs located along Burr Ridge Parkway and Bridewell Drive shall comply with the general design as shown on the submitted plans but shall not exceed 12 feet in height. The final sign plans shall be subject to Village staff review and approval.
- C. The number of traffic directional signs at the reconfigured intersection of McClintock Drive and Village Center Drive shall be reviewed in cooperation with staff and with the intent of reducing the number of signs.

ROLL CALL VOTE was as follows:

AYES: 7 – Grela, Scott, Stratis, Hoch, Grunsten, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

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 the next scheduled meeting is August 3, 2015 and there are three public hearings scheduled for that meeting.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 9:41 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:41 p.m.

**Respectfully
Submitted:**

August 3, 2015

J. Douglas Pollock, AICP



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

Z-09-2015; 6679 Lee Court (Salviola); Requests by Eric Carlson on behalf of Rocco Salviola for an amendment to Section IV.I.39 of the Burr Ridge Zoning Ordinance or a variation from Section VI.D.7.a(1) of said Ordinance to permit an underground structure/living space with a rear yard setback of 28.75' rather than the required 60 feet.

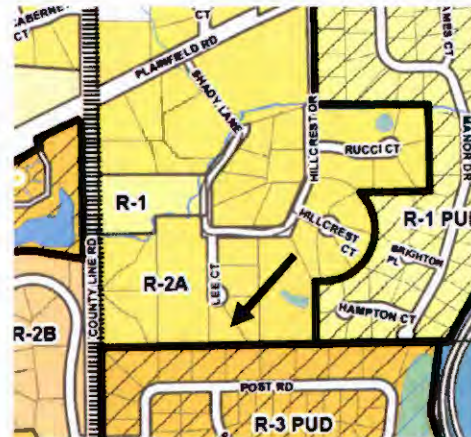
Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: August 3, 2015

GENERAL INFORMATION

Petitioner: Eric Carlson
Property Owner: Rocco Salviola
Petitioner's Status: Architect
Land Use Plan: Recommends Single-Family Residential Use



Existing Zoning: R-2A Single-Family Residence District
Existing Land Use: Single-Family Residence
Site Area: 40,119 square feet
Subdivision: Kay Subdivision



SUMMARY

The property owner is building a new home on the subject property and proposes to construct an underground swimming pool and basketball court. The underground structure encroaches into the required 60 foot rear yard setback. The underground structure will include a pool and a basketball court. It is accessed from the basement of the home as well as having exterior stairs. Ground cover over the structure ranges from about 18 inches to 3 feet. Upon completion of the project, the final grade will match the approved final grade for the property.

The underground structure also encroaches into a public utility and drainage easement. However, there are no utilities in the easement and the drainage will be maintained. A revised Plat of Easement will be necessary but at this time, it appears the structure may be allowed to encroach into the easement without compromising the purpose of the easement.

Compliance with the Zoning Ordinance

The R-2A District of the Zoning Ordinance requires a 60 foot rear yard setback for the principal building including underground structures (except wine cellars as noted below). The proposed underground structure would be 28.76 feet from the rear lot line.

An amendment approved in the year 2000 added Wine Cellars as a permitted accessory structure and allowed Wine Cellars to encroach into the rear yard setback. The regulations for Wine Cellars is as follows:

***Wine Cellars:** Underground wine cellars may be located in any buildable area and are also permitted to in a required rear yard provided that a minimum setback of 25 feet is provided from the rear lot line. The horizontal area of underground wine cellars – in combination with the horizontal area of all other accessory buildings, structures and uses – shall not cover more than 30% of the area to the rear of the principal building as per Section IV.H.4.c.2 herein. (Amended by Ordinance A-834-23-00)*

Above ground accessory structures are generally permitted to be 10 feet from the rear lot line and also are limited to a combined coverage area not exceeding 30% of the rear yard.

Findings of Fact and Recommendations

The petitioner requests either a variation to permit an encroachment into the required rear yard setback or an amendment to the Zoning Ordinance to expand the regulations for Wine Cellars to include underground swimming pools and basketball courts. The proposed underground structure will comply with the 25 foot required rear yard setback for wine cellars and will cover less than 30% of the rear yard (as required for wine cellars).

The petitioner has submitted findings of fact which may be adopted if the Plan Commission is in agreement. However, there does not appear to be anything unique about this property that would justify a variation for the rear yard setback. There also does not appear to be any reason to limit underground structures to wine cellars. An amendment to change Wine Cellars to Underground Accessory Structures would seem appropriate (while maintaining the minimum 25 foot setback and maximum 30% lot coverage) and would accommodate the petitioner's request.



Findings of Fact

Variation from the Village of Burr Ridge Zoning Ordinance

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

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

The owners desire to preserve green space is a concern that drives putting the basketball court and pool underground. The Ordinance allows for such items as Basketball courts and similar athletic courts (Section IV.I.7) and Swimming pools (Section IV.I.33) allow encroachments into the required rear yard, "but not closer than 10' to the rear lot line".

Underground wine cellars (Section IV.I.39) are permitted in the rear yard, provided a minimum setback of 25' is maintained. The proposed underground structure would comply with the parameters established within this section.

- b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.

The components of the request would be able to comply with the Ordinance on their own merit. The "reasonable return" lost would be all the "green" benefits that come with an underground structure. The increase of impervious surface would have negative impact in comparison to an underground structure. There are significant geothermal benefits to being underground, as well as the use of the facilities year round.

- c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

The property is in a nicely secluded subdivision. While the subdivision is secluded, the houses within the subdivision are spaced fairly close to one another. The size of the property does allow for the pool and basketball court to be outside, but doing so would require a larger area of the site to be impacted by above grade improvements. Placing these elements underground preserves the open feel of the property and has less impact to the natural appeal of the property.

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

The variation is requested to maintain a usable back yard and maintain privacy. Financial gain does not weigh into the owners decision.

- e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.

The ordinance is not specific to sub-grade recreational courts and/or pools. The only sub-grade item relates to wine cellars. The owners request essentially complies with the general parameters within the ordinance, but specifically.

- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The positioning of the proposed underground structure would have not impact to the public welfare and other property in the neighborhood.

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

Being that the proposed structure would be underground there would be no detrimental impact to the character of the neighborhood. A large part of the request is to preserve the "neighborhood".

- h. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The underground structure would be limited to impacting the subject site. At this time, there does not appear to be any use of the easement that would impact any other properties. The proposed engineering for the original house will be followed not changing the drainage pattern. There will be sufficient soil on top of the structure to support grass and other vegetation. The "green" characteristic of the underground structure be advantages over surface level improvements.

- i. The proposed variation is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.

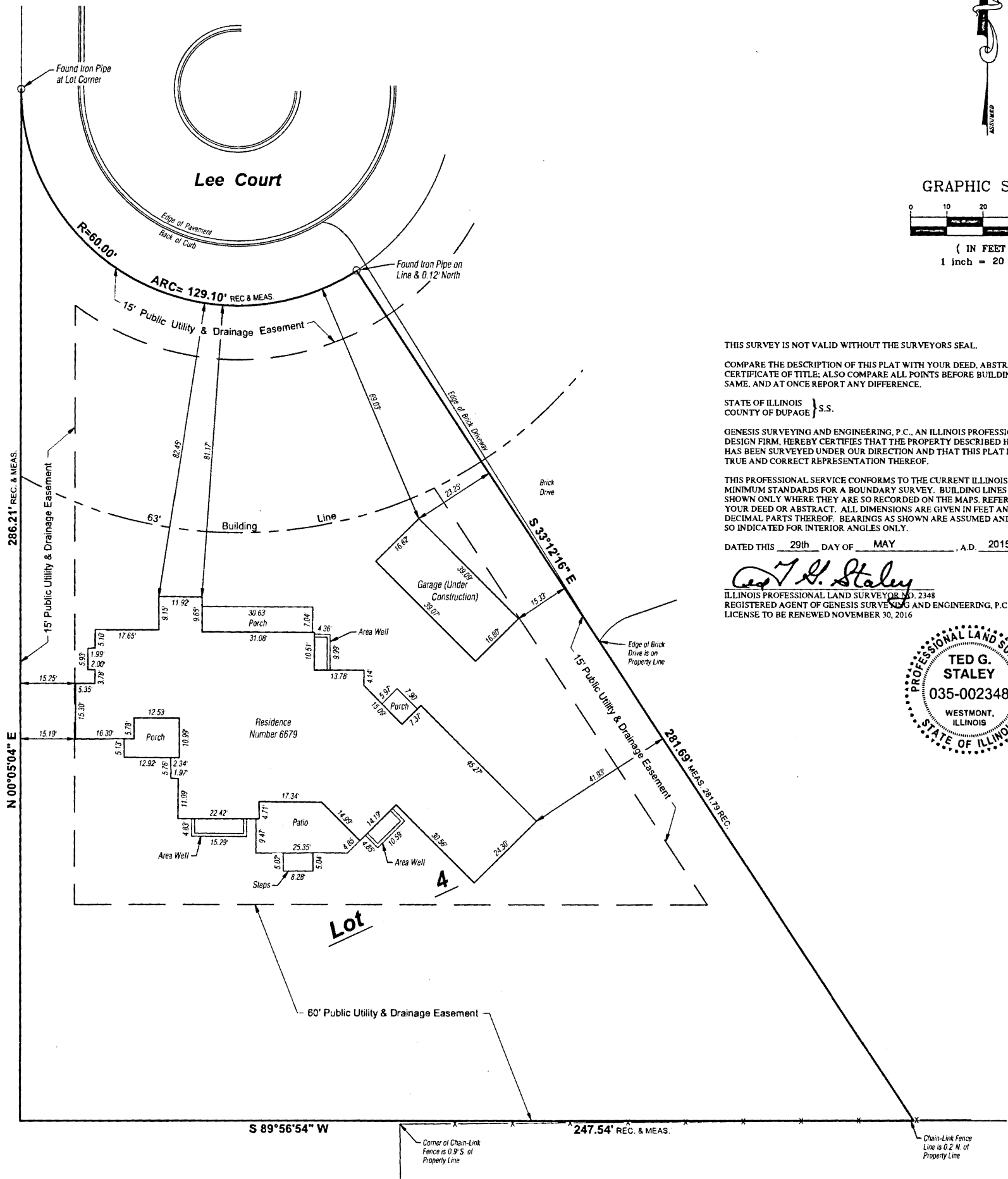
The proposed addition is in compliance with the comprehensive plan for the Village. The request will be in compliance with other codes of the village.

(Please transcribe or attach additional pages as necessary.)

PLAT OF SURVEY
OF

LOT 4 IN KAY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-19-103-071-0000
Area of Parcel: 40,119 S.F.



THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

COMPARE THE DESCRIPTION OF THIS PLAT WITH YOUR DEED, ABSTRACT OR
CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY
SAME, AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }

GENESIS SURVEYING AND ENGINEERING, P.C., AN ILLINOIS PROFESSIONAL
DESIGN FIRM, HEREBY CERTIFIES THAT THE PROPERTY DESCRIBED HEREON
HAS BEEN SURVEYED UNDER OUR DIRECTION AND THAT THIS PLAT IS A
TRUE AND CORRECT REPRESENTATION THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING LINES ARE
SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO
YOUR DEED OR ABSTRACT. ALL DIMENSIONS ARE GIVEN IN FEET AND
DECIMAL PARTS THEREOF. BEARINGS AS SHOWN ARE ASSUMED AND ARE
SO INDICATED FOR INTERIOR ANGLES ONLY.

DATED THIS 29th DAY OF MAY, A.D. 2015

Ted G. Staley

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2348
REGISTERED AGENT OF GENESIS SURVEYING AND ENGINEERING, P.C.
LICENSE TO BE RENEWED NOVEMBER 30, 2016



Genesis Surveying and Engineering, PC

PROFESSIONAL DESIGN FIRM No. 184-002922
71 W. 61st STREET
WESTMONT, ILLINOIS 60559
PH: (630) 271-0930 FAX: (630) 271-0933

PLAT OF SURVEY

6679 Lee Court
Burr Ridge, Illinois

DATE OF FIELD WORK COMPLETION: 05-15-15

PLANS PREPARED FOR:

Kay Brothers'
Enterprises, Inc.
P.O. Box 431
Hinsdale, IL 60521

PROJECT: J.S.

DRAWN BY: D.S.

DATE: 05-18-15

REVISIONS:

#	DATE	BY	DESCRIPTION

GENESIS JOB NO.

14-056

SHEET 1 OF 1



CLEAN-UP CONTACT:

Bob Kay
c/o Kay Brothers Construction
P.O. Box 431
Hinsdale, IL 60521
(630) 915-8000

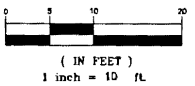
Village of Burr Ridge
Benchmark - BM #108:

Bertsen Monument located at the
Northwest corner of the South
Frontage Road and 75th Street.
ELEVATION: 709.33

SITE BENCHMARK:

RIM OF STORM MANHOLE LOCATED
ALONG THE WESTERLY PROPERTY
LINE OF THE SUBJECT PROPERTY.
ELEVATION: 677.03

GRAPHIC SCALE



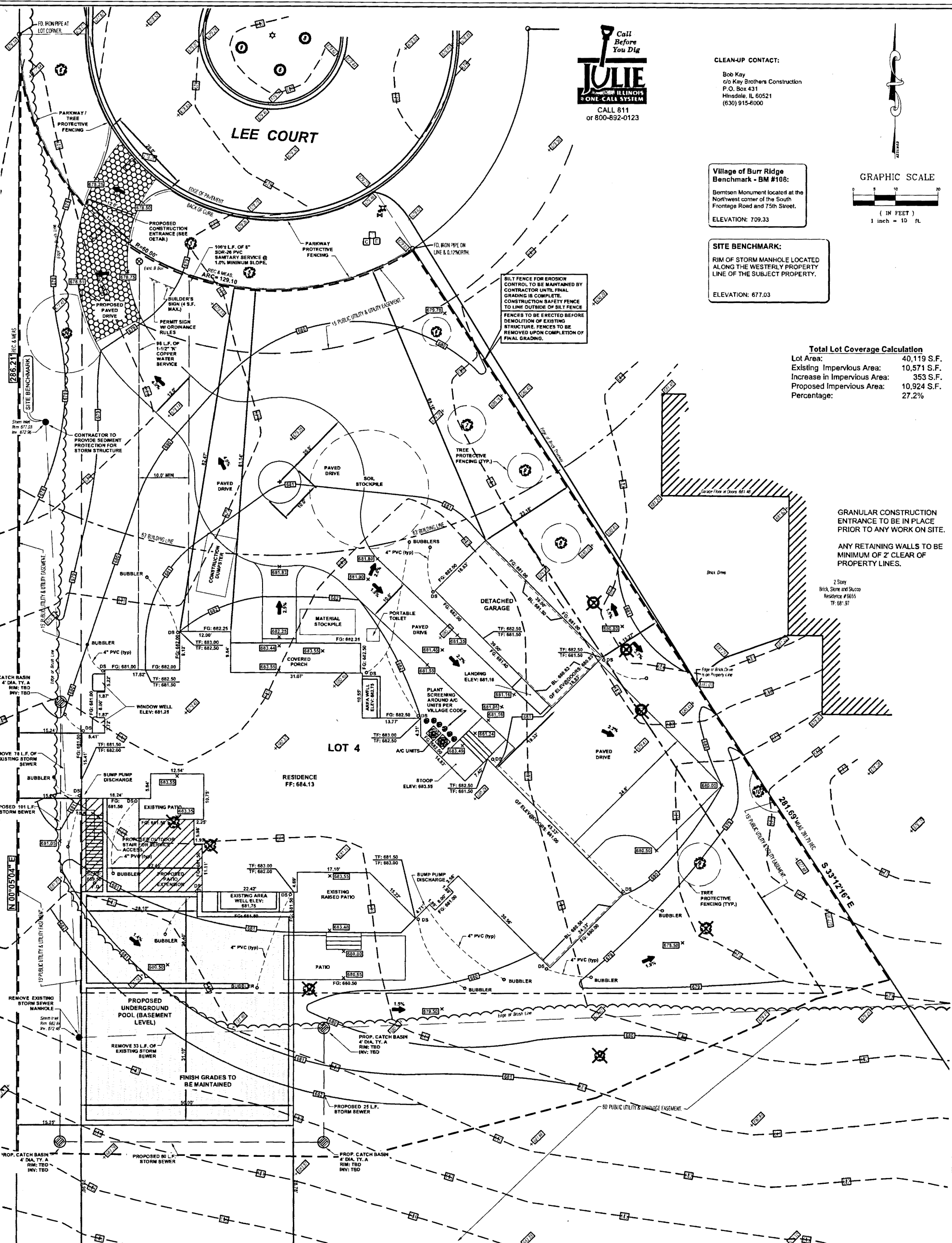
Total Lot Coverage Calculation

Lot Area: 40,119 S.F.
Existing Impervious Area: 10,571 S.F.
Increase in Impervious Area: 353 S.F.
Proposed Impervious Area: 10,924 S.F.
Percentage: 27.2%

GRANULAR CONSTRUCTION
ENTRANCE TO BE IN PLACE
PRIOR TO ANY WORK ON SITE.

ANY RETAINING WALLS TO BE
MINIMUM OF 2' CLEAR OF
PROPERTY LINES.

2 Story
Brick, Stone and Stucco
Residence #5655
TF: 681.97



CONSTRUCTION SCHEDULE									
TIME IN MONTHS AFTER PERMIT IS ISSUED									
	1	2	3	4	5	6	7	8	9
SILT & PERIMETER FENCE									
DEMOLITION / CLEARING									
EXCAVATION									
FOUNDATION									
CONSTRUCTION									
FINAL GRADING AND									
SITE RESTORATION									
SITE RESTORATION INCLUDES PLACEMENT OF SOD AND ALL OTHER VEGETATION									

Genesis Surveying and Engineering, PC
PROFESSIONAL DESIGN FIRM NO. 184-002922
71 W. 61st STREET
WESTMONT, ILLINOIS 60059
PH (630) 271-0930 FAX (630) 271-0933

SITE PLAN
6674 Lee Court
Burr Ridge, Illinois
DATE OF FIELD WORK COMPLETION: 05-19-14

PLANS PREPARED FOR:
Kay Brothers'
Enterprises, Inc.
P.O. Box 431
Hinsdale, IL 60521

PROJ MGR: J.S.
DRAWN BY: D.S.
DATE: 09-05-14

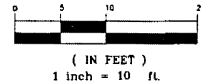
REVISIONS:			
#	DATE	BY	DESCRIPTION
1.	4-2-15	D.S.	REVISED PER NEW ARCHITECTURAL PLAN FOR GARAGES
2.	4-28-15	JAS	CONCEPT PLAN FOR UNDERGROUND POOL

GENESIS JOB NO.
14-056
SHEET 2 OF 4

LEE COURT



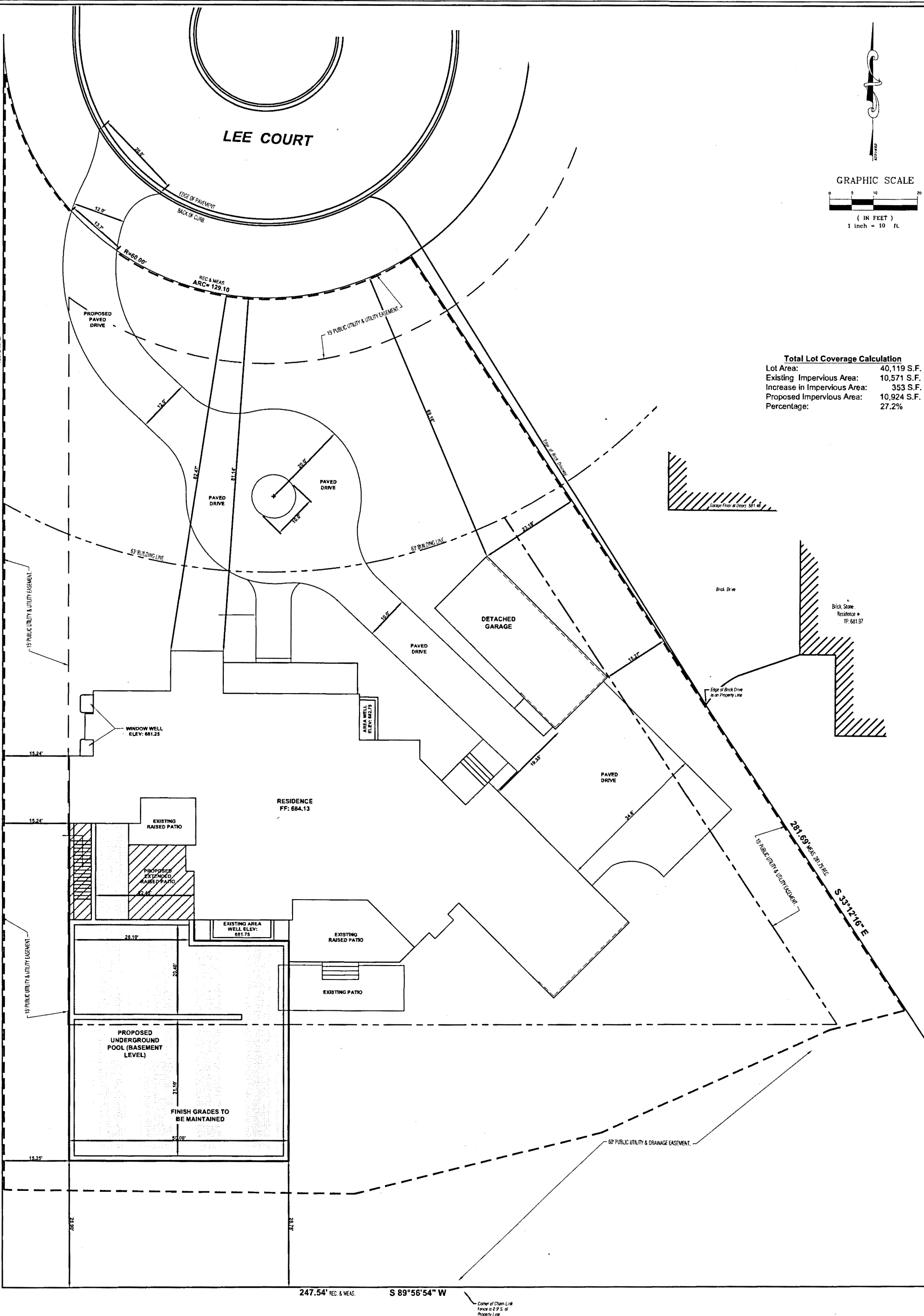
GRAPHIC SCALE



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SITE BENCHMARK



Genesis Surveying and Engineering, PC
PROFESSIONAL DESIGN FIRM No. 184-002922
71 W. 61st STREET
WESTMONT, ILLINOIS 60559
PH (630) 271-0930 FAX (630) 271-0933

SITE PLAN
6674 Lee Court
Burr Ridge, Illinois
DATE OF FIELD WORK COMPLETION: 05-19-14

PLANS PREPARED FOR:
Kay Brothers' Enterprises, Inc.
P.O. Box 431
Hinsdale, IL 60521

PROJ MGR: J.S.
DRAWN BY: D.S.
DATE: 09-05-14

REVISIONS:			
#	DATE	BY	DESCRIPTION
1.	4-2-15	D.S.	REVISED PER NEW ARCHITECTURAL PLAN FOR GARAGES
2.	4-28-15	JAS	CONCEPT PLAN FOR UNDERGROUND POOL

GENESIS JOB NO.
14-056
SHEET 2 OF 4



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

Z-10-2015: 101 Tower Drive (Global Luxury Imports); Requests special use approval as per Section X.E.2.a of the Burr Ridge Zoning Ordinance to amend special use Ordinance #A-834-23-13 to eliminate the minimum required vehicle sales price of \$30,000.

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: August 3, 2015

GENERAL INFORMATION

Petitioner: 101 Tower Drive, LLC

Property Owner: 101 Tower Drive, LLC

Petitioner's Status: Property Owner

Land Use Plan: Recommends light industrial land uses.



Existing Zoning: LI Light Industrial District

Existing Land Use: Automobile Sales and Service

Site Area: 4 Acres

Subdivision: Burr Ridge Park / Tower Drive



SUMMARY

The petitioner operates an automobile dealership at 101 Tower Drive. A special use was granted for this business in 2013 and included conditions regarding the minimum and average price of cars sold from the property. The petitioner seeks to amend one of those conditions to eliminate the minimum sale price of \$30,000.

A copy of the 2013 special use is attached. The conditions included the following: *All automobiles sold from the subject property shall be sold for a minimum price of \$30,000 and 75% of all vehicles sold will have an average sale price of \$75,000 or more.* The petitioner seeks to eliminate the \$30,000 minimum. The average sale price of \$75,000 would be maintained.

Another condition of the 2013 special use was that all roof top equipment be screened to comply with the screening requirements of the Zoning Ordinance. Most of the previously existing equipment was removed and most of the remaining equipment was provided with screening panels. However, there is still some equipment that is not screened and thus, not in compliance. The petitioner was having structural problems providing screening for that equipment and at this point intends to remove the remaining equipment.

Attached are the minutes from the 2013 public hearing and the findings of fact presented by the petitioner and adopted by the Plan Commission. The 2013 Plan Commission recommendation did not include the minimum or average sales price. That condition was added by the Board of Trustees. Attached are the minutes from the July 22, 2013 and August 12, 2013 Board meetings.

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.

Petitioner, 101 Tower Drive (Burr Ridge), LLC, an Illinois limited liability company (“**Petitioner**”), currently operates an exotic, high-end, luxury automobile dealership (the “**Luxury Dealership**”) at 161 Tower Drive, Unit J, Burr Ridge, Illinois (the “**Current Location**”). Petitioner desires to move the Luxury Dealership from the Current Location to 101 Tower Drive (the “**Property**”). Our research indicates only one other new or used car dealership exists in the Village -- Corvette Mike’s at 60 Shore Drive, which is located within a General Industrial (GI) district. The current districts within the Village which are zoned B-2 (general business) encompass predominately the Village Center and few small pockets near the Village Center. The improvements and property currently within these areas are either not available or of insufficient size to operate a new or used car dealership, which is why, we assume, Corvette Mike’s is located where it is pursuant to an added special use within the GI district.

The Luxury Dealership is a family owned boutique of exotic, high-end, luxury automobiles. The Luxury Dealership will be operated in the same manner as it is operated at the Current Location; however, the Property is larger (*i.e.* 59,990 square feet versus 14, 346 square feet) and does not abut a residential development as does the Current Location. Given the larger facility and additional marketing and sales potential (*i.e.* the conditions that exist with respect to the special use at the Current Location will not exist), anticipated sales of vehicles are expected to be greater than the sales at the Current Location. Therefore, there will be increased sales tax dollars for the Village. As taxes provide the largest source of the Village’s General Fund revenue, the additional retail sales of high-end luxury automobiles will be an obvious benefit to the Village and its residents.

In order to better serve its clients and to promote repeat business, the Luxury Dealership must be able offer service of vehicles to its clients. Purchasers of these types of vehicles would expect optimal service and follow up. Therefore, in order to best serve its clients and optimize the business from the Property, Petitioner must be able to service a vehicle once sold to a client. While Petitioner does not intend to hold itself out as a servicer of automobiles, Petitioner must be able, on a limited basis, to address a client’s vehicle service needs.

(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.

As noted above, the Luxury Dealership is a family owned boutique of exotic, high-end, luxury automobiles. Petitioner has operated the Luxury Dealership at its Current Location for nearly two (2) years virtually without complaint or negative impact on the abutting residential neighborhood.

All servicing of automobiles will take place within the building, and therefore, will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

(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.

See the answer to item b. above. Also, expanding the Luxury Dealership will have a positive impact, if any impact, on surrounding property values.

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

Petitioner will take measures to beautify the Property by removing and/or concealing the equipment on the roof of the building, painting the exterior of the building, painting the pump house (a Village owned property) to match the building, removing the parking spaces in the right-of-way on Tower Drive and landscaping the area from which such spaces are removed. This will beautify and enhance the development in which this Property lies as the Property faces Tower Drive and is one of the first properties as you enter the development.

All servicing of automobiles will take place within the building, and therefore, will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

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

See Survey. Adequate utilities, access roads and drainage facilities currently serve the Property.

(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.

See Survey. Petitioner will remove the parking spaces in the right-of-way on Tower Drive and bring them onto the Property. Additionally, there are two access points to the Property – one from Tower Drive and one from North Frontage Road via a Village easement.

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

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

(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.

Except for the variation to permit parking in the setback at the north end of the Property, the special use shall conform to the applicable regulations of the district in which the Property is

located pursuant to the recommendations of the Plan Commission, and, if applicable, the Zoning Board of Appeals.

- E. The special use approval shall be limited to Soaring Eagle Academy and the fence shall be removed immediately upon termination of this use at this location.

ROLL CALL VOTE was as follows:

AYES: 7 – Grela, Stratis, Cronin, Hoch, Scott, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

C. Z-14-2013: 101 Tower Drive (Global Luxury Imports); Special Use and Variation

Chairman Trzupek asked Mr. Pollock to provide a summary of this public hearing.

Mr. Pollock described the petition as follows: This petition seeks special use approval for the sales and service of automobiles at 101 Tower Drive. This petition also requests a zoning variation to construct a small customer parking lot in the front buildable area of the property. The petitioner currently leases space at 161 Tower Drive and conducts an automobile sales business from that location. The petitioner has recently purchased the building at 101 Tower Drive and has received a Zoning Certificate of Occupancy for the storage of automobiles in an existing building.

Chairman Trzupek asked for comments from the petitioner.

Ms. Christina Brotto said she was the Attorney for the petitioner. She introduced Mr. Moodie Sughayar as the General Manager of Global Luxury Imports. Ms. Brotto said that the petitioner was willing to limit the special use to the current petitioner and that car service would be for cars sold on the premises. She said they want to be able to do follow up service for customers who purchase cars from this dealership.

Chairman Trzupek asked for public comments.

Mr. Ken Glum, 101 Carriageway Drive, said that all of the traffic from this area goes by his house. He said there should not be outside storage of cars for this dealership. He said the current business at 161 Tower Drive does not affect him. He said if there is no outside storage, he would not object to the special use.

Mr. Sughayar said there would be no outside storage or servicing of vehicles.

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

Commissioner Praxmarer said there were 11 parking spaces in the right of way that are being replaced by the parking spaces in the front yard. She asked if there would be sufficient parking. Mr. Sughayar said that there would be 7 spaces and that they would be for exclusive use of customers. He said employees would park in the back. He said there would be sufficient parking for the customers.

Commissioner Grela said that the proposed reuse of the building is outstanding and he confirmed with the petitioner that there would be no outside storage or servicing of vehicles and no spray booth for painting cars. He also asked if there were living quarters inside the building or if they would lease any space for storage. Mr. Sughayar said there would be no living quarters inside the building and no leasing of storage space.

Mr. Sughayar stated that they were looking at an alternative for the roof top equipment. He said they have determined that all but a few of the pieces of equipment on the rooftop may be removed. He said they may decide to simply remove all of the equipment except a few pieces, screen the individual pieces and forego the screen around the entire building. He presented renderings of what this would look like.

Commissioner Scott said he thinks the project is great and asked how many lifts would be in the building and how many cars could be stored in the building. Mr. Sughayar said there would be 2 to 4 lifts and that the building could accommodate up to 150 cars.

Commissioner Scott asked about improving the parking lot and driveway. Mr. Sughayar said that they are concentrating on the building and the customer parking area first but they would eventually plan to resurface the parking lot and driveway. He said they would also like to paint the adjacent Village pump house to match the building.

Commissioner Hoch said that the building improvements were beautiful and she had no further questions.

Commissioner Stratis asked if the building was sprinkled. Mr. Sughayar said it was. Commissioner Stratis said this was an exciting project.

Commissioner Cronin asked about the windows and the signs. Mr. Sughayar said the windows would be the same size and they were looking at new windows with a lighter tint or double paned windows. He said a new sign face would be placed on the existing sign structure.

Chairman Trzupek confirmed that the painting would be for the bricks only and not include the mortar joints. He suggested that they replace the metal cap at the top of the building as it looks worn. He asked what would be seen through the windows. Mr. Sughayar said only the cars on display would be seen. He said there are walls between the front area and the warehouse. Chairman Trzupek suggested some type of louvered awning over the windows if they wanted to reduce the glare and heat from the sun.

In response to Commissioner Praxmarer, Mr. Sughayar said that the building would have a security system with cameras and alarms.

In response to Commissioner Grela, Mr. Sughayar said they usually have only one major event each year which is an annual food drive with a semi-trailer to collect canned food and with sports celebrities assisting to draw a crowd.

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 Cronin to close the hearing for Z-14-2013.

ROLL CALL VOTE was as follows:

AYES: 7 – Grela, Cronin, Stratis, Hoch, Scott, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Chairman Trzupek suggested three separate motions for this petition; one for the text amendment, one for the special use and one for the variation.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Stratis to adopt the petitioner's findings of fact and to recommend that the Board of Trustees that Section X.E.2 of the Burr Ridge Zoning Ordinance be amended to add Automobile Sales and Service to the list of special uses in the LI Light Industrial District.

ROLL CALL VOTE was as follows:

AYES: 7 – Grela, Stratis, Cronin, Hoch, Scott, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Cronin to adopt the petitioner's findings of fact and to recommend that the Board of Trustees grant special use approval as per the amended Section X.E.2 for an Automobile Sales and Service business at 101 Tower Drive subject to the following conditions:

- A. The special use shall be limited to the Petitioner and the sales and service of automobiles at 101 Tower Drive.
- B. Site and building improvements shall comply with the submitted plans including removal of the parking in the Tower Drive right of way and construction of the new parking as shown on the site plan.
- C. The building shall be brought into conformance with Section IV.X.2 of the Zoning Ordinance relative to screening of rooftop equipment.
- D. Final landscaping plans shall be subject to staff review and approval prior to issuance of a Zoning Certificate of Occupancy for automobile sales and service.
- E. All vehicles shall be stored inside the building at all times and all service activities shall be conducted inside the building.
- F. The Petitioner shall sign a Sales Tax Disclosure Agreement with the Village of Burr Ridge.

- G. The business shall comply with the noise regulations as outlined in the Zoning Ordinance.
- H. There shall be no test driving of automobiles in the residential areas to the north of the subject property including on streets within the Carriageway Subdivision, Carriageway Club, and Carriageway Condos.
- I. The point of sale for all vehicles stored in this location will be registered as this location in the Village of Burr Ridge and all sales of vehicles stored in this location shall be consummated and completed at this location in the Village of Burr Ridge.

ROLL CALL VOTE was as follows:

AYES: 7 – Hoch, Cronin, Stratis, Scott, Grela, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and to recommend that the Board of Trustees grant a variation from Section XI.C.8 of said Zoning Ordinance to permit parking in a front buildable area (between the building and Tower Drive) for the property at 101 Tower Drive subject to the following conditions:

- A. Site and building improvements shall comply with the submitted plans including removal of the parking in the Tower Drive right of way and construction of the new parking as shown on the site plan.
- B. The building shall be brought into conformance with Section IV.X.2 of the Zoning Ordinance relative to screening of rooftop equipment.
- C. Final landscaping plans shall be subject to staff review and approval prior to issuance of a Zoning Certificate of Occupancy for automobile sales and service.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Hoch, Cronin, Scott, Grela, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

4. CORRESPONDENCE

There was no discussion regarding the correspondence.

5. OTHER CONSIDERATIONS

A. S-03-2013: 15W150 South Frontage Road (Odyssey Hotels)

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
July 22, 2013

On Roll Call, Vote Was:

AYES: 6 – Trustees Manieri, Grasso, Paveza, Franzese, Ruzak, Bolos

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried

APPROVAL OF PLAN COMMISSION RECOMMENDATION TO APPROVE AN AMENDMENT TO THE BURR RIDGE ZONING ORDINANCE TO ADD AUTOMOBILE SALES AND SERVICE TO THE LIST OF SPECIAL USES IN THE LIGHT INDUSTRIAL DISTRICT: SPECIAL USE FOR AN AUTOMOBILE SALES AND SERVICE BUSINESS, AND A VARIATION FROM SECTION XI.C.8 OF SAID ZONING ORDINANCE TO PERMIT PARKING IN A FRONT BUILDABLE AREA (BETWEEN THE BUILDING AND TOWER DRIVE) Z-14-2013: 101 TOWER DRIVE – GLOBAL LUXURY IMPORTS) This agenda item was removed from the Consent Agenda at the request of Mayor Straub to allow resident comments.

Community Development Director Doug Pollock stated the Plan Commission held a Public Hearing on this matter on July 15, 2013, and unanimously recommended approval of the special use to permit Automobile Sales and Service at the location and a variation to permit parking in a front buildable area. He added that there would be no outdoor storage of vehicles and servicing of vehicles would be limited to vehicles sold at the location.

Trustee Grasso inquired about the condition that no test driving of vehicles in residential areas was permitted. In response, Mr. Pollock confirmed no test driving is permitted and there have been no complaints with regard to test driving at their current location at 161 Tower Drive.

Mr. Pollock noted that a design change was made to the building to remove the rooftop equipment and the remaining materials would be screened, which he added is an improvement to the building to comply with the Zoning Ordinance regarding roof-top screening.

Trustee Bolos asked where the signage for the building is located. Mr. Pollock responded that existing signage located on North Frontage Road would be used and added a wall sign is also allowed on Tower Drive that will be limited in size due to the size of the ground sign.

Mayor Straub referenced the special use at the 161 Tower Drive location that was approved in June of 2011 and inquired if the same conditions would apply at this location. In response, Mr. Pollock explained that those conditions were specific to that location due to its proximity to residential areas.

Trustee Bolos inquired if the Plan Commission considered precedent with regard to other automobile servicing locations in the Village. In response, Mr. Pollock stated that it was

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Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
July 22, 2013

considered and noted that automobile sales and service are listed as a special use in the GI District. He added there are other similar businesses located in the Village.

Trustee Paveza inquired about the type of used cars that would be sold at the location. In response, Mr. Pollock stated they were described as luxury automobiles. Trustee Paveza stated he would like information with regard to the type and value of the used vehicles.

Christina Brotto, Attorney for the Petitioner, stated the average car sale price is \$98,000 and the market for the business is primarily for luxury automobiles.

Trustee Paveza inquired if all of the automobiles are used cars and in response, Ms. Brotto stated all the automobiles are used. Ms. Brotto explained that in some cases, there are cars of lesser value due to trade-ins and added that they would be willing to set a threshold value for the automobiles that are sold.

Trustee Franzese asked why cars of lesser value are not taken to an auction rather than sell a non-luxury car. Ms. Brotto responded that she was unable to provide details on the sales of all of the vehicles.

Trustee Manieri inquired about the average threshold value of the automobiles that was set in the conditions in 2011. Mayor Straub noted that the wording that is reflected in the minutes state that 90% of the sales in the initial six month period would average \$100,000.

Trustee Manieri inquired if a minimum threshold should be set at a certain value for the automobiles that can be sold. He also indicated that Public Hearing notification should be addressed to a broader area when there is proximity to residential subdivisions as it seems that residents of the Carriageway Subdivision were not aware of the Hearing.

In response to Trustee Manieri, Ms. Brotto explained that a title search was performed for the required 500 foot radius from the property addressing properties in both Cook and DuPage Counties. Trustee Franzese responded that the surrounding Homeowner's Associations should have been notified and staff should consider that for future Public Hearings.

Ms. Brotto showed a rendering of the facility showing that the automobiles that will be visible in the interior are the high-end luxury automobiles. Trustee Franzese added he would not wish to see lower-end used automobiles sitting in the rear lot of the location. Ms. Brotto added that she feels the business has been compliant at the 161 Tower Drive location with only a couple of resident complaints made to the Village.

Trustee Ruzak pointed out that Public Hearing signs were placed at the location of the business serving as notification of the Hearing.



Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
July 22, 2013

Trustee Bolos inquired about transports delivering automobiles to the current facility. In response, Ms. Brotto stated that the automobiles are delivered and the new location will be less bothersome since it is not adjacent to a residential area.

Trustee Manieri suggested an average and threshold value for the automobiles that can be sold at the location to avoid the increase in "foot traffic" in the area. Ms. Brotto added that there would not be significant "foot traffic" at the location.

Mayor Straub inquired about the sales volume amount in-state versus out of state. Ms. Brotto responded that she did not have that information but did note that the majority of the current sales are internet due to the restricted hours at the current location but it is anticipated that sales will increase with a larger location having more flexible hours. In response to the question regarding proposed hours, Ms. Brotto did not indicate the specific hours the location would be open.

The Board discussed sales tax revenue with regard to automobile sales at the business. Village Administrator Steve Stricker explained that any sales in Illinois, whether internet or at the showroom, the sales tax revenue will go to the Village.

The Board suggested that Ms. Brotto obtain a sales threshold value from her client and she agreed to contact her client while residents were speaking during the meeting.

Mary Bradley, 121 Surrey Lane, stated she was of the opinion that the business was intended to be a closed automobile lot and is also concerned about the additional traffic it may generate. She feels there is a road problem that has not been addressed.

The Board discussed the traffic problem in the area with regard to motorists ignoring the stop sign. Village Administrator Steve Stricker added that a meeting was held with Cook County Board President Toni Preckwinkle regarding the traffic situation and it is currently under investigation. Mr. Stricker also explained that the area has many businesses and there has always been significant traffic. It was suggested by Trustee Manieri that a squad car be stationed in the area at the end of the business day to monitor the traffic. The Board agreed that the Global Luxury Imports business would not generate significant additional traffic in the area.

Daniel Gierczyk, Carriage Way, expressed concern about traffic and discussed a lane blockage experience he had with a truck containing automobiles for delivery to 161 Tower Drive. Mr. Gierczyk is concerned about other businesses that might want to request special use if this request is granted.

Ms. Brotto discussed and showed renderings of the proposed building improvements and noted that the Village pump house will also be beautified.

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Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
July 22, 2013

Dolores Cizek, Former Trustee, stated she feels the special use should be denied due to the used car sales and additional service. In response, Ms. Brotto stated the service aspect is limited only to vehicles purchased at their location and would not generate significant traffic.

Trustee Franzese inquired if the existing building at 161 Tower Drive would continue to be used. Ms. Brotto explained that if the use at 101 Tower Drive is approved, the 161 Tower Drive location would no longer be used.

Ms. Brotto requested that the Board direct staff to prepare an Ordinance for approval at the next Board Meeting of August 12, 2013 contingent upon a vehicle sales amount average, threshold amount, and automobile delivery schedule. Ms. Brotto stated she would confer with her client and request his attendance at that Board Meeting relative to these items.

Trustee Bolos inquired if the item could be continued for discussion at the August 12th Board Meeting. Village Administrator Steve Stricker stated that would delay the approval for 5 weeks. The Board discussed their concerns with the specification of vehicle sales amounts and potential traffic increases in the area.

Ms. Brotto suggested that she could try to reach her client tonight. The consensus of the Board was to continue discussion of this item until later in the meeting.

APPROVAL OF RECOMMENDATION TO FILL VACANT PUBLIC WORKS GENERAL UTILITY WORKER II POSITION WITH A GENERAL UTILITY WORKER I This agenda item was removed from the Consent Agenda at the request of Trustee Grasso who inquired if the hiring was a necessity. Public Works Director Paul May explained the hiring is a replacement due to a promotion in the Operations Division and explained the hiring and replacement strategy employed in the Public Works Department.

Trustee Grasso inquired if it was more cost effective to outsource some functions rather than hire permanent employees given the associated costs. Trustee Paveza explained that previously, a review was conducted of expenditures and it was determined that hiring was more cost effective than contracting.

Motion was made by Trustee Bolos and seconded by Trustee Ruzak to approve the request to solicit candidates for a replacement for John Wernimont's position of General Utility Worker II with a General Utility Worker I at this time and to promote one General Utility Worker I to General Utility Worker II in FY 14 – 15.

On Roll Call, Vote Was:

AYES: 6 – Trustees Bolos, Ruzak, Manieri, Grasso, Paveza, Franzese
NAYS: 0 – None
ABSENT: 0 – None



Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
July 22, 2013

There being six affirmative votes, the motion carried

APPROVAL OF RECOMMENDATION TO AUTHORIZE PURCHASE OF DPW-WATER REPLACEMENT VEHICLE UNIT #21 (FORD F350) This agenda item was removed from the Consent Agenda at the request of Trustee Grasso who inquired if the truck is repairable rather than replacing it. In response, Public Works Director Paul May stated the vehicle is currently worth approximately \$9,000 and the repairs required for the vehicle are \$9,000 and it is more cost effective to replace than repair.

Trustee Grasso also inquired if the vehicles can be purchased used. Mr. May explained it is not wise to purchase construction vehicles used as they undergo excessive use and explained the procedure the Village uses for purchasing vehicles.

Motion was made by Trustee Grasso and seconded by Trustee Ruzak to accept the Currie Motors, of Frankfort, quotation in the amount of \$35,963.00 to purchase the replacement vehicle.

On Roll Call, Vote Was:

AYES: 6 – Trustees Grasso, Ruzak, Manieri, Bolos, Paveza, Franzese

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried

CONTINUED DISCUSSION OF PLAN COMMISSION RECOMMENDATION TO APPROVE AN AMENDMENT TO THE BURR RIDGE ZONING ORDINANCE TO ADD AUTOMOBILE SALES AND SERVICE TO THE LIST OF SPECIAL USES IN THE LI LIGHT INDUSTRIAL DISTRICT: SPECIAL USE FOR AN AUTOMOBILE SALES AND SERVICE BUSINESS, AND A VARIATION FROM SECTION XI.C.8 OF SAID ZONING ORDINANCE TO PERMIT PARKING IN A FRONT BUILDABLE AREA (BETWEEN THE BUILDING AND TOWER DRIVE) Z-14-2013: 101 TOWER DRIVE – GLOBAL LUXURY IMPORTS) Ms. Brotto stated that she was unable to reach her client.

Motion was made by Trustee Ruzak and seconded by Trustee Grasso to direct staff to prepare and Ordinance amending the Burr Ridge Zoning Ordinance to add automobile sales and service to the list of special uses in the LI Light Industrial District; special use for an automobile sales and service business, and a variation from Section XI.C.8 of said Zoning Ordinance to permit parking in a front buildable area (between the building and Tower Drive) (Z-14-2013: 101 Tower Drive – Global Luxury Imports).

Daniel Gierczyk, Carriage Way, feels that the lack of a logo in the dealership will promote curiosity and thus additional traffic since it will not be apparent what types of automobiles are being sold at the location.



Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
July 22, 2013

Trustee Paveza stated he feels the special use and variation can be granted provided a threshold or average sales amount can be designated. Trustee Manieri added he agrees with Trustee Paveza.

Trustee Ruzak asked what the current average is designated at and Ms. Brotto responded it is currently established at 90% of the vehicles must be sold at \$100,000. When asked if the current average could be designated for this location, Ms. Brotto replied she would like to confer with her client.

Motion and second were withdrawn.

The Board discussed making a modified motion to direct staff to prepare the Ordinance contingent upon a threshold amount, average amount and delivery time to be determined and voted on at the August 12th Board Meeting and suggested that the current average of 90% of the vehicles must be sold at \$100,000 be retained.

Motion was made by Trustee Ruzak and seconded by Trustee Grasso to direct staff to prepare and Ordinance amending the Burr Ridge Zoning Ordinance to add automobile sales and service to the list of special uses in the L1 Light Industrial District; special use for an automobile sales and service business, and a variation from Section ZI.C.8 of said Zoning Ordinance to permit parking in a front buildable area (between the building and Tower Drive) (Z-14-2013: 101 Tower Drive – Global Luxury Imports) with the sales threshold amount, sales average amount, and vehicle delivery time designation to be determined and added to the Ordinance at the Board Meeting.

On Roll Call, Vote Was:

AYES: 6 – Trustees Ruzak, Grasso, Manieri, Paveza, Franzese, Bolos

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

OTHER CONSIDERATIONS Mayor Straub stated that he received a letter from IDOT indicating the I-55 Bridge Enhancement project will proceed for bidding in September for construction in the following year.

AUDIENCE There were none at this time

REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS There were none at this time

ADJOURNMENT Motion was made by Trustee Paveza and seconded by Trustee Bolos that the Regular Meeting of July 22, 2013 be adjourned.



Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
August 12, 2013

approved the Vendor List in the amount of \$964,400.76 for the period ending August 12, 2013, and payroll in the amount of \$455,444.71 for the periods ending July 20, 2013 and August 3, 2013.

CONSIDERATION OF AN ORDINANCE AMENDING THE VILLAGE OF BURR RIDGE ZONING ORDINANCE TO ADD AUTOMOBILE SALES AND SERVICE AS A SPECIAL USE IN THE LI LIGHT INDUSTRIAL DISTRICT: (Z-14-2013: - TEXT AMENDMENT - GLOBAL LUXURY IMPORTS)

CONSIDERATION OF AN ORDINANCE GRANTING A SPECIAL USE FOR AN AUTOMOBILE SALES AND SERVICE BUSINESS IN A LI LIGHT INDUSTRIAL DISTRICT PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE (Z-14-2013: - 101 TOWER DRIVE - GLOBAL LUXURY IMPORTS)

Community Development Director Doug Pollock stated this agenda item was continued from the July 22nd Board Meeting in order to provide a minimum and average cost of automobiles sold and delivery hours.

Mr. Pollock explained that the following conditions have been agreed to with the petitioner:

- Deliveries will be scheduled outside of rush hour and will average of three to four per week but the time restriction will be difficult to enforce thus, it is not stated in the Ordinance;
- 75% of the inventory will maintain an average sale price of \$40,000 or more
- 75% of all vehicles sold will have an average sale price of \$75,000 or more.
- Vehicles displayed in the window will have an average value of \$75,000 or more.

In response to questions raised at the July 22nd Board Meeting, Mr. Pollock addressed the following:

- the petitioner did consult staff prior to the purchase of the building regarding its use and it was explained that the building could be used for storage and display of automobiles but sales would require a special use;
- traffic from this use be significantly less than other permitted uses for this property and other properties in the area.

At Trustee Grasso's request, Plan Commission Chairman Greg Trzupek explained the Plan Commission's unanimous approval of the special use noting that without the special use approval, the building could be used for storage of automobiles so permitting the sales seemed acceptable. He added that other uses in the location would have generated more traffic than is anticipated for the car sales business.

Jo Irmen, 127 Stirrup Lane, noted her objection to the granting of the special use due to the undesirability of a used car dealership in the area and the decrease of property values.



Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
August 12, 2013

Mary Bradley, 121 Surrey Lane, stated she is not in favor of a car sales business at the location. She inquired about the annual sales tax revenue the Village is receiving from the business in its current location. Village Administrator Steve Stricker responded that approximately \$40,000 has been paid in the 1 ½ years the business has been operating in the Village.

Dominic Reda, 161 Tower Drive, supports the granting of the special use to Global Luxury Imports. He noted that there are several vacant businesses on Tower Drive and continued occupancy is good for the economy and the Village. Mr. Reda stated his business is located next to their current location and their property is well-maintained and they are a good neighbor.

Elaine Milota, 8921 Royal Drive, requested clarification on the sales tax revenue and suggested eliminating Mayor and Trustee salaries and expenses. Ms. Milota inquired if automobiles would be showcased outdoors and Village Administrator Stricker responded that only customer parking would be outdoors and all automobiles for sale would be inside the building. Ms. Milota stated she does not wish to have a car dealership on County Line Road.

Daniel Gierczyk, 161 Carriage Way, discussed promoting business growth in Burr Ridge. In response, Mayor Straub explained the Village does not have staff promote the Village. Village Administrator Steve Stricker added that it is the responsibility of the Management Companies to promote their properties.

Tom Concklin, 5 Old Mill Lane, stated he objects to the dealership on County Line Road and the precedent it may set and expressed concern that the automobiles will be parked outdoors.

Christina Brotto, Attorney for the Petitioner, introduced Mutie Sughayer, the property owner, to address the concerns of the Board and residents. Mr. Sughayer, who is also a resident, explained his plans for the beautification of the 101 Tower Drive building as well as the landscaping improvements and assured the residents that the business will not generate significant traffic nor stand out as a used car dealership. Mr. Sughayer also explained that in the new location, he anticipates increased sales which will result in additional sales tax revenue for the Village.

In response to resident questions, Mr. Sughayer explained that test drives are permitted and the potential buyer is accompanied by an employee with the route of travel down County Line Road, not through Carriage Way. He continued that his cars have dealer license plates with the number 54.

Mr. Sughayer showed renderings of the planned improvements to the building. He also responded to audience questions regarding the removal of the rooftop equipment rather than shielding it since the equipment is not needed.

Mark Naficy, 141 Carriage Way, commented that he has seen delivery trucks turn around in his driveway and inquired how the trucks will be prevented from entering the neighborhood. Mr.



Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
August 12, 2013

Sughayer responded that truck deliveries occur at all of the businesses in the area and his deliveries are planned for outside of rush hour. He added that directions will be given to assist in avoiding the drivers making a wrong turn into the subdivision.

Joan Olson, 24 Old Mill Lane, inquired about the parking and Mr. Sughayer showed and explained the proposed parking and landscaping configuration.

Ki Scanlon, 16 Tartan Ridge, read information from an online source for Global Luxury Imports featuring cars of various values some of which she stated are lower-end vehicles rather than luxury. Mr. Sughayer explained that all of the vehicles listed on the Web Site are not physically in the facility but can be acquired and delivered for a client.

Mr. Archambault, 113 Carriage Way, inquired if there were other locations for storing the cars. Mr. Sughayer responded the 101 Tower Drive location will be the only location.

Marty Gleason, 80th and County Line Road discussed property taxes and the allocation of the taxes to the Village.

Bohdan Iwanetz, 7516 Drew, inquired about the special use if Global Luxury Imports leaves the location and Mayor Straub responded the special use would no longer be allowed.

Elaine Milota, 8921 Royal Drive, requested clarification with regard to sales tax revenue for the Village which was explained by Mr. Sughayer.

RECESS 9:31 P.M. TO 9:40 P.M.

Charles Olson, 24 Old Mill Lane, stated the Village is risking its reputation if it permits a used car lot.

Mr. Sughayer stated it is his opinion that the Global Luxury Imports business will grow in the new location. Mr. Sughayer showed an advertisement for his business from the *Hinsdale* magazine depicting it as a high-end dealership.

Trustee Franzese discussed average sales as depicted on documents provided by Mr. Sughayer. Trustee Franzese, reviewed a slide show that listed automobiles currently for sale and those that have sold and expressed concern that there are non-luxury automobiles listed. Trustee Franzese also discussed the sales tax revenue and benefit to the residents.

Trustee Grasso discussed the resident concern with regard to lost delivery trucks to which Mr. Sughayer responded that with the proposed signage on the County Line Road side of the building, he does not expect this to occur frequently.

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Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
August 12, 2013

Trustee Paveza addressed the resident concern with regard to the area traffic and noise and stated that the residents must make complaints to the authorities for those violations to ensure they are on record. He indicated he also shares the concern that the location does not transform into a typical used car lot.

Trustee Bolos inquired as to the number of automobiles that would be stored at the location. Mr. Sughayer stated that in the 60,000 square foot building he could have up to 150 cars. Trustee Bolos discussed the average sale price indicated in the Ordinance. Trustee Bolos expressed concern about the addition of servicing to the business. Mr. Sughayer responded that it would be more profitable to perform the servicing at his facility and added that the servicing will not add significant test driving in the area. Trustee Bolos discussed her concern with regard to the additional traffic in the area due to the expansion of the business to which Mr. Sughayer responded that he does not anticipate a significant increase. Trustee Bolos noted that the average sale price of vehicles is stated at \$75,000 and suggested restricting window display to high-end vehicles.

Trustee Ruzak suggested that area residents voice their concerns regarding traffic in the area to the County stating that past Village Presidents have met with the County in that regard. He also commented that property values in the Village are declining due to businesses leaving and that new businesses in the Village should be encouraged. Trustee Ruzak observed that the Plan Commission unanimously recommended approval of the petition and he is in support of that.

Trustee Manieri expressed concern about the lower-end automobiles that appear on the web site and the ability to maintain the required average sale price. He discussed the quality of the automobiles that will be exhibited in the showroom at 101 Tower Drive and the precedent the business will set.

Trustee Paveza stated he is in favor of a minimum sale price of \$30,000 to eliminate the low-end, non-luxury automobiles.

Trustee Franzese inquired about enforcement of storing automobiles outside of the building. Village Administrator Steve Stricker responded that violations would be handled through resident reports. He added that staff could also be directed to monitor the area and the Police Department may also report a violation.

The Board discussed the minimum and average sale price as well as imposing a minimum sale price.

Trustee Franzese discussed the sales volume agreed to in 2011 which required that 90% of the sales would be at \$100,000 and questioned why that volume was not retained for this petition. At the request of Mayor Straub, Chairman Trzupek of the Plan Commission explained that the



Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
August 12, 2013

business was established for one year and the hours of operation and sales restriction were imposed as part of the trial period.

Motion was made by Trustee Ruzak to impose a minimum sale price of \$30,000. Mayor Straub polled the Trustees with Trustee Paveza and Trustee Grasso in agreement. Trustees Manieri, Bolos, and Franzese stated they do not agree. Mr. Sughayer stated he does not feel the minimum of \$30,000 is fair.

Trustee Franzese pointed out that the minimum sale price, average sale price, and showroom display average sale price were not considered or approved by the Plan Commission.

Mayor Straub asked Mr. Sughayer if he would accept a minimum sale price of \$30,000 and he stated in response that he would.

Village Attorney Scott Uhler stated Ordinance 6A granting the amendment to the Zoning Ordinance should be approved prior to the granting of the special use and variation.

Motion was made by Trustee Ruzak to approve the Ordinance amending the Village of Burr Ridge Zoning Ordinance to add automobile sales and service as a special use in the LI Light Industrial District (Z-14-2013 – Text Amendment – Global Luxury Imports).

Trustee Paveza proposed that the average sale price of the automobiles shown in the window which is stated in the special use ordinance as \$75,000 should be increased to satisfy the residents. The Board discussed alternatives with Mr. Sughayer.

Village Attorney Scott Uhler stated that Ordinance 6A, to amend the Zoning Ordinance, and Ordinance 6B, to grant the Special Use, should be considered together since the Board wishes the condition of the Zoning Ordinance change to include the specifications of the Special Use. The Board members agreed with Mr. Uhler.

Trustee Ruzak amended his motion to approve the Ordinance amending the Village of Burr Ridge Zoning Ordinance to add automobile sales and service as a special use in the LI Light Industrial District (Z-14-2013 -- Text Amendment – Global Luxury Imports); and to approve the Ordinance granting a Special Use for an Automobile Sales and Service Business in a LI Light Industrial District Pursuant to the Village of Burr Ridge Zoning Ordinance (Z-14-2013: 101 Tower Drive – Global Luxury Imports) subject to amending the current condition 4J that the petitioner will set a minimum sale price at \$30,000 or more , 75% of all vehicles sold will have an average sale price of \$75,000, and subject to amending current condition 4K that the automobiles displayed in the showroom windows shall have an average sale price of \$87,500.

The motion was seconded by Trustee Paveza.

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Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
August 12, 2013

On Roll Call, Vote Was:

AYES: 4 – Trustees Ruzak, Paveza, Grasso, Mayor Straub

NAYS: 3 – Trustees Franzese, Bolos, Manieri

ABSENT: 0 – None

There being four affirmative votes, the motion carried

THIS IS ORDINANCE NUMBERS: A-834-22-13, A-834-23-13.

ORDINANCE AMENDING THE VILLAGE OF BURR RIDGE ZONING ORDINANCE TO ADD AUTOMOBILE SALES AND SERVICE AS A SPECIAL USE IN THE LI LIGHT INDUSTRIAL DISTRICT (Z-14-2013: - TEXT AMENDMENT - GLOBAL LUXURY IMPORTS)

THIS IS ORDINANCE NUMBER A-834-22-13

ORDINANCE GRANTING A SPECIAL USE FOR AN AUTOMOBILE SALES AND SERVICE BUSINESS IN A LI LIGHT INDUSTRIAL DISTRICT PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE (Z-14-2013: - 101 TOWER DRIVE - GLOBAL LUXURY IMPORTS)

THIS IS ORDINANCE NUMBER A-834-23-13

Trustee Bolos added that she feels the minimum sale price is set too low and a dangerous precedent is being set by allowing used car sales. Trustee Bolos stated she would give up her salary in lieu of allowing the business and its sales tax revenue.

Trustee Manieri agreed with Trustee Bolos and stated he would also forego his salary.

Trustee Grasso stated she respects the Plan Commission recommendation and their unanimous vote of approval.

Trustee Franzese added he agrees with Trustees Bolos and Manieri in their statements.

Trustee Paveza stated he feels with the minimum sale price of \$30,000 will promote only high-end cars and the improvements required by the Plan Commission will beautify the building.

Trustee Ruzak stated he voted in favor of the Ordinance for the school district, which is losing money due to the businesses that are moving out of the Village.

Mayor Straub added that he is in favor of free enterprise and the minimum sale price of \$30,000 will ensure quality automobiles.

CONSIDERATION OF AN ORDINANCE GRANTING A VARIATION FROM SECTION XI.C.8 OF THE BURR RIDGE ZONING ORDINANCE TO PERMIT PARKING IN A FRONT BUILDABLE AREA OF A PROPERTY IN THE LI LIGHT



ORDINANCE NO. A-834-23-13

AN ORDINANCE GRANTING A SPECIAL USE FOR AN AUTOMOBILE SALES AND SERVICE BUSINESS IN A LI LIGHT INDUSTRIAL DISTRICT PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

(Z-14-2013: 101 Tower Drive - Global Luxury Imports)

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

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on July 15, 2013 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

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

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

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

- A. That the Petitioner for the special use for the property located at 101 Tower Drive, Burr Ridge, Illinois, is 101 Tower Drive, LLC (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section X.E.2 for an Automobile Sales and Service business at 101 Tower Drive.
- B. That storage and display of automobiles for sale will be completely indoors consistent with other properties in the area.
- C. That the petitioner proposes to make substantial improvements to the exterior of the building which will enhance the value of the property and the value of other properties in the immediate area.
- D. That traffic generated by this use will be equal to or less than other uses allowed in the LI District and other uses that currently exist on Tower Drive or that may be permitted for the subject property.

Section 3: That special use approval as per Section X.E.2 for an Automobile Sales and Service *is hereby granted* for the property commonly known as 101 Tower Drive and with the Permanent Real Estate Index Number of 18-19-300-015.

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

- A. The special use shall be limited to Seriously Automotive Group, LLC d/b/a Global Luxury Imports and the sales and service of automobiles at 101 Tower Drive.
- B. Parking improvements, including the removal of the parking in the Tower Drive right of way and construction of the new parking, shall be provided in compliance with the plans attached hereto as Exhibit A and completed within one year from the approval of this Ordinance.
- C. The building shall be brought into conformance with Section IV.X.2 of the Zoning Ordinance relative to screening of rooftop equipment within one year from the approval of this Ordinance.
- D. Final landscaping plans shall be subject to staff approval prior to issuance of a Zoning Certificate of Occupancy for automobile sales and service.
- E. All vehicles shall be stored inside the building at all times and all service activities shall be conducted inside the building.
- F. The Petitioner shall sign a Sales Tax Disclosure Agreement with the Village of Burr Ridge.
- G. The business shall comply with the noise regulations as outlined in the Zoning Ordinance.
- H. There shall be no test driving of automobiles in the residential areas to the north of the subject property including on streets within the Carriageway Subdivision, Carriageway Club, and Carriageway Condos.

location will be registered as this location in the Village of Burr Ridge and all sales of vehicles stored in this location shall be consummated and completed at this location in the Village of Burr Ridge.

- J. All automobiles sold from the subject property shall be sold for a minimum price of \$30,000 and 75% of all vehicles sold will have an average sale price of \$75,000 or more.
- K. Automobiles displayed in the show room windows shall have an average listed sale price of \$87,500.
- L. The hours of operation shall be limited to 10 AM to 7 PM Mondays through Saturdays.

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


PASSED this 12th day of August, 2013, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 4 - Trustees Ruzak, Paveza, Grasso, Mayor Straub

NAYS: 3 - Trustees Franzese, Bolos, Manieri

ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on this 12th day of August, 2013.



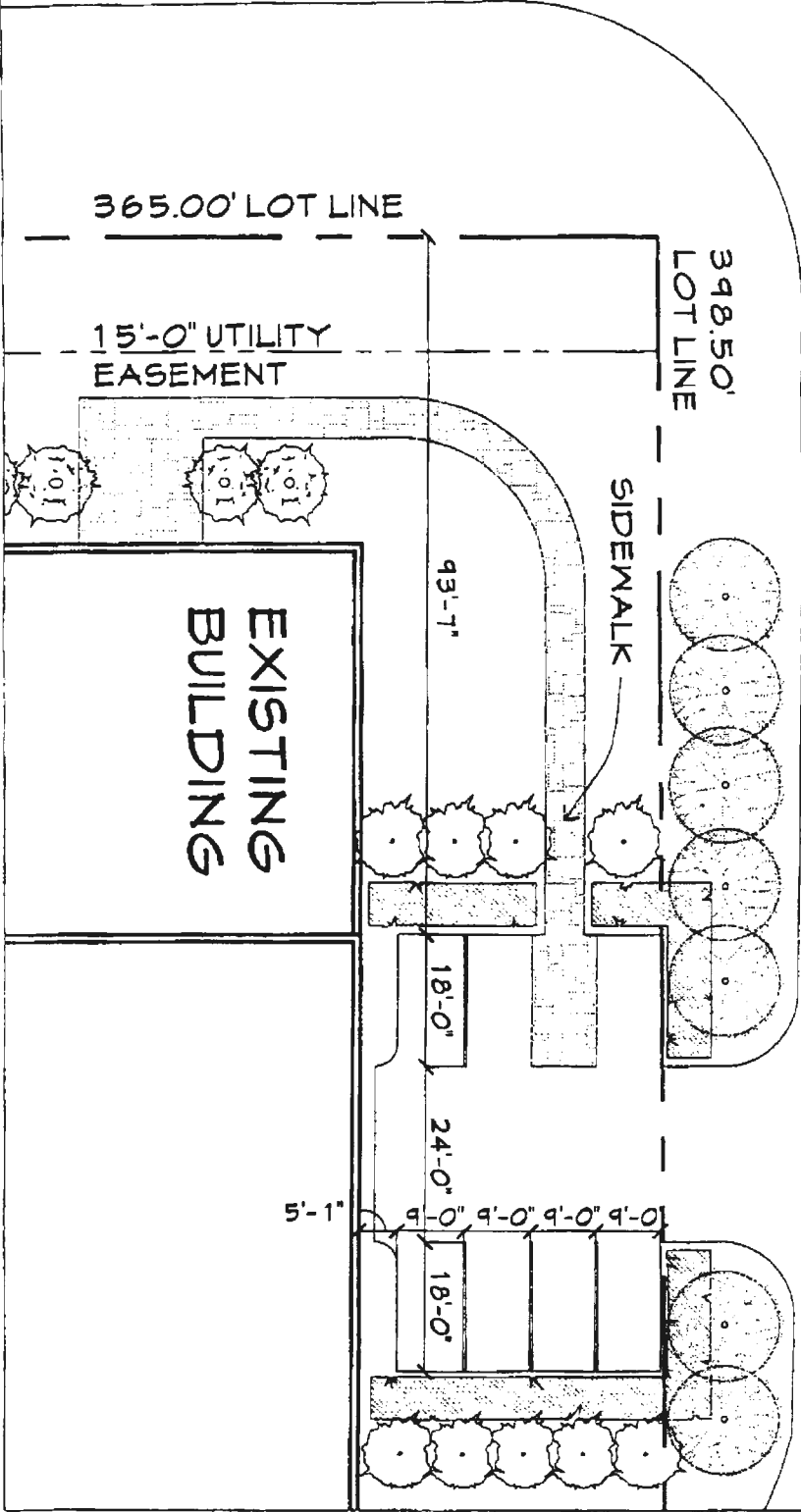
Village President

ATTEST:


Village Clerk

NORTH FRONTAGE ROAD

TOWER DRIVE



July 28, 2015

Members of the Planning Commission/Zoning Board of Appeals:

Chairman Greg Trzupek
Commissioner Mike Stratis
Commissioner Dehn Grunsten
Commissioner Luisa Hoch
Commissioner Bob Grela
Commissioner Greg Scott
Commissioner Mary Praxmarer

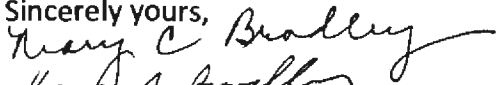

We are writing in regard to petition Z-10-2015: 101 Tower Drive and the request by Global Luxury Imports to amend the special use Ordinance #A-834-23-13 to eliminate the minimum required vehicle sales price of \$30,000. We strongly oppose the elimination of this stipulation in the ordinance.

While we recognize that this stipulation might be a highly unusual stipulation in the ordinances for any business, it was one of the stipulations included to ensure that this business operate and continue to operate as an exclusive, "high end" luxury auto used car business with minimal foot traffic and impact on the nearby residential community – at least that was the impression presented by its representatives and owners at the time original variances were requested.

This business has already received special variances in order to allow sales and service. We feel this was at the expense of the nearby residents and residents in all of Burr Ridge. We marvel at the foresight of Burr Ridge's Founding founders and their vision of protecting the County Line Road corridor and main entrance from highly visible retail business operations. This business, with its highly lighted building, is already chipping away at that. We are very concerned about any further erosion of protections or any other actions that might set precedence for more used or new car operations to come in the future. How can you ever say "no" to others when you say "yes" to this?

The owners set up their business plan to operate under this stipulation. We see no reason to remove it, particularly when no effort on the part of the Village has been made to ensure that they are meeting this stipulation or the stipulation that minimum sales average at \$75,000 each year.

Please vote no on elimination of the minimum sale price.

Sincerely yours,


Mary C. and Harry Bradley
121 Surrey Lane, Burr Ridge



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

Z-11-2015: 8310-8361 Waterview Court (McNaughton); Request by McNaughton Development, Inc. for rezoning of the Waterview Estates Subdivision from the R-2B Single-Family Residence District to the R-3 Single-Family Residence District as per the Burr Ridge Zoning Ordinance.

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: August 3, 2015

GENERAL INFORMATION

Petitioner: McNaughton Development, Inc.

Property Owner: ISB Land, LLC

Petitioner's Status: Contract Purchaser

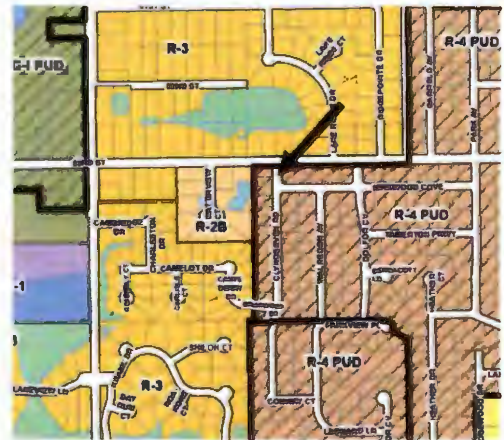
Land Use Plan: Recommends Single-Family Residential Use

Existing Zoning: R-2B Single-Family Residence District

Existing Land Use: 8, vacant lots

Site Area: 10 Gross Acres (includes right-of-way and detention outlet)
6.47 Net Acres

Subdivision: Waterview Estates Subdivision



SUMMARY

The petitioner has a contract to purchase the 8 vacant lots in the Waterview Estates Subdivision and is seeking to rezone the properties to the R-3 District and re-subdivide the 8 lots into 11 lots. The property was rezoned from the R-1 District to the R-2B District in 2004. Separately on this agenda is a request for preliminary plat approval.

Compliance with the Comprehensive Plan

The Comprehensive Plan recommends single-family residential use for the subject property and surrounding area. Section 4.1 of the Comprehensive Plan also states that "Future residential developments should be encouraged to have lot sizes of 30,000 square feet or larger."

Surrounding Zoning and Development

The property is bounded by the R-3 District to the north, south, and west. The Braemoor Subdivision to the east is within an R-4 Planned Unit Development and has an average lot size of 13,870 square feet. The Cambridge Estates Subdivision to the south is within an R-3 District and has an average lot size of approximately 20,000 square feet. The lots to the north and west that front on 83rd Street are within the R-3 District and are approximately 30,000 square feet each.

Findings of Fact and Recommendations

This property was rezoned from the R-1 District to the R-2B District in 2004. The property owner at that time requested R-3 District zoning and the Plan Commission recommended approval of the R-3 District. The Board of Trustees did not concur with the Plan Commission and instead rezoned the property to the R-2B District. The Board of Trustees believed at the time that the 10 acre property was large enough to have a separate zoning district and also considered the existing 30,000 square foot lots on 83rd Street and the Comprehensive Plan recommendation that new residential development be 30,000 square foot lots or larger. The minutes from the Plan Commission and Board of Trustees meetings are attached.

The 2004 Plan Commission recommendation for the R-3 District was based on the surrounding zoning which includes both the R-3 and R-4 Districts (the R-4 District is no longer used by the Village but was used in the past exclusively for Planned Unit Developments). Most of the platted lots in the area are 20,000 square feet or less except for the 30,000 square foot lots on 83rd Street.

The petitioner cites the surrounding zoning and development as reasons for rezoning to the R-3 District. The petitioner also references the lack of home construction within the subdivision since the subdivision improvements were completed in 2006 as evidence that the R-2B District is inappropriate. The petitioner has submitted findings of fact which may be adopted if the Plan Commission is in agreement with those findings.

Waterview Estates
Map Amendment / Rezoning
Findings of Fact

- A. The existing land use of the area surrounding the subject property is residential.
- B. The subject property is surrounded by other established subdivisions that are zoned R-3 & R-4 P.U.D.
- C. A residential zoning classification is suitable for the subject property. However, the existing R-2B zoning classification is unduly burdensome. The typical 30,000 square foot plus lots on Waterview Court exceed the typical lots within Cambridge Estates by 50%. The lots exceed the typical lots within Braemoor by 150%. A change in the zoning classification to R-3 would bring the subject property better in line with the surrounding developments. The proposed plan would result in 11 single family lots that average in excel of 25,000 square feet.
- D. The trend of development in this general area has been residential. This development has been on lots between $\frac{1}{4}$ and $\frac{1}{2}$ acre in size. There has been no development within the subject property since it was platted and the improvements were completed in 2006.
- E. The proposed change in zoning upholds the objectives of the Official Comprehensive Plan of the Village of Burr Ridge. The resubdivision will preserve the natural environment with woodlands, wildlife, interesting topography and a sense of privacy within the development and for the surrounding developments.

ORDINANCE NO. A-834-04-04

**AN ORDINANCE REZONING CERTAIN REAL ESTATE FROM THE
R-1 DISTRICT TO THE R-2B DISTRICT
OF THE VILLAGE OF BURR RIDGE ZONING ORDINANCE
(Z-05-2004: 15W661 and 15W621 83rd Street)**

WHEREAS, an application has been filed with the Plan Commission of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, seeking a rezoning of certain real estate, all as more fully described below; and

WHEREAS, the Plan Commission of this Village held a public hearing on the question of granting said rezoning on March 1, 2004, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

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

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

Section 2: That this Board of Trustees, after considering the report and recommendations of the Plan Commission and other

matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- a. That the Petitioner for the rezoning and Owner of the Subject Property located at 15W661 and 15W621 83rd Street is Mr. James Russ, attorney for the property owners. The Petitioner requests rezoning of the Subject Property from the R-1 District to the R-2B District of the Burr Ridge Zoning Ordinance.
- b. That the rezoning is compatible with surrounding uses, zoning, and the trend of development in the area because the other properties north and west along 83rd Street are similar in size to lots that would be permitted in the R-2B District.
- c. That there is a need for the rezoning because the property owners seek to subdivide the property in a manner consistent with other properties in the area.
- d. That the rezoning is consistent with the recommendations of the Village of Burr Ridge Comprehensive Plan because the Plan recommends single-family residences in this area and encourages that any new lots created be at least 30,000 square feet in area.

Section 3: That an amendment to the Village of Burr Ridge Zoning Ordinance be and ***is hereby granted*** to rezone the subject real estate described below from the R-1 District to the R-2B District. The subject real estate is commonly known as 15W661 and 15W621 83rd Street and is legally described as follows:

Parcel 1: The West 3 rods of the North half of the Northeast Quarter of the Southwest Quarter of Section 36, Township 38 North, Range 11, East of the Third Principal Meridian, and the East 279.95 feet of the North half of the Northwest Quarter of the Southwest Quarter of Section 36, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel 2: The West 329.5 feet of the East 609.45 feet of the North half of the Northwest Quarter of the Southwest Quarter of Section 36, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

PERMANENT REAL ESTATE INDEX NUMBERS: 09-36-300-008;
09-36-300-009

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

PASSED this 22nd day of March, 2004, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 5 - Trustees Grasso, Rohner, Pallat, Paveza,
and Sodikoff

NAYS: 1 - Trustee Cizak

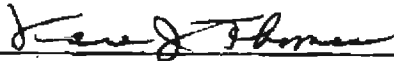
ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on this 22nd day of March, 2004.



Village President

ATTEST:



Village Clerk

C. Z-05-2004: 621-661 83rd Street (James Russ); Rezoning from R-1 to R-3 and Findings of Fact

Mr. Pollock introduced the hearing and read the legal notice as follows: The petitioner seeks to rezone the subject properties from the R-1 District to the R-3 District. Mr. Pollock indicated that the property is bounded by the R-3 District to the north, west, and south side and to the east is the R-4 District. Mr. Pollock explained that the R-4 District is no longer used by the Village and the R-4 District bulk regulations were identical to the R-3 District.

Chairman Grela asked staff if he is correct in stating that even though a subdivision plan was submitted in the packet, the petition before the Plan Commission is for rezoning only. Mr. Pollock stated that is correct.

Chairman Grela asked if the petitioner was present.

Mr. Jim Russ, 4915 Main Street, Downers Grove, Illinois, indicated that he is a representative of the property owners and that both the contract owner of one of the 5-acre parcels is present as well as the owner of the other 5-acre parcel is present. Mr. Russ indicated that the development will comply with the R-3 District standards and they are working with staff on the subdivision.

Chairman Grela asked if there were any members in the audience who wished to speak on this matter.

Mr. Ed Savage, 8401 Charleston Drive, stated that the submitted plan does make sense under the R-3 District due to the surrounding area zoned R-3. Mr. Savage asked what would happen to the swath that is present on the subject property that provides a great deal of privacy to his property. Chairman Grela indicated that the process for this particular subdivision is to firstly consider the zoning, and then staff will perform a detailed review of the subdivision. Mr. Savage asked if he would receive a similar notification when the subdivision is up for review. Mr. Pollock indicated that subdivision review is not a public hearing but he can check in with staff periodically to receive updates. Mr. Pollock stated that the Village does have tree preservation policies during construction which require fencing around the perimeter of the trees during construction.

Ms. Barb Piszczor, 8412 Clynderven Drive, stated that the existing traffic along 83rd Street is already bad and that this will add to the traffic in the area. Ms. Piszczor stated that the property is in a flood plain, and she is concerned that there will be an increase in run-off to adjacent properties. Chairman Grela stated that there will be an engineering review which will consider increase in water run-off amongst other engineering items. Mr. Pollock stated that new development cannot create additional run-off, and there is a requirement for final engineering approval before any work can take place. Ms. Piszczor stated that she likes the openness of the area, and in the past 3 ½ years there has been overdevelopment. Ms. Piszczor indicated that this development is affecting the wildlife in the area.

Mr. Richard Stevens, 676 Camelot Drive, indicated there is a swampy area to the southwest corner of the property. Mr. Stevens indicated that there are two ponds on the property and he is curious if the ponds are going to be filled in. Mr. Pollock indicated that he has not received any information regarding engineering and that will be reviewed upon receipt. Chairman Grela stated that a thorough review will be done by staff; and if in the process of the review, any areas are deemed unbuildable then the areas are unbuildable. Mr. Stevens asked if the Department of Natural Resources will be involved at all. Mr. Pollock stated that the DNR will not be involved, rather the Village will enforce any wetland issues and determine if there should be preservation

or mitigation.

Ms. Mary Gale Briggs, 640 Camelot Drive, stated that there have been issues with the existing drainage in the area and she is concerned that this will only make it worse.

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

Commissioner Franzese asked how close the conceptual subdivision plan that was submitted is to what will be the plan. Mr. Russ indicated that the engineering is not yet complete and that will drive the design and layout of the subdivision. Commissioner Franzese stated that walk-out lots are being created and further down the approval process he may have a problem with that. Commissioner Franzese stated that there are 13 lots proposed in the R-3 District; is that the minimum the petitioner would accept? Mr. Russ stated that is what the property owners are pursuing at this time. Commissioner Franzese stated that he enjoys the trees on-site but he asked if the current owner could remove the trees. Mr. Pollock stated the current owner could remove the trees.

Commissioner Wott asked if any soil tests had been performed. Mr. Russ stated that none have been completed at this time. Commissioner Wott stated there appears to be a lot of run-off and perhaps some wetlands. Mr. Russ stated that there could be and easements may have to be created to deal with the issue. Commissioner Wott asked if Ms. Judy Fencil contacted staff regarding her disapproval of the proposal. Mr. Pollock stated she contact Village Hall and that she owns two lots to the west of the subject property. Commissioner Wott stated that only the R-3 District was listed and wondered if an alternate zoning would create a spot zoning. Mr. Pollock stated that there are no identifiable size of areas of spot zoning simply the different zoning designation would be out of character for the area. Commissioner Wott stated that she is concerned about the increase in traffic with the increased density of the area. Mr. Pollock indicated that he density is substantially less with the adoption of new Subdivision Ordinance requirements and that the average lot size as depicted on the submitted plan is close to 30,000 square feet.

Commissioner McTigue stated that he feels the proposed zoning is appropriate. Commissioner McTigue indicated that approximately 475 loads of dirt will need to be hauled in to achieve the desired elevations. Commissioner McTigue stated that based upon his calculations and the information submitted on the preliminary plan, the home on Lot 10 could appear to be 55 feet tall. Commissioner McTigue indicated that he does not want that much fill brought into the property which could result in the new homes dwarfing the others. Mr. Pollock stated that staff has not approved the submitted plan.

Commissioner Trzupek stated that he shares the concerns regarding grading and potential wetland issues. Commissioner Trzupek stated that it seems that the R-3 District is appropriate but that the lots along 83rd Street are more to the R-2B District standards.

Commissioner Franzese stated that there was a recent fence variation adjacent to the property and the variation was granted due to flooding issues. Mr. Pollock indicated that the variation was granted due to a stormwater detention easement located in the rear yard of that property, not

due to flooding. Commissioner Franzese stated that the property owner indicated that the system wasn't working properly.

Commissioner McTigue asked how much time the Plan Commission would have to review the preliminary subdivision plan for this property. Mr. Pollock stated that the Village has 60 to 90 days to act. Commissioner McTigue indicated that he would like to have the plans for a couple of weeks in order to review them. Mr. Pollock stated that the subdivision review will appear on the Plan Commission Agenda and if the Plan Commission choosing to require more time, the Plan Commission can continue the consideration. Commissioner McTigue asked if the property owner would be allowed to bring in fill. Mr. Pollock stated the petitioner would be allowed to bring in fill. Commissioner McTigue stated that he would not feel comfortable in reviewing a preliminary plat over one weekend. Mr. Pollock added that the Village Engineer has preliminarily stated that the elevation of the property be lowered 2 to 3 feet.

A **MOTION** was made by Commissioner McTigue and **SECONDED** by Commissioner Walsh to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 7 - McTigue, Walsh, Franzese, Wott, Trzupek, Manieri, and Grela

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner McTigue and **SECONDED** by Commissioner Walsh to recommend approval to the Board of Trustees of the request to rezone the properties located at 15W661 and 15W621 83rd Street from the R-1 Single-Family Residence District to the R-3 Single-Family Residence District and to adopt the findings of fact.

ROLL CALL VOTE was as follows:

AYES: 7 - McTigue, Walsh, Franzese, Wott, Trzupek, Manieri and Grela

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

There were no comments regarding the Board Report or Building Report.

V. OTHER CONSIDERATIONS

A. Administrative Sign Appeal: 51 Shore Drive (Alliance); Consideration of Sign Ordinance Section 55.07.A.2(d)

Mr. Cook introduced the hearing as follows: Staff is seeking an administrative sign appeal on the orientation of two signs proposed for 51 Shore Drive. Mr. Cook stated that the business located at 51 Shore Drive seeks to remove two existing wall signs and replace them in the same location with two new signs announcing the new business name, Alliance. Mr. Cook stated that

Regular Meeting
President and Board of Trustees, Village of Burr Ridge
March 8, 2004

Michael Konieczka, 7904 Bucktrail said he is surprised to see the discrepancy from what was presented at the Plan Commission; it was going to be 2 or 3 lots ranging from 45,000 to 53,000 sq. ft. - only to find out that there could be 3 or 4 lots. The Zoning Ordinance goals deal with quality of life: open space, general health and welfare of the citizens, light, the free flow of air and aesthetic values. The emphasis seemed to be on open space. He takes issue with Trustee Cizek comments. He continued that he has the minutes from the Plan Commission meeting when the Deerview Subdivision was approved which indicates the commissioners all favored the larger lots for this particular site. He said it took 15 months to get the Deerview Subdivision approved; four different plans were rejected. They started out at 15 lots and eventually settled on 10 lots.

Lawrence Poltrock, petitioner on behalf of Mrs. Groot said anytime there is development of vacant land it needs to be done by a plan or some structure to where you are going. There is the implication for some reason that if there is one more lot in an R-3 than there is in R-2B, that somehow it diminishes value. R-3 is consistent with this area and the Village has to be consistent at least in terms of what everyone looks at in all directions.

Anita Konieczka pointed out that at the Plan Commission the petitioner elected to drop their R-2B request in favor of R-3 zoning. She continued that there are three homes on the west side of Bucktrail and they would like to see only three lots on the east side.

On Roll Call, Vote Was:

AYES: 5 - Trustees Rohner, Grasso, Pallat, Paveza & Sodikoff

NAYS: 1 - Trustee Cizek

ABSENT: 0 - None

There being five affirmative votes, the motion carried.

**PLAN COMMISSION RECOMMENDATION TO APPROVE REZONING FROM R-1
TO R-3 (621-661 83RD STREET - JAMES RUSS)**

Mr. Pollock said this request is for rezoning from R-1 to R-3 for a 10 acre parcel on 83rd Street. It is located on the south side of 83rd Street between Clynderven Road and Madison Street. The request for R-3 is based on consideration of surrounding zoning, R-3 on three sides, R-4 on the fourth. It was noted at the Plan Commission meeting that some of the lots on 83rd Street are in the 30,000 sq. ft. range even though they are R-3 but the Plan Commission felt that the density of any development of this property would be comparable to the density of these existing lots on 83rd Street and much lower density than what's in the Braemoor Subdivision to the east and comparable to what is in the Cambridge Estates Subdivision.

Trustee Rohner asked if R-2B was considered. She questioned if the public hearing was only for R-3 and if the Board doesn't want R-3 it needs to be remanded back to the Plan Commission for a new public hearing on R-2B.



Regular Meeting
President and Board of Trustees, Village of Burr Ridge
March 8, 2004

Mr. Pollock said the petitioner was offered the option of different districts as is always done and he declined, indicating that he wanted only R-3 zoning in his request.

Trustee Rohner commented that she is opposed to the R-3 zoning for the same reasons as in the prior agenda item. She said on 83rd Street there is R-2B development that possibly should be rezoned to R-2B and directly across the street, even though zoned R-3, there are 124 ft. wide lots. Trustee Rohner thinks that denying current residents any alternatives is inappropriate.

Motion was made by Trustee Rohner and seconded by Trustee Grasso to deny the rezoning to R-3 for the property at 621-661 83rd Street and directed Staff to prepare the Ordinance.

Trustee Cizek stated the fact can't be ignored that these two parcels are surrounded by R-3 zoning.

Trustee Rohner said that on 79th Street a few years ago there was a petitioner that wanted to put 7 or 8 houses in a cul-de-sac across the street from R-2B zoning and adjacent to condominiums, which is the most dense zoning. The Board felt it was more appropriate to have homes on the south side fronting the ones that were on the north side of the street reflective of a neighborhood atmosphere. The fact that it was next to condos and across the street from R-2B didn't have as strong of a bearing on what was appropriate for that street and neighborhood. She feels the same situation exists on 83rd Street. There are homes coming east from Madison that are on large lots, nearly all of them have the frontage requirements of R-2B and are in fact 30,000 sq. ft. or larger. The fact that they have been developed to larger has much more bearing on this zoning than the fact that it would back up against Braemoor, which the Board determined was not a good standard for the Village. The Comprehensive Plan was developed as a guide to say that 30,000 sq. ft. was the minimum.

Trustee Pallat said he agrees with Trustee Cizek that this should be zoned R-3. He said the predominant zoning in the Village is R-3 and some very nice homes have been developed on ½ acre lots. He continued some of the adjacent property owners are concerned and he doesn't think they should be if the parcels are developed properly.

Judy Fencl, 15W719 83rd Street stated that her property is adjacent to this property. She questioned how Kraml Estates with lots from 21,000 sq. ft. to 45,000 sq. ft. and Madison Club with lots from 21,500 sq. ft. to 45,500 sq. ft. can be zoned R-3. She continued that the zoning does not match the existing lots and neither does it on 83rd Street. She also stated her concern regarding the flooding of this area if it is developed with 13 homes. She said she would be in favor of R-2B Zoning.

Kenneth Dry, 15W648 83rd Street said his lot measures 37,500 sq. ft. He is in favor of the R-2B district because you get fewer lots which is desirable because of the drainage problems.

Regular Meeting
President and Board of Trustees, Village of Burr Ridge
March 8, 2004

Richard Stevens, 676 Camelot Drive said he is in favor of R-2B. He is concerned about the tons of fill that will need to be brought in. He would like the Village to make sure it's not contaminated soil.

Edward Savage, 8401 Charleston Drive said he is concerned that water run-off will be a problem. He also stated his concern that the residents won't be notified when the Plan Commission discusses the final plan for this development as they were regarding this rezoning.

Marigale Briggs, 640 Camelot Drive said the drainage and water flow is a huge problem. R-3 zoning will allow for smaller lots, more lots, more homes, more garages, more driveways, more concrete; more fixed objects wherein the land will not be able to absorb the water. She is in favor of R-2B. She doesn't understand what the hardship would be for the petitioner if they don't get R-3 zoning.

Nancy Montalbano, 8437 Charleston Drive said she thinks the resulting problems from the drainage will be horrific if R-3 zoning is allowed.

James Russ, attorney for petitioners said he wanted to clarify a few things. There have been people interested in the development but he is not selling lots. The R-3 zoning is consistent with what exists there whether those lots were developed larger than the R-3 zoning district or not, this property is completely surrounded by R-3 and R-4. Staff indicated in their report that with R-3 zoning there would be approximately 1.3 units per acre, which is equal to less than what has been developed in that area already. These lots will be comparable to what most of the south side of 83rd Street is. Most of those lots are under 30,000 sq. ft.; so those lots would not meet the requirements of the R-2B zoning as they exist today.

Trustee Sodikoff said he doesn't feel compelled to give great deference in this instance to the Plan Commission recommendation for R-3 because there was no hearing regarding the R-2B. A 10 acre parcel can stand on it's own for zoning purposes; which can be zoned whatever the Board feels is appropriate for the property. This property has to be looked at as a 10 acre developable site. At this point he would not recommend an R-3 zoning without full testimony.

Trustee Paveza said residents with water problems are seeing 13 lots and questioning where the water will go and even though there's a detention pond, he doesn't see how they will be able to get 13 lots.

Trustee Grasso said the developer chose not to have the Plan Commission look into the issue of R-2B. He agrees with Trustee Sodikoff regarding spot zoning.

Trustee Pallat said that he knows of residents in Braemoor who have no problem with this rezoning but those are the people who didn't come to the meeting.

Regular Meeting
President and Board of Trustees, Village of Burr Ridge
March 8, 2004

On Roll Call, Vote Was:

AYES: 4 – Trustees Rohner, Grasso, Paveza & Sodikoff

NAYS: 2 – Trustees Pallat & Cizek

ABSENT: 0 – None

There being four affirmative votes, the motion carried.

RECOMMENDATION TO UPDATE BURR RIDGE GROWTH MANAGEMENT PLAN

Mr. Pollock presented the updated the Growth Management Plan. He said the update summarizes the remaining unincorporated areas after the 2003 annexations. It also recommends an action plan for trying to encourage further annexations. The action plan suggests the establishment of a one year moratorium on annexation costs; dropping the water and capital impact fees and public hearing fees. Village Staff could also offer to prepare the plat of annexation and legal fees. He said this would require amendments to Ordinances.

Trustee Cizek said she feels it's unfair to all of the residents who paid the annexation fees. She said a one year moratorium is too long and she thinks the fees that are waived will be more than \$5,000.

Trustee Paveza said other communities are working to bring these same properties into their Villages so it's about protection of boundaries and he feels taking this aggressive approach is the proper way to go.

Trustee Rohner suggested a review after six months and possibly adding some additional incentives to annex.

Motion was made by Trustee Sodikoff and seconded by Trustee Rohner to direct Staff prepare an Ordinance establishing a one year moratorium for water and capital impact fees and public hearing fees for annexation.

On Voice Vote, the motion carried.

RECOMMENDATION REGARDING SPRING TREE PLANTING PROGRAM

The Board reviewed the proposed spring tree planting program report from the Village Arborist Gary Gatlin.

Trustee Cizek said she removed this item from the Consent Agenda, because she would like to see a better distribution of the 100 trees between the Cook and DuPage sides of the Village.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: July 30, 2015

RE: Board Report for August 3, 2015 Plan Commission Meeting

At its July 27, 2015 meeting, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-08-2015: 400-800 Village Center Drive (Trademark); The Board concurred with the Plan Commission and directed staff to prepare an Ordinance granting an amendment to the Village Center PUD as recommended by the Plan Commission.



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

Preliminary Plat of Subdivision: 8310-8361 Waterview Court (McNaughton); Requests by McNaughton Development, Inc. for preliminary plat approval to re-subdivide the Waterview Estates Subdivision from 8 lots into 11 lots.

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: August 3, 2015

GENERAL INFORMATION

Petitioner: McNaughton Development, Inc.

Property Owner: ISB Land, LLC

Petitioner's Status: Contract Purchaser

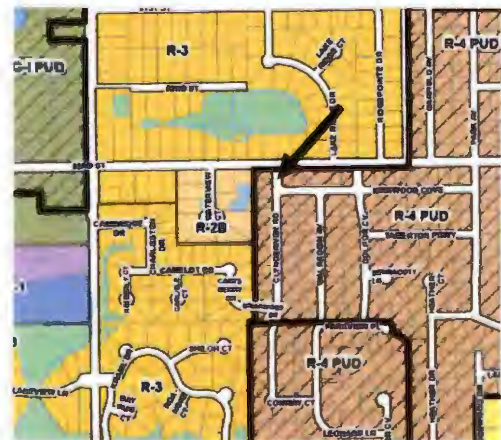
Land Use Plan: Recommends Single-Family Residential Use

Existing Zoning: R-2B Single-Family Residence District

Existing Land Use: 8, vacant lots

Site Area: 10 Gross Acres (includes right-of-way and detention outlet)
6.47 Net Acres

Subdivision: Waterview Estates Subdivision



SUMMARY

Concurrent with this request for preliminary plat approval, the contract purchaser is seeking to rezone the subject property. If the property is not rezoned it cannot be re-subdivided. This summary is written contingent upon the rezoning of the property.

Compliance with the Zoning Ordinance

If the property is rezoned to the R-3 District, the developer proposes to re-subdivide the property from 8 lots into 11 lots. The R-3 District regulations for lot size are as follows:

- The minimum lot area is 20,000 square feet; except that Section VI.A.2 of the Zoning Ordinance permits the minimum lot size to be 25% less than the minimum provided the average lot area meets the minimum of the district. For the R-3 District, the minimum lot area is 15,000 square feet provided the average lot area is 20,000 square feet. *The proposed plat complies with the R-3 District lot area requirements.*
- The minimum lot width is 100 feet. For lots on cul de sac turnarounds, the lot width is measured within 30 feet behind the front setback (the point at which the lot meets the 100 foot width requirement becomes the front setback line) and there is a requirement that each cul de sac lot have at least 50 feet of street frontage. For other lots, the lot width is measured at the front lot line. *The proposed plat complies with the R-3 District lot width and frontage requirements.*

Compliance with the Subdivision Ordinance

The Subdivision Ordinance requires review of all preliminary plats of subdivision by the Plan Commission and approval by the Board of Trustees. The preliminary plat is intended to show the configuration of lots to determine compliance with the Zoning Ordinance and preliminary engineering plans to determine that the lots may be adequately served by stormwater, streets, water and sanitary sewer facilities. Attached is a flowchart of the subdivision review process. Upon review by the Plan Commission and approval of the preliminary plat by the Board of Trustees, the developer is required to submit final engineering plans and the final plat for review and approval by the Community Development Director and Village Engineer. Once the final engineering and final plat are approved, the developer posts a Letter of Credit, the plat is recorded, and the developer has two years to finish the subdivision improvements (i.e. streets, stormwater, utilities, etc.). If the developer fails to satisfactorily complete the subdivision improvements, the Village would draw on the Letter of Credit to complete the improvements.

Subdivision improvements for the 8 lots in the original Waterview Estates were completed and accepted by the Village in 2008. The subdivision improvements completed included the cul de sac street, a sidewalk on 83rd Street, a donation to the Pathway fund in lieu of the sidewalk on the cul de sac, water and sewer mains, parkway trees, and stormwater facilities. Additional stormwater and landscaping improvements may be required for the re-subdivision of the property and the developer will have to relocate a water main that currently runs through the middle of the proposed Lot 7. The developer has submitted preliminary engineering plans and those plans are under review by the Village's consulting engineer.

The additional landscaping improvements that will be required are based on a 2008 amendment to the Burr Ridge Subdivision Ordinance (Section IX.E). That amendment requires additional landscaping around the detention outlot. Similarly, amendments to the Village's stormwater regulations required additional stormwater improvements commonly referred to as BMP devices (i.e. filtration of stormwater run-off). Subsequent to the approval of a preliminary plat and prior to recording the final plat, the developer will have to submit a final engineering and landscaping for approval and guarantee completion of the improvements with a Letter of Credit.

The Subdivision Ordinance also requires school and park impact fees for any new lots created. The impact fees for this re-subdivision are based the addition of three lots.

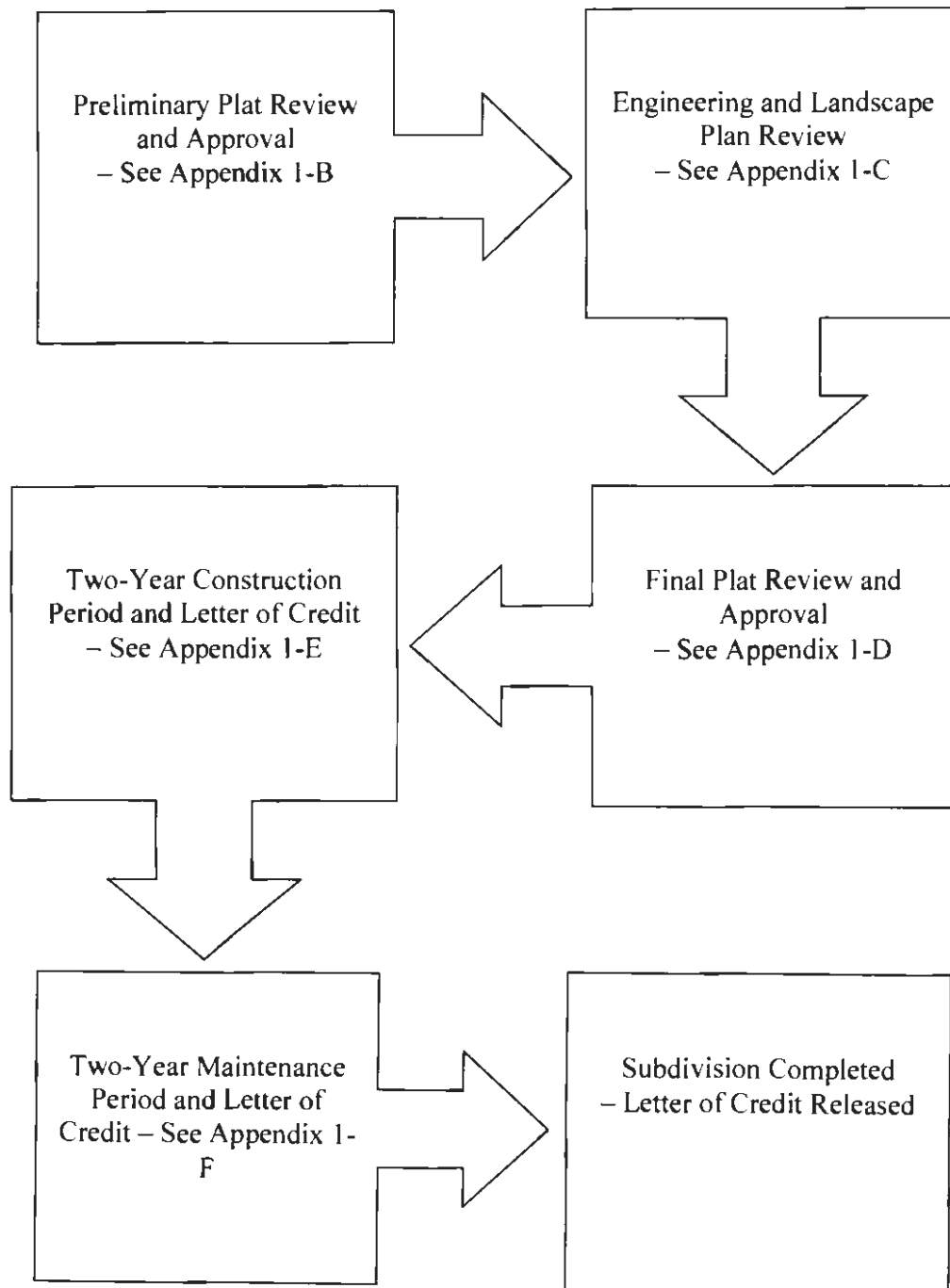
Recommendations

The proposed Preliminary Plat of Subdivision complies with all applicable regulations of the Subdivision and Zoning Ordinances (assuming rezoning of the property to the R-3 District). Therefore, staff recommends approval of the preliminary plat subject to the following terms and conditions:

1. The Final Plat shall substantially comply with the submitted Preliminary Plat.
2. Final Engineering and Landscaping Plans shall be subject to staff review and approval and shall comply with all current regulations and include an engineer's cost estimate for all required subdivision and landscaping improvements.
3. Application for a final plat of subdivision within one year after approval of the preliminary plat by the Board of Trustees.
4. Payment of the required school impact fee in effect at the time of approval of the final plat of subdivision - estimated at this time to be \$23,572.
5. Payment of the required park impact fee in effect at the time of approval of the final plat of subdivision – estimated at this time to be \$31,296.80.



BURR RIDGE SUBDIVISION ORDINANCE
Appendix I - A
Subdivision Review and Construction Process



WATERVIEW ESTATES RESUB

PARK DONATION CALCULATIONS

Basis =	3 (Total Number of Lots - Existing Lots)				
	Zoning: R-2B and R-3				
PARK DONATION					
	3 x	3.673 =	11.019 persons (4 bedroom homes)		
0.01 acres per	person	x	11.019 persons	=	0.1102 acres
				\$284,000.00 x	0.1102 =
					\$15,733.60

SCHOOL DONATION CALCULATIONS

Basis =		3 (Total Number of Lots - Existing Lots)			
SCHOOL DONATION					
Elementary =	0.474 x	3 =	1.422 children 600 children	= $\frac{x}{11}$ acres	x = 0.0261 acres
Jr. High =	0.303 x	3 =	0.909 children 900 children	= $\frac{x}{29}$ acres	x = 0.0293 acres
	0.0261 +	0.0293 =	0.0554	\$284,000.00 x	0.0554 =
Sr. High =	0.307 x	3 =	0.921 children 1500 children	= $\frac{x}{45}$ acres	x = 0.0276 acres
				\$284,000 x	0.0276
Elementary & Jr. High =					\$15,733.60
Sr. High =					\$7,838.40
Total School Donation =					\$23,572.00

PREPARED & SUBMITTED BY &
RETURN TO:

Karen Thomas, Village Clerk
Village of Burr Ridge
7660 S. County Line Road
Burr Ridge, Illinois 60527

WATERVIEW ESTATES

BEING A SUBDIVISION OF PART OF SECTION 38, TOWNSHIP 38 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

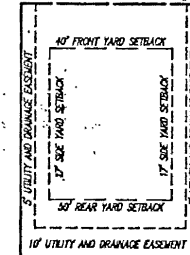
LEGEND

(0.00)	RECORD INFORMATION
0.00	MEASURED INFORMATION
---	SECTION LINE
---	CENTERLINE
---	SETBACK LINE
---	EASEMENT LINE
P. L. N. 09-38-300-008	
P. L. N. 09-38-300-009	

SUMMARY TABLE OF LOT SIZES

LOT #	SQ. FT.
LOT 1	33,698
LOT 2	33,698
LOT 3	31,544
LOT 4	39,032
LOT 5	30,210
LOT 6	32,157
LOT 7	49,938
LOT 8	31,144
OUTLOT "A"	63,658
TOTAL SITE	437,316

STREET



TYPICAL LOT SETBACK/EASEMENT DIMENSIONS

(UNLESS OTHERWISE INDICATED ON THE HEREON DRAWN PLAT, IN AREAS WHERE THE SIDEYARD EASEMENT IS GREATER THAN 10 FEET THE SIDE YARD SETBACK SHALL COINCIDE WITH THE EASEMENT LINE)
(IRON PIPE WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF FINAL GRADING)

WETLAND CONSERVATION EASEMENT PROVISION

THE AREA SHOWN HEREON AS "WETLAND CONSERVATION EASEMENT" IS HEREBY SUBJECT TO THE FOLLOWING:

- THE U.S. ARMY CORPS OF ENGINEERS, THE COUNTY OF DUPAGE EASEMENT (HEREINAFTER THE "COUNTY") AND THE VILLAGE OF BURR RIDGE, ILLINOIS (HEREINAFTER THE "VILLAGE") WILL EACH HAVE THE RIGHT TO ENTER THE AT ALL REASONABLE TIMES AND TO ENFORCE BY PROCEEDINGS IN LAW OR EQUITY THE COVENANTS AND RESTRICTIONS HEREIN.
- THE FOLLOWING ACTIONS ARE NOT PERMITTED EXCEPT BY PRIOR WRITTEN CONSENT FROM THE COUNTY AND THE VILLAGE:
 - PLACING DREDGED OR FILL MATERIAL, FLOWING, MINING, OR REMOVAL OF TOPSOIL OR OTHER MATERIALS.
 - CONSTRUCTION OF BUILDINGS, STRUCTURES, OR DEVELOPMENTS.
 - REMOVAL OR DESTRUCTION OF WILDLIFE, TREES OR PLANTS, MOWING, APPLICATION OF PESTICIDES OR HERBICIDES, OR REMOVAL OF FLORA OR FAUNA EXCEPT AS REQUIRED FOR THE MAINTENANCE OF THE PROPERTY AS A WETLAND.
 - OPERATION OF WATERCRAFT, CARS, TRUCKS, SNOWMOBILES, MOTORCYCLES, OR ANY OTHER TYPES OF MOTORIZED VEHICLES.
 - HUNTING, TRAPPING, GRAZING OR KEEPING OF LIVESTOCK.
 - NEW OR ADDITIONAL UTILITIES PLACED OVERHEAD OR UNDERGROUND.
 - MODIFICATIONS TO THE HYDROLOGY OF THE EASEMENT, EITHER DIRECTLY OR INDIRECTLY, THAT WOULD ALLOW MORE WATER ONTO, OR THAT WOULD DRAIN WATER AWAY FROM THE VILLAGE OF BURR RIDGE TO PROHIBIT ANY AND ALL IMPROVEMENTS, DRIVEWAYS, CURB CUTS, AND RELATED FACILITIES INTENDED FOR THE PURPOSES OF INGRESS AND EGRESS BY MOTORIZED VEHICLES FROM THE PUBLIC RIGHT-OF-WAY TO THE PRIVATE PROPERTY.
- THESE RESTRICTIONS AND COVENANTS SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER AND ITS ASSIGNS FOREVER.

RESTRICTED ACCESS EASEMENT

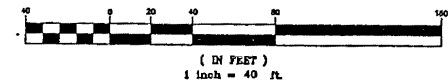
RESTRICTED ACCESS EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE VILLAGE OF BURR RIDGE, AND ITS SUCCESSORS AND ASSIGNS IN, ON, OVER, UPON, ACROSS, UNDER, AND THROUGH THOSE AREAS DEPICTED ON THE PLAT AS A "RESTRICTED ACCESS EASEMENT". THE PURPOSE OF SAID EASEMENTS IS TO ALLOW THE VILLAGE OF BURR RIDGE TO PROHIBIT ANY AND ALL IMPROVEMENTS, DRIVEWAYS, CURB CUTS, AND RELATED FACILITIES INTENDED FOR THE PURPOSES OF INGRESS AND EGRESS BY MOTORIZED VEHICLES FROM THE PUBLIC RIGHT-OF-WAY TO THE PRIVATE PROPERTY. SAID EASEMENTS HEREIN GRANTED ARE PERPETUAL EASEMENTS AND SHALL RUN WITH THE LAND AND ALL COVENANTS, AGREEMENTS, TERMS, CONDITIONS, OBLIGATIONS, RIGHTS AND INTERESTS HEREIN CONTAINED ARE PROVIDED FOR AND SHALL LIKEWISE INURE TO THE BENEFIT OF THE PARTIES HERETO, THEIR HEIRS, EXECUTORS SUCCESSORS, GRANTEES, LESSEES, AND ASSIGNS.

FAR FOR LOTS WITH STORMWATER EASEMENTS

OWNER AND DEVELOPER HEREBY WARRANT AND COVENANT THAT IN CALCULATING THE PERMITTED FLOOR AREA FOR LOTS THAT CONTAIN STORMWATER DETENTION EASEMENTS, THE AREA OF SAID STORMWATER DETENTION EASEMENTS SHALL BE EXCLUDED FROM THE FLOOR AREA RATIO (FAR) CALCULATION. FOR EXAMPLE, A LOT WITH A GROSS AREA OF 35,000 SQUARE FEET AND WHICH CONTAINS A STORMWATER DETENTION EASEMENT COVERING 3,000 SQUARE FEET OF THE LOT, WOULD HAVE A NET LOT AREA OF 32,000 SQUARE FEET FOR THE PURPOSES OF DETERMINING THE MAXIMUM PERMITTED FLOOR AREA.

PLAT
R2006-001886
JAN. 04. 2006
1:20 PM

GRAPHIC SCALE



RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION

AS SET FORTH IN THE DECLARATION, THE UNDERSIGNED HEREBY WARRANTS AND COVENANTS THAT IT WILL CREATE THE WATERVIEW ESTATES HOMEOWNERS ASSOCIATION ("THE ASSOCIATION") OF WHICH THE UNDERSIGNED AND ALL THE LOT OWNERS SHALL BE MEMBERS AND WHOSE PURPOSE IS TO PROVIDE A GOVERNING BODY FOR THE LOT OWNERS FOR THE CARE, MANAGEMENT AND MAINTENANCE OF THE PROPERTY OF THE ASSOCIATION. THE ASSOCIATION, BY DECLARATION AND THIS PLAT, IS RESPONSIBLE FOR THE MAINTENANCE OF THE FOLLOWING: ALL COMMON AREAS INCLUDING DETENTION PONDS AND OUTLOTS, THAT PORTION OF THE STORM SEWER SYSTEM NOT LOCATED WITHIN THE DEDICATED PUBLIC RIGHTS OF WAY; ALL OTHER UTILITIES NOT MAINTAINED BY THE VILLAGE OF BURR RIDGE OR ANY UTILITY COMPANY; SUBDIVISION ENTRYWAYS INCLUDING FENCES, SIGNS AND LANDSCAPING; AND LANDSCAPING WITHIN PUBLIC RIGHTS OF WAY INCLUDING PARKWAYS, CUL-DE-SACS, MEDIAN ISLANDS AND SIMILAR LANDSCAPING IN COMMON AND PUBLIC AREAS.

THE ASSOCIATION SHALL MAINTAIN THE SPECIFIED AREAS AND FEATURES DESCRIBED ABOVE IN A MANNER CONSISTENT WITH THE PLANS APPROVED BY THE VILLAGE AND THE STANDARDS TYPICAL OF PRIVATE PROPERTY MAINTENANCE THROUGHOUT THE COMMUNITY. IN THE EVENT THE ASSOCIATION FAILS TO PROPERLY MAINTAIN THESE AREAS, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE ASSOCIATION OR PROPERTY OWNERS (IN THE EVENT THAT NO INFORMATION RELATIVE TO A CONTACT PERSON FOR THE ASSOCIATION IS PROVIDED TO THE VILLAGE), HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE SPECIFIED AREAS AND FEATURES. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER(S) OR HOMEOWNERS' ASSOCIATION.

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK OF THE SPECIFIED AREAS OR FEATURES, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF DUPAGE COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE HOMEOWNERS ASSOCIATION AND AGAINST EACH AND EVERY LOT WITHIN THE SUBDIVISION. THE COST OF WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEY'S FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

I, Bryan Sapp, VILLAGE TREASURER OF THE VILLAGE OF BURR RIDGE DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT BURR RIDGE, DUPAGE COUNTY, ILLINOIS, THIS 22nd DAY OF December, 2005.

Bryan Sapp
VILLAGE TREASURER

COUNTY DEPARTMENT OF PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

I, Nicholas Kottmeier, DIRECTOR FOR THE DUPAGE COUNTY DEPARTMENT OF PUBLIC WORKS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, AND THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS THEREOF, MEET THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT OF DUPAGE COUNTY.

DATED AT DUPAGE COUNTY, ILLINOIS, THIS 20th DAY OF December, 2005.

Nicholas Kottmeier
DIRECTOR

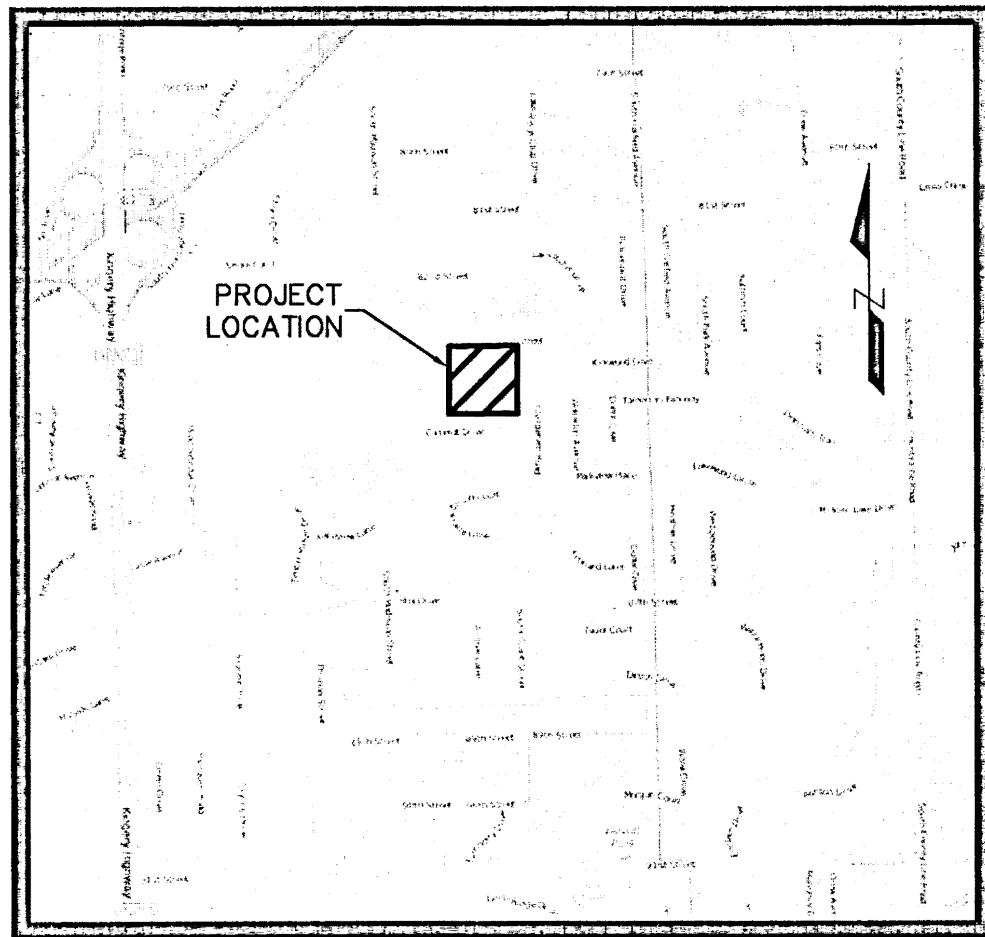
WATERVIEW ESTATES

83RD STREET EAST OF MADISON STREET
BURR RIDGE, ILLINOIS

FINAL PLAT

DRAWN BY: RAS	CHECKED BY: RWS												
SCALE: 1"=40'	DATE: 10/01/04												
JOB NUMBER: 03-221	SHEET: 1 OF 2												
Consulting Civil Engineering Land Planning & Surveying 633 Rogen Street Downers Grove, Illinois 60515 voice 630-434-2780 fax 630-434-2781	<table><tr><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>12/10/04</td><td>CONSERVATION ESM.</td></tr><tr><td>03/21/05</td><td>PER VILLAGE REVIEW</td></tr><tr><td>10-20-05</td><td>PER DUPAGE COUNTY REVIEW</td></tr><tr><td>12-12-05</td><td>PER VILLAGE REVIEW</td></tr><tr><td>12-19-05</td><td>PER VILLAGE/COUNTY REVIEW</td></tr></table>	DATE	DESCRIPTION	12/10/04	CONSERVATION ESM.	03/21/05	PER VILLAGE REVIEW	10-20-05	PER DUPAGE COUNTY REVIEW	12-12-05	PER VILLAGE REVIEW	12-19-05	PER VILLAGE/COUNTY REVIEW
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12-19-05	PER VILLAGE/COUNTY REVIEW												

CML
C.M. Lavoie
& Associates, Inc.



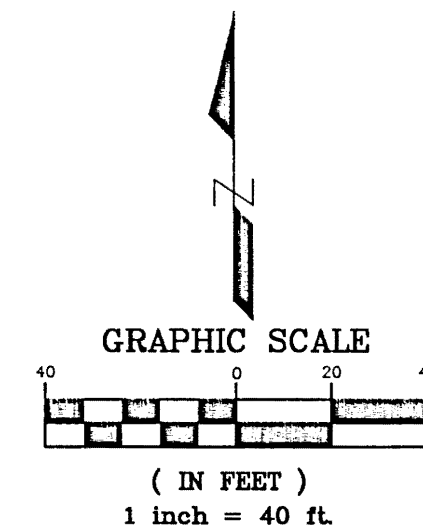
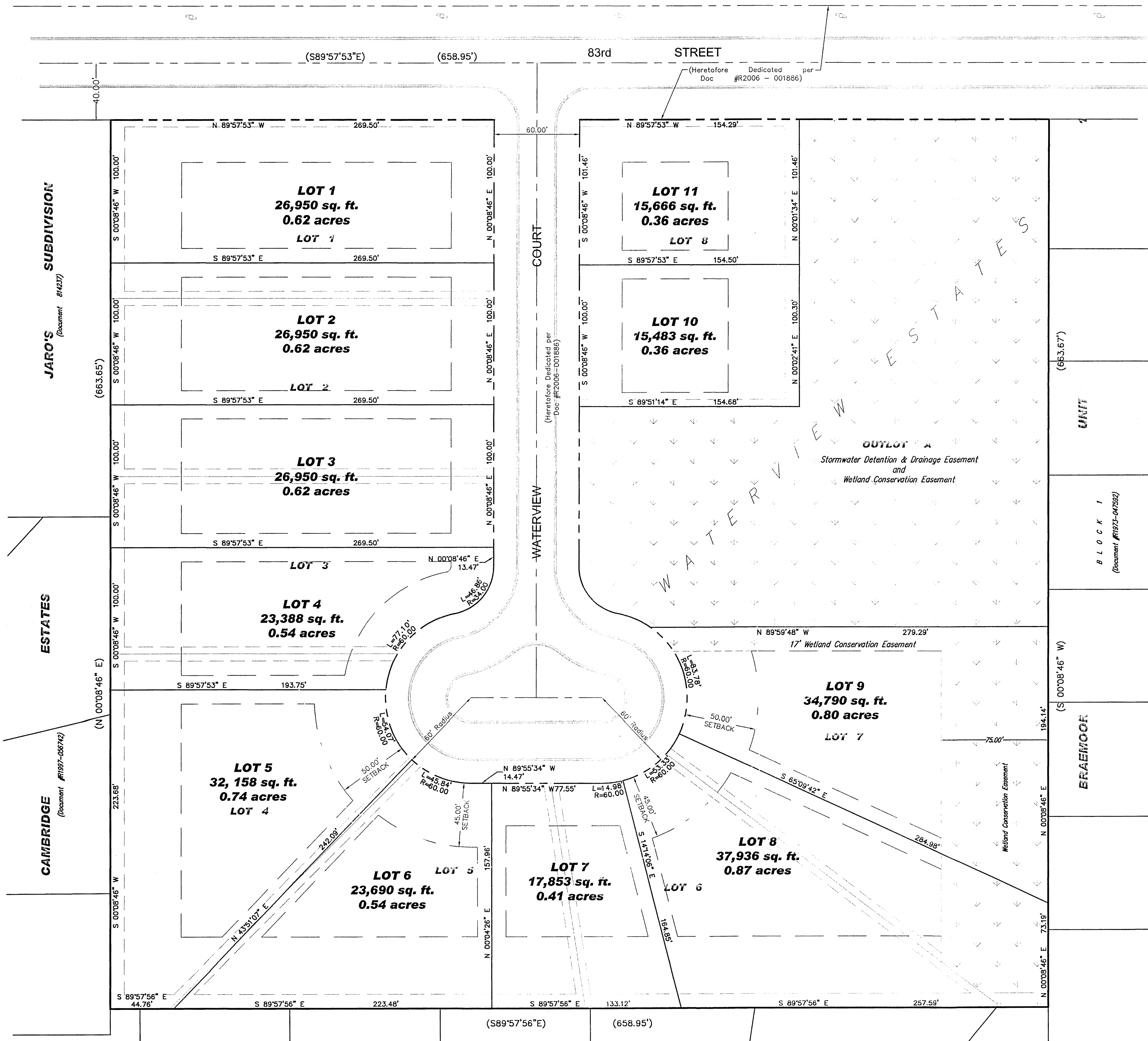
LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

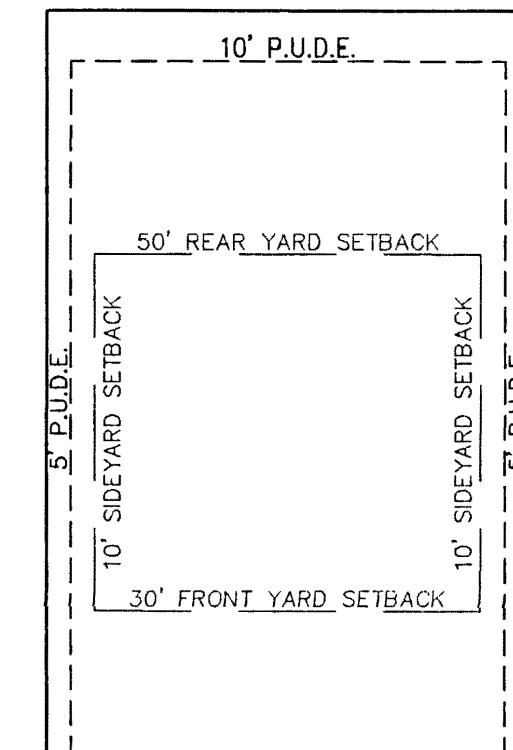
WATERVIEW ESTATES, RECORDED ON JANUARY 4, 2006, AS DOCUMENT NUMBER R2006-001886, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

PRELIMINARY PLAT
FOR
WATERVIEW ESTATES

BURR RIDGE, ILLINOIS



TYPICAL LOT
SETBACK/EASEMENT DIMENSIONS



EXISTING ZONING: R-2A SINGLE FAMILY RESIDENCE
PROPOSED ZONING: R-3 SINGLE FAMILY RESIDENCE

(UNLESS OTHERWISE INDICATED ON THE PLAN, IN AREAS WHERE THE SIDEYARD EASEMENT IS GREATER THAN THE TYPICAL DIMENSION, THE SIDEYARD SETBACK SHALL COINCIDE WITH THE EASEMENT LINE)

SUMMARY TABLE OF
LOT SIZES

LOT	SQ. FT.
LOT 1	26,950
LOT 2	26,950
LOT 3	26,950
LOT 4	23,388
LOT 5	32,158
LOT 6	23,690
LOT 7	17,853
LOT 8	37,936
LOT 9	34,790
LOT 10	15,482
LOT 11	15,665
OUTLOT A	85,658
ROW DEDICATION	69,857
TOTAL SITE	437,316
AVERAGE LOT SIZE	25,619

McNAUGHTON DEVELOPMENT
11 S. 220 JACKSON STREET
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

PRELIMINARY PLAT
FOR
WATERVIEW ESTATES
BURR RIDGE, ILLINOIS

DESIGN/TEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION	
Project No.:	15-0024
Scale:	1" = 40'
Date:	07-13-15
Design By:	SDS
Drafted By:	NSM
Checked By:	SDS