



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

**August 17, 2015
7:30 P.M.**

I. ROLL CALL

Greg Trzupsek, Chairman

**Mike Stratis
Dehn Grunsten
Robert Grela**

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

II. APPROVAL OF PRIOR MEETING MINUTES

A. August 3, 2015 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. V-01-2015: 512 Kirkwood Cove (Bennett); Fence Variation and Findings of Fact

Requests a variation from Section IV.J.b of the Burr Ridge Zoning Ordinance to permit replacement of a wood fence with an aluminum fence in an interior side yard (south side of home) rather than restricted to the rear yard (west side of home).

B. Z-11-2015: 8310-8361 Waterview Court (McNaughton); Rezoning and Findings of Fact; continued from August 3, 2015

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.

C. Z-12-2015: 15W800 91st Street and 9101 Kingery Highway (Spectrum); Rezoning Upon Annexation, Planned Unit Development and Findings of Fact

Requests rezoning upon annexation from the R-1 Single-Family Residence District to the O-2 Office and Hotel District and the B-2 General Business District of the Burr Ridge Zoning Ordinance; and requests special use approval as per Sections IX.D.2.g and VIII.C.2.ii of the Burr Ridge Zoning Ordinance for a Planned Unit Development consisting of a senior care facility with approximately 190 total units on 15.5 acres and 24,000 square feet of retail space on 3.5 acres.

IV. CORRESPONDENCE

A. Board Report – August 10, 2015

- B. Building Report – July, 2015

V. OTHER CONSIDERATIONS

- A. **Preliminary Plat of Subdivision – Waterview Estates Re-Subdivision; continued from August 3, 2015**

VI. FUTURE SCHEDULED MEETINGS

- A. **September 21, 2015:** The filing deadline for this meeting is August 31, 2015
- B. **October 5, 2015:** The filing deadline for this meeting is September 14, 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 24, 2015 Regular Meeting beginning at 7:00 P.M. Commissioner Stratis is the scheduled Plan Commission representative for the August 24, 2015 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF

August 3, 2015

1. ROLL CALL

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

ROLL CALL was noted as follows:

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

ABSENT: 2 – Grunsten and Scott

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 Hoch and **SECONDED** by Commissioner Stratis to approve minutes of the July 20, 2015 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

3. PUBLIC HEARINGS

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

Chairman Trzupek announced that the petitioner for Z-11-2015 has asked for a continuance and that the Commission would consider that request first.

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

Chairman Trzupek said anyone wishing to speak to the matter tonight may do so but they would be better served to come back to the continued hearing on August 17, 2015. There being no comments, Chairman Trzupek asked for a motion.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to continue Z-11-2015 to the August 17, 2015 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

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

Chairman Trzupek asked Mr. Pollock to summarize the request.

Mr. Pollock described this request as follows: The property owner is building a new home and proposes to construct an underground swimming pool and basketball court. The underground structure encroaches into the required 60 foot rear yard setback. 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).

Chairman Trzupsek asked for a presentation by the petitioner.

Mr. Eric Carlson, architect for the property owner, stated that the petitioner does not have a preference between a variation and a text amendment.

Chairman Trzupsek asked for comments and questions from the public. There were no questions or comments from the public.

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

Chairman Trzupsek asked if the structure was already under construction. Mr. Carlson said it was not.

Commissioner Grela said he has no comments or questions other than to state that a variation is not justified but a text amendment seems appropriate.

Commissioner Broline asked why the existing text is limited to wine cellars. Mr. Pollock said there was no particular reason other than the amendment was done in response to a request for a wine cellar.

Commissioner Hoch asked if the structure would impact drainage. Mr. Carlson said they would return the grade above the structure to the existing grade and accommodate all drainage with underground tiles and a sump pump.

Commissioner Stratis asked if there would be any natural light or ventilation. Mr. Carlson said that it would all be mechanical.

Chairman Trzupsek suggested that the Commission should consider whether the amendment should be limited to add underground swimming pools and basketball courts or be broader to include all underground accessory structures.

Commissioner Stratis said he prefers to keep it limited to avoid unintended consequences.

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

At 7:47 P.M., a **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to close the public hearing for Z-09-2015.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to adopt the findings of fact as submitted by the petitioner and to recommend that the Board of Trustees approve an amendment to Section IV.I.39 of the Zoning Ordinance to change Wine Cellars to Wine Cellars, Underground Basketball Courts, and Underground Swimming Pools.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Mr. Carlson stated that based on the Plan Commission recommendation to approve the text amendment, he is withdrawing his request for variation.

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

Chairman Trzupek asked Mr. Pollock to summarize this petition.

Mr. Pollock summarized the petition as follows: 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. The requirement that 75% of all vehicles sold will have an average sale price of \$75,000 or more would not be changed.

Chairman Trzupek asked the petitioner for his comments.

Mr. Mutie Sughayar introduced himself as the operator of Global Luxury Imports at 101 Tower Drive. Mr. Sughayar said he had no additional comments at this time.

Chairman Trzupek asked Mr. Sughayar to explain why he wants to make this change and what he currently does with cars taken for trade-ins that are valued under \$30,000.

Mr. Sughayar said that he wants to make this change because he does take in some lower valued trade ins and wants to be able to sell them for a profit rather than selling them to wholesalers where he does not make a profit. He said he believes this minor change will not impact the integrity of the Village.

Chairman Trzupek asked for questions and comments from the public.

Mr. Kenneth Glomb, 101 Carriageway Drive, said he did not object to the original request for this business but he does not want more cars coming through the intersection of Carriageway Drive and County Line Road and, therefore, objects to this request.

Ms. Pat Carney, 136 Carriageway Drive, said the business promised not to bring in more traffic and this request would accommodate more visitors to the property. She said this was intended to be a luxury car dealer and should not be changed.

Mr. Sughayar said he does not believe his business brings in very much traffic compared to other businesses in the area. He said he has about 10 visitors per day, not including occasional special events. He said he does not agree that cars under \$30,000 are not luxury cars. He described a Porsche that sells for less than \$30,000.

Ms. Sandy Contarino, 126 Surrey Lane, asked how it would help Burr Ridge to allow cars to be sold for less than \$30,000. Chairman Trzupsek responded that there would be additional sales tax dollars generated but also added that sales taxes are not the reason the Plan Commission would recommend or not recommend such a request.

Mr. Sughayar said that in 2013 his business generated \$26,000 in sales taxes for the Village, in 2014 it generated \$50,000, and year to date in 2015 they have generated \$27,000. He said that he expects future years to generate as much as \$100,000 in Village sales taxes.

Ms. Ballarini, 145 Carriageway Drive, said the minimum value restriction was in place to keep people from browsing and thus to keep traffic low. She said something needs to be kept in place to ensure that will not happen.

Mr. Sughayar said that he is not asking to change the average sale price of \$75,000.

Ms. Jo Irmen, 127 Stirrup Lane, said that County Line Road is the main street of Burr Ridge and the first thing people see when entering Burr Ridge is a used car lot. She said it is offensive. Ms. Irmen said that the intersection is bad and they do not need more traffic at this intersection. She said the lower price will encourage more customers. She said the business is not a good neighbor and mentioned that a helicopter landed on the property recently. She said that every sales tax dollar generated from this property comes out of the pockets of residents as their property values decline.

Ms. Alice Krampits, 7515 Drew Avenue, said the business was only allowed because it sold luxury cars and removing the minimum sales price would negate that. She said the business owner has broken a trust with the community by already selling cars at less than \$30,000. In response, Mr. Sughayar said that when they were first moving to 101 Tower Drive there web site continued to advertise cars for sale from the other location which allowed sales of less than \$30,000.

Mr. Mark Tomas, 7515 Drew Avenue, said that the Village was told that they would not provide automobile service to the public but that they are doing service. He said he has seen cars advertised for less than \$30,000. He said the lower value will increase traffic and should not be granted.

Mr. Tim Scanlon, 27 Old Mill Court, said he objects to the change as it will increase traffic. He said the image of the business was important and the change will demean the image of Burr Ridge. He said he recommends gathering hard data on traffic impacts before proceeding.

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

Commissioner Stratis asked if there had been any complaints about the petitioner's business at this location. Mr. Pollock said there have been none. Commissioner Stratis said that with the average sales price of \$75,000, if they sell 10 cars at less than \$30,000 they will have to sell 10 higher priced cars to maintain the average. Commissioner Stratis said he disagrees with most of what has been said. He said the Village has obligations to its residents as well as its corporate citizens. He said the Village must accommodate its corporate citizens unless there is a material impact to the residents and the community. He said this business is meticulous, it is not a used car lot as cars are kept indoors, and he said there is no evidence that the proposed change would have a material impact on the

community. He said that this use has less traffic than many other uses that would be permitted at this location because it does not contribute to peak hour traffic.

Commissioner Hoch said she agrees with Commissioner Stratis about the appearance but is concerned that they are doing service from this location. In response, Mr. Pollock said that the business is allowed to provide automobile service to the general public. Commissioner Hoch said that the Commission should stick with the \$30,000 limit imposed by the Board of Trustees.

Commissioner Broline asked the petitioner if they had lost any higher value sales due to the minimum sales price and asked why the petitioner did not just ask for a lower minimum. Mr. Sughayar said they had not lost higher end sales as he will take a trade in and sell it wholesale. He said he did not offer a lower minimum because he believes the average sales price requirement addresses concerns about keeping the business focused on higher value sales.

Commissioner Broline complemented the petitioner on the appearance of the building and particularly, about removing and screening roof top equipment.

Commissioner Praxmarer said the residents have made a lot of good points. She confirmed that the average sales price is well above the minimum. Mr. Sughayar said the average is about \$91,000. Commissioner Praxmarer said that she may support a reduction in the minimum but cannot support complete removal.

Commissioner Grela noted that the petitioner has honored every commitment they made and the business is good for the Village. He said that he would not have supported the business in the first place if it were not limited to luxury cars. He said with the limitations to more expensive cars, the business has maintained the look and feel of Burr Ridge and County Line Road. He said the business should not be allowed to sell cars for less than \$30,000.

Chairman Trzupsek said it was incorrect to call this business a used car lot as the cars are all indoors and most are out of sight. He said the business was a wonderful addition to Burr Ridge and that this change will not impact traffic. He wondered if more flexibility could be provided to the petitioner by allowing sales of trade-ins only at less than \$30,000 while maintaining the average sales price. He said it is hard to quantify luxury and noted that other car dealerships in the Village are not burdened by this requirement. Chairman Trzupsek said he would not favor eliminating this requirement but instead would consider alternative conditions that achieve the same goal of this business being a luxury car dealership.

Commissioner Hoch said she would not agree to this use without a benchmark that ensures will remain a luxury car dealership.

Commissioner Praxmarer asked about increasing the average sales price minimum in exchange for eliminating the minimum.

Commissioner Stratis asked about limiting the number or percentage of cars that may be sold under the \$30,000 limit. He asked if this could be sent to the Board of Trustees without a recommendation.

Mr. Pollock said he believes the Plan Commission has to make a recommendation on the request of the petitioner. He said he wanted to be sure the Commission understood that the

parameters for making a special use decision are the findings of fact and those are no different for the Board of Trustee than they are for the Plan Commission.

Commissioner Stratis reiterated that he does not believe the \$30,000 minimum sales price has any material land use impact.

Chairman Trzupsek suggested a straw poll of the Commissioners. He said he would not support eliminating but would support reducing the number.

Commissioner Stratis said he agreed with Chairman Trzupsek.

Commissioner Hoch said she sees no reason to change the Ordinance.

Commissioner Broline said he could not vote to eliminate. He said the argument for making a change was not made.

Commissioner Praxmarer said she would agree to a change but not elimination.

Commissioner Grela said that he would not support elimination and he believes the Plan Commission should not suggest an alternative but instead should just make a recommendation based on the petitioner's request.

At 9:13 P.M., a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to close the public hearing for Z-10-2015.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend to the Board of Trustees that Z-10-2015 be denied.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Chairman Trzupsek asked if there was any alternative motion. There was none.

4. CORRESPONDENCE

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

5. OTHER CONSIDERATIONS

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

Chairman Trzupsek noted that the rezoning associated with this request has been continued to August 17, 2015 at the request of the petitioner.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Stratis to continue the Preliminary Plat consideration to the August 17, 2015 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

6. FUTURE SCHEDULED MEETINGS

Mr. Pollock said the next scheduled meeting is August 17, 2015 and there are three public hearings scheduled for that meeting.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grela to **ADJOURN** the meeting at 9:18 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:18 p.m.

**Respectfully
Submitted:**

August 17, 2015

J. Douglas Pollock, AICP



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

V-01-2015; 512 Kirkwood Cove (Bennett); Requests a variation from Section IV.J.b of the Burr Ridge Zoning Ordinance to permit replacement of a wood fence with an aluminum fence in an interior side yard (south side of home) rather than restricted to the rear yard (west side of home).

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 17, 2015

GENERAL INFORMATION

Petitioner: M.J. Bennett
Property Owner: M.J. Bennett Trust
Petitioner's Status: Trustee
Land Use Plan: Recommends Single-Family Residential Use



Existing Zoning: R-4 Planned Unit Development
Existing Land Use: Single-Family Residence
Site Area: 13,950 square feet
Subdivision: None



SUMMARY

The petitioner owns a corner lot at Kirkwood Cove and Walredon Avenue (south of 83rd Street). The home had a legally established wood fence enclosing the rear and side yards (erected prior to the current regulations that permit only open fences and restrict fences to the rear yard). The petitioner replaced the wood fence in the rear yard with a conforming aluminum fence. Due to the current prohibition on fences in side yards, she did not replace the wood fence in the side yard.

At this time, the petitioner seeks a variation to permit the replacement of a non-conforming fence in a side yard. The replacement fence would be identical to the aluminum fence already erected in the rear yard of the property and would conform to the Zoning Ordinance except that it would be located in a side yard. Attached are all of the regulations for residential fences.

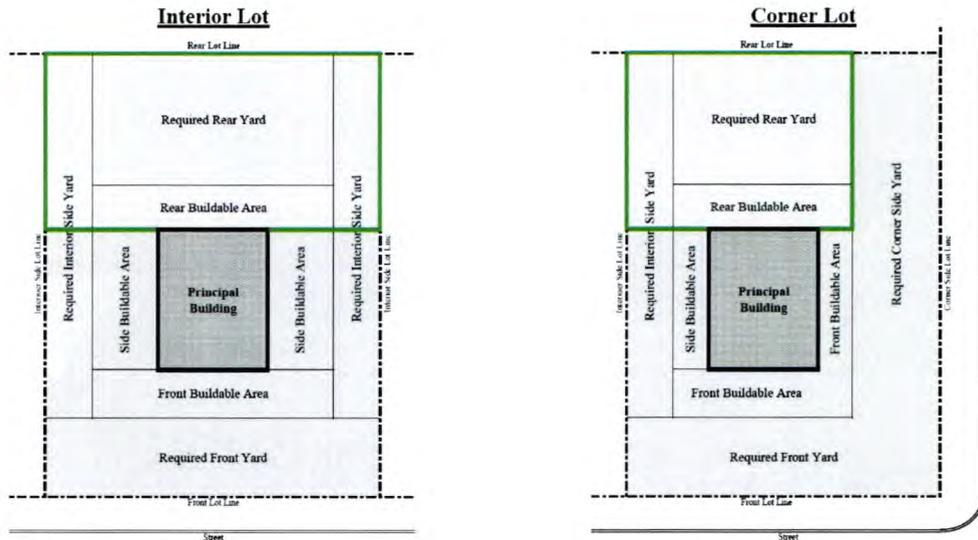
If not granted the variation, the petitioner would have the option of continuing to maintain the non-conforming fence. Maintenance is allowed to the extent that 50% of the value of the fence is not replaced and that the fence remain in its exact configuration and location.

Findings of Fact and Recommendation

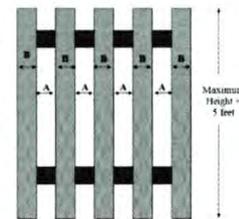
The petitioner has submitted findings of fact which may be adopted if the Plan Commission is in agreement with those findings. The petitioner suggests that the orientation of the home to the corner side lot line (Kirkwood Cove) rather the front lot line (Walredon Avenue) and the location of patio doors and a patio on the side of the house (as defined by the Zoning Ordinance) are unique circumstances to this property that create a hardship. The petitioner has also submitted a letter of support from the neighbor adjacent to the proposed location of the new fence.

Regulations for Residential Fences Village of Burr Ridge Zoning Ordinance – Section IV.J

- Fences in residential districts shall be **not more than five feet in height** measured from the ground level at the lowest grade level within five feet of either side of the fence.
- Fences shall be permitted, unless otherwise provided herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot. Except, however, on corner lots such fences shall extend not nearer to the corner side lot line than the required corner side yard setback.



- All fence posts and all supports must face the interior of the property on which it is located.
- Chain link, solid, barbed wire and fences which are electrically charged to produce a shock when touched are specifically prohibited.
- All fences in residential districts shall be open fences as defined Section XIV. Open fences are defined as a fence, including which has, for each one foot wide segment extending over the length and height of the fence, 50 percent of the surface area in spaces which afford direct views through the fence.



by gates, entire open

“A” must be equal to or greater than “B”

Fences for Swimming Pools; In-ground swimming pools must be enclosed with a fence that is 4 to 5 feet in height. Openings in the fence may not pass a 4 inch diameter sphere through the spaces. The clearance between the ground and the bottom of the fence may not exceed 2 inches. Fences must have 50% of the surface area in open spaces as defined above. Access gates shall open outward away from the pool and shall be self-closing and have self-latching devices. The release mechanism of the self-latching device shall be located 54 inches above the bottom of the gate. When the 54 inch height requirement for latching devices cannot be accommodated, the release mechanism shall be located on the pool side of the gate, 3 inches below the top of the gate, and the gate shall have no opening greater than one-half inch within 18 inches of the release mechanism.

July 22, 2015

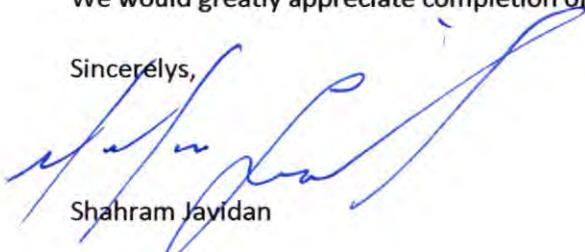
Shahran Javidan
8348 Walredon Avenue
Burr Ridge, Illinois 60527

Village of Burr Ridge
Plan Commission and Zoning Board of Appeals

The purpose of this letter is to provide support for Ms. Bennett's fence variance request to replace the existing wooden fence adjacent to my property with the extension of the aluminum fence. The new, open aluminum fence would positively impact the property appeal of my residence and provide a more attractive perimeter feature.

We would greatly appreciate completion of this fence replacement as soon as possible,

Sincerely,



Shahram Javidan

July 22, 2015

Village of Burr Ridge
Plan Commission and Zoning Board of Appeals

Description of Public Hearing Request

The purpose of this Plan Commission Public Hearing request is to seek a fence zoning variation. I recently purchased the property at 512 Kirkwood Cove, with the intent of improving the residence, including the existing fence. The existing wooden fence was in need of substantial repair. Last fall, I applied for a fence permit in order to install a Village approved aluminum fence. At that time, I replaced the western portion of the fence according to the zoning permit. The remaining wooden fence to the East was not replaced.

The fence section that still remains to be replaced/repared is located directly south of the house which is designed as the residence's backyard. The house was constructed in 1977 and at this time, this house's rear space was sited with the southern orientation. The house backyard patio door and rear entrances are all located to serve this area as the backyard living space. Since this area was planned as the residence's backyard, the fence was installed along the perimeter of this area. It is for this reason that I am petitioning the Planning Commission to define this rear facing property area as the backyard for fence replacement purposes.

The existing wooden fence is comprised of 3 different panel styles, including a section which is constructed of solid wooden privacy panels. In seeking this variance, it is my objective to create a uniform and aesthetically pleasing landscape feature that will enhance the neighboring properties. This proposal would provide a more attractive fencing option for my southern neighbor as well as reduced obstructive presence. Furthermore, rather than simply repairing the existing wooden fence, the extended aluminum fence are would then conform to the Village's current 50% open space fencing ordinance. In addition, order to visually screen the fence from the Walredon east view, I propose installing landscape bushes along the exterior of the eastern fence.

I have discussed this concept with Shahram Javidan, my next door neighbor, whose property is located adjacent to the wooden fence at 8348 Walredon. He is fully supportive of this improved fencing proposal and personally endorses the plan to the Village. He and his wife are most eager for the fencing and landscaping improvements to occur asap.

Upon your authorization, I will submit an updated fencing permit application and proceed with the work immediately.

Thank you for your consideration.
Marta Bennett

M. BENNETT



512 KIRKWOOD COVE, BR. - WESTVIEW

W. BENNETT



512 KIRKWOOD COYE - WESTVIEW



512 KIRKWOOD COVE, BR. - WESTVIEW

M. BENNETT

M. BENNETT



512 KIRKWOOD COVE - EASTVIEW

M. BENNETT



512 KIRKWOOD COVE - EAST VIEW - WALKERDEN



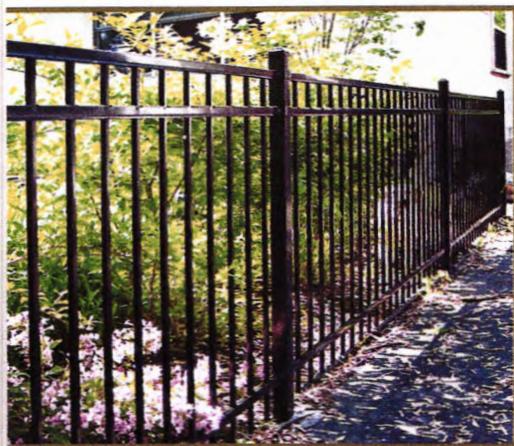
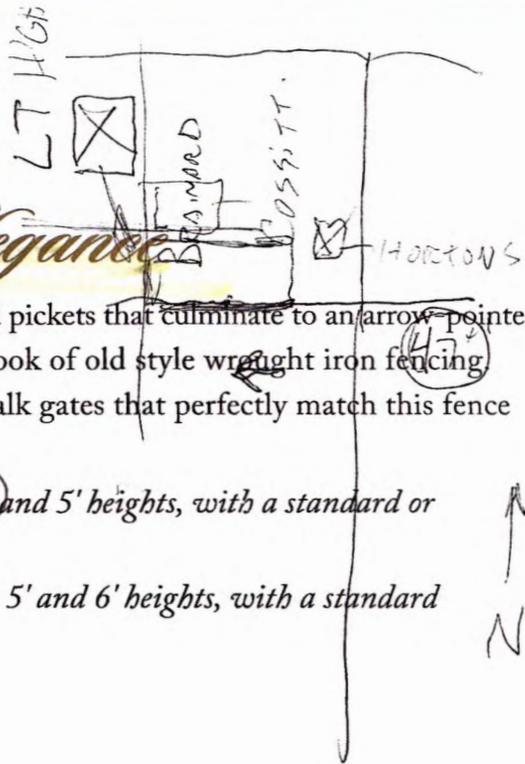
CURRENTLY INSTALLED

CLASSIC™

Timeless Elegance

Classic style features extended pickets that culminate to an arrow-pointed spear capture the beautiful look of old style wrought iron fencing. Single, double and arched walk gates that perfectly match this fence style are also available.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail



MAJESTIC™

Modern Beauty

Majestic's flush top rail projects a clean, streamlined look that make it one of the most popular styles in the Montage family. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' panels available with flush bottom rail only)



GENESIS™

Creatively Distinct

Genesis style's extended flat-topped pickets serve as a foundation for your choice of accent finials providing a customized design. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail

M. BENNETT



512 KIRKWOOD COVE, BR. - WESTVIEW



**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 Trzupsek, Chairman

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: August 17, 2015, continued from August 3, 2015

GENERAL INFORMATION

Petitioner: McNaughton Development, Inc.

Property Owner: ISB Land, LLC

Petitioner's Status: Contract Purchaser

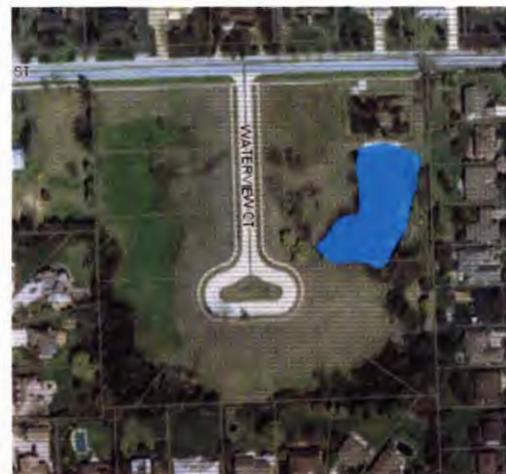
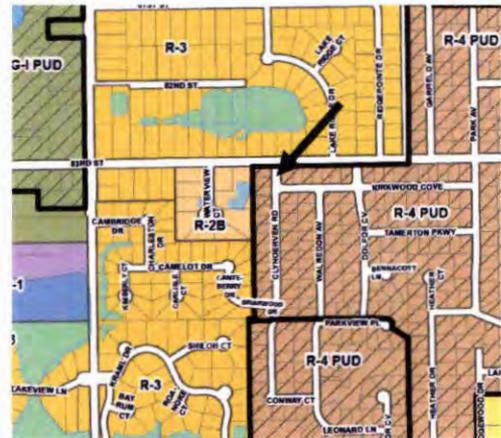
Land Use Plan: Recommends Single-Family Residential Use

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.

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 Fenel 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 Trzupsek stated that he shares the concerns regarding grading and potential wetland issues. Commissioner Trzupsek 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 Burcktrail 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 1/2 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.

hjt

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 Montelbano, 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 Bracmoor 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
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT AND SUMMARY**

Z-12-2015: 15W800 91st Street and 9101 Kingery Highway (Spectrum); Request rezoning upon annexation from the R-1 Single-Family Residence District to the O-2 Office and Hotel District and the B-2 General Business District of the Burr Ridge Zoning Ordinance; and requests special use approval as per Sections IX.D.2.g and VIII.C.2.ii of the Burr Ridge Zoning Ordinance for a Planned Unit Development consisting of a senior care facility with approximately 190 total units on 15.5 acres and 24,000 square feet of retail space on 3.5 acres.

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 17, 2015

GENERAL INFORMATION

Petitioner: Spectrum Acquisition
Burr Ridge LLC

Property Owner: Stelor Astabuck, LLC

Petitioner's Status: Contract Purchaser

Land Use Plan: Recommends Single-Family Residential Use

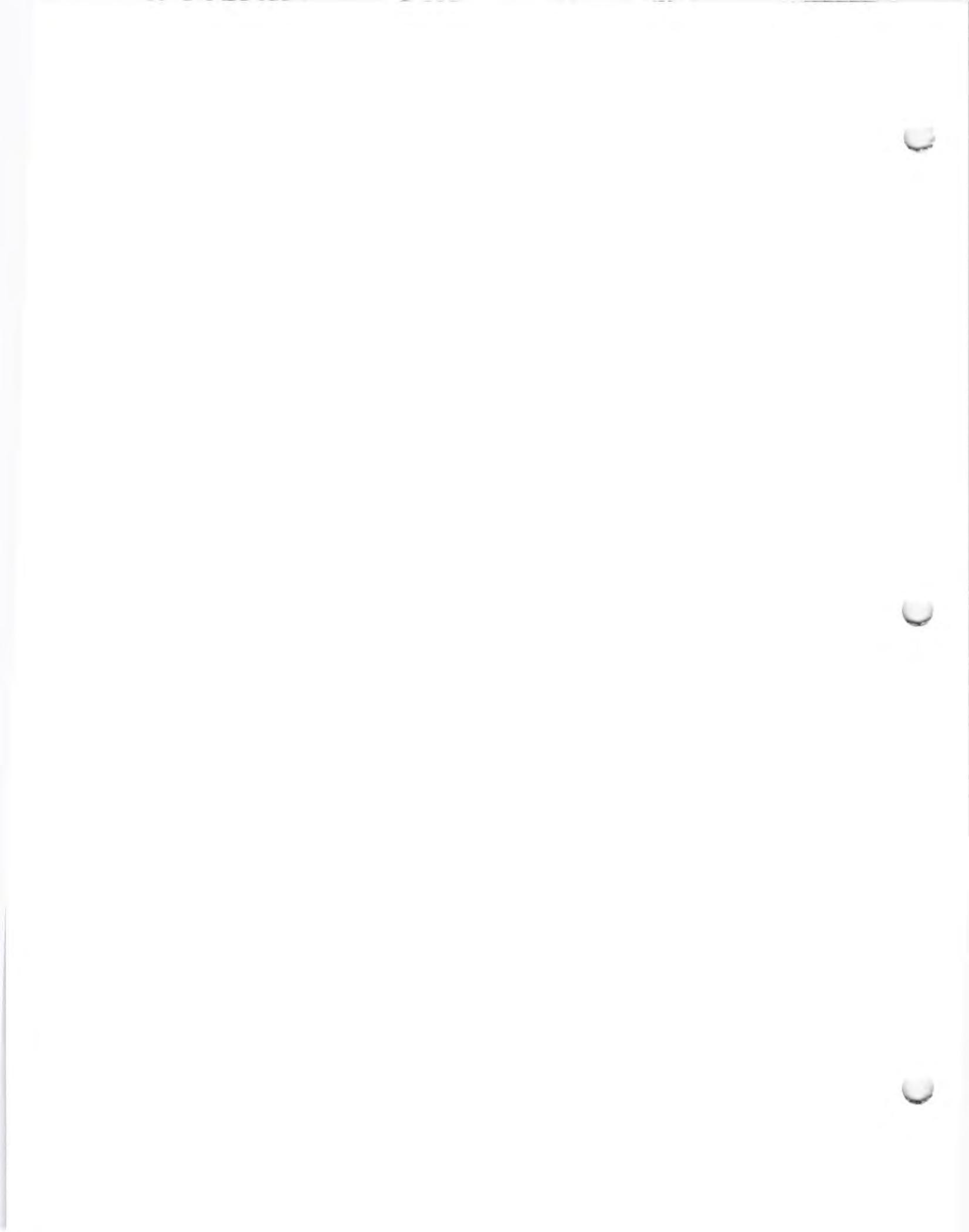
Existing Zoning: R-4 Du Page County

Existing Land Use: Horse Stables, 2 single-family homes

Site Area: 18 Acres

Subdivision: None





SUMMARY

The subject property is not currently in the Village but is contiguous to the Fallingwater Subdivision. The petitioner has a contract to purchase the property subject to annexation and zoning and has submitted petitions for annexation to the Village and for rezoning upon annexation. The Village process for rezoning upon annexation is to submit the request for zoning to the Plan Commission first and then proceed to the Board of Trustees for consideration of the Plan Commission recommendation for zoning and for consideration of an Annexation Agreement by the Board of Trustees. Attached is a summary of the rezoning and annexation process.

The proposed zoning upon annexation of the property is the O-2 Office and Hotel District and the B-2 General Business District. The petition also proposes a Planned Unit Development to accommodate senior housing and retail development.

Compliance with the Comprehensive Plan

The Burr Ridge Comprehensive Plan recommends single-family residential use for this property. An amendment to the Comprehensive Plan will be necessary if the proposed zoning is approved.

Compliance with the Planned Unit Development Regulations

Section VIII.L of the Zoning Ordinance establishes procedures for review and approval of a Planned Unit Development. In general, the procedures allow a one or two step process. A developer may begin with final plans or may choose to submit preliminary plans for approval with final plans being submitted at a later date. The preliminary plan process allows a developer to obtain general zoning approval for a development concept prior to committing to development of more detailed final plans.

The petitioner is seeking final plan approval for the senior housing and preliminary plan approval for the retail development. If approved as requested, the senior housing plans would not come back to the Plan Commission for further review but final plans for the retail development would require additional review by the Plan Commission. Future review of the final retail plans would include architectural elevations and specific land use approvals (including potentially special use approvals if any drive through facilities are to be proposed).

Surrounding Zoning and Development

The property is contiguous to the Fallingwater Subdivision to the south and east. Fallingwater is within the R-2B Single-Family Residence District. Fallingwater is a gated community with private streets. Immediately to the south of subject property is a strip of land that has received preliminary plat approval for five lots to be added to Fallingwater. The final plat for the Fallingwater First Addition has not yet been approved or recorded.

The property is bounded by Kingery Highway (IL Rt. 83) on the west and 91st Street to the north. Commercial development is located at each of the other three corners of 91st Street and Kingery Highway. An unincorporated single-family residential subdivision is also located to the north.



Compliance with the Zoning Ordinance

As per Illinois State Statute, upon annexation of any land into a municipality, it is automatically zoned to the lowest density residential district. Therefore, in order to zone a property anything other than R-1, the Village must take action to rezone the property. This petition seeks to rezone the 3.5 acres at the corner of Kingery Highway and 91st Street to the B-2 General Business District for commercial retail/restaurant development. The remainder of the property is proposed for the O-2 Office and Hotel District which lists "Senior Housing..." as a special use.

The petition also requests approval of a Planned Unit Development (PUD). A PUD is necessary to permit more than one building on a single lot (the petitioner intends to divide the parcel into two lots – one lot for the retail and one lot for the senior housing). The Zoning Ordinance does not permit more than one principal building on a lot unless it is a PUD. In addition to multiple buildings on a lot, the PUD requests the following zoning relief:

- Floor Area Ratio (FAR): For permitted, uses, the O-2 Districts permits a maximum FAR of 0.2. The O-2 District permits a 0.6 FAR for offices in a PUD and 0.7 FAR for hotels in a PUD. The listing for senior housing was added to the O-2 District after its initial adoption and a separate FAR was not established for a senior housing PUD. Thus, this petition seeks to establish a FAR for a senior housing PUD of 0.34 or greater (O-.34 is the FAR for the proposed senior housing parcel).
- Retaining Walls: The Zoning Ordinance limits retaining walls to a maximum height of 42 inches and requires a horizontal separation between walls (i.e. terracing) of 36 inches. The petitioner proposes to use retaining walls that are up to 10 feet in height.

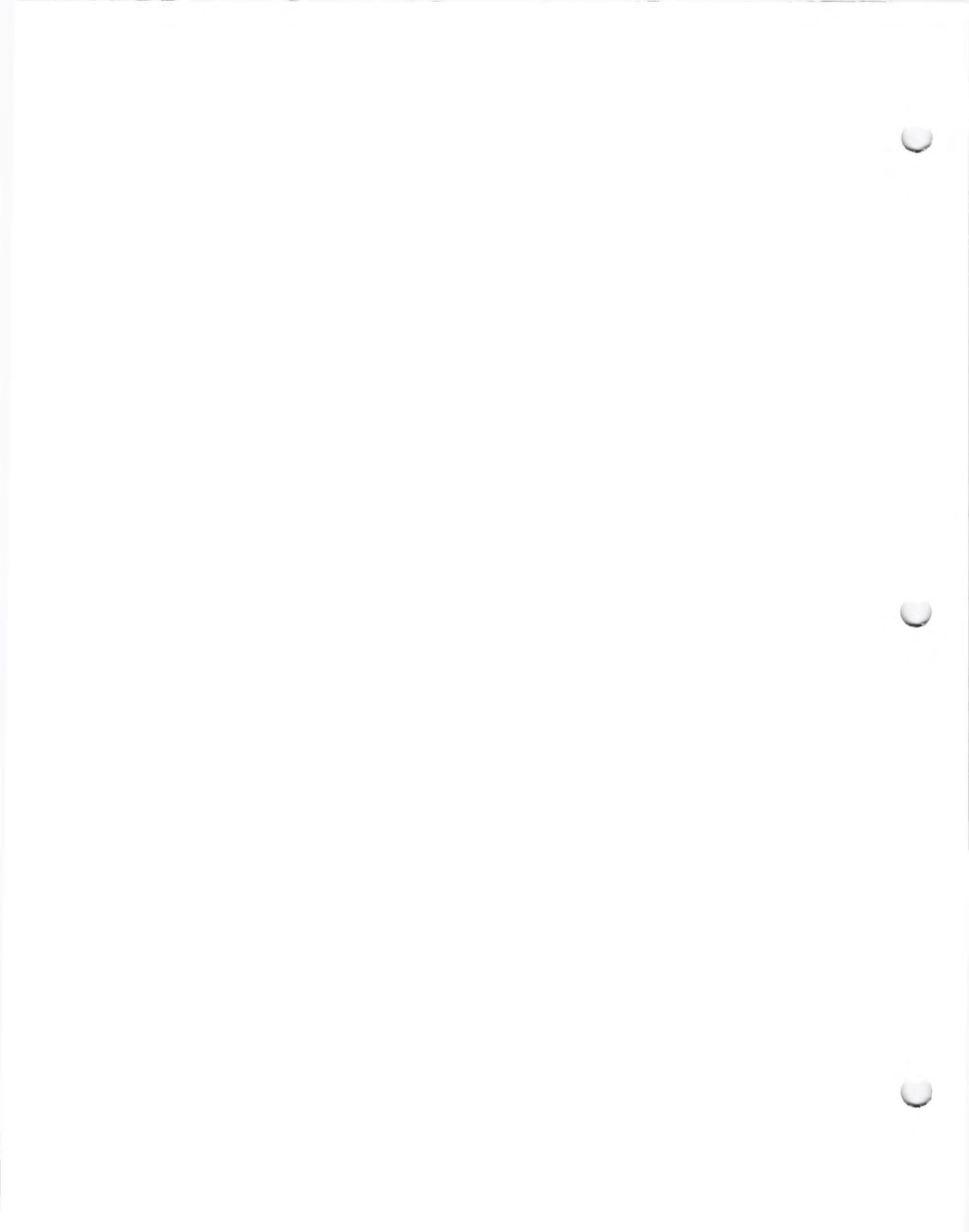
The Subdivision Ordinance requires that all retaining walls for subdivision detention ponds be made from natural stone and be limited to not more than 10% of the perimeter of the detention pond. The proposed retaining walls would be pre-cast segmental block and would extend along approximately 40% of the perimeter of the ponds.

- Perimeter Landscaping Yards: The Zoning Ordinance requires a minimum 8 foot deep landscaping yard along all side and rear lot lines. The plan proposed to place the lot line between the retail and senior housing in the middle of a shared driveway; thus, the 8 foot landscape yard would be provided.
- Front Yard Parking: The site plan includes parking located between the building and 91st Street. The O-2 District prohibits parking in this location. The B-2 District permits front yard parking for retail development. The subject parking for the senior housing is located in a court yard and is intended for guest parking.

Compliance with the Subdivision Ordinance

All Planned Unit Developments require compliance with the Subdivision Ordinance. By allowing multiple buildings on a single lot, the PUD combines the zoning and subdivision approval process. The proposed PUD would divide the property into two lots with on-site stormwater detention and private driveways/streets. The following are the subdivision requirements applicable to this PUD:

- The detention ponds should be either on separate outlots or within easements that require maintenance by the owners of all lots within the subdivision.



- The private drives/streets proposed for the senior housing development are 24 feet wide. Driveways for access to parking lots are permitted to be 24 feet wide but streets for access to individual buildings/detached dwellings are required to be 28 feet wide. The 24 foot wide street for the cottage units also does not provide any opportunity for on-street parking. If the 24 foot wide street is to be maintained, it may be necessary to provide perpendicular parking spaces in the vicinity of the cottage units (see also traffic study review).
- Dedication of right of way and improvement of the adjacent 91st Street is required. The required dedication is 40 feet from the center line of 91st Street. The required improvement includes curbs on the adjoining side of the street and possible widening and resurfacing of the south half of the street.
- Sidewalks are required along 91st Street and Kingery Highway. The developer may either construct the sidewalks or may request payment to the pathway fund in lieu of one or both sidewalks. It is anticipated that the Pathway Commission will request construction of at least the sidewalk on 91st Street as there is an existing dead end sidewalk adjacent to the property.
- School (\$15,080.40) and park (\$58,901.60) impact fees will be required for the cottage units. This assumes 12 cottage units minus the two existing single-family homes.

Traffic Impact Analyses

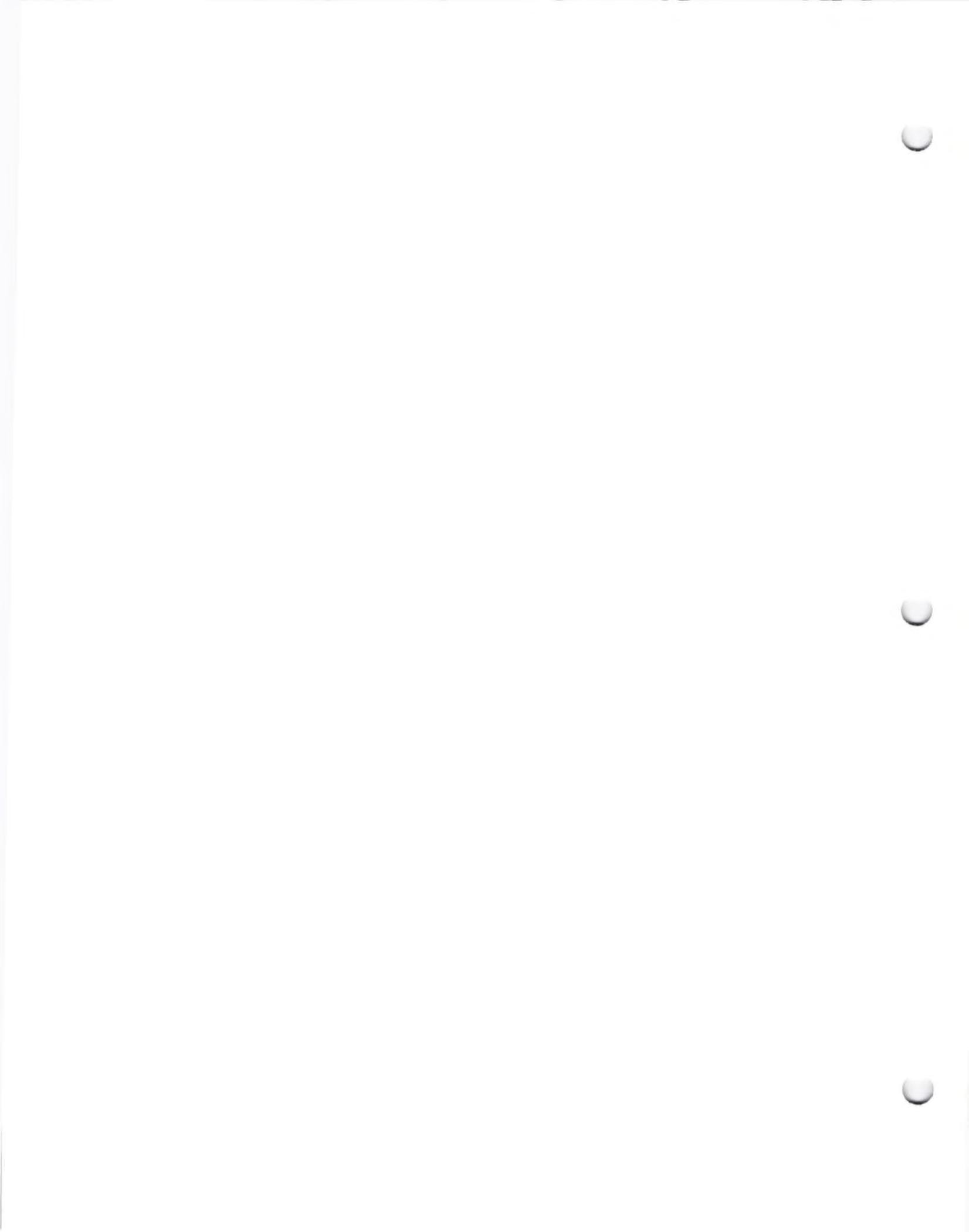
The petitioner was asked to prepare a traffic impact analysis for review by the Plan Commission, Village staff and the Village's traffic consultant. The petitioner's traffic study is included in Section 5 of the submitted binder and the Village's consultant review is attached to this summary. The Village review of the traffic study suggests that additional traffic analysis should be conducted to determine if additional turn lanes or similar improvements are needed on the adjacent streets.

Review of the traffic study also suggested that the main driveway to the senior housing facility be relocated to align with the intersection of 91st Street and Palisades Road to avoid turning conflicts on 91st Street. The petitioner has submitted a plan showing the relocation of the driveway. The revised plan is included with the review of the traffic study.

Building and Site Plan Review

Sections VIII.A.9 and IX.B.1 of the Zoning Ordinance requires building and site plan review by the Plan Commission for all new buildings in the Business Districts or Office Districts. Building and site plan review are also required for all Planned Unit Developments. For the proposed retail plan, the petitioner is seeking preliminary site plan approval with the understanding that final plans, including land use, landscaping, and building elevations, will be submitted at a later date for Plan Commission review and Board of Trustees approval. Final plan approval is requested for the senior housing portion of the development.

With the exception of the shared driveway/perimeter landscaping setback noted above, the site plan for the retail development complies with the Zoning Ordinance. The site plan includes drive through service facilities for all three buildings. The preliminary plan review/approval should not include approval for drive through windows as those facilities will require special use approval and should be reviewed concurrently with the review of the specific land use (i.e. restaurant, drug



store, etc.). The preliminary plan approval also does not include review of the landscaping or building elevations for the retail development.

Final building and site plan approval is requested for the senior housing development. The following is a review of the site plan, engineering plans, landscaping plans, and building elevations:

Site Plan: The proposed site plan generally complies with the Zoning Ordinance except as noted above. As per the recommendations of the Village's traffic consultant, the petitioner has provided a revised site plan showing the primary access to the senior living aligned with Palisades Drive. It is recommended that the petitioner consider re-orienting the building so that the guest parking area and entryway align with the new location of the primary access drive.

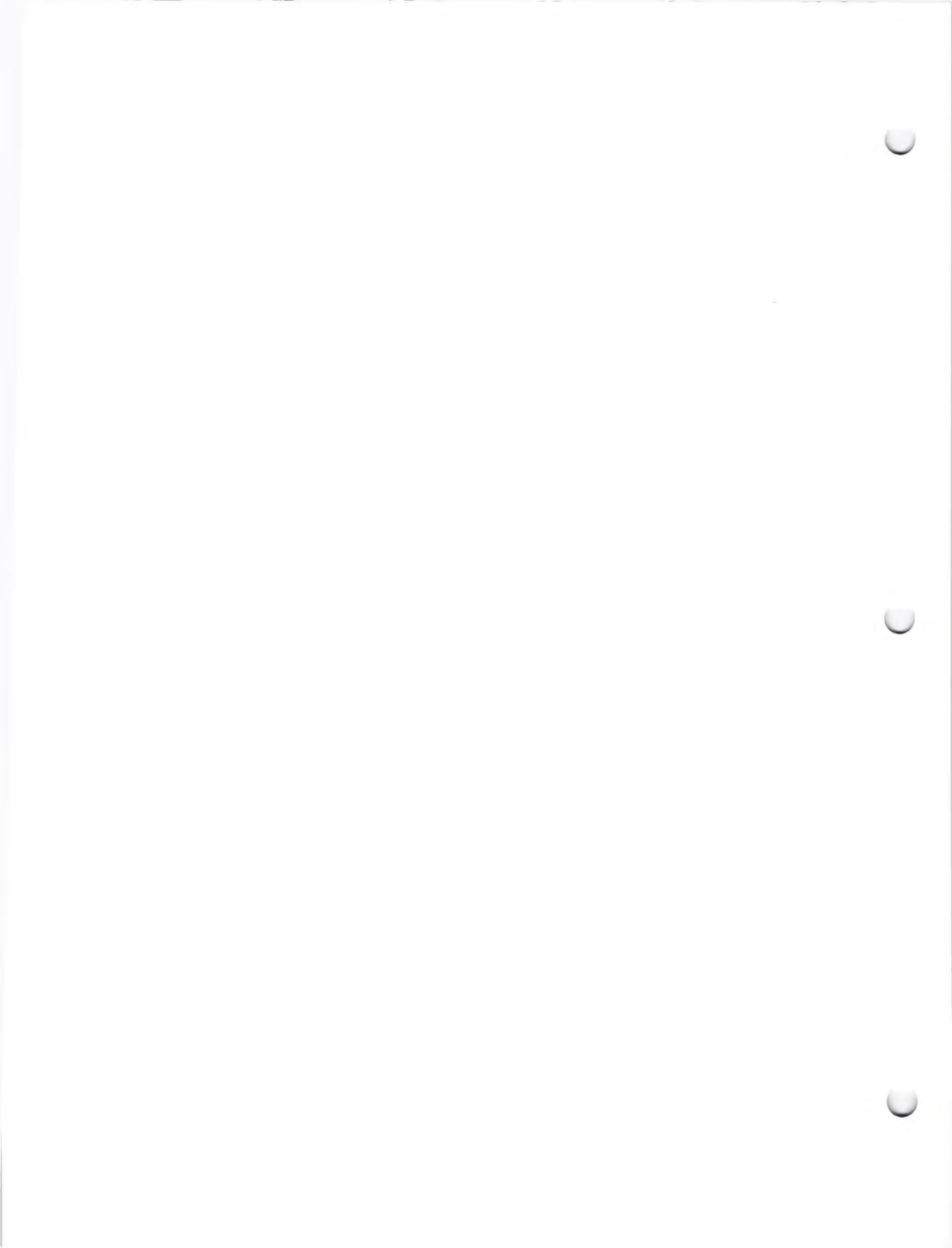
Engineering Plans: Stormwater detention is provided for both the retail and senior housing development along the south and east side of the property. It has been determined that sufficient detention can be provided as configured to accommodate the development. The petitioner has also been working directly with the Fallingwater Homeowners Association relative to the connection of the stormwater system to the Fallingwater Subdivision stormwater management facilities. As with all new development, stormwater has to be designed so that the rate of downstream flow is not increased.

As noted above, the engineering plans also include substantial retaining walls that are in conflict with the Zoning and Subdivision Ordinance regulations. Both Ordinances restrict the height of retaining walls to 42 inches and the Subdivision Ordinance restricts the length of retaining walls (10% of the perimeter of a pond) and requires natural stone materials. The petitioner has indicated that they are seeking relief from these requirements due to the significant change in grade on the property. Additionally, unlike a traditional subdivision, this property is intended to remain under single ownership and residents will not be responsible for maintenance of the retaining walls or the stormwater facilities.

Landscaping Plans: Substantial landscaping is proposed throughout the property. Although a significant number of trees are to be removed for the senior housing development, all of the existing trees at the east side of the property are to be maintained. There is also underbrush that will be removed from the property which will make the site more visible from 91st Street and from Kingery Highway.

Section IX.E of the Subdivision Ordinance provides regulations for landscaping the perimeter of detention ponds. The regulations require continuous landscaping along the side of a detention pond where the pond is adjacent to side or rear lot lines. Where ponds are located adjacent to front lot lines, landscaping is required along 50% of the perimeter. With the preservation of trees and underbrush and with the addition of evergreen trees, this requirement is being met along the east lot line. It appears, however, that additional landscaping will be necessary between the west detention pond and the south lot line.

The Subdivision Ordinance also requires parkway trees planted at 40 feet on center for all streets within and adjacent to a subdivision. Additional parkway trees are required along Kingery Highway and along the street that accesses the cottage units.

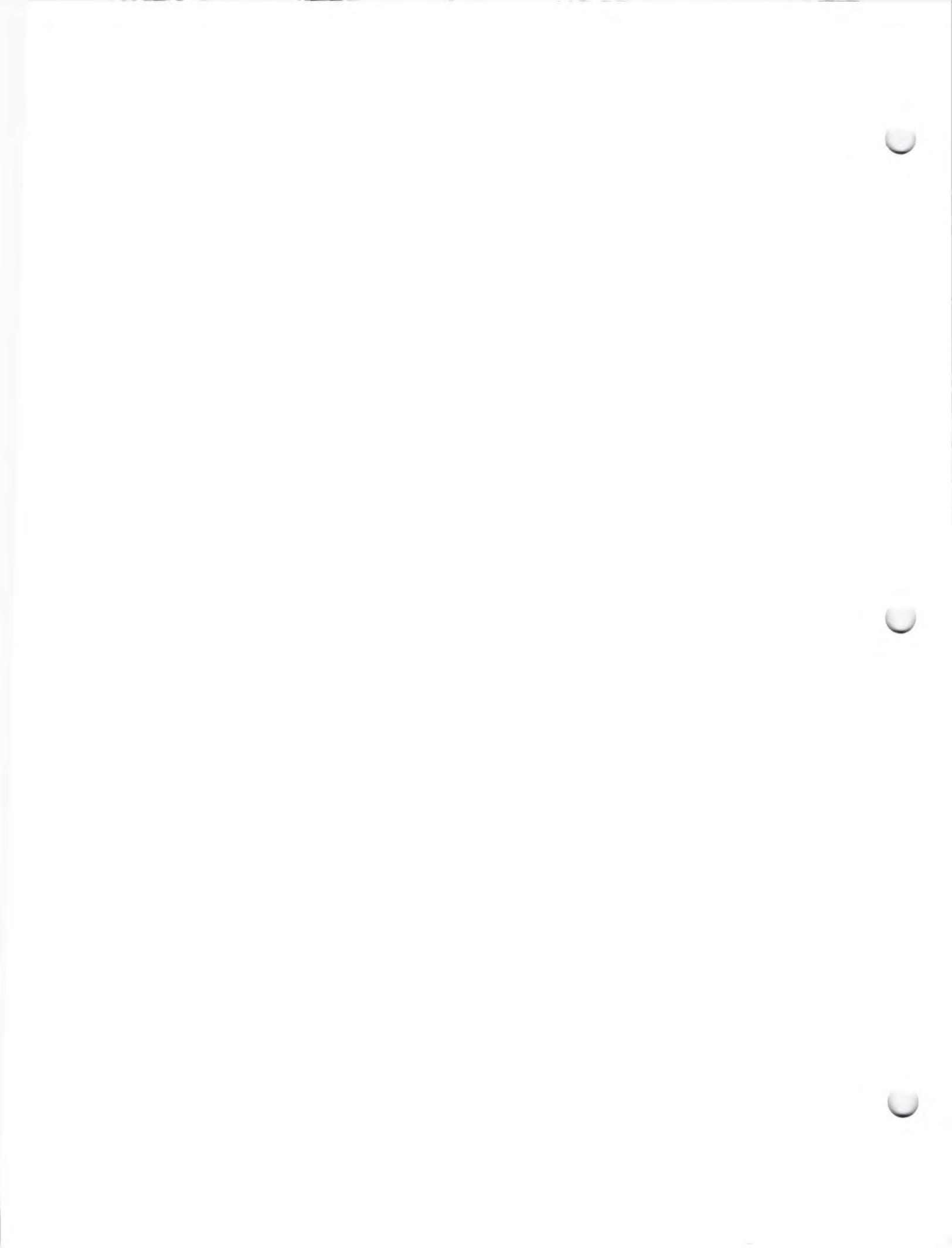


Building Elevations: The 172 unit senior housing building is a two story building with a pitched roof. The primary building materials are stone, brick and glass but the façade also includes stucco. The Zoning Ordinance recommends that the use of stucco be excluded from the bottom 8 feet of a building and that it be a traditional cement based stucco (not a synthetic stucco). The use of stucco on the proposed building is limited to the second floor.

The cottage units would use similar materials and colors but would make more extensive use of stucco. The restrictions for the use of stucco do not apply to residential districts.

Findings of Fact and Recommendations

The petitioner has submitted Findings of Fact and those may be adopted if the Plan Commission is in agreement with those findings. Prior to final consideration of this request additional information is needed in response to the traffic review and other concerns noted above. Thus, staff recommends that the Plan Commission conduct the public hearing on August 17, 2015 but upon conclusion of the petitioner's presentation, public testimony, and Plan Commission discussion, *continue the hearing to the September 21, 2015* meeting for further consideration.

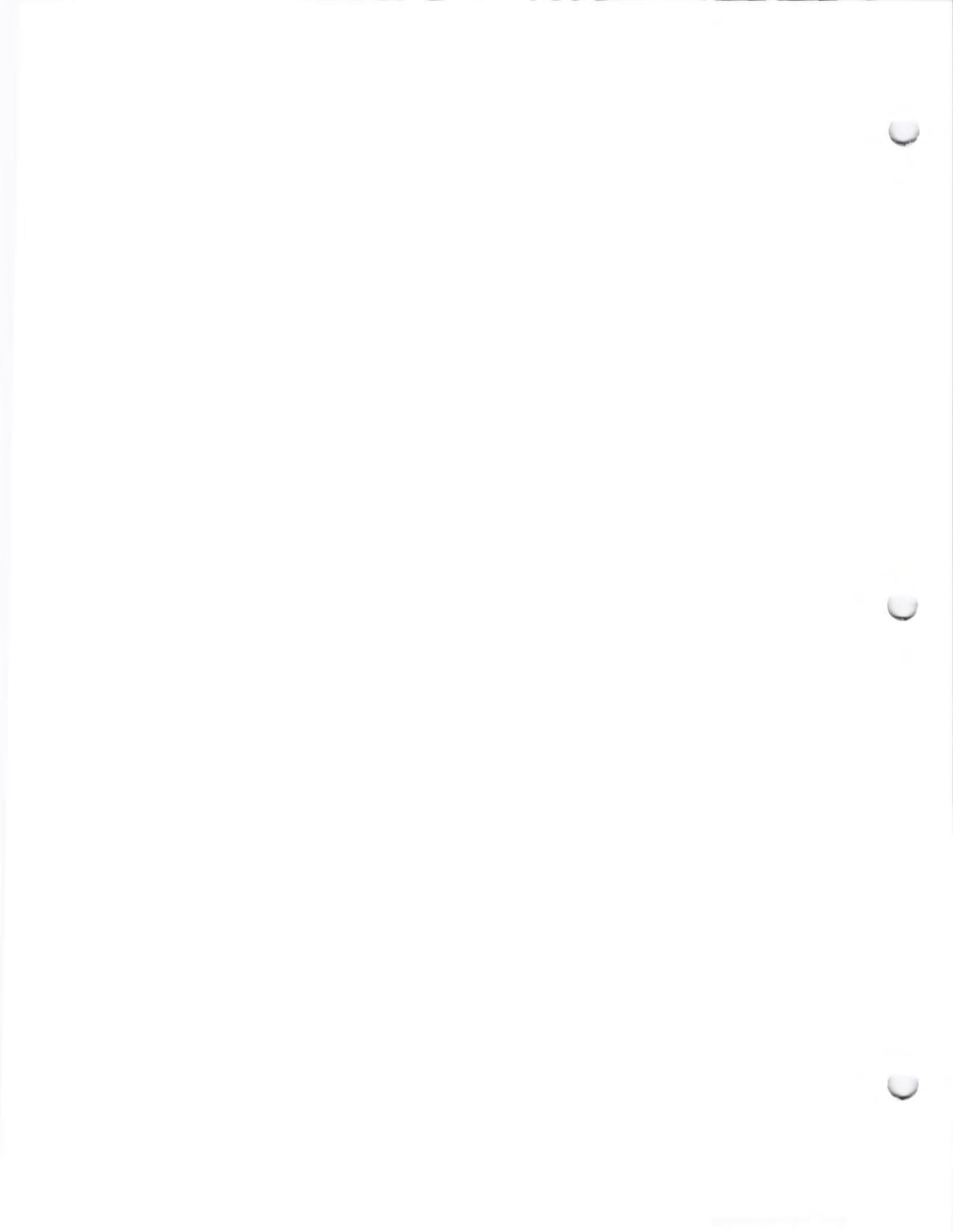




VILLAGE OF BURR RIDGE
PUBLIC HEARING PROCEDURES FOR
ANNEXATION AND
REZONING UPON ANNEXATION

In order to annex any property into the Village of Burr Ridge, it is necessary to establish zoning of the property concurrently with the request for annexation. The following is a summary of the concurrent annexation and zoning process.

1.	PRE-APPLICATION REVIEW	35 days prior to Plan Commission Public Hearing
2.	SUBMITTAL OF PETITION FOR ANNEXATION	28 days prior to Plan Commission Public Hearing
3.	PUBLIC HEARING NOTICES	15 days prior to Plan Commission Public Hearing
4.	PUBLICATION OF STAFF SUMMARY	3 days prior to Plan Commission Public Hearing
5.	PLAN COMMISSION PUBLIC HEARING	1 st or 3 rd Monday of Each Month
6.	BOARD OF TRUSTEES CONSIDERATION OF PLAN COMMISSION RECMOMENDATION AND DIRECTION TO PREPARE ANNEXATION AGREEMENT	1 week after Plan Commission Public Hearing
7.	ANNEXATION AGREEMENT LEGAL NOTICE	15 days prior to Board of Trustees Public Hearing for Annexation Agreement
8.	BOARD OF TRUSTEES PUBLIC HEARING FOR AND APPROVAL OF ANNEXATION AGREEMENT	Approximately 1 month after Board Consideration of Plan Commission Recommendation
9.	BOARD OF TRUSTEES APPROVAL OF ANNEXATION AND ZONING	2 weeks after Board of Trustees Public Hearing and after Agreement has been signed by the Property Owner(s).



Project Traffic Review

To: **Doug Pollock**
Village of Burr Ridge

From: Bill Grieve

Date: July 31, 2015

Subject: **Spectrum Senior Living**
IL 83 @ 91st Street – SE Corner

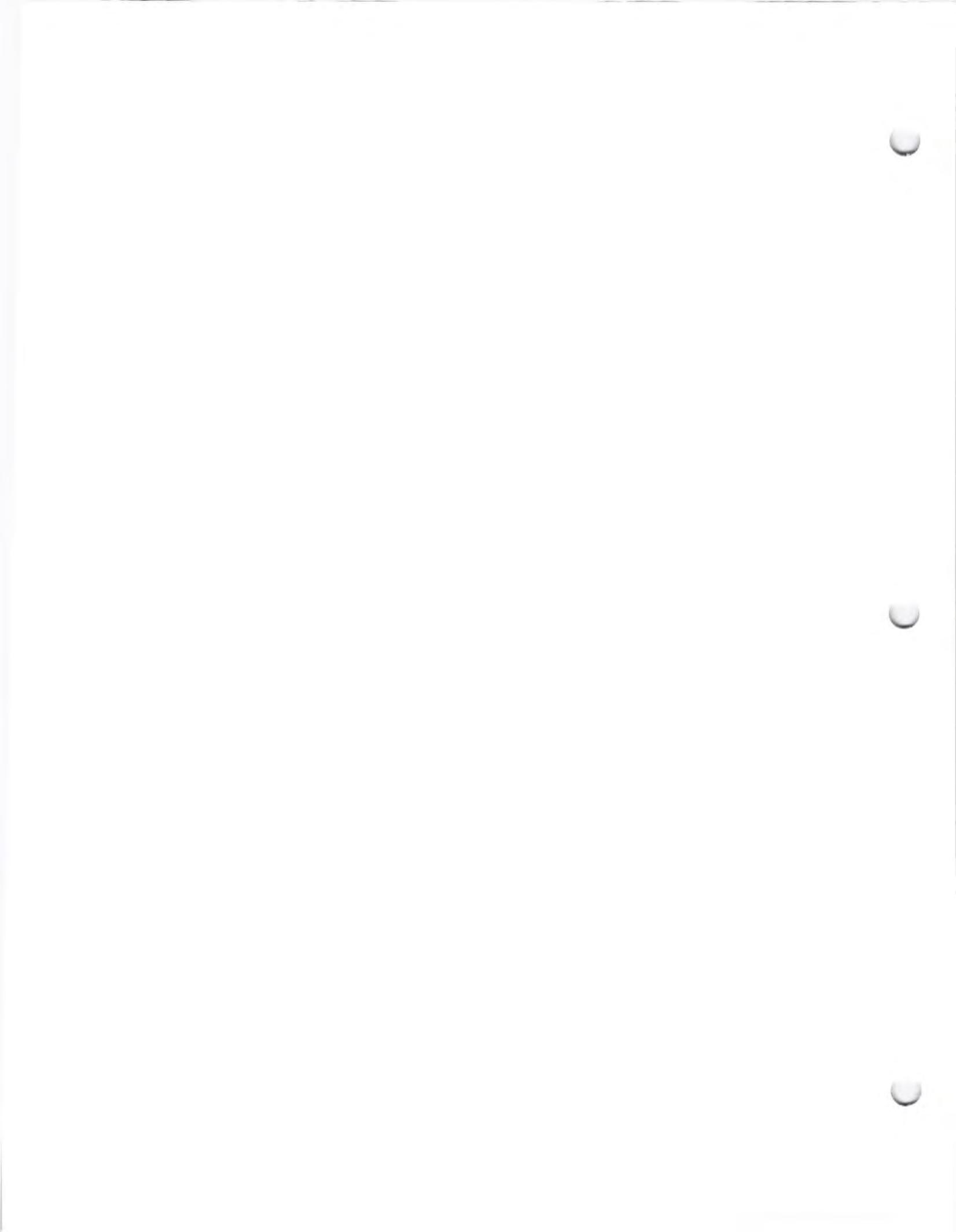
GEWALT HAMILTON ASSOCIATES, INC. (GHA) has reviewed the materials submitted for the above captioned project dated July 16, 2015. I offer the following comments for your consideration.

Sam Schwartz Engineering D.P.C. (SSE) Preliminary Traffic Review

1. Although the information provided is appreciated, the SSE Preliminary Traffic Review dated June 16, 2015 does not follow guidelines established by the Institute of Transportation Engineers (ITE) for a complete Traffic impact Study (TIS). As the project proceeds, a complete TIS should be provided.
2. IL 83 is currently under construction with uneven travel lanes through the 91st Street intersection that hinders travel. Would the construction have impacted the peak hour volumes that actually travelled through the IL 83 / 91st Street intersection?
3. Please provide copies of the HCS capacity analysis printouts for the IL 83 / 91st Street intersection. As the project proceeds, we want to make sure that the correct traffic signal timings and phasing (e.g. "protected only" left turns on IL 83) are being used.
4. The trip generation estimates are somewhat low for the drive-thru pharmacy and the Senior Living which should be considered a Continuing Care Retirement Community (CCRC), Land Use Code #255 in the Institute of Transportation Engineers (ITE) Trip Generation Manual.
5. It is difficult to conclude that no changes would be needed in traffic control without conducting a TIS, including trip distribution, traffic assignments, and conducting capacity analyses. The trip distribution for the commercial component should probably be quite different from the senior living component.
6. The TIS will also help determine whether turn lanes at any of the site access drives and/or along the 91st Street frontage should be provided.
7. The residential portion of the development is proposed to have 0.8 spaces per dwelling. Per the ITE Parking Generation Manual, a CCRC facility has an 85th percentile value of 1.12 spaces per dwelling. Please provide back-up data indicating that 0.8 spaces per dwelling are adequate.

Cross Engineering & Associates, Inc. Preliminary Site Plan

1. As with the current use, Legacy Stables, it would be best if the main site access on 91st Street aligned opposite Palisade Road. The offset as shown is in the "wrong direction", in that eastbound vehicles turning left onto Palisade and westbound vehicles turning left into the site would collide on the same "piece of pavement" on 91st Street.
2. The west drive on 91st street is very close to the IL 83 intersection. Limiting access by prohibiting left turns out and perhaps left turns in should be considered.

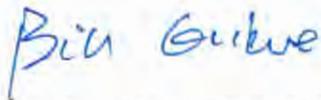


Spectrum Senior Living
Burr Ridge, IL.

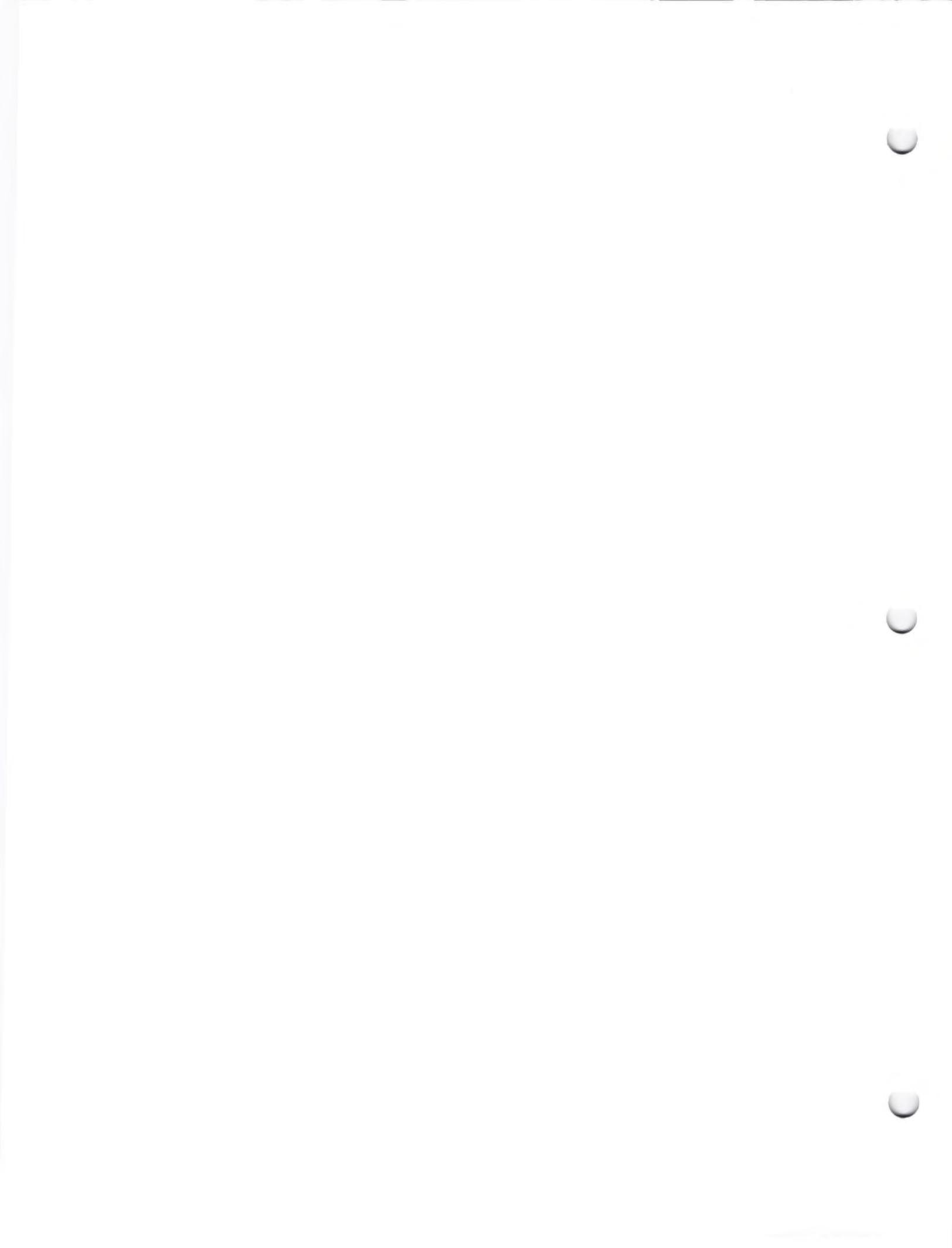
3. 91st street is very hilly. Sight distance should be tested to make sure the access points are located where visibility provides safe access.
4. The first internal intersections along 91st street are quite close. Is there a design remedy to provide more uninterrupted stacking for outbound vehicles?
5. The 24-foot (or more) internal street pavement width is adequate for two-way travel.
6. The sidewalk system will promote non-auto trips and provide recreation / exercise for residents.
7. Where will guests park who are visiting residents of the independent villas? Some street parking could be provided on one side, but the resident driveways will limit the supply. Could one or two areas be set aside for a few spaces of off-street parking, should it determined to be needed?
8. The commercial area, although conceptual in nature, is designed quite well, and will provide efficient circulation, sufficient parking, and adequate drive-thru stacking (depending on the restaurant).
9. AutoTurn should be run for a fire truck, garbage truck, and at the minimum small semi-tractor trailer truck (e.g., Sysco Food Service).

* * * * *

This project traffic review conducted by:



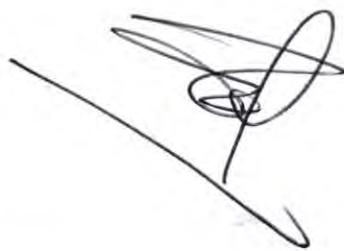
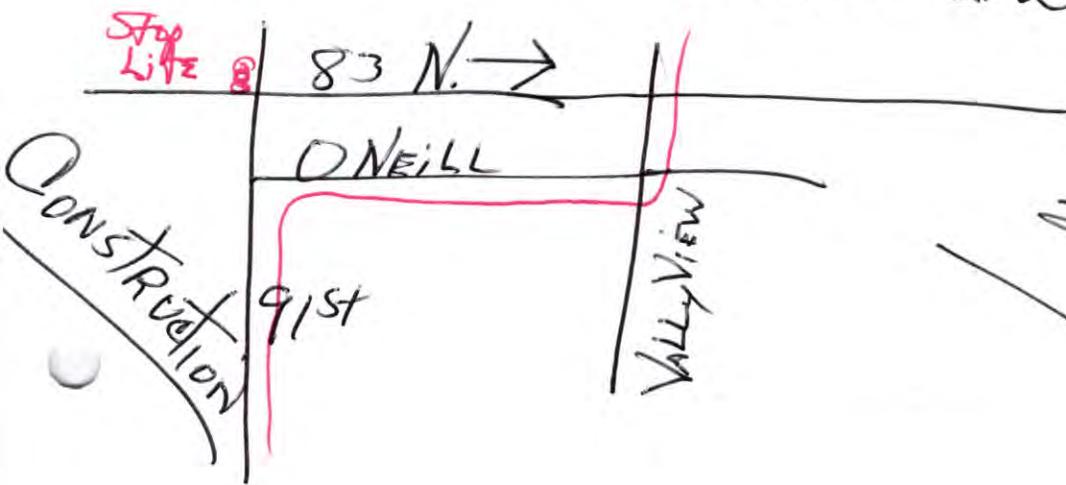
William C. Grieve, P.E., PTOE
Senior Transportation Engineer
bgrieve@gha-engineers.com



8/10/15

Concerning Public Hearing about 91st Street and Rt 83 - No problem as long as intrusions and exits are thought about so they don't make O'Neill Dr. More of a race track, even school buses. The all try to beat the stop light by turning North on O'Neill to Valley View.

Cutting all the tree's down also a problem. You not trying to call that construction Low Income Housing?

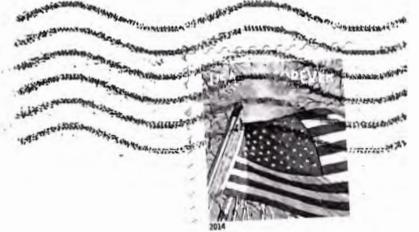




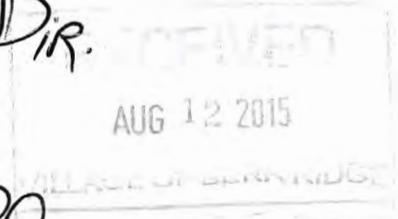
Mr Fred Sudolnik
9051 O'Neill Dr
Burr Ridge, IL 60527-6259

S SUBURBAN IL 604

10 AUG 2015 PM 3 L

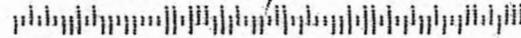


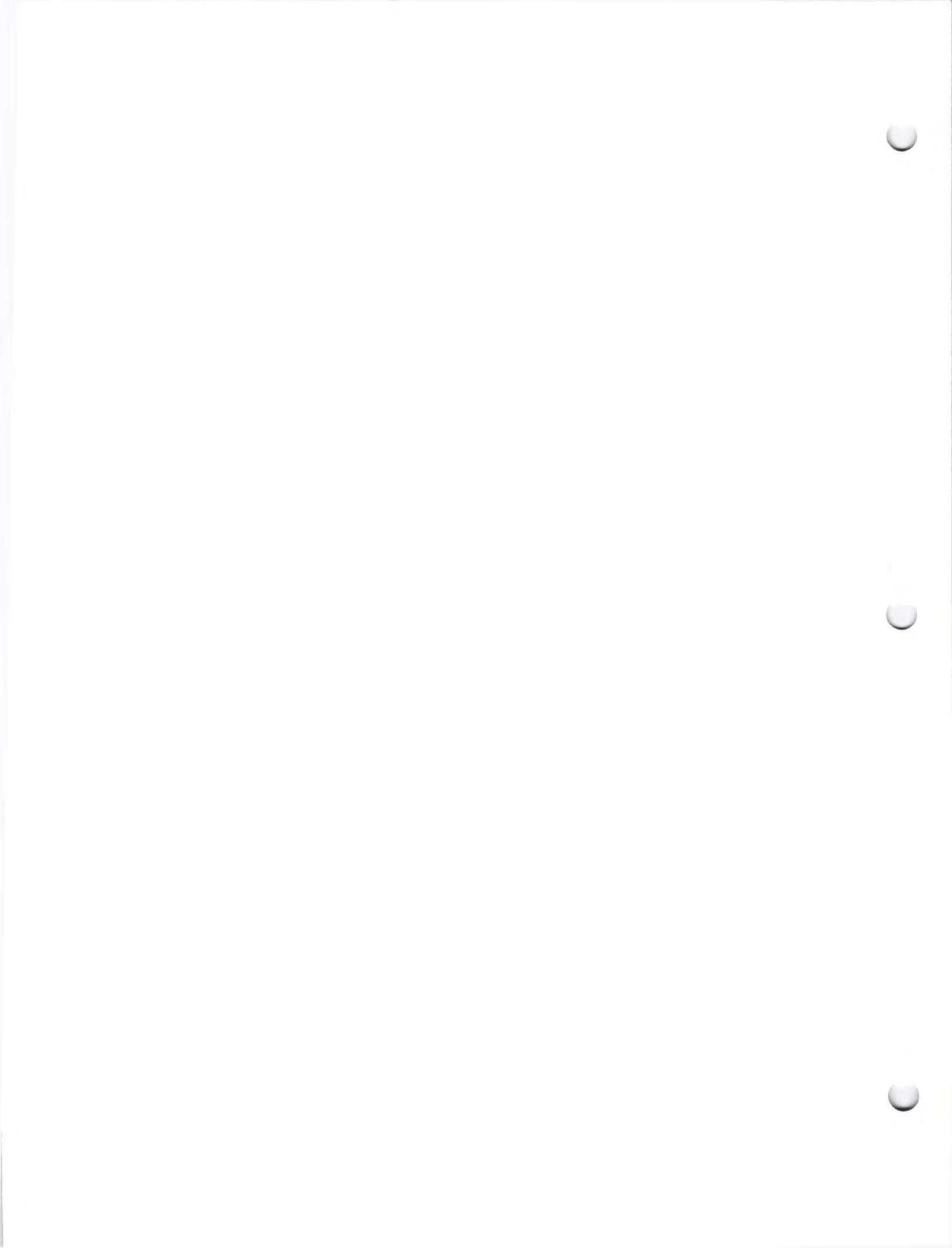
Doug Pollock, Community Dev, Dir.
Village of Burr Ridge
Board Room
7660 South County Line Rd
Burr Ridge, IL 60527



CONCRETE RA 83
AND 91st ST

60527472299





Spectrum Senior Living Burr Ridge, IL

Annexation and Public Hearing Submittal Documents



Dated : July 16, 2015

CEAI Project No: 1504

Prepared by:



CROSS ENGINEERING & ASSOCIATES, INC.

1955 Raymond Drive, Suite 119

Northbrook, IL 60062

Tel: 847/498-0800

TABLE OF CONTENTS

- 1. SECTION 1**
 - 1.1. Petition for Annexation
 - 1.2. Plat of Annexation (dated July 1, 2015)
 - 1.3. Property Owner - Letter of Authorization
- 2. SECTION 2**
 - 2.1. Petition for Public Hearing
 - 2.2. Exhibit A – Legal Description
 - 2.3. Rider 1 - Project Participants
 - 2.4. Rider 2 – Project Description
 - 2.5. Findings of Fact
 - 2.6. Development Standards and Variance List
- 3. SECTION 3**
 - 3.1. ALTA Land Title Survey and Topographic Survey (dated April 6, 2015)
 - 3.2. Preliminary Plat of Subdivision (dated July 8, 2015)
 - 3.3. Preliminary Site Plan (dated July 15, 2015)
 - 3.4. Preliminary Engineering Plan (dated July 15, 2015)
 - 3.5. Preliminary Landscape Plan (dated July 15, 2015)
- 4. SECTION 4**
 - 4.1. Preliminary Architectural Elevations
 - 4.1.1. Main Building Elevations (dated July 8, 2015)
 - 4.1.2. Main Building Perspective (dated July 8, 2015)
 - 4.1.3. Cottage Elevations (dated July 8, 2015)
 - 4.1.4. Site Structure Details (dated July 9, 2015)
- 5. SECTION 5**
 - 5.1. Preliminary Traffic Review Memorandum (dated July 16, 2015)

5. That this annexation is contingent upon granting zoning as requested in the petition to be filed in conjunction herewith.

WHEREFORE, the Petitioner respectfully requests that an ordinance be adopted by the Council of the Village of Burr Ridge, Illinois, annexing the Territory to said Village and that all such other proceedings be had as are required by law to effect the annexation of the Territory to the Village of Burr Ridge, Illinois.

Dated: July 1, 2015

Respectfully Submitted,

Owner: Stelor Astabuck, LLC

By: 
MARY LOUISE TIETZ, President

Mailing Address:

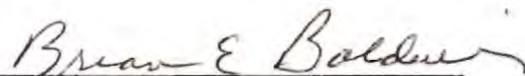
8721 STARK DRIVE
BURR RIDGE, IL 60527

Telephone Number: 630-621-0691

E-mail: MARY.MOSKAL@HOTMAIL.COM

Subscribed and sworn to before me

This 10 day of JULY, 2015


Notary Public

NOTARY SEAL



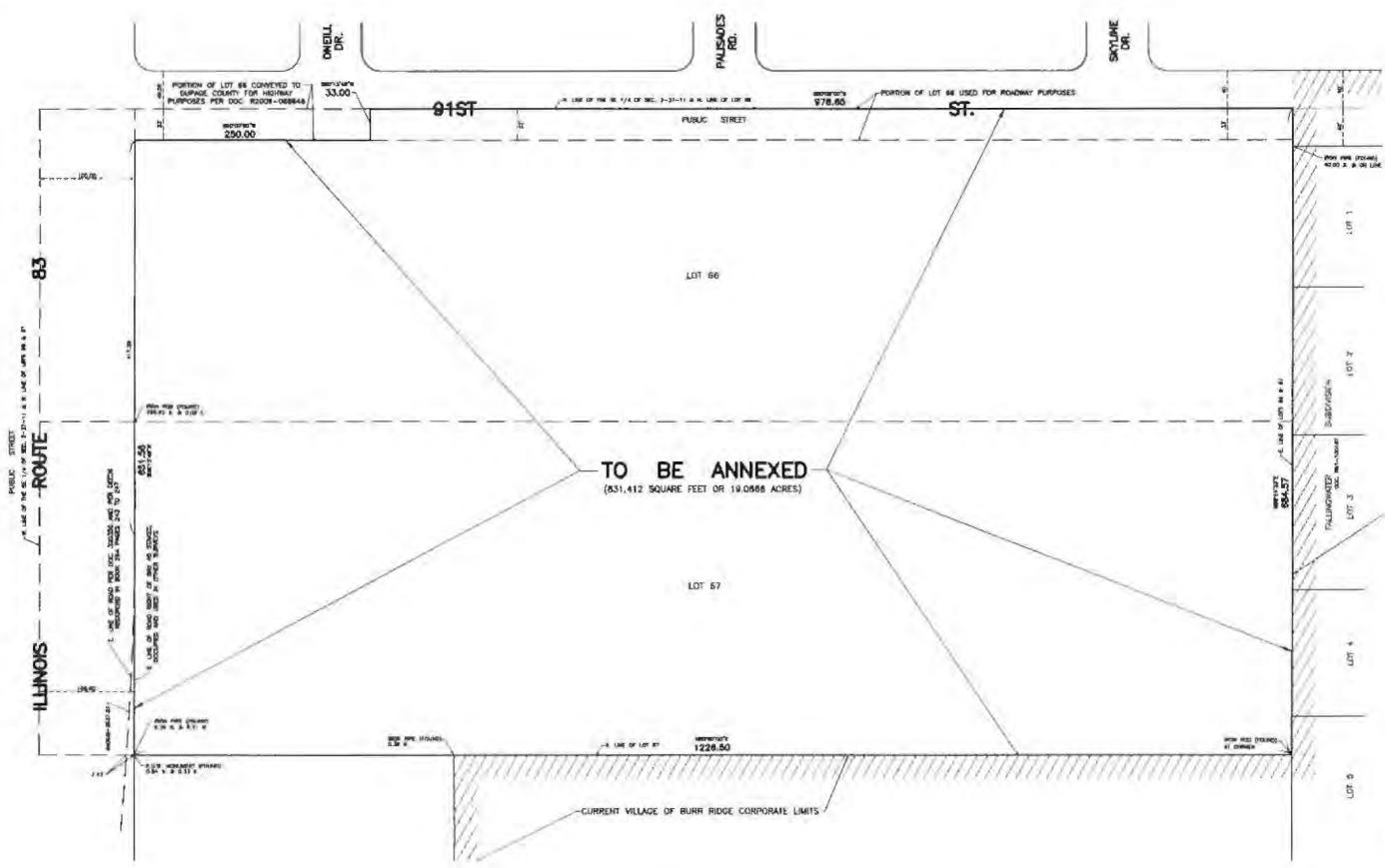
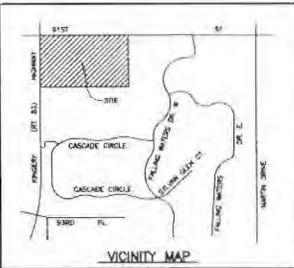
Electors (if any)

PLAT OF ANNEXATION TO THE VILLAGE OF BURR RIDGE, DUPAGE COUNTY, ILLINOIS

LOTS 66 AND 67 IN ASSIGNMENT DIVISION OF THE SOUTH HALF OF SECTIONS 1 AND 2 AND ALL SECTIONS 14 AND 15 LYING NORTH OF HANCOCK DISTRICT OF COURSE IN TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1988 AS DOCUMENT NO. 58845 IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF THE LAND GRANTED BY HANCOCK DEED RECORDED MAY 5, 1898 AS DOCUMENT NO. 12008-08848 (11ST STREET RIGHT OF WAY) AND FURTHER EXCEPTING THEREFROM THAT PART OF THE LAND GRANTED IN DEEDS RECORDED IN BOOK 184 AT PAGES 143 AND 247 AND DESCRIBED IN INSTRUMENTS RECORDED AS DOCUMENTS 12008, (STATE HIGHWAY 83 RIGHT OF WAY)

ALSO:

THE PROPERTY ANNEXED SHALL EXTEND TO FAR SIDE OF ANY ROAD OR HIGHWAY AND SHALL INCLUDE ALL OF EVERY ROAD OR HIGHWAY THEREON



STATE OF ILLINOIS }
COUNTY OF DUCK }
THE TERRITORY DESCRIBED IN THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT UNINCORPORATED AND UNDEVELOPED PART OF THE VILLAGE OF BURR RIDGE, ILLINOIS BY ORDINANCE NO. 100-000000-000000 ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF SAID VILLAGE ON THIS DAY OF JULY, A.D. 2018.

BY: _____ PRESIDENT
VILLAGE CLERK

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND MANAGING AGENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS AN ACCURATE REPRESENTATION OF THE TERRITORY INCLUDED IN THE ANNEXATION TO THE VILLAGE OF BURR RIDGE, ILLINOIS BY ORDINANCE NO. 100-000000-000000 ENTITLED "AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF BURR RIDGE" ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE, ILLINOIS, ON JULY 10, A.D. 2018.

SIGNED AT BENSenville, ILLINOIS THIS 10TH DAY OF JULY, A.D. 2018
EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-1002910

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 58-3439
(EXPIRES NOVEMBER 30, 2018 AND IS RENEWABLE)
MANAGING AGENT, ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-1002910
(EXPIRES APRIL 30, 2017 AND IS RENEWABLE)

DRAWN BY: A.E.
PAGE: 1 OF 1
ORDER NO.: 150149
FILE: 2-37-11
PROJECT NO.: 2270

LEGEND:
CURRENT VILLAGE OF BURR RIDGE CORPORATE LIMITS

SUBMITTED BY:
PERMANENT INDEX NUMBERS
18-03-400-000
18-03-400-000
18-03-400-010

PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES, LTD.
LAND & CONSTRUCTION SURVEYORS
1234 MAIN STREET, BENSenville, ILLINOIS 60158 (815) 580-2000 FAX (815) 580-1700
E-MAIL: TMOLLOY@EDJMA.COM

VALID ONLY WITH EMBOSSED SEAL

July 1, 2015

Village of Burr Ridge
7660 County Line Road
Burr Ridge, Illinois 60527
Attn: Douglas Pollock
Community Development Director

Re: 19 Acres- SEC of Ill Rte. 83 and 91st Street

Ladies and Gentlemen:

The undersigned is the legal title holder of the above referenced property ("Property") which property is legally described on Exhibit A attached hereto.

This letter will authorize Spectrum Acquisition Burr Ridge, LLC, a Colorado limited liability company ("Developer"), to file and pursue such petitions and other documentation as shall be necessary: to; (i) effect the annexation of the Property to the Village of Burr Ridge (ii) secure such approvals from the Village as shall be necessary to develop on the Property approximately 24,000 square feet of retail space and approximately 190 senior care units (including 6 duplex cottages) and (iii) secure and execute an Annexation Agreement incorporating the foregoing and such other agreements and covenants as agreed upon by the Village and developer.

Very truly yours,

Stelor Astabuck, LLC

By:


Name: MARCY LOUISE TIEST

Its President

Subscribed and sworn before me this 10 day of July, 2015

Brian E Baldwin Notary Public [SEAL]

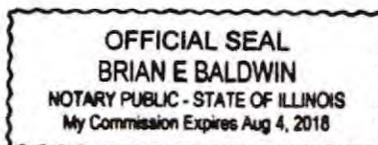


EXHIBIT A

LOTS 66 AND 67 IN ASSESSMENT DIVISION OF THE SOUTH HALF OF SECTION 1 AND 2 AND ALL SECTIONS 11 AND 12 LYING NORTH OF SANITARY DISTRICT OF CHICAGO IN TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1895 AS DOCUMENT NO. 58945, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF THE LAND GRANTED IN WARRANTY DEED RECORDED MAY 5, 2009 AS DOCUMENT NO. R2009-066646 (91st Street right of way).

AND FURTHER EXCEPTING THEREFROM THAT PART OF THE LAND GRANTED IN DEEDS RECORDED IN BOOK 264 AT PAGES 243 AND 247 AND DESCRIBED IN INSTRUMENT RECORDED AS DOCUMENT 320350 (State Highway 83 right of way).



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: SEC OF RTE. 83 + 91ST ST PIN # SEE EXHIBIT A

GENERAL INFORMATION

PETITIONER: SPECTRUM ACQUISITION BURR RIDGE LLC
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS: SEE RIDER 1 ATTACHED PHONE: _____

EMAIL: _____

STELOR ASTABUCK LLC FAX: _____

PROPERTY OWNER: ATTN: MARY L. TIEDT STATUS OF PETITIONER: CONTRACT PURCHASER

OWNER'S ADDRESS: 8721 STARK DR, BURR RIDGE PHONE: 630 325-8997

PROPERTY INFORMATION

SITE AREA: 19.09 ACRES EXISTING ZONING: R-A (COUNTY)

EXISTING USE/IMPROVEMENTS: STABLES (COMMERCIAL)

SUBDIVISION: _____

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

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

Special Use Rezoning Text Amendment Variation(s)

ANNEXYATION AND ZONING - PUD (MIXED USE)

SEE RIDER 2 ATTACHED

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

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

Petitioner's Signature

DAVID L. SHAW, ATTY + AGENT

7/2/2015
Date Petition is Filed

EXHIBIT A

LOTS 66 AND 67 IN ASSESSMENT DIVISION OF THE SOUTH HALF OF SECTION 1 AND 2 AND ALL SECTIONS 11 AND 12 LYING NORTH OF SANITARY DISTRICT OF CHICAGO IN TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1895 AS DOCUMENT NO. 58945, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF THE LAND GRANTED IN WARRANTY DEED RECORDED MAY 5, 2009 AS DOCUMENT NO. R2009-066646 (91st Street right of way).

AND FURTHER EXCEPTING THEREFROM THAT PART OF THE LAND GRANTED IN DEEDS RECORDED IN BOOK 264 AT PAGES 243 AND 247 AND DESCRIBED IN INSTRUMENT RECORDED AS DOCUMENT 320350 (State Highway 83 right of way).

PINs: 10-02-400-008, 10-02-400-009, 10-02-400-010

RIDER 1

PROJECT PARTICIPANTS

PETITIONER/

DEVELOPER Spectrum Acquisition Burr Ridge, LLC
200 Spruce Street Suite 200
Denver CO 80230
Attn: Mike Longfellow
303.360-8812
mlongfellow@spectrumretirement.com

ENGINEER: Cross Engineering & Associates, Inc.
1955 Raymond Drive Suite 119
Northbrook, IL 60062
Attn: Steve Cross
312.498-0800
scross@crossengineering.net

ARCHITECT: Vessel Architecture
600 Emerson Road Suite 100
St. Louis, MO 63141
Attn: Brian Van Winkle
314.521-0123
bvanwinkle@veselarch.com

LANDSCAPE: Allen L. Kracower & Associates, Inc.
900 North Shore Drive Suite 205
Lake Bluff, IL 60044
Attn: Larry Dziurdzik
847.604-9600
ldziurdzik@kracower.com

TRAFFIC: Sam Schwartz Engineering D.P.C.
1000 W. Irving Park Road Ste. 300
Itasca, IL 60143
630.213-1000

ATTORNEY: Shaw Fishman
601 Skokie Blvd. Suite 306
Northbrook, IL 60062
224.235-4165
dshaw@shawfishman.com

RIDER 2

PROJECT DESCRIPTION

The subject property consists of approximately 19 acres located in the southeast quadrant of State Rte. 83 and 91st Street, in unincorporated DuPage County. The Petitioner is proposing to annex the property into Burr Ridge and obtain zoning approvals for a PUD in the OR-2 District allowing for the development of; (i) a senior care facility with approximately 190 total units, and (ii) approximately 24,000 square feet of retail space, all as shown on the proposed Site Plan.

At this time, petitioner will pursue final approvals for the senior care project, but will be seeking only a zoning change for the 3.5 acre commercial portion of the property (R-4 (County) to B-2 in the Village) with the, right to seek approval of a PUD on the commercial site in the future. All of the foregoing will be incorporated in an Annexation Agreement between the Petitioner and Village.

The senior care portion of the property contains approximately 14.8 acres and will be developed with a 2 story main building containing approximately 178 units (with a mix of independent living, assisted living and memory care) and 6 single story duplex cottages containing a total of 12 independent living units.

The development will also contain open space, walking paths, courtyards and substantial landscaping for both aesthetic and screening purposes



Findings of Fact

For a Planned Unit Development Village of Burr Ridge Zoning Ordinance

Section XIII.L.7 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 Planned Unit Development 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. In what respects the proposed plan is or is not consistent with the stated purpose of the planned unit development regulations

Response: The proposed plan is consistent with the purposes of the PUD regulations. The project will contain substantial open space and landscaped areas and will be compatible with the residential nature of the contiguous properties. It will also constitute a relatively benign and architecturally compatible transitional use between the residential neighborhoods to the south and east, and the existing and developing commercial uses at the intersection of State Route 83 and 91st Street. Without the special use and flexibility afforded by the PUD regulations, the project as presented could not be developed under the Village land use ordinances.

- b. The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.

Response: The proposed development meets the requirements and standards of the PUD regulations. It represents a creative approach to a use not otherwise accommodated within the scope of the ordinances. It is creatively designed to achieve its objective and at the same time preserve open space, create onsite pleasing visual and passive recreational features and fills a rapidly increasing need for senior care in the area.

- c. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, required improvements, construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.

Response: The proposed plan is substantially compliant with the applicable development regulations and standards set forth in the Village ordinances. There are two relatively minor deviations, as described on the Site Data table appended to this Application.

- d. The extent of public benefit produced, or not produced, by the planned unit development in terms of meeting the planning objectives and standards of the Village. Any specific beneficial actions, plans or programs agreed to in the planned unit development proposal which are

clearly beyond the minimum requirements of this Ordinance shall be specifically listed as evidence of justified bulk premiums and/or use exceptions.

Response: By its very nature, the proposed project will be beneficial to the Village in that it meets a growing need for a type of living facility and care not found elsewhere in Burr Ridge. From a design perspective, it deviates minimally from required development standards and in several significant ways (e.g. percentage of landscaping, certain setbacks, FAR) exceeds Village standards. Further, the extensive storm water management areas will not only serve this development, but will result in the alleviation of downstream storm water problems.

- e. The physical design of the proposed plan and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, open space and further the amenities of light and air, recreation and visual enjoyment.

Response: The physical design of the project does adequately provide for all public services and control over traffic (which is minimal in comparison to that which would be generated by development under the existing County zoning). It is also highlighted by its creation of passive open space, landscaping, walking paths and a generally spacious feel.

- f. The relationship and compatibility, beneficial or adverse, of the proposed plan to the adjacent properties and neighborhood.

Response: The proposed project is basically residential in nature, as to both use and architectural style, and is, therefore, compatible with the adjacent residential uses on the east and south. Traffic generation will be minimal given the nature of the residents, and substantial setback and landscape buffering has been provided along those property lines. Further, the views off the proposed buildings (2 story main and single story cottages) will be less impacting on neighboring views than the existing stable facilities.

- g. The desirability of the proposed plan to the Village's physical development, tax base and economic well-being.

Response: As stated, this proposed development on property not currently within or otherwise controlled the Village, will constitute a very physically attractive addition and entry way to Burr Ridge. This project will also constitute the addition of a \$35-40 million facility to the Village tax base, without placing significant additional burdens on Village resources.

- h. The conformity with the recommendations of the Official Comprehensive Plan as amended, and all other official plans and planning policies of the Village of Burr Ridge.

Response: The Village Comprehensive Plan designates this property for residential use, and the proposed project is basically residential in nature. As mentioned, the project also represents a logical transitional use between traditional residential areas and the SRA highway and contiguous commercial uses to the west and north.

- i. Conformity with the standards set forth in Section XIII.L.7 of this Ordinance.

Response: For all of the foregoing reasons, the project does meet the standards set forth in this Section XIII.L.7 of the Ordinance.

(Please transcribe or attach additional pages as necessary.)

Project: Spectrum Senior Living - Burr Ridge

SITE DATA - (Senior Living - Lot 1)

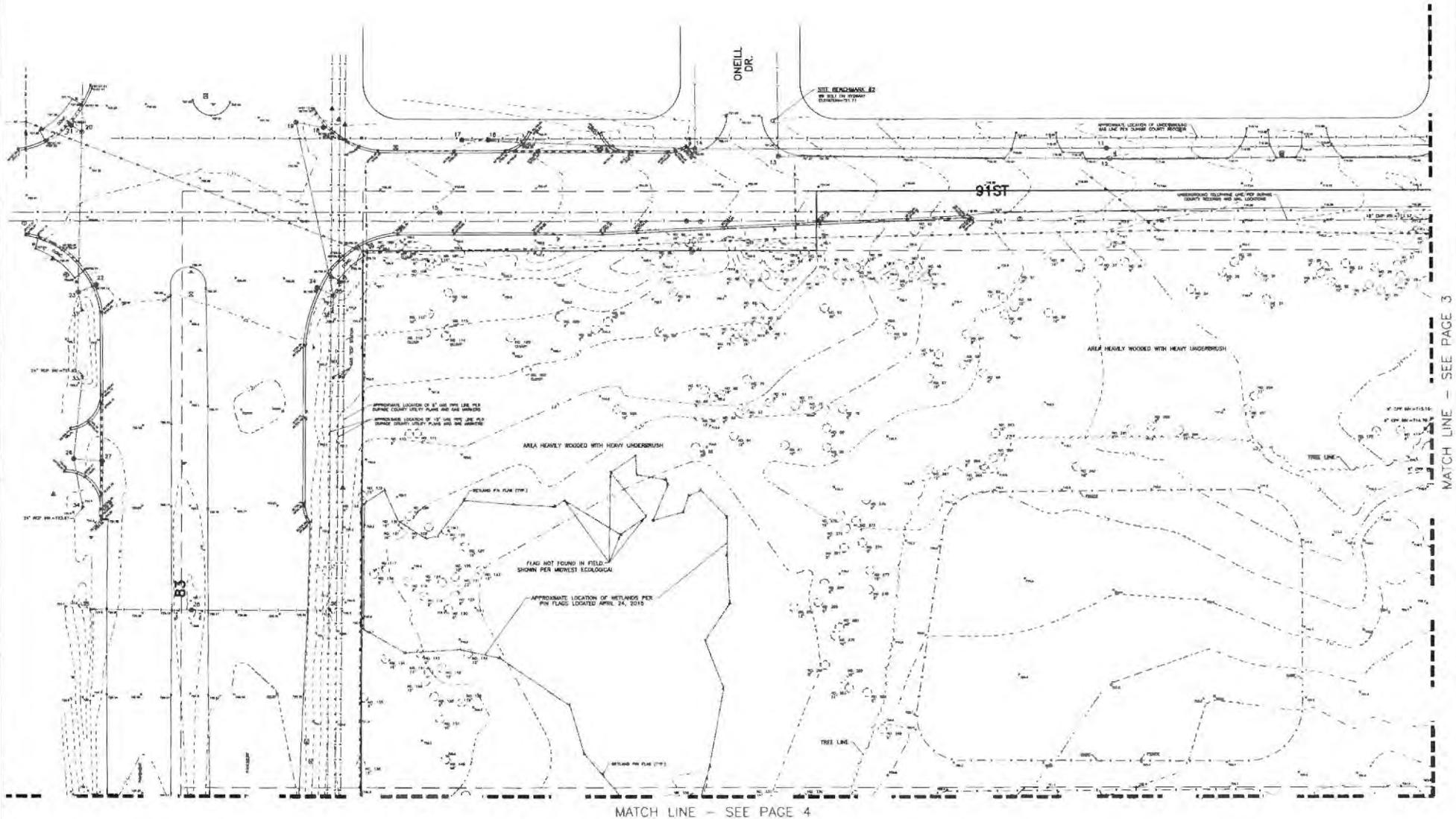
Senior Living Site Area: 14.80 acres (644,660 sf)

DEVELOPMENT STANDARDS AND VARIANCE LIST

Description	Municipal Code Standards	Site Comments	Variance Required?
Minimum PUD Area	3 Acres	Proposed PUD is 18 acres	NO
Building Height	Maximum height allowed is 40 feet or 2 stories	Building proposed will be 2 stories with a maximum peak height of 39 feet.	NO
Floor Area Ratio	0.25 ratio is standard within O-2 District. Maximum allowed is 0.70 for hotels	Total main building and cottage area is 215,000 SF which provides 0.34 FAR which is well below the maximum allowed for this District.	?
Open Space	Exclusive of the perimeter setbacks, minimum landscape area 20% required	41% landscape area provided (which includes two wetland stormwater basins)	NO
Retaining Walls	Maximum 42-inch height except where Village Engineer approves greater heights.	All retaining walls will be on a single lot, maintained by Owner. Due to 45 feet of elevation fall across the site, retaining walls are proposed with heights up to 10 feet tall.	YES
Retaining Walls	Natural cut stone shall be the construction material employed for all retaining walls. Pre-cast segmental block retaining wall systems are not permitted.	All retaining walls will be on a single lot, maintained by Owner. Due to the extent of retaining walls necessary to accommodate the extreme grade transition, wall materials shall be selected at final engineering based on final wall design. Material proposed shall be either poured-in-place concrete with formliners, pre-cast segmental block wall or natural cut stone.	YES
Yards (setback)			
Front	40 ft	62 ft provided	NO
Corner Side	40 ft	40 ft	NO
Interior Side	40 ft	40 ft	NO
Rear	40 ft	135 ft	NO

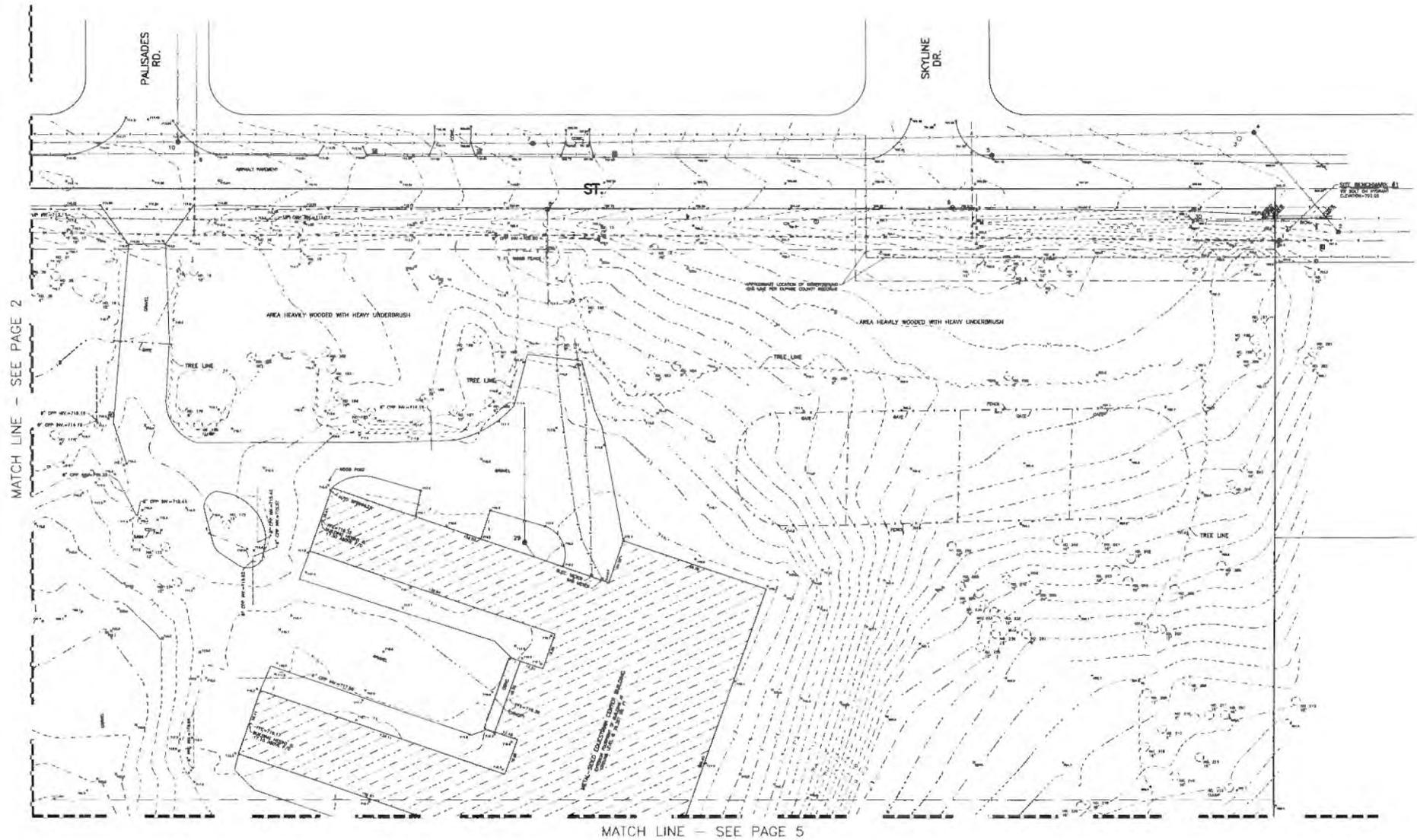
Spectrum Senior Living – Burr Ridge
 Development Standards and Variance List

Parking – Perimeter landscape areas (non-residential uses)	The width of the landscape areas between parking areas and the front or corner side lot line shall be at least 15 feet.	15 ft landscape area is provided along the front and corner side lot lines.	NO
	The setback from all other lot lines and the width of all other landscape areas shall be 8 feet	The minimum parking setback from all other lot lines is far exceeded with the exception of the common lot line between the senior living lot and the commercial lot where a shared driveway is provided that is centered on the lot line.	YES
Parking Requirement			
Main Building	One parking space for each bed plus one parking space for each 2 employees	Estimated bed count of 224 beds and employee count of 60 requires 105 parking spaces. The site plan provides 143 parking spaces.	NO
Cottages	One parking space for each bed plus one parking space for each 2 employees	A two-car garage and two parking spaces on the driveway are provided for each cottage unit.	NO



MATCH LINE - SEE PAGE 4

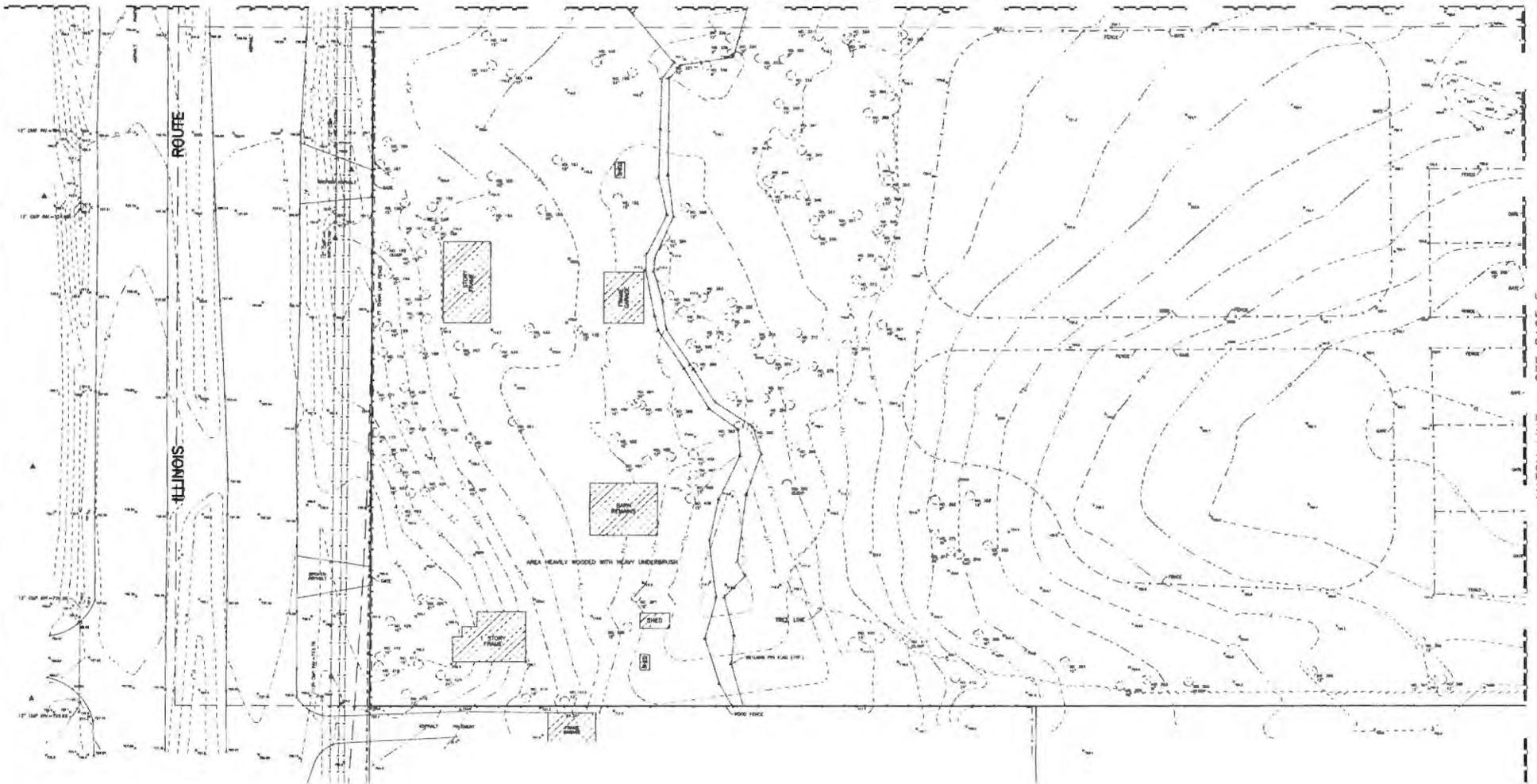
MATCH LINE - SEE PAGE 3



MATCH LINE - SEE PAGE 2

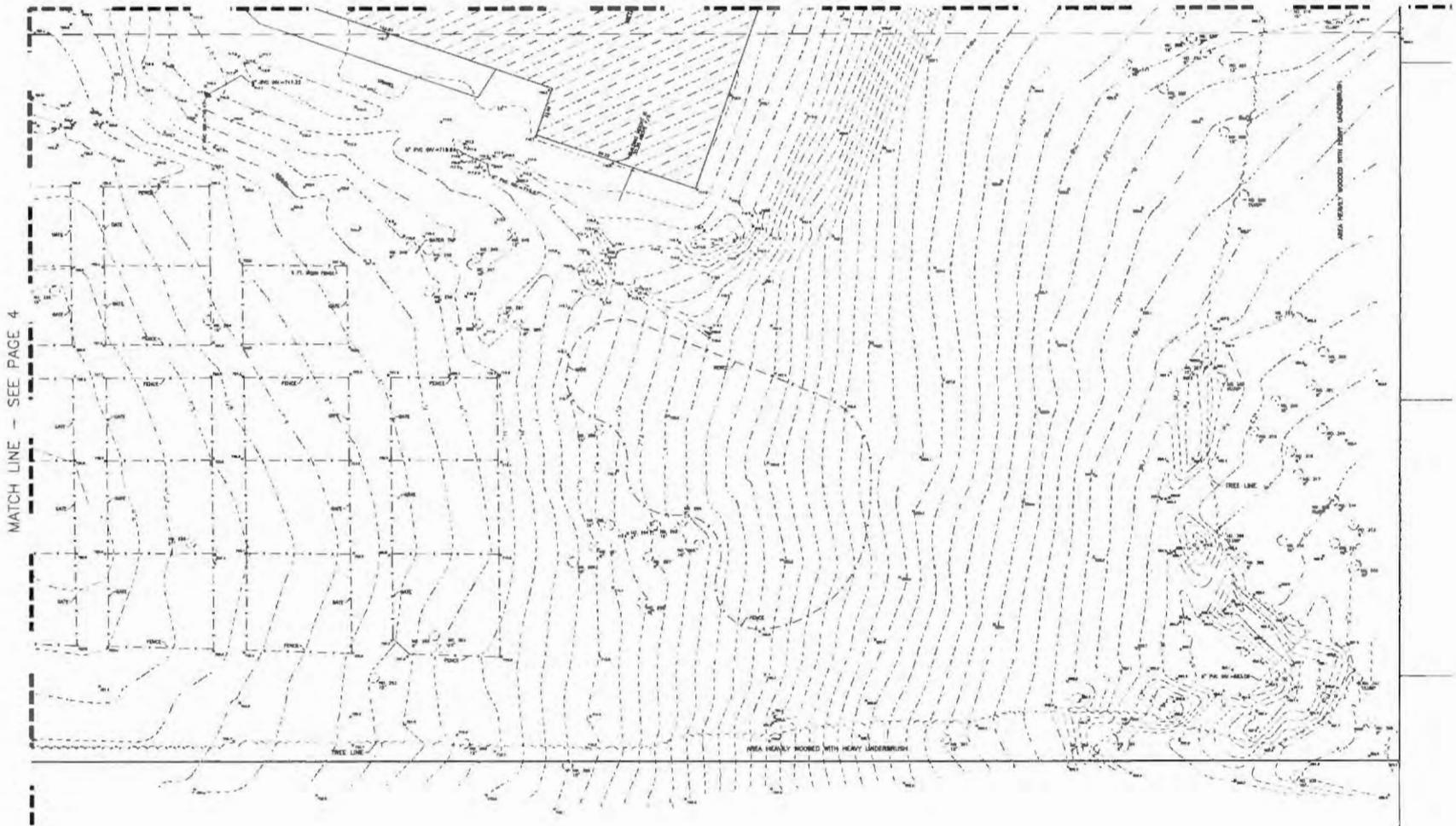
MATCH LINE - SEE PAGE 5

MATCH LINE - SEE PAGE 2



- STW 1
790-0000 10' POC (L&R)
- STW 2
790-0000 10' POC (L&R)
- STW 3
790-0000 10' POC (L&R)
- STW 4
790-0000 10' POC (L&R)
- STW 5
790-0000 10' POC (L&R)
- STW 6
790-0000 10' POC (L&R)
- STW 7
790-0000 10' POC (L&R)
- STW 8
790-0000 10' POC (L&R)
- STW 9
790-0000 10' POC (L&R)
- STW 10
790-0000 10' POC (L&R)
- STW 11
790-0000 10' POC (L&R)
- STW 12
790-0000 10' POC (L&R)
- STW 13
790-0000 10' POC (L&R)
- STW 14
790-0000 10' POC (L&R)
- STW 15
790-0000 10' POC (L&R)
- STW 16
790-0000 10' POC (L&R)
- STW 17
790-0000 10' POC (L&R)
- STW 18
790-0000 10' POC (L&R)
- STW 19
790-0000 10' POC (L&R)
- STW 20
790-0000 10' POC (L&R)
- STW 21
790-0000 10' POC (L&R)
- STW 22
790-0000 10' POC (L&R)
- STW 23
790-0000 10' POC (L&R)
- STW 24
790-0000 10' POC (L&R)
- STW 25
790-0000 10' POC (L&R)
- STW 26
790-0000 10' POC (L&R)
- STW 27
790-0000 10' POC (L&R)
- STW 28
790-0000 10' POC (L&R)
- STW 29
790-0000 10' POC (L&R)
- STW 30
790-0000 10' POC (L&R)
- STW 31
790-0000 10' POC (L&R)
- STW 32
790-0000 10' POC (L&R)
- STW 33
790-0000 10' POC (L&R)
- STW 34
790-0000 10' POC (L&R)
- STW 35
790-0000 10' POC (L&R)
- STW 36
790-0000 10' POC (L&R)

MATCH LINE - SEE PAGE 3



SEE PAGE 1 FOR BOUNDARY INFORMATION

SPECTRUM BURR RIDGE RESUBDIVISION

PRELIMINARY SUBDIVISION PLAT

BEING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
SPECTRUM ACQUISITION BURR RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREIN AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF SUBDIVIDING SAID INTO TWO LOTS AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STATE AND TITLE MERIDIAN SYSTEM. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE THAT THE LAND INCLUDED HEREON FALLS WITHIN THE FOLLOWING SCHOOL DISTRICTS: BURR RIDGE COMMUNITY (UNINCORPORATED SCHOOL DISTRICT 180), 109453 81ST STREET, BURR RIDGE, IL 60015; 1525 1525 75th HIGH HARDSHIP TOWNSHIP HIGH SCHOOL DISTRICT 66, 3600 SOUTH GRANT STREET, HENSLEY, IL 60021; (A31) 555-1100; ILLINOIS PUBLIC COMMUNITY COLLEGE DISTRICT NO. 162.

SIGNED AT HENNA, ILLINOIS, THIS _____ DAY OF _____, A.D. 2015
SPECTRUM ACQUISITION BURR RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY _____ TITLE _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT _____ OF SPECTRUM ACQUISITION BURR RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPROVED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE IS/ARE AND WARRANTED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2015

BY COMMISSION EXPIRES: _____

NOTARY PUBLIC

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
I, _____, VILLAGE ENGINEER OF THE VILLAGE OF BURR RIDGE, ILLINOIS, HEREBY CERTIFY THAT THE LAND SURVEYMENTS IN THIS SUBDIVISION AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREON MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT BURR RIDGE, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 2015.

GIVEN UNDER MY HAND AND SEAL AT HENNA, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 2015.

COUNTY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
I, _____, 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 OTHER DELINQUENCIES OF ANY OUTSTANDING SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN PAID IN ACCORDANCE WITH THE PROVISIONS SUBDIVISION AND DULY APPROVED BY THE COURT THAT COMPREHEND THE SPECIAL ASSESSMENT.

DATED AT BURR RIDGE, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 2015.

VILLAGE TREASURER

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
I, _____, VILLAGE CLERK OF THE VILLAGE OF BURR RIDGE, ILLINOIS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PRESENTED TO AND BY RESOLUTION OR ORDER DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____, 2015, AND THAT THE REQUIRED FEES OR OTHER CHARGES HAVE BEEN PAID FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HEREON SET MY HAND AND SEAL OF THE VILLAGE OF BURR RIDGE, ILLINOIS, THIS _____ DAY OF _____, A.D. 2015.

VILLAGE CLERK

SUBSAFE WATER SUPPLY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
WE HEREBY CERTIFY THAT THE HYDROLOGICAL AND HYDRAULIC STUDIES REQUIRED BY THE ILLINOIS PLAT ACT, ILLINOIS PUBLIC STATUTES, CHAPTER 120, SECTION 1-1 ET SEQ., AS NOW OR HERETOFORE ENACTED, HAVE BEEN MADE WITH THE VILLAGE OF BURR RIDGE, A MUNICIPAL CORPORATION IN DUPEGE AND DUPEGE COUNTIES, ILLINOIS, AND THE CERTIFICATION AS TO DAMAGE REQUIRED BY SAID ACT MADE THEREON.

DATED AT _____ COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 2015.

REGISTERED PROFESSIONAL ENGINEER LICENSE # _____ PROPERTY OWNER

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
I, _____, VILLAGE ENGINEER OF THE VILLAGE OF BURR RIDGE, ILLINOIS, HEREBY CERTIFY THAT THE LAND SURVEYMENTS IN THIS SUBDIVISION AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREON MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT BURR RIDGE, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 2015.

VILLAGE ENGINEER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ }
I, _____, DULY APPOINTED OFFICER FOR THE ILLINOIS DEPARTMENT OF TRANSPORTATION DO HEREBY CERTIFY THIS SUBDIVISION PLAT AND THE LOTS THEREON FOR ROADWAY ACCESS TO THE STATE OF ILLINOIS HIGHWAY NUMBER NO. 150 (ROUTE 81).

DATED AT _____ COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 2015.

OFFICER OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION

DAY SPECIAL PERMITS REG. NUMBERS
19-02-400-00F
19-02-400-00H
19-02-400-01B

PLAT SUBMITTED BY AND SAID FUTURE DVA BILLS TO
SPECTRUM ACQUISITION BURR RIDGE, LLC
800 SPRUCE STREET
SUITE 300
REARER, GEORGETOWN 60320

ALSO FOLLOWING SECTION 101
VILLAGE OF BURR RIDGE
ATTENTION: VILLAGE CLERK
7800 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS 60027

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
I, THOMAS A. MOLLOY, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 184-002818, DO HEREBY AUTHORIZE THE VILLAGE OF BURR RIDGE, DUPEGE COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT TO PLACE THIS INSTRUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME, AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 184, PARAGRAPHS 1-2, AS AMENDED.

SIGNED AT ROCKFORD, ILLINOIS, THIS _____ DAY OF _____, A.D. 2015.

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-002818

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3408
(EXPIRES NOVEMBER 30, 2016 AND IS RENEWABLE)
MANAGING AGENT, ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002818
(EXPIRES APRIL 30, 2017 AND IS RENEWABLE)

LAND SURVEYOR'S CERTIFICATE

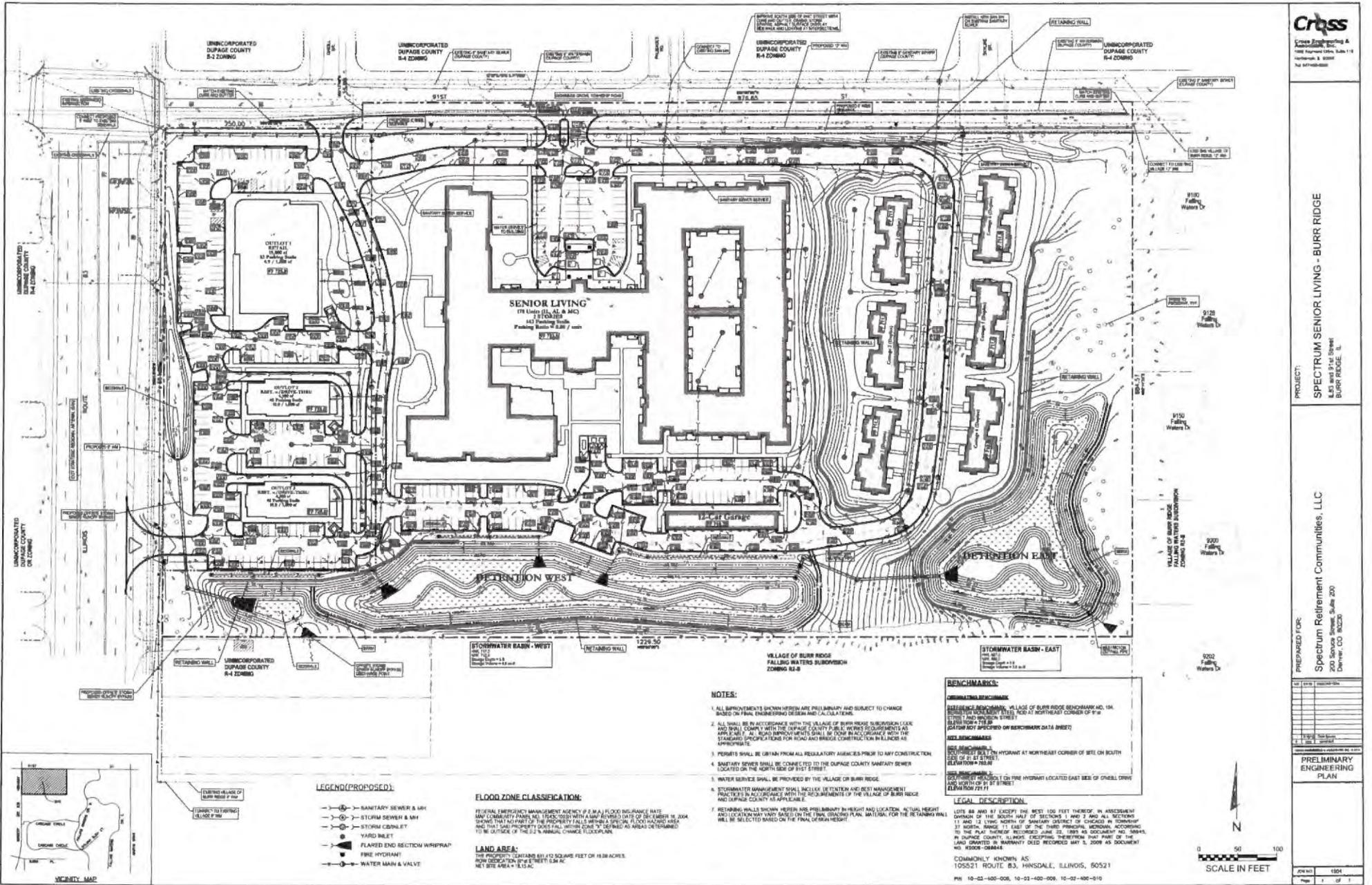
STATE OF ILLINOIS }
COUNTY OF DUPAGE }
I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND MANAGING AGENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF SUBDIVIDING SAID INTO TWO LOTS AS SHOWN HEREON.

LOTS 58 AND 59 AN ASSESSMENT DIVISION OF THE SOUTH HALF OF SECTIONS 1 AND 2 AND ALL SECTIONS 11 AND 12 THE NORTH OF SECTION 30 AND 31 TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREIN RECORDED IN THE PUBLIC RECORDS OF DUPEGE COUNTY, ILLINOIS, EXCEPT THE PORTION THAT PART OF THE LAND GRANTED IN WARRANTY (DEED RECORDED MAY 2, 2008 80-020424) AND 8000-000000 (EAST STREET RIGHT OF WAY) AND FURTHER EXCEPT THEREFROM THAT PART OF THE LAND GRANTED IN DEEDS RECORDED IN BOOK 304 AT PAGES 243 AND 247 AND 249 AND 250 AND IN INSTRUMENT RECORDED AS DOCUMENT 150305 (STATE HIGHWAY 81 RIGHT OF WAY) AND THAT THE PLAT HEREON SHOWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION CONFORMING AND CORRECT IN FEET AND DECIMAL PARTS, VARIOUS 1/4 PARTS EXCEPT THAT AN EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD DATA MAP COMMUNITY FLOOD HAZARD ZONING WITH AN EFFECTIVE DATE OF DECEMBER 18, 2004, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" SHOWN AS AREAS DETERMINED TO BE OUTSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN. I FURTHER CERTIFY THAT SAID SURVEY IS WITHIN THE JURISDICTIONAL LIMITS OF THE VILLAGE OF BURR RIDGE, DUPEGE COUNTY, ILLINOIS, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN. I FURTHER CERTIFY THAT THE MONUMENTS AND SURVEY STAKES NOTED ON THE SAID PLAT HAVE BEEN ESTABLISHED TO THE BEST OF MY KNOWLEDGE.

SIGNED AT ROCKFORD, ILLINOIS, THIS _____ DAY OF _____, A.D. 2015.

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-002818

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3408
(EXPIRES NOVEMBER 30, 2016 AND IS RENEWABLE)
MANAGING AGENT, ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002818
(EXPIRES APRIL 30, 2017 AND IS RENEWABLE)



NOTES:

1. ALL IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN AND CALCULATIONS.
2. ALL SHALL BE IN ACCORDANCE WITH THE VILLAGE OF BURR RIDGE SUBDIVISION CODE AND SHALL COMPLY WITH THE DUPAGE COUNTY PUBLIC WORKS DEPARTMENT'S AND AREA ALL P. ALL ROAD IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PAVING AND BRIDGE CONSTRUCTION IN ILLINOIS AS APPLICABLE.
3. PERMITS SHALL BE OBTAINED FROM ALL REGULATORY AGENCIES PRIOR TO ANY CONSTRUCTION.
4. SANITARY SEWER SHALL BE CONNECTED TO THE DUPAGE COUNTY SANITARY SEWER LOCATED ON THE NORTH SIDE OF 91ST STREET.
5. WATER SERVICES SHALL BE PROVIDED BY THE VILLAGE OF BURR RIDGE.
6. STORMWATER MANAGEMENT SHALL INCLUDE DETENTION AND BEST MANAGEMENT PRACTICES AS APPLICABLE WITHIN THE SCOPE AND BOUNDARIES OF THE VILLAGE OF BURR RIDGE AND DUPAGE COUNTY AS APPLICABLE.
7. RETAINING WALLS THICKNESS HEREIN ARE PRELIMINARY IN HEIGHT AND LOCATION. ACTUAL HEIGHT AND LOCATION MAY VARY BASED ON THE FINAL GRADING PLAN. MATERIAL FOR THE RETAINING WALLS WILL BE SELECTED BASED ON THE FINAL DESIGN HEIGHT.

BENCHMARKS:

- ORIGINATING BENCHMARK:**
 REFERENCE BENCHMARK: VILLAGE OF BURR RIDGE BENCHMARK NO. 104
 BENCHMARK LOCATION: WEST CORNER OF 91ST STREET AND ROUTE 83
 DATUM: NOT SPECIFIED ON BENCHMARK DATA SHEET
- FIELD BENCHMARKS:**
 1. 104+00.00 (91ST STREET)
 2. 105+00.00 (91ST STREET)
 3. 106+00.00 (91ST STREET)
 4. 107+00.00 (91ST STREET)
 5. 108+00.00 (91ST STREET)
 6. 109+00.00 (91ST STREET)
 7. 110+00.00 (91ST STREET)
 8. 111+00.00 (91ST STREET)
 9. 112+00.00 (91ST STREET)
 10. 113+00.00 (91ST STREET)
 11. 114+00.00 (91ST STREET)
 12. 115+00.00 (91ST STREET)
 13. 116+00.00 (91ST STREET)
 14. 117+00.00 (91ST STREET)
 15. 118+00.00 (91ST STREET)
 16. 119+00.00 (91ST STREET)
 17. 120+00.00 (91ST STREET)
 18. 121+00.00 (91ST STREET)
 19. 122+00.00 (91ST STREET)
 20. 123+00.00 (91ST STREET)
 21. 124+00.00 (91ST STREET)
 22. 125+00.00 (91ST STREET)
 23. 126+00.00 (91ST STREET)
 24. 127+00.00 (91ST STREET)
 25. 128+00.00 (91ST STREET)
 26. 129+00.00 (91ST STREET)
 27. 130+00.00 (91ST STREET)
 28. 131+00.00 (91ST STREET)
 29. 132+00.00 (91ST STREET)
 30. 133+00.00 (91ST STREET)
 31. 134+00.00 (91ST STREET)
 32. 135+00.00 (91ST STREET)
 33. 136+00.00 (91ST STREET)
 34. 137+00.00 (91ST STREET)
 35. 138+00.00 (91ST STREET)
 36. 139+00.00 (91ST STREET)
 37. 140+00.00 (91ST STREET)
 38. 141+00.00 (91ST STREET)
 39. 142+00.00 (91ST STREET)
 40. 143+00.00 (91ST STREET)
 41. 144+00.00 (91ST STREET)
 42. 145+00.00 (91ST STREET)
 43. 146+00.00 (91ST STREET)
 44. 147+00.00 (91ST STREET)
 45. 148+00.00 (91ST STREET)
 46. 149+00.00 (91ST STREET)
 47. 150+00.00 (91ST STREET)
 48. 151+00.00 (91ST STREET)
 49. 152+00.00 (91ST STREET)
 50. 153+00.00 (91ST STREET)
 51. 154+00.00 (91ST STREET)
 52. 155+00.00 (91ST STREET)
 53. 156+00.00 (91ST STREET)
 54. 157+00.00 (91ST STREET)
 55. 158+00.00 (91ST STREET)
 56. 159+00.00 (91ST STREET)
 57. 160+00.00 (91ST STREET)
 58. 161+00.00 (91ST STREET)
 59. 162+00.00 (91ST STREET)
 60. 163+00.00 (91ST STREET)
 61. 164+00.00 (91ST STREET)
 62. 165+00.00 (91ST STREET)
 63. 166+00.00 (91ST STREET)
 64. 167+00.00 (91ST STREET)
 65. 168+00.00 (91ST STREET)
 66. 169+00.00 (91ST STREET)
 67. 170+00.00 (91ST STREET)
 68. 171+00.00 (91ST STREET)
 69. 172+00.00 (91ST STREET)
 70. 173+00.00 (91ST STREET)
 71. 174+00.00 (91ST STREET)
 72. 175+00.00 (91ST STREET)
 73. 176+00.00 (91ST STREET)
 74. 177+00.00 (91ST STREET)
 75. 178+00.00 (91ST STREET)
 76. 179+00.00 (91ST STREET)
 77. 180+00.00 (91ST STREET)
 78. 181+00.00 (91ST STREET)
 79. 182+00.00 (91ST STREET)
 80. 183+00.00 (91ST STREET)
 81. 184+00.00 (91ST STREET)
 82. 185+00.00 (91ST STREET)
 83. 186+00.00 (91ST STREET)
 84. 187+00.00 (91ST STREET)
 85. 188+00.00 (91ST STREET)
 86. 189+00.00 (91ST STREET)
 87. 190+00.00 (91ST STREET)
 88. 191+00.00 (91ST STREET)
 89. 192+00.00 (91ST STREET)
 90. 193+00.00 (91ST STREET)
 91. 194+00.00 (91ST STREET)
 92. 195+00.00 (91ST STREET)
 93. 196+00.00 (91ST STREET)
 94. 197+00.00 (91ST STREET)
 95. 198+00.00 (91ST STREET)
 96. 199+00.00 (91ST STREET)
 97. 200+00.00 (91ST STREET)
 98. 201+00.00 (91ST STREET)
 99. 202+00.00 (91ST STREET)
 100. 203+00.00 (91ST STREET)
 101. 204+00.00 (91ST STREET)
 102. 205+00.00 (91ST STREET)
 103. 206+00.00 (91ST STREET)
 104. 207+00.00 (91ST STREET)
 105. 208+00.00 (91ST STREET)
 106. 209+00.00 (91ST STREET)
 107. 210+00.00 (91ST STREET)
 108. 211+00.00 (91ST STREET)
 109. 212+00.00 (91ST STREET)
 110. 213+00.00 (91ST STREET)
 111. 214+00.00 (91ST STREET)
 112. 215+00.00 (91ST STREET)
 113. 216+00.00 (91ST STREET)
 114. 217+00.00 (91ST STREET)
 115. 218+00.00 (91ST STREET)
 116. 219+00.00 (91ST STREET)
 117. 220+00.00 (91ST STREET)
 118. 221+00.00 (91ST STREET)
 119. 222+00.00 (91ST STREET)
 120. 223+00.00 (91ST STREET)
 121. 224+00.00 (91ST STREET)
 122. 225+00.00 (91ST STREET)
 123. 226+00.00 (91ST STREET)
 124. 227+00.00 (91ST STREET)
 125. 228+00.00 (91ST STREET)
 126. 229+00.00 (91ST STREET)
 127. 230+00.00 (91ST STREET)
 128. 231+00.00 (91ST STREET)
 129. 232+00.00 (91ST STREET)
 130. 233+00.00 (91ST STREET)
 131. 234+00.00 (91ST STREET)
 132. 235+00.00 (91ST STREET)
 133. 236+00.00 (91ST STREET)
 134. 237+00.00 (91ST STREET)
 135. 238+00.00 (91ST STREET)
 136. 239+00.00 (91ST STREET)
 137. 240+00.00 (91ST STREET)
 138. 241+00.00 (91ST STREET)
 139. 242+00.00 (91ST STREET)
 140. 243+00.00 (91ST STREET)
 141. 244+00.00 (91ST STREET)
 142. 245+00.00 (91ST STREET)
 143. 246+00.00 (91ST STREET)
 144. 247+00.00 (91ST STREET)
 145. 248+00.00 (91ST STREET)
 146. 249+00.00 (91ST STREET)
 147. 250+00.00 (91ST STREET)
 148. 251+00.00 (91ST STREET)
 149. 252+00.00 (91ST STREET)
 150. 253+00.00 (91ST STREET)
 151. 254+00.00 (91ST STREET)
 152. 255+00.00 (91ST STREET)
 153. 256+00.00 (91ST STREET)
 154. 257+00.00 (91ST STREET)
 155. 258+00.00 (91ST STREET)
 156. 259+00.00 (91ST STREET)
 157. 260+00.00 (91ST STREET)
 158. 261+00.00 (91ST STREET)
 159. 262+00.00 (91ST STREET)
 160. 263+00.00 (91ST STREET)
 161. 264+00.00 (91ST STREET)
 162. 265+00.00 (91ST STREET)
 163. 266+00.00 (91ST STREET)
 164. 267+00.00 (91ST STREET)
 165. 268+00.00 (91ST STREET)
 166. 269+00.00 (91ST STREET)
 167. 270+00.00 (91ST STREET)
 168. 271+00.00 (91ST STREET)
 169. 272+00.00 (91ST STREET)
 170. 273+00.00 (91ST STREET)
 171. 274+00.00 (91ST STREET)
 172. 275+00.00 (91ST STREET)
 173. 276+00.00 (91ST STREET)
 174. 277+00.00 (91ST STREET)
 175. 278+00.00 (91ST STREET)
 176. 279+00.00 (91ST STREET)
 177. 280+00.00 (91ST STREET)
 178. 281+00.00 (91ST STREET)
 179. 282+00.00 (91ST STREET)
 180. 283+00.00 (91ST STREET)
 181. 284+00.00 (91ST STREET)
 182. 285+00.00 (91ST STREET)
 183. 286+00.00 (91ST STREET)
 184. 287+00.00 (91ST STREET)
 185. 288+00.00 (91ST STREET)
 186. 289+00.00 (91ST STREET)
 187. 290+00.00 (91ST STREET)
 188. 291+00.00 (91ST STREET)
 189. 292+00.00 (91ST STREET)
 190. 293+00.00 (91ST STREET)
 191. 294+00.00 (91ST STREET)
 192. 295+00.00 (91ST STREET)
 193. 296+00.00 (91ST STREET)
 194. 297+00.00 (91ST STREET)
 195. 298+00.00 (91ST STREET)
 196. 299+00.00 (91ST STREET)
 197. 300+00.00 (91ST STREET)
 198. 301+00.00 (91ST STREET)
 199. 302+00.00 (91ST STREET)
 200. 303+00.00 (91ST STREET)
 201. 304+00.00 (91ST STREET)
 202. 305+00.00 (91ST STREET)
 203. 306+00.00 (91ST STREET)
 204. 307+00.00 (91ST STREET)
 205. 308+00.00 (91ST STREET)
 206. 309+00.00 (91ST STREET)
 207. 310+00.00 (91ST STREET)
 208. 311+00.00 (91ST STREET)
 209. 312+00.00 (91ST STREET)
 210. 313+00.00 (91ST STREET)
 211. 314+00.00 (91ST STREET)
 212. 315+00.00 (91ST STREET)
 213. 316+00.00 (91ST STREET)
 214. 317+00.00 (91ST STREET)
 215. 318+00.00 (91ST STREET)
 216. 319+00.00 (91ST STREET)
 217. 320+00.00 (91ST STREET)
 218. 321+00.00 (91ST STREET)
 219. 322+00.00 (91ST STREET)
 220. 323+00.00 (91ST STREET)
 221. 324+00.00 (91ST STREET)
 222. 325+00.00 (91ST STREET)
 223. 326+00.00 (91ST STREET)
 224. 327+00.00 (91ST STREET)
 225. 328+00.00 (91ST STREET)
 226. 329+00.00 (91ST STREET)
 227. 330+00.00 (91ST STREET)
 228. 331+00.00 (91ST STREET)
 229. 332+00.00 (91ST STREET)
 230. 333+00.00 (91ST STREET)
 231. 334+00.00 (91ST STREET)
 232. 335+00.00 (91ST STREET)
 233. 336+00.00 (91ST STREET)
 234. 337+00.00 (91ST STREET)
 235. 338+00.00 (91ST STREET)
 236. 339+00.00 (91ST STREET)
 237. 340+00.00 (91ST STREET)
 238. 341+00.00 (91ST STREET)
 239. 342+00.00 (91ST STREET)
 240. 343+00.00 (91ST STREET)
 241. 344+00.00 (91ST STREET)
 242. 345+00.00 (91ST STREET)
 243. 346+00.00 (91ST STREET)
 244. 347+00.00 (91ST STREET)
 245. 348+00.00 (91ST STREET)
 246. 349+00.00 (91ST STREET)
 247. 350+00.00 (91ST STREET)
 248. 351+00.00 (91ST STREET)
 249. 352+00.00 (91ST STREET)
 250. 353+00.00 (91ST STREET)
 251. 354+00.00 (91ST STREET)
 252. 355+00.00 (91ST STREET)
 253. 356+00.00 (91ST STREET)
 254. 357+00.00 (91ST STREET)
 255. 358+00.00 (91ST STREET)
 256. 359+00.00 (91ST STREET)
 257. 360+00.00 (91ST STREET)
 258. 361+00.00 (91ST STREET)
 259. 362+00.00 (91ST STREET)
 260. 363+00.00 (91ST STREET)
 261. 364+00.00 (91ST STREET)
 262. 365+00.00 (91ST STREET)
 263. 366+00.00 (91ST STREET)
 264. 367+00.00 (91ST STREET)
 265. 368+00.00 (91ST STREET)
 266. 369+00.00 (91ST STREET)
 267. 370+00.00 (91ST STREET)
 268. 371+00.00 (91ST STREET)
 269. 372+00.00 (91ST STREET)
 270. 373+00.00 (91ST STREET)
 271. 374+00.00 (91ST STREET)
 272. 375+00.00 (91ST STREET)
 273. 376+00.00 (91ST STREET)
 274. 377+00.00 (91ST STREET)
 275. 378+00.00 (91ST STREET)
 276. 379+00.00 (91ST STREET)
 277. 380+00.00 (91ST STREET)
 278. 381+00.00 (91ST STREET)
 279. 382+00.00 (91ST STREET)
 280. 383+00.00 (91ST STREET)
 281. 384+00.00 (91ST STREET)
 282. 385+00.00 (91ST STREET)
 283. 386+00.00 (91ST STREET)
 284. 387+00.00 (91ST STREET)
 285. 388+00.00 (91ST STREET)
 286. 389+00.00 (91ST STREET)
 287. 390+00.00 (91ST STREET)
 288. 391+00.00 (91ST STREET)
 289. 392+00.00 (91ST STREET)
 290. 393+00.00 (91ST STREET)
 291. 394+00.00 (91ST STREET)
 292. 395+00.00 (91ST STREET)
 293. 396+00.00 (91ST STREET)
 294. 397+00.00 (91ST STREET)
 295. 398+00.00 (91ST STREET)
 296. 399+00.00 (91ST STREET)
 297. 400+00.00 (91ST STREET)
 298. 401+00.00 (91ST STREET)
 299. 402+00.00 (91ST STREET)
 300. 403+00.00 (91ST STREET)
 301. 404+00.00 (91ST STREET)
 302. 405+00.00 (91ST STREET)
 303. 406+00.00 (91ST STREET)
 304. 407+00.00 (91ST STREET)
 305. 408+00.00 (91ST STREET)
 306. 409+00.00 (91ST STREET)
 307. 410+00.00 (91ST STREET)
 308. 411+00.00 (91ST STREET)
 309. 412+00.00 (91ST STREET)
 310. 413+00.00 (91ST STREET)
 311. 414+00.00 (91ST STREET)
 312. 415+00.00 (91ST STREET)
 313. 416+00.00 (91ST STREET)
 314. 417+00.00 (91ST STREET)
 315. 418+00.00 (91ST STREET)
 316. 419+00.00 (91ST STREET)
 317. 420+00.00 (91ST STREET)
 318. 421+00.00 (91ST STREET)
 319. 422+00.00 (91ST STREET)
 320. 423+00.00 (91ST STREET)
 321. 424+00.00 (91ST STREET)
 322. 425+00.00 (91ST STREET)
 323. 426+00.00 (91ST STREET)
 324. 427+00.00 (91ST STREET)
 325. 428+00.00 (91ST STREET)
 326. 429+00.00 (91ST STREET)
 327. 430+00.00 (91ST STREET)
 328. 431+00.00 (91ST STREET)
 329. 432+00.00 (91ST STREET)
 330. 433+00.00 (91ST STREET)
 331. 434+00.00 (91ST STREET)
 332. 435+00.00 (91ST STREET)
 333. 436+00.00 (91ST STREET)
 334. 437+00.00 (91ST STREET)
 335. 438+00.00 (91ST STREET)
 336. 439+00.00 (91ST STREET)
 337. 440+00.00 (91ST STREET)
 338. 441+00.00 (91ST STREET)
 339. 442+00.00 (91ST STREET)
 340. 443+00.00 (91ST STREET)
 341. 444+00.00 (91ST STREET)
 342. 445+00.00 (91ST STREET)
 343. 446+00.00 (91ST STREET)
 344. 447+00.00 (91ST STREET)
 345. 448+00.00 (91ST STREET)
 346. 449+00.00 (91ST STREET)
 347. 450+00.00 (91ST STREET)
 348. 451+00.00 (91ST STREET)
 349. 452+00.00 (91ST STREET)
 350. 453+00.00 (91ST STREET)
 351. 454+00.00 (91ST STREET)
 352. 455+00.00 (91ST STREET)
 353. 456+00.00 (91ST STREET)
 354. 457+00.00 (91ST STREET)
 355. 458+00.00 (91ST STREET)
 356. 459+00.00 (91ST STREET)
 357. 460+00.00 (91ST STREET)
 358. 461+00.00 (91ST STREET)
 359. 462+00.00 (91ST STREET)
 360. 463+00.00 (91ST STREET)
 361. 464+00.00 (91ST STREET)
 362. 465+00.00 (91ST STREET)
 363. 466+00.00 (91ST STREET)
 364. 467+00.00 (91ST STREET)
 365. 468+00.00 (91ST STREET)
 366. 469+00.00 (91ST STREET)
 367. 470+00.00 (91ST STREET)
 368. 471+00.00 (91ST STREET)
 369. 472+00.00 (91ST STREET)
 370. 473+00.00 (91ST STREET)
 371. 474+00.00 (91ST STREET)
 372. 475+00.00 (91ST STREET)
 373. 476+00.00 (91ST STREET)
 374. 477+00.00 (91ST STREET)
 375. 478+00.00 (91ST STREET)
 376. 479+00.00 (91ST STREET)
 377. 480+00.00 (91ST STREET)
 378. 481+00.00 (91ST STREET)
 379. 482+00.00 (91ST STREET)
 380. 483+00.00 (91ST STREET)
 381. 484+00.00 (91ST STREET)
 382. 485+00.00 (91ST STREET)
 383. 486+00.00 (91ST STREET)
 384. 487+00.00 (91ST STREET)
 385. 488+00.00 (91ST STREET)
 386. 489+00.00 (91ST STREET)
 387. 490+00.00 (91ST STREET)
 388. 491+00.00 (91ST STREET)
 389. 492+00.00 (91ST STREET)
 390. 493+00.00 (91ST STREET)
 391. 494+00.00 (91ST STREET)
 392. 495+00.00 (91ST STREET)
 393. 496+00.00 (91ST STREET)
 394. 497+00.00 (91ST STREET)
 395. 498+00.00 (91ST STREET)
 396. 499+00.00 (91ST STREET)
 397. 500+00.00 (91ST STREET)
 398. 501+00.00 (91ST STREET)
 399. 502+00.00 (91ST STREET)
 400. 503+00.00 (91ST STREET)
 401. 504+00.00 (91ST STREET)
 402. 505+00.00 (91ST STREET)
 403. 506+00.00 (91ST STREET)
 404. 507+00.00 (91ST STREET)
 405. 508+00.00 (91ST STREET)
 406. 509+00.00 (91ST STREET)
 407. 510+00.00 (91ST STREET)
 408. 511+00.00 (91ST STREET)
 409. 512+00.00 (91ST STREET)
 410. 513+00.00 (91ST STREET)
 411. 514+00.00 (91ST STREET)
 412. 515+00.00 (91ST STREET)
 413. 516+00.00 (91ST STREET)
 414. 517+00.00 (91ST STREET)
 415. 518+00.00 (91ST STREET)
 416. 519+00.00 (91ST STREET)
 417. 520+00.00 (91ST STREET)
 418. 521+00.00 (91ST STREET)
 419. 522+00.00 (91ST STREET)
 420. 523+00.00 (91ST STREET)
 421. 524+00.00 (91ST STREET)
 422. 525+00.00 (91ST STREET)
 423. 526+00.00 (91ST STREET)
 424. 527+00.00 (91ST STREET)
 425. 528+00.00 (91ST STREET)
 426. 529+00.00 (91ST STREET)
 427. 530+00.00 (91ST STREET)
 428. 531+00.00 (91ST STREET)
 429. 532+00.00 (91ST STREET)
 430. 533+00.00 (91ST STREET)
 431. 534+00.00 (91ST STREET)
 432. 535+00.00 (91ST STREET)
 433. 536+00.00 (91ST STREET)
 434. 537+00.00 (91ST STREET)
 435. 538+00.00 (91ST STREET)
 436. 539+00.00 (91ST STREET)
 437. 540+00.00 (91ST STREET)
 438. 541+00.00 (91ST STREET)
 439. 542+00.00 (91ST STREET)
 440. 543+00.00 (91ST STREET)
 441. 544+00.00 (91ST STREET)
 442. 545+00.00 (91ST STREET)
 443. 546+00.00 (91ST STREET)
 444. 547+00.00 (91ST STREET)
 445. 548+00.00 (91ST STREET)
 446. 549+00.00 (91ST STREET)
 447. 550+00.00 (91ST STREET)
 448. 551+00.00 (91ST STREET)
 449. 552+00.00 (91ST STREET)
 450. 553+00.00 (91ST STREET)
 451. 554+00.00 (91ST STREET)
 452. 555+00.00 (91ST STREET)
 453. 556+00.00 (

SPECTRUM SENIOR LIVING BURR RIDGE

VILLAGE OF BURR RIDGE, ILLINOIS

PRELIMINARY LANDSCAPE PLANS



SITE LOCATION AERIAL
Scale: 1"=100'

PREPARED FOR:
Spectrum Retirement Communities, LLC
210 Spruce Street, Suite 210
Denver, CO 80230
Tel: 303.380.8617 Fax: 303.320.8914
www.spectrumretirement.com

PREPARED BY:
Allen L. Kracower & Associates, Inc.
900 North Stone Street, Suite 200
Lake Bluff, Illinois 60044
Tel: 847.824.2800 Fax: 847.824.8001
www.alkracower.com

REVISIONS	
DATE	DESCRIPTION

GENERAL NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT JULIE E. THE COUNTY PUBLIC WORKS DEPARTMENT, THE VILLAGE OF BURR RIDGE, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS PART OF A COMPLETE SET OF RED DOCUMENTS. SPECIFICATING ADDITIONAL DRAWINGS AND EXHIBITS, UNDER ANY CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT OBTAINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEWING ALL RELATED DOCUMENTS MENTIONED HEREIN, INCLUDING ANY RELATED DOCUMENTS PREPARED BY THE PROJECT ENGINEERS.
3. THE LANDSCAPE ARCHITECT AND CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE STANDARD OF PROFESSIONAL CARE.
4. IF ANY MISTAKES, OMISSIONS, OR DEFICIENCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT THEY MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THEM FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE.
5. ACTIONS TAKEN WITHOUT THE KNOWING EDGE AND CONSENT OF THE OWNER AND THE LANDSCAPE ARCHITECT OR IN CONTRADICTION TO THE OWNER AND THE LANDSCAPE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE OWNER AND THE LANDSCAPE ARCHITECT BUT FOR THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.
6. THE LOCATION OF THE UNDERGROUND UTILITIES AND/OR DRIPWAYS ARE LOCATED ON ENGINEERING DRAWINGS PREPARED BY THE PROJECT ENGINEER, CROSS ENGINEERING ASSOCIATES. THE MOST CURRENT REVISIONS ARE HEREIN MADE PART OF THIS DOCUMENT.
7. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION.
8. WHERE UNDERGROUND UTILITIES EXIST, FIELD ALIGNMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION.
9. WHETHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL.
10. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.
11. CROSS ENGINEERING HAS PROVIDED INFORMATION HAS BEEN PROVIDED BY CROSS ENGINEERING ASSOCIATES. SEE CROSS ENGINEERING ASSOCIATES' DRAWINGS FOR UTILITY LOCATIONS. THE LOCATION OF VARIOUS UTILITIES ON THE SET OF DRAWINGS IS ONLY ILLUSTRATIVE AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES.
12. REFER TO THE ENGINEERING DOCUMENTS FOR DETAILED INFORMATION REGARDING SIZE, LOCATION, DEPTH AND TYPE OF UTILITIES.
13. LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL UTILITIES AS PROVIDED BY CROSS ENGINEERING ASSOCIATES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THEIR ACCURACY.
14. LOCATIONS OF ALL PLANT MATERIAL ILLUSTRATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD.
15. LANDSCAPE CONTRACTOR SHALL REFER TO THE PROVIDED WRITTEN SPECIFICATIONS WHEN LOCATING AND PLANTING SPECIFIED PLANT MATERIAL.
16. CONTRACTOR TO LAUREL 100 IS PLACED BELOW SIDEWALK AND PAVED ELEVATIONS TO ALLOW FOR PROPER DRAINAGE.
17. A NEW FULLY AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED FOR ALL AREAS WITH NEW LANDSCAPE PLANTINGS.

EXISTING SITE INFORMATION

THE EXISTING SITE INFORMATION INDICATED ON THIS PLAN WAS PROVIDED BY CROSS ENGINEERING ASSOCIATES.
THE LANDSCAPE ARCHITECT MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THIS DOCUMENT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITES (EXISTENCE AND INCLUDING UNDERGROUND UTILITIES).
THE PLANS CONTAINED HEREIN HAVE BEEN PREPARED TO MEET CERTAIN LANDSCAPE PERFORMANCE REQUIREMENTS. ANY DEVIATION FROM THESE PLANS MAY PREVENT THEM IN MEET COMPLIANCE WITH THE VILLAGE OF BURR RIDGE LANDSCAPE ORDINANCE.

LANDSCAPE PLAN SHEET INDEX	
SHEET #	SHEET TITLE
COVER	COVER SHEET
EP-1	WEST LANDSCAPE PLAN
EP-2	EAST LANDSCAPE PLAN
EP-3	STORMWATER LANDSCAPE PLAN
EP-4	PLANT LIST
EP-5	TREE PRESERVATION / REMOVAL WEST
TR-2	TREE PRESERVATION / REMOVAL EAST

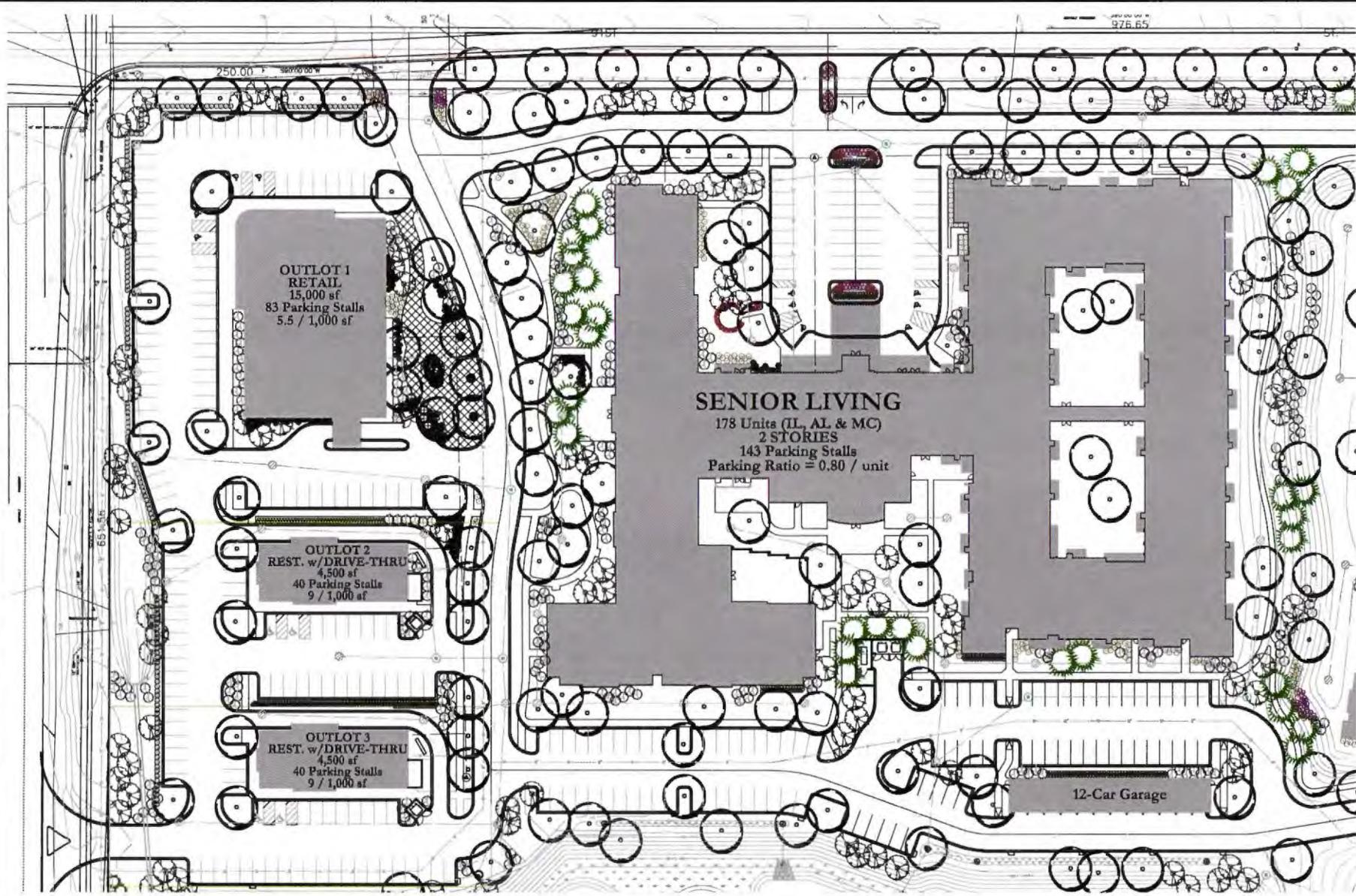
SPECTRUM SENIOR LIVING BURR RIDGE
BURR RIDGE, ILLINOIS

COVER SHEET

ALLEN L. KRACOWER
LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL
ILLINOIS LICENSE NO. 001-00000000

PROJECT NUMBER	21510	DESIGNED BY	LD
AS SHOWN		APPROVED BY	LD
DATE	7-1-15	PROJECT NUMBER	LD

CVR



OUTLOT 1
RETAIL
 15,000 sf
 83 Parking Stalls
 5.5 / 1,000 sf

OUTLOT 2
REST. w/DRIVE-THRU
 4,500 sf
 40 Parking Stalls
 9 / 1,000 sf

OUTLOT 3
REST. w/DRIVE-THRU
 4,500 sf
 40 Parking Stalls
 9 / 1,000 sf

SENIOR LIVING
 178 Units (IL, AL & MC)
 2 STORIES
 143 Parking Stalls
 Parking Ratio = 0.80 / unit

12-Car Garage

1 WEST PRELIMINARY LANDSCAPE PLAN
 SCALE: 1"=30'



PRELIMINARY LANDSCAPE PLAN-WEST
SPECTRUM SENIOR LIVING BURR RIDGE
 BURR RIDGE, Illinois

PROJECT NUMBER	LD
DATE	LD
7-1-15	LD
PROJECT NUMBER	LD
DATE	LD

LP-1

Master Plant List

Key	Scientific Name	Common Name	Size	Root	Notes
Shade Trees					
ACPR	Acer x freemanii Autumn Blaze	Autumn Blaze Maple	4" Cal	BB	Specimen
ACR15	Acer x freemanii Autumn Blaze	Autumn Blaze Maple	5" Cal	BB	Specimen
ACMA	Acer x freemanii Manor	Manor Freeman Maple	2" Cal	BB	Specimen
ACMA 4	Acer x freemanii Manor	Manor Freeman Maple	4" Cal	BB	Specimen
CCCO	Celtis occidentalis Chokecherry	Chokecherry	2" Cal	BB	
GLTR	Gleditsia macgregoriae Sycamore	Sycamore	2" Cal	BB	
LYDI	Gymnocladia dioica Kentucky Coffee Tree	Kentucky Coffee Tree	2" Cal	BB	
PYCA	Pyrus calleryana Chantrelle	Chantrelle Callery Pear	4" Cal	BB	Specimen
PYSP	Pyrus calleryana Red Spire	Red Spire Callery Pear	4" Cal	BB	
QUW	Quercus alifolior Swamp White Oak	Swamp White Oak	3" Cal	BB	
QUW1	Quercus alifolior Swamp White Oak	Swamp White Oak	2.5" Cal	BB	
QUW2	Quercus muhlenbergii Chinkapin Oak	Chinkapin Oak	3" Cal	BB	
QUW3	Quercus muhlenbergii Chinkapin Oak	Chinkapin Oak	3" Cal	BB	Specimen
LIAM	Lilium asiaticum Redmond	Redmond American Linden	3" Cal	BB	
ULCA	Ulmus carpinifolia Royal	Royal Serravallo Elm	3" Cal	BB	
Evergreen Trees					
ABCO	Abies concolor White Fir	White Fir	8 HT	BB	Heavy Specimen
ABCO	Abies concolor White Fir	White Fir	10 HT	BB	Heavy Specimen
ABCO	Abies concolor White Fir	White Fir	12 HT	BB	Heavy Specimen
PIGL	Picea glauca Denata Black Hills Spruce	Black Hills Spruce	8 HT	BB	Heavy Specimen
PIGL	Picea glauca Denata Black Hills Spruce	Black Hills Spruce	10 HT	BB	Heavy Specimen
PIGL	Picea glauca Denata Black Hills Spruce	Black Hills Spruce	12 HT	BB	Heavy Specimen
PIOM	Picea omorika Serbian Spruce	Serbian Spruce	8 HT	BB	Heavy Specimen
PIOM	Picea omorika Serbian Spruce	Serbian Spruce	10 HT	BB	Heavy Specimen
PIOM	Picea omorika Serbian Spruce	Serbian Spruce	12 HT	BB	Heavy Specimen
PIFU	Picea pungens Colorado Green Spruce	Colorado Green Spruce	8 HT	BB	Heavy Specimen
PIFU	Picea pungens Colorado Green Spruce	Colorado Green Spruce	10 HT	BB	Heavy Specimen
PIFU	Picea pungens Colorado Green Spruce	Colorado Green Spruce	12 HT	BB	Heavy Specimen
PSAE	Pinus strobus Norway Spruce	Norway Spruce	8 HT	BB	Heavy Specimen
PSAE	Pinus strobus Norway Spruce	Norway Spruce	10 HT	BB	Heavy Specimen
PSAE	Pinus strobus Norway Spruce	Norway Spruce	12 HT	BB	Heavy Specimen
THOC	Thuja occidentalis Techny Techny Arborvitae	Techny Arborvitae	10 HT	BB	Heavy Specimen
THOS	Thuja occidentalis Techny Techny Arborvitae	Techny Arborvitae	8 HT	BB	Heavy Specimen
Ornamental Trees					
AMGA	Amelanchier x grandiflora Autumn Brilliance	Autumn Brilliance Serviceberry	8 HT	BB	
CECA	Cercis canadensis Eastern Redbud	Eastern Redbud	8 HT	BB	
COFL	Cornus florida Cherokee Brave	Cherokee Brave Flowering Dogwood	8 HT	BB	
MARE	Morus Neri Japonica	Red Jewel Chastanute	8 HT	BB	
SYRE	Syringa reticulata Japanese Tree Lilac	Japanese Tree Lilac	8 HT	BB	
Shrubs					
AZRA	Azalea Katsura	Katsura Azalea	24"	BB	
CDSE	Crocosmia spicata	Queeney Crocosmia	5 GAL	CONT	
EUAL	Eurythia alata Compacta Dwarf Burningbush	Dwarf Burningbush	36"	BB	
HYLL	Hydrangea paniculata Little Lamb	Little Lamb Hydrangea	24"	BB	
HYPA	Hydrangea paniculata Tardiva Tardiva Panicle Hydrangea	Tardiva Panicle Hydrangea	36"	BB	
PHOP	Physocarpus opulifolius Summer Wine	Summer Wine Dwarf Ninebark	24"	BB	
RHAR	Rhus aromatica Gro Low	Gro Low Flammulac	5 GAL	CONT	
ROSA	Rosa Rankaz	Knock Out Rose	30"	BB	
SPFR	Spirea bumalda Froebelii	Froebel Spirea	36"	BB	
SYME	Syringa meyeri Patton	Dwarf Korean Lilac	38"	BB	
VICA	Viburnum carlesii Korean Spice Viburnum	Korean Spice Viburnum	36" HT	BB	
Evergreen Shrubs					
TATA	Taxus media Bunyart	Bunyart Intermediate Yew	24" Spread	BB	
TAME	Taxus media Hicksii	Hicks Intermediate Yew	24" HT	BB	
Perennials and Ornamental Grasses					
ACPR	Asclepias tuberosa Peach Blossom	Peach Blossom Asclepias	1 GAL	CONT	
EPCA	Echinacea purpurea Cocoon Lime	Cocoon Lime	1 GAL	CONT	
HEST	Hemerocallis Stella de Oro	Stella de Oro Daylily	1 GAL	CONT	
HOHY	Hoffa Halycon	Halycon Hosta	1 GAL	CONT	
MOCA	Munarda didyma Petite Delight	Petite Delight Beebalm	1 GAL	CONT	
NARC	Narcissus King Alfred	King Alfred Daffodil	1 GAL	BULB	
NEFA	Nepeta faassenii	Faassen's Catmint	1 GAL	CONT	
NEJU	Nepeta x faassenii	Magical Nepeta	1 GAL	CONT	
PRAT	Pratiense alatum Heavy Metal	Heavy Metal Switch Grass	2 GAL	CONT	
REAL	Rudbeckia amurensis	Rudbeckia Grass	2 GAL	CONT	
RBLU	Rudbeckia ligula Goldsturm	Black Eyed Susan	1 GAL	CONT	
SPHT	Sporobolus heterostachys Prairie Drop Seed	Prairie Drop Seed	1 GAL	CONT	
Perennial Mix					
Echinacea pallida	Pale Purple Coneflower	1 GAL	10%		
Liatris spicata	Marsh Blazing Star	1 GAL	35%		
Liatris spicata	Garden Flower	1 GAL	20%		
Penstemon alpinus Yellow	Heart's Content Grass	1 GAL	10%		
Penstemon alpinus	Fountain Grass	1 GAL	10%		
Rudbeckia ligula	Black Eyed Susan	1 GAL	30%		
Perennials shall be placed in massings of same species in areas shown on the plans.					

Low Profile Grass Plug Mix

Scientific Name	Common Name	Quantity	Unit
Asclepias	lyrata	200	plug
Asclepias	tuberosa	200	plug
Aster	laevis	200	plug
Coreopsis	patens	100	plug
Delos	cardata	200	plug
Echinacea	purpurea	500	plug
Liatris	aspera	200	plug
Penstemon	rigidus	200	plug
Schizanthus	scapanum	200	plug
Sporobolus	heterostachys	500	plug

Shoreline Wet Plugs

Scientific Name	Common Name	Quantity	Unit
Acorus	calamus	200	plug
Asclepias	incarnata	200	plug
Carex	stricta	200	plug
Carex	lychna	200	plug
Carex	vulpinoidea	200	plug
Liatris	spicata	200	plug
Lobelia	cardinalis	200	plug
Lobelia	siphilitica	200	plug
Mimulus	ringens	200	plug
Scirpus	pungens	200	plug

Shoreline Emergent Plugs

Scientific Name	Common Name	Quantity
Acorus	calamus	200
Nymphaea	lotifolia	50
Potamogeton	cordata	100
Bismia	schreberi	200
Sagittaria	latifolia	500

Wet Shoreline Seed

Scientific Name	Common Name	PLS	Unit
		Ounces/acre	
Acorus	calamus	0.4	seed
Ailana	subcordatum	1.2	seed
Asclepias	incarnata	1.2	seed
Aster	umbellatus	0.1	seed
Avena	ativa	216	seed
Carex	comosa	0.8	seed
Carex	crustacea	1.2	seed
Carex	frankii	3.6	seed
Carex	vulpinoidea	2.4	seed
Elymus	virgicus	8.6	seed
Glyceria	stricta	1.2	seed
Iris	virginica	2.4	seed
Juncus	effusus	1.2	seed
Lobelia	cardinalis	0.5	seed
Lobelia	siphilitica	0.5	seed
Lolium	multiflorum	60	seed
Lycopus	americanus	0.3	seed
Mimulus	ringens	0.9	seed
Penstemon	sedocoides	0.3	seed
Polygonum	perfoliatum	0.3	seed
Sagittaria	latifolia	1.2	seed
Scirpus	cyperinus	1.2	seed
Sparganium	auriculatum	2.4	seed

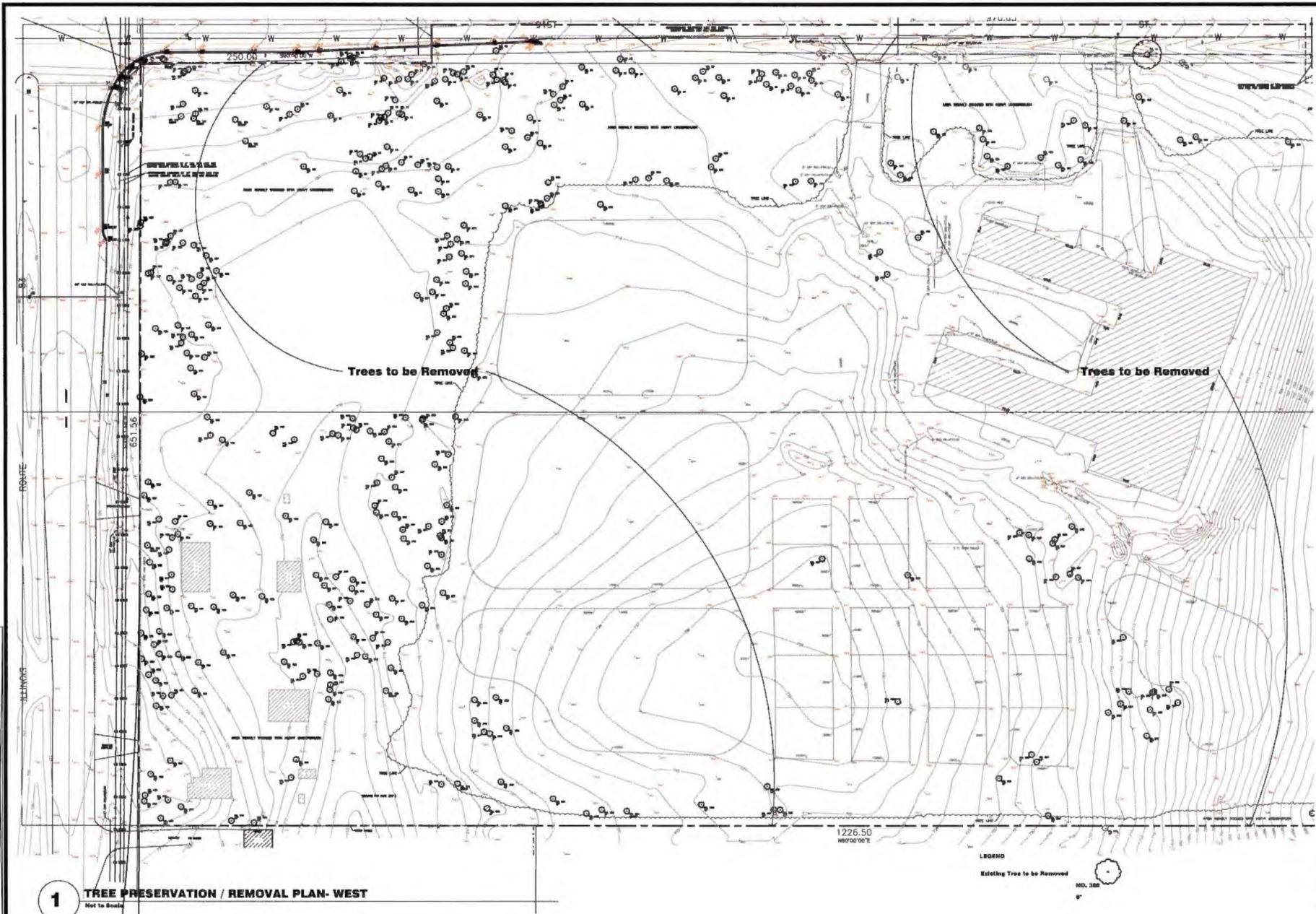
Low Profile Grass Seed Mix

Scientific Name	Common Name	PLS
		Ounces/Acre
Bouteloua curtipendula	Side Oats Grama	16.00
Carex sp.	Prairie Care Mix	4.00
Elymus canadensis	Canada Wild Ryegrass	32.00
Koeleria cristata	June Grass	1.00
Panicum virgatum	Switch Grass	1.00
Schizanthus scapanum	Little Bluestem	36.00
Avena sativa	Common oat	360.00
Lolium multiflorum	Annual Ryegrass	100.00
Amorpha canescens	Lead Plant	0.50
Anemone cylindrica	Thimbleweed	0.50
Asclepias lyrata	Common Milkweed	2.00
Asclepias tuberosa	Butterfly Milkweed	2.00
Aster ercaeoides	Heath Aster	0.25
Aster laevis	Smooth Blue Aster	1.00
Aster novae-angliae	New England Aster	0.50
Baptisia lactuca	White Wild Indigo	2.00
Chamaecrista leucocaulis	Partridge Pea	12.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Coreopsis palmata	Prairie Coreopsis	1.00
Diela cordata	White Prairie Flower	1.50
Diela purpurea	Purple Prairie Flower	1.50
Dierhamia divaricata	Illinois Sensitive Plant	3.00
Echinacea purpurea	Broad Leaved Purple Coneflower	3.00
Eryngium yuccifolium	Rattlesnake Master	7.00
Lampyris capitata	Round Head Bush Clover	2.00
Lupinus perennis	Rough Blazing Star	0.50
Monarda lanolata	Wild Bergamot	0.75
Pectanatum elegibilium	Wild Quinine	1.00
Penstemon digitalis	Fraxinosa Beard Tongue	0.50
Penstemon nitidus	Harry Beard Tongue	0.50
Pycnanthemum virginianum	Common Mountain Mint	1.00
Rubedia perata	Yellow Coneflower	4.00
Rudbeckia hirta	Black Eyed Susan	5.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Silphium laciniatum	Prairie Dock	0.50
Solidago rigida	Stiff Goldenrod	1.00
Solidago speciosa	Snowy Goldenrod	0.50
Taraxacum officinale	Common Spottedwort	0.75
Verbena stricta	Hairy Verbena	1.00
Veronica spica	Ironweed (Veronica Mix)	1.75
Veronica virginiana	Culvers Root	0.25

Shoreline Wet Plugs

Scientific Name	Common Name	Qty	Unit
Acorus	calamus	200	plug
Asclepias	incarnata	200	plug
Carex	stricta	200	plug
Carex	lychna	200	plug
Carex	vulpinoidea	200	plug
Iris	virginica	500	plug
Liatris	spicata	200	plug
Lobelia	cardinalis	200	plug
Lobelia	siphilitica	200	plug
Mimulus	ringens	200	plug
Scirpus	pungens	200	plug

PLANT LIST
SPECTRUM SENIOR LIVING BURR RIDGE
 BURR RIDGE, Illinois
SPECTRUM
 PERENNIAL CONSERVATORS, L.P.
LP-4



1 TREE PRESERVATION / REMOVAL PLAN- WEST
Not to Scale

LEGEND
 Existing Tree to be Removed  NO. 300
 6"

TREE PRESERVATION / REMOVAL PLAN

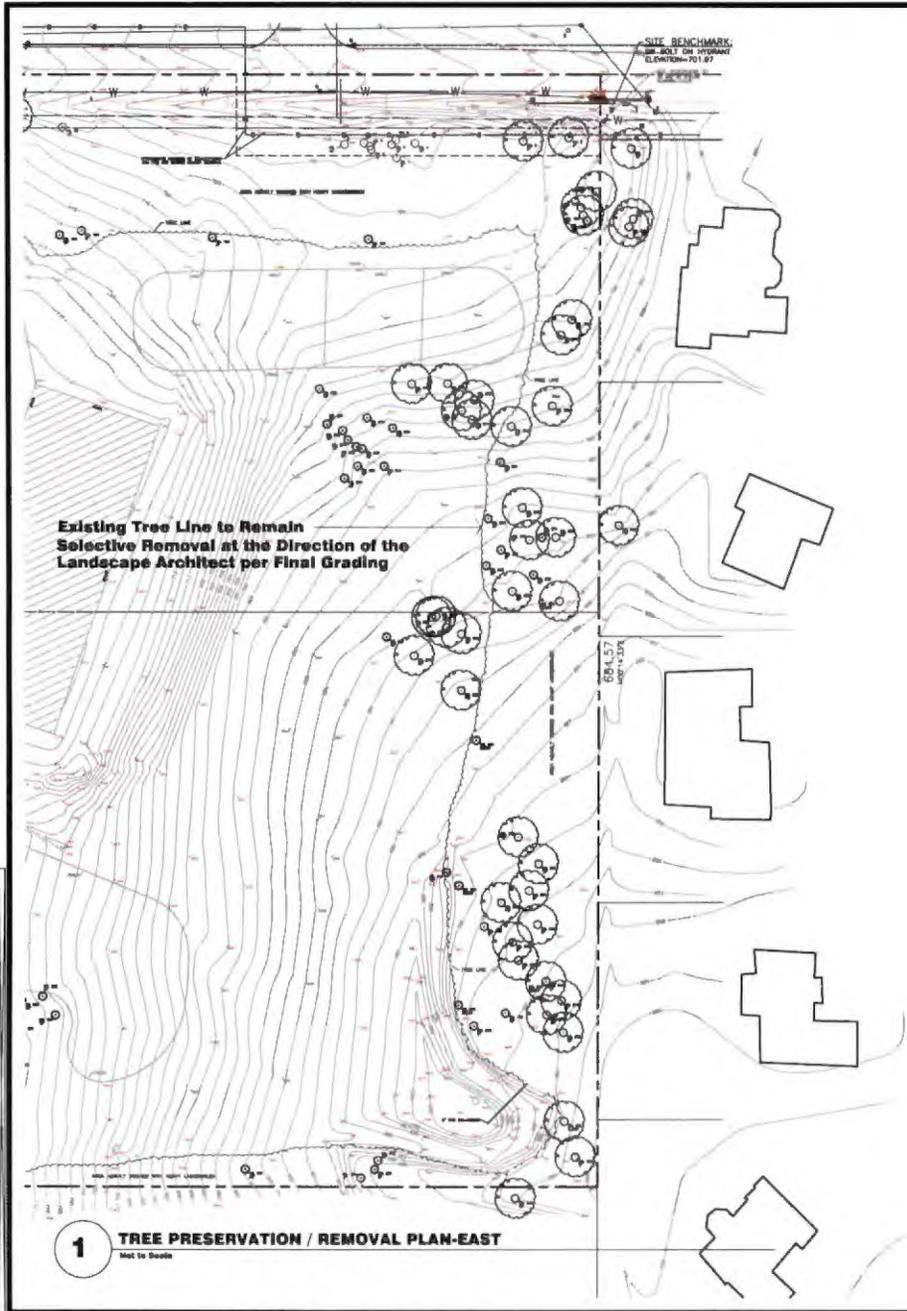
SPECTRUM SENIOR LIVING BURR RIDGE
 BURR RIDGE, Illinois

TP-1

PROJECT NUMBER	DRAWN BY
LD	LD
DATE	PROJECT NUMBER
7-1-15	LD
PURD SURV# 2014 7-15-15	

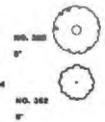


ALLEN L. KRACOWER
 A RESIDENTS REPRESENTATIVE
 RETIREMENT COMMUNITIES, LLC



LEGEND

- Existing Tree to be Saved
- Existing Tree to be Removed



TREE PRESERVATION / REMOVAL PLAN
SPECTRUM SENIOR LIVING BURR RIDGE
 BURR RIDGE, Illinois

DATE PLOTTED	07/15
PROJECT NUMBER	LD
DATE AS NOTED	7-1-15
PROJECT NUMBER	LD



DECORATIVE TRIM
DETAILS
ARCHITECTURAL GRADE SHINGLES
PORTE COCHERE
STONE VENEER
MASONRY

Enlarged Entry



South



North



West



East

SCALE: 1/16"=1'-0"
0 5' 10' 20'

SPECTRUM BURR RIDGE ELEVATIONS

7/8/15

600 Emerson Rd. Suite 401 . St Louis, Missouri 63141 . p.314.521.0123 . www.vesselarchitecture.com





SPECTRUM BURR RIDGE

RENDERING

7/8/15

600 Emerson Rd. Suite 401 · St Louis, Missouri 63141 · p.314.521.0123 · www.vesselarchitecture.com



SCALE: 3/16" = 1'-0"
 0' 5' 10' 20'

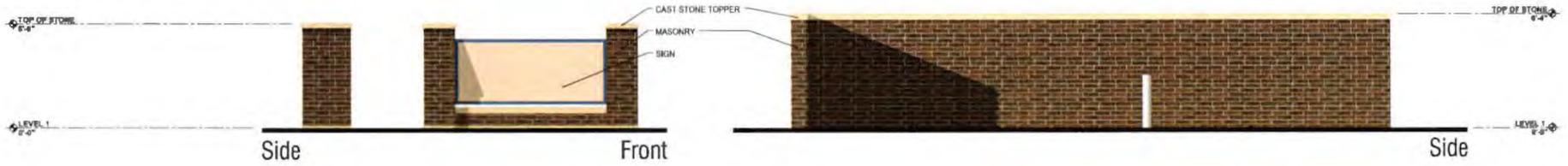
SPECTRUM BURR RIDGE

ELEVATIONS

7/8/15

600 Emerson Rd. Suite 401 · St Louis, Missouri 63141 · p.314.521.0123 · www.vesselarchitecture.com

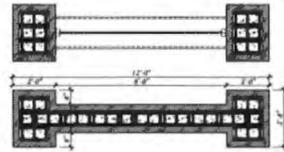




Side

Front

Side

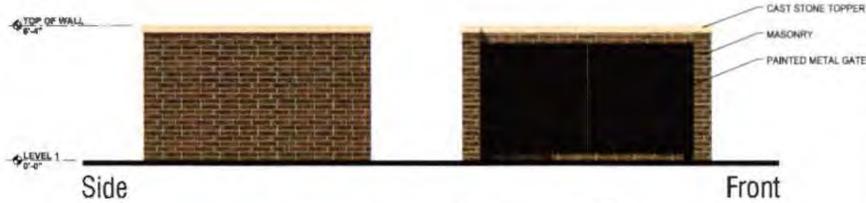


Monument Sign

Plan

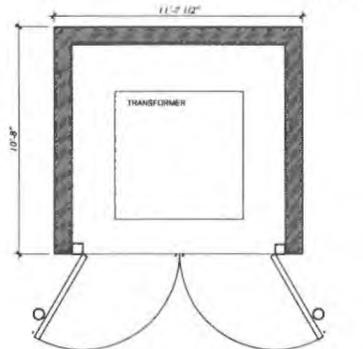


Front



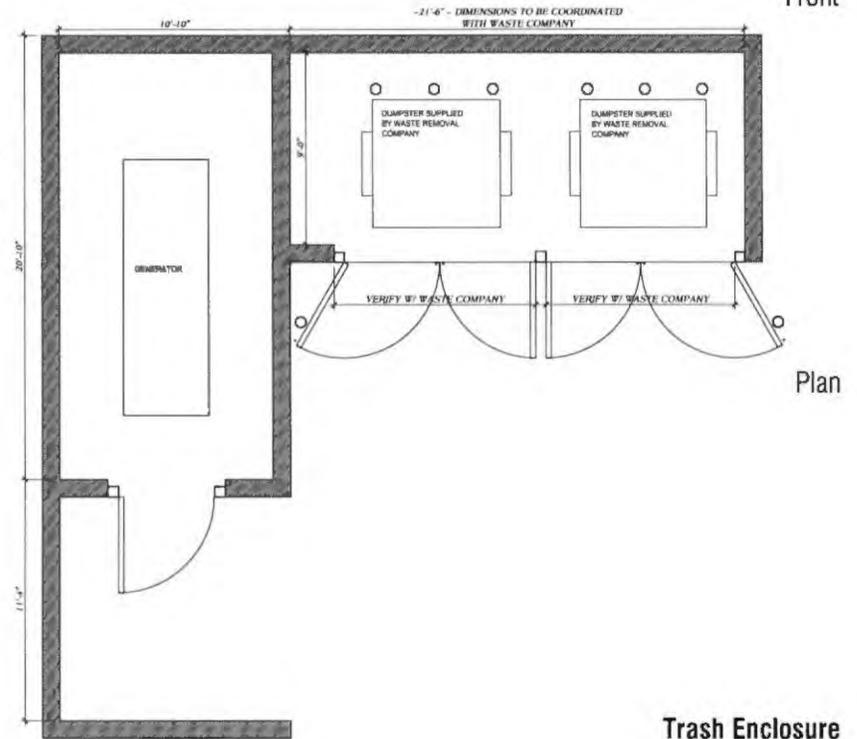
Side

Front



Transformer Enclosure

Plan



Plan

Trash Enclosure

Memorandum

To: Mike Longfellow
Spectrum Retirement Communities, LLC

From: Kelly Conolly, P.E.

Date: July 16, 2015

Re: Preliminary Traffic Review
Spectrum Senior Living – Burr Ridge

Sam Schwartz Engineering, D.P.C (SSE) was retained by Spectrum Retirement Communities, LLC to conduct traffic counts and a preliminary traffic review of the roadways serving the proposed Spectrum Senior Living development at IL Route 83 and 91st Street in Burr Ridge, IL. The site location is illustrated on **Figure 1** at the end of this memo.

The project as proposed will consist of a continuing care retirement community with a total of 190 dwelling units including a mix of independent living, assisted living and memory care accommodations. Commercial outlots are also proposed along IL Route 83, potentially two restaurants and a 15,000 square-foot retail building. Access is proposed via two full-access driveways on 91st Street and one right-in/right-out driveway on IL Route 83.

Road Characteristics

The roadways serving the site are as follows.

- *IL Route 83*, also known as Kingery Highway, is a divided north-south Strategic Regional Arterial (SRA) under the jurisdiction of IDOT. The roadway provides two travel lanes in each direction with turn lanes at all major intersections including the signalized intersection with 91st Street. It carries over 24,000 vehicles per day past the west edge of the site, about 12-13 percent of which is trucks.
- *91st Street* is an east –west minor arterial providing one travel lane in each direction and carrying about 5,500 vehicles per day past the site. 91st Street widens at IL Route 83 to provide a left-turn lane. No other turn lanes are provided in the study area.
- *O'Neill Drive, Palisades Road, and Skyline Drive* are all local streets that are under stop sign control at 91st Street.

Traffic Volumes

To gain an understanding of the traffic patterns in the area, manual traffic counts were conducted during the weekday morning (6:00 to 9:00 AM) and evening (3:00 to 6:00 PM) peak periods. Counts were conducted in July 2015 at the following intersections:

- 91st Street and IL 83/Kingery Highway
- 91st Street and gas station access drive
- 91st Street and O'Neil Drive
- 91st Street and Palisades Road
- 91st Street and Skyline Drive

The existing weekday peak hour volumes are illustrated on **Figure 2** at the end of this memo.

Existing Operations

The effectiveness of an intersection’s operation is measured in terms of Level of Service (“LOS”), which is assigned a letter from A to F based on the average total delay experienced by each vehicle passing through an intersection. Level of Service A is the highest (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions, and Level of Service F is the lowest (oversaturated conditions). An intersection capacity analysis was utilized to analyze the intersections for the weekday peak hours using the methodologies outlined in the *Highway Capacity Manual (HCM)*¹. The results in **Table 1** show that all approaches at the IL Route 83/91st Street intersection operate at LOS D or better and the intersection overall operates at LOS C or better indicating that there is excess capacity to accommodate additional traffic. The minor streets under stop sign control all operate at LOS B or better.

Table 1: Existing Intersection Level-of-Service

Intersection/Peak Hour/Lane	AM Peak Hour		PM Peak Hour	
	Delay ^A	LOS ^B	Delay	LOS
IL Route 83 at 91st St				
EB approach	44.7	D	46.9	D
WB approach	41.6	D	35.9	D
NB approach	9.2	A	14.8	B
SB approach	8.7	A	17.1	B
Overall Intersection	16.8	B	22.4	C
ONeil Dr at 91st St				
SB approach	9.7	A	10.7	B
Palisades Rd at 91st St				
SB approach	10.4	B	12.2	B
Skyline Dr at 91st St				
SB approach	10.1	B	12.2	B

Trip Generation

To estimate the volume of traffic generated by the site, SSE referenced the trip generation rates contained in the Institute of Transportation Engineers’ (ITE) *Trip Generation*, 9th Edition. The land use development assumptions and associated additional trips to be generated for the proposed development are detailed in **Table 2**.

Table 2: Estimated Trip Generation

Land Use / Size	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Spectrum Senior Living / 190 units	20	5	25	10	20	30
Restaurant w/Drive-Thru / 9,000 sf	210	200	410	155	140	295
Retail/Pharmacy Outlot / 15,000 sf	30	15	45	60	65	125
Subtotal	260	220	480	225	225	450
Passby (less 20% Commercial)	(50)	(45)	(95)	(45)	(40)	(85)
Total	210	175	385	180	185	365

¹Highway Capacity Manual, Transportation Research Board, National Research Council, Washington, D.C., 2010.

Discussion

- Site traffic will be reduced by the internal interaction of the residential and commercial uses on the site.
- According to ITE data, as many as half (50 percent) of the trips generated by the commercial uses are expected to be pass-by trips, or trips that are attracted from the traffic passing the site on the roadway and not new to the system. To present a conservatively high estimate in Table 2 and based on IDOT guidelines, these trips are shown to represent a maximum of 20 percent of the total.
- The proposed development will generate around 365-385 new trips in a peak hour which may increase traffic at the IL 83/91st Street intersection by approximately 7-8 percent depending on the directional distribution of site traffic.
- The IL Route 83/91st Street intersection operates at LOS C or better indicating that there is excess capacity to accommodate additional traffic.
- The site will provide adequate parking, supplying the following parking ratios for each component of the development:
 - 0.8 spaces per unit for the residential portion of the site
 - 4.9 spaces per 1,000 sf for the retail outlet
 - 10 spaces per 1,000 sf for the restaurants
- It is not anticipated that traffic control modifications will be needed on the study area roadways and all proposed site access driveways will be under stop sign control.
- Overall, the proposed site fits in well with the surrounding roadway network and the access system appears to be adequate to accommodate site traffic.



Not to Scale





Not to Scale

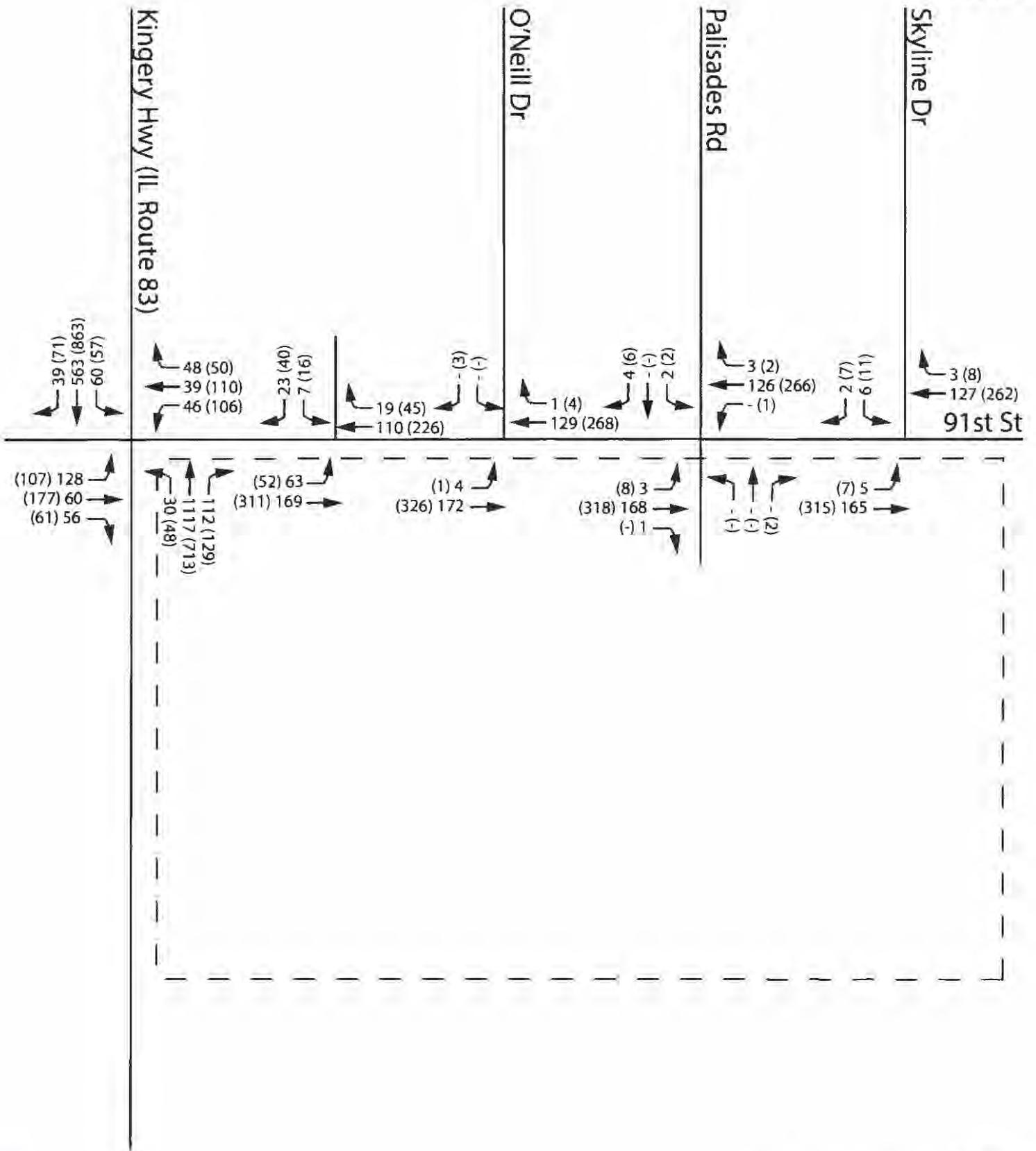


Figure 2
Existing Traffic - Weekday
xx = Weekday AM Peak Hour
(xx) = Weekday PM Peak Hour



VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: August 13, 2015

RE: Board Report for August 17, 2015 Plan Commission Meeting

At its August 10, 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 approved an Ordinance granting an amendment to the Village Center PUD as recommended by the Plan Commission.

Z-09-2015: 6679 Lee Court (Salviola); The Board concurred with the Plan Commission and directed staff to prepare an Ordinance amending the Zoning Ordinance to add underground basketball court and swimming pools to the list of permitted underground structures in residential districts subject to the same restrictions as wine cellars.

Z-10-2015: 101 Tower Drive (Global Luxury Imports); The Board did not concur with the Plan Commission and instead directed staff to prepare an Ordinance amending the special use approval for automobile sales at this location to lower the minimum value of cars sold from \$30,000 to \$10,000 subject to a two year expiration with the possibility of renewal after two years.

08/13/2015

Permits Applied For July 2015



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-15-154	07/15/2015	8330 Madison St	The Naleway Group	1434 Brook Dr. Downers Grove IL 60515	Com Alteration
JCA-15-172	07/06/2015	561 South Frontage Rd.	Falco's Restaurant	561 South Frontage Rd. Burr Ridge IL 60527	Com Alteration
JCA-15-190	07/16/2015	420 Village Center Dr.	Trademark Property	701 Village Center Dr. Burr Ridge IL 60527	Com Alteration
JCDB-15-201	07/29/2015	7001 North Frontage Road	Flagg Creek Water Reclamatio	7001 North Frontage Rd. Burr Ridge IL 60527	Com Detached Building
JCMSC-15-197	07/29/2015	7600 Grant St	JCR Corporation	1401 W. Irving Park, #2F Chicago IL 60613	Commercial Miscellaneous
JDEK-15-204	07/31/2015	6420 Hillcrest Dr	TCI Contractors	7968 Madison St. Burr Ridge IL 60527	Deck Permit
JDS-15-174	07/06/2015	6230 Elm St	Walz Builders	222 Willowood Dr. Oswego IL 60543	Demolition Structure
JELV-15-194	07/23/2015	6679 Lee Ct	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator
JENG-15-167	07/02/2015	6297 Garfield Ave	Mike Meador Construction	4719 Puffer Rd. Downers Grove IL 60515	Engineering Permit
JPAT-15-182	07/07/2015	500 Leonard Ln	Benito's Landscaping	1441 Schramm Dr. Westmont IL 60559	Patio Permit
JPAT-15-205	07/31/2015	8877 Madison	A Touch of Green	12720 W. 159th St. HOMER GLEN IL 60491	Patio Permit
JPF-15-177	07/09/2015	361 94th Pl	Cedar Rustic Fence Co.	99 Republic Av. Joliet IL 60435	Fence Permit
JPF-15-183	07/14/2015	280 Dartmouth Ct	Ted Builders, Inc	536 Ridgemoor Dr. Willowbrook IL 60527	Fence Permit
JPPL-15-189	07/16/2015	402 Ambriance	Sonco Pools & Spas Inc	8100 E Riverside Blvd Loves Park IL 61111	Pool Permit
JPPL-15-193	07/23/2015	15W 116 59th St	Platinum Poolcare Aquatech, L	300 Industrial Ln. Wheeling IL 60090	Pool Permit
JPR-15-152	07/07/2015	8206 Garfield Ave	Elia Paving	P.O. Box 580 Hinsdale IL 60522	ROW Permit
JPR-15-169	07/07/2015	8301 Madison St	Duco Construction, Inc.	16025 Josef Dr. Homer Glen IL 60491	ROW Permit

Permits Applied For July 2015



08/13/2015

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPR-15-170	07/17/2015	804 Lakeview Ln	Duco Construction, Inc.	16025 Josef Dr. Homer Glen IL 60491	ROW Permit
JPR-15-171	07/10/2015	901 McClintock Dr.	Construction By Camco	2125 Oak Leaf St. Joliet IL 60436	ROW Permit
JPR-15-175	07/08/2015	7445 Arbor Av	Pav Tech Sealcoating Corp.	P.O. Box 117 Lake Bluff IL 60044	ROW Permit
JPR-15-178	07/22/2015	3 Erin Ln	Groundskeeper Landscape Car	P.O. Box 526 Orland Park IL 60462	ROW Permit
JPR-15-179	07/10/2015	9350 Fallingwater Dr E	Castro's Landscaping, Inc.	3500 W. 74th St. Chicago IL 60629	ROW Permit
JPR-15-184	07/15/2015	7717 Ridgewood Ln	International Paving Co.	1738 W. Armitage Ct. Addison IL 60101	ROW Permit
JPR-15-186	07/27/2015	8313 Park Ave	Noble Blacktop Corp	3 Grant Sq., Ste 162 Hinsdale IL 60521	ROW Permit
JPR-15-187	07/16/2015	ROWS DuPage Locations			ROW Permit
JPR-15-188	07/29/2015	8617 Heather Dr	Community Asphalt Paving	5224 Walnut Av. Downers Grove IL 60515	ROW Permit
JPR-15-195	07/23/2015	8611 Crest Ct	King's Landscaping	5545 S Elm St. Hinsdale IL 60521	ROW Permit
JPR-15-196	07/24/2015	101 Burr Ridge Pkwy	Construction By Camco	2125 Oak Leaf St. Joliet IL 60436	ROW Permit
JPR-15-203	07/30/2015	15W 463 87TH ST	Signature, Inc.	1056 N. LaFox Rd. South Elgin IL 60177	ROW Permit
JRAD-15-164	07/02/2015	1 Hillcrest Ct	Creative Options	1932 N. 73rd Court Elmwood IL 60607	Residential Addition
JRAD-15-191	07/16/2015	724 Tomlin Dr	Gregory Szymski	724 Tomlin Dr. Burr Ridge IL 60527	Residential Addition
JRAL-15-173	07/06/2015	3 Bridget Ct	Matrix Basement	1435 Algonquin Rd Arlington Heights IL 60005	Residential Alteration
JRAL-15-180	07/29/2015	126 Tomlin Cir	Frank Heitzman	111 N. Marion St. Oak Park IL 60301	Residential Alteration
JRAL-15-192	07/21/2015	7680 Wolf Rd	Goose Lake Construction	7354 N Milwaukee Niles IL 60714	Residential Alteration

Permits Applied For July 2015



08/13/2015

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRDB-15-199	07/24/2015	9180 Forest Edge Ln.	Walsh Landscape Construction	23940 W. Andrew Rd. Plainfield IL 60585	Residential Detached Building
JRDB-15-202	07/30/2015	15W 170 60th ST	Garber Construction	115 S. Vine Hinsdale IL 60521	Residential Detached Building
JRES-15-163	07/16/2015	250 Dartmouth Ct	JR's Creative Landscaping	31 W 626 Schoger Rd. Naperville IL 60564	Residential Miscellaneous
JRES-15-185	07/15/2015	28 Hidden Lake Dr	Del Mar Builders	Chicago Heights IL 60411	Residential Miscellaneous
JRPE-15-181	07/29/2015	Kraml Estates Subdivi	AK Electric	9501 Britta Franklin Park IL 60131	Res Electrical Permit
JRPE-15-200	07/28/2015	9520 Fallingwater Dr E	Newberry Electric Co., Inc.	301 N. Park St. Westmont IL 60559	Res Electrical Permit
JRSF-15-176	07/08/2015	6230 Elm St	Walz Builders	222 Willowood Dr. Oswego IL 60543	Residential New Single Family
TOTAL:	41				

08/13/2015

Permits Issued July 2015



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	
						Value & Sq Ftg
JCA-15-103	07/13/2015	6900 Veterans Blvd.	Affiliated Construction/ACS	3330 University Ave., Ste 200 Madison WI 53705	Com Alteration	\$369,230 3,960
JDEK-15-148	07/02/2015	8025 Hamilton	Roberts Design & Build	4516 Roslyn Rd. Downers Grove IL 60515	Deck Permit	
JDS-15-151	07/23/2015	7523 DREW AVE	Gander Construction	P O Box 437 Frankfort IL 60423	Demolition Structure	
JENG-15-167	07/21/2015	6297 Garfield Ave	Mike Meador Construction	4719 Puffer Rd. Downers Grove IL 60515	Engineering Permit	
JPAT-15-123	07/14/2015	8561 Timber Ridge Dr.	Montano's Landscaping	1907 Lacey Ave Lisle IL 60532	Patio Permit	
JPAT-15-129	07/01/2015	311 Old Oak Ct	Hulen Landscape Contractors	P O Box 6182 River Forest IL 60305	Patio Permit	
JPAT-15-145	07/31/2015	7902 Savoy Club Ct.	Wingren Landscape, Inc.	5126 Walnut Av. Downers Grove IL 60515	Patio Permit	
JPAT-15-160	07/17/2015	8077 Savoy Club Ct.	Jimenez & Sons Landscaping, I	16057 S Parker Rd. Homer Glen IL 60491	Patio Permit	
JPAT-15-182	07/28/2015	500 Leonard Ln	Benito's Landscaping	1441 Schramm Dr. Westmont IL 60559	Patio Permit	
JPF-15-141	07/02/2015	8877 Madison	Caribbean Pools, Inc.	36 E US 30 Schererville IN 46375	Fence Permit	
JPF-15-177	07/30/2015	361 94th Pl	Cedar Rustic Fence Co.	99 Republic Av. Joliet IL 60435	Fence Permit	
JPF-15-183	07/27/2015	280 Dartmouth Ct	Ted Builders, Inc	536 Ridgemoor Dr. Willowbrook IL 60527	Fence Permit	
JPPL-15-130	07/13/2015	311 Old Oak Ct	Sonco Pools & Spas Inc	8100 E Riverside Blvd Loves Park IL 61111	Pool Permit	
JPPL-15-140	07/02/2015	8877 Madison	Caribbean Pools, Inc.	36 E US 30 Schererville IN 46375	Pool Permit	
JPR-15-152	07/07/2015	8206 Garfield Ave	Elia Paving	P.O. Box 580 Hinsdale IL 60522	ROW Permit	
JPR-15-158	07/17/2015	571 Madison St.	Community Asphalt Paving	5224 Walnut Av. Downers Grove IL 60515	ROW Permit	

08/13/2015

Permits Issued July 2015



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	
						Value & Sq Ftg
JPR-15-169	07/20/2015	8301 Madison St	Duco Construction, Inc.	16025 Josef Dr. Homer Glen IL 60491	ROW Permit	
JPR-15-170	07/17/2015	804 Lakeview Ln	Duco Construction, Inc.	16025 Josef Dr. Homer Glen IL 60491	ROW Permit	
JPR-15-171	07/10/2015	901 McClintock Dr.	Construction By Camco	2125 Oak Leaf St. Joliet IL 60436	ROW Permit	
JPR-15-178	07/31/2015	3 Erin Ln	Groundskeeper Landscape Car	P.O. Box 526 Orland Park IL 60462	ROW Permit	
JPR-15-179	07/29/2015	9350 Fallingwater Dr E	Castro's Landscaping, Inc.	3500 W. 74th St. Chicago IL 60629	ROW Permit	
JPR-15-184	07/21/2015	7717 Ridgewood Ln	International Paving Co.	1738 W. Armitage Ct. Addison IL 60101	ROW Permit	
JPR-15-186	07/29/2015	8313 Park Ave	Noble Blacktop Corp	3 Grant Sq., Ste 162 Hinsdale IL 60521	ROW Permit	
JPR-15-187	07/21/2015	ROWs DuPage Locations			ROW Permit	
JPR-15-196	07/29/2015	101 Burr Ridge Pkwy	Construction By Camco	2125 Oak Leaf St. Joliet IL 60436	ROW Permit	
JRAD-15-034	07/28/2015	6110 County Line Rd	Tech Metra, Ltd.	2221 Camden Ct. Ste 200 Oak Brook IL 60523	Residential Addition	\$509,400 3,396
JRAD-15-134	07/01/2015	7941 Creekwood Dr	Brad Foster	7941 Creekwood Dr Burr Ridge IL 60527	Residential Addition	\$32,250 215
JRAL-15-112	07/08/2015	6201 Wildwood Ln	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration	\$12,150 162
JRAL-15-149	07/02/2015	11630 Briarwood LN	Imperial Kitchens & Bath	8918 W. Ogden Brookfield IL 60513	Residential Alteration	\$26,250 350
JRDB-15-150	07/07/2015	7210 Elm Ave	Matthew Dutton	7210 Elm St. Burr Ridge IL 60527	Residential Detached Building	
JRDB-15-153	07/29/2015	10S 664 Glenn Dr	Michael & Gina Tarnowski	10S664 Glen Dr Burr Ridge IL 60527	Residential Detached Building	
JRES-15-117	07/29/2015	7981 Creekwood Dr	Ryan Electrical Services, Inc	16308 S 107th Ave Orland Park IL 60467	Residential Miscellaneous	

08/13/2015

Permits Issued July 2015



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JRES-15-163	07/22/2015	250 Dartmouth Ct	JR's Creative Landscaping	31 W 626 Schoger Rd. Naperville IL 60564	Residential Miscellaneous
JRSF-15-121	07/23/2015	7523 DREW AVE	Gander Builders, Inc.	P.O. Box 437 Frankfort IL 60423	Residential New Single Family \$568,350 3,789
TOTAL:	34				

08/13/15

Occupancy Certificates Issued July 2015



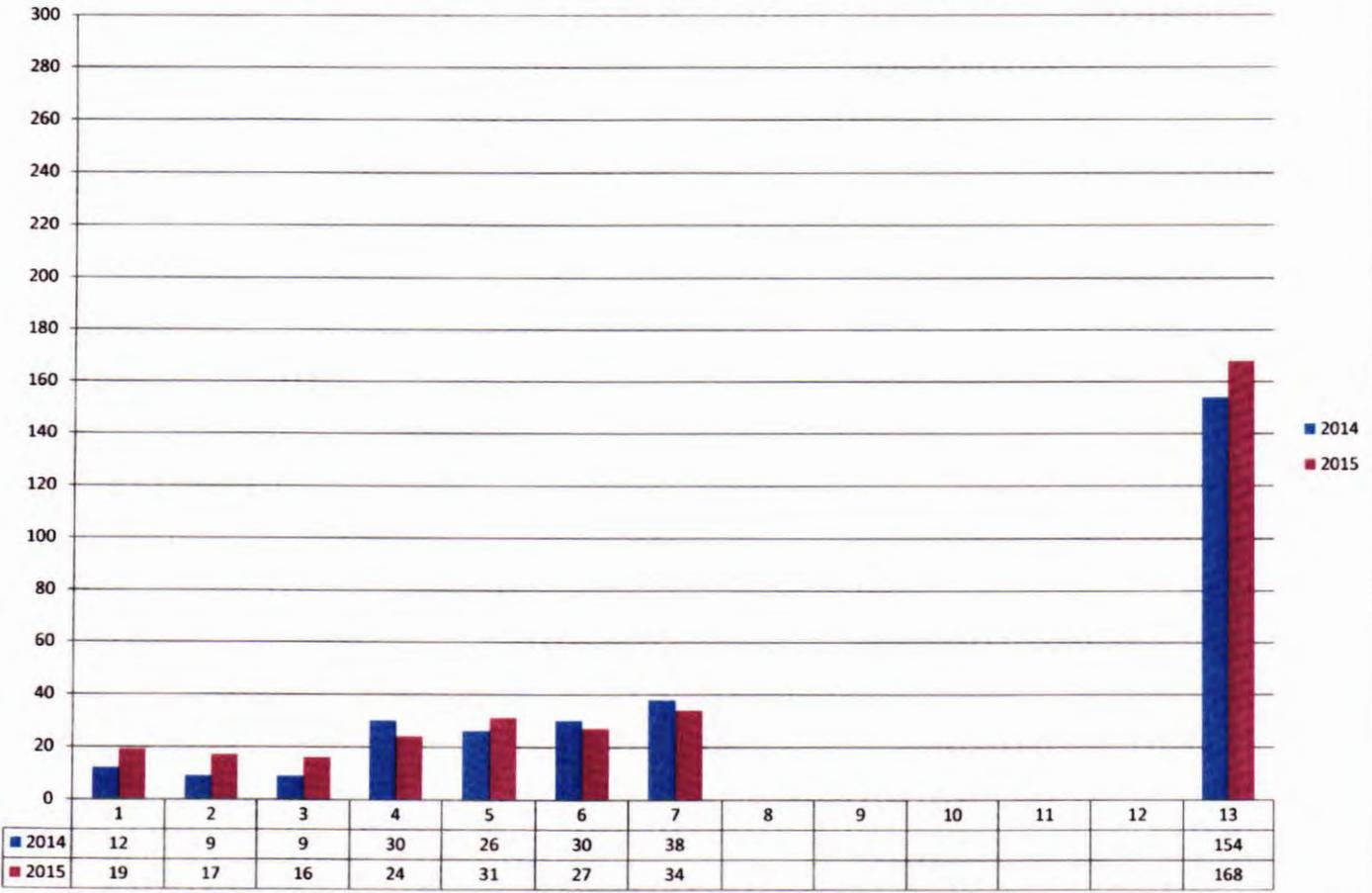
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF15023	07/13/15	John & Chelsea Bellantuono	9207 Garfield Av

MONTHLY SURVEY OF BUILDING PERMITS - 2015

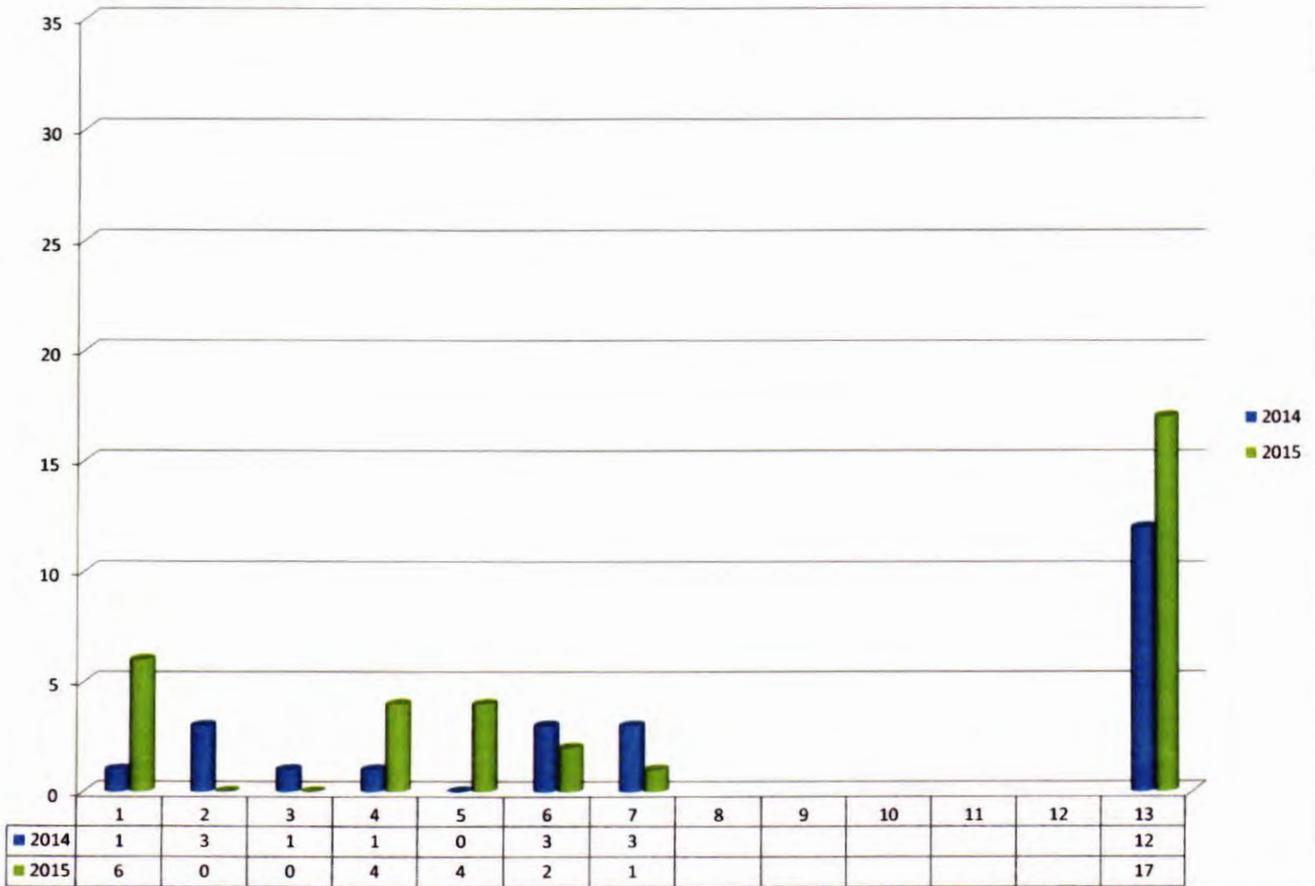
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$3,694,950	\$241,575		\$197,264	\$4,133,789
	[6]	[6]		[1]	
FEBRUARY		\$547,575		\$562,880	\$1,110,455
		[4]		[2]	
MARCH		\$255,975	\$6,542,562	\$1,074,284	\$7,872,821
		[4]	[1]	[3]	
APRIL	\$2,901,750	\$306,225		\$139,405	\$3,347,380
	[4]	[9]		[1]	
MAY	\$2,399,700	\$57,700		\$136,312	\$2,593,712
	[4]	[5]		[1]	
JUNE	\$1,948,500	\$278,400		\$280,621	\$2,507,521
	[2]	[4]		[2]	
JULY	\$568,350	\$580,050		\$369,230	\$1,517,630
	[1]	[4]		[1]	
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
2015 TOTAL	\$11,513,250	\$2,267,500	\$6,542,562	\$2,759,996	\$23,083,308
	[17]	[36]	[1]	[11]	

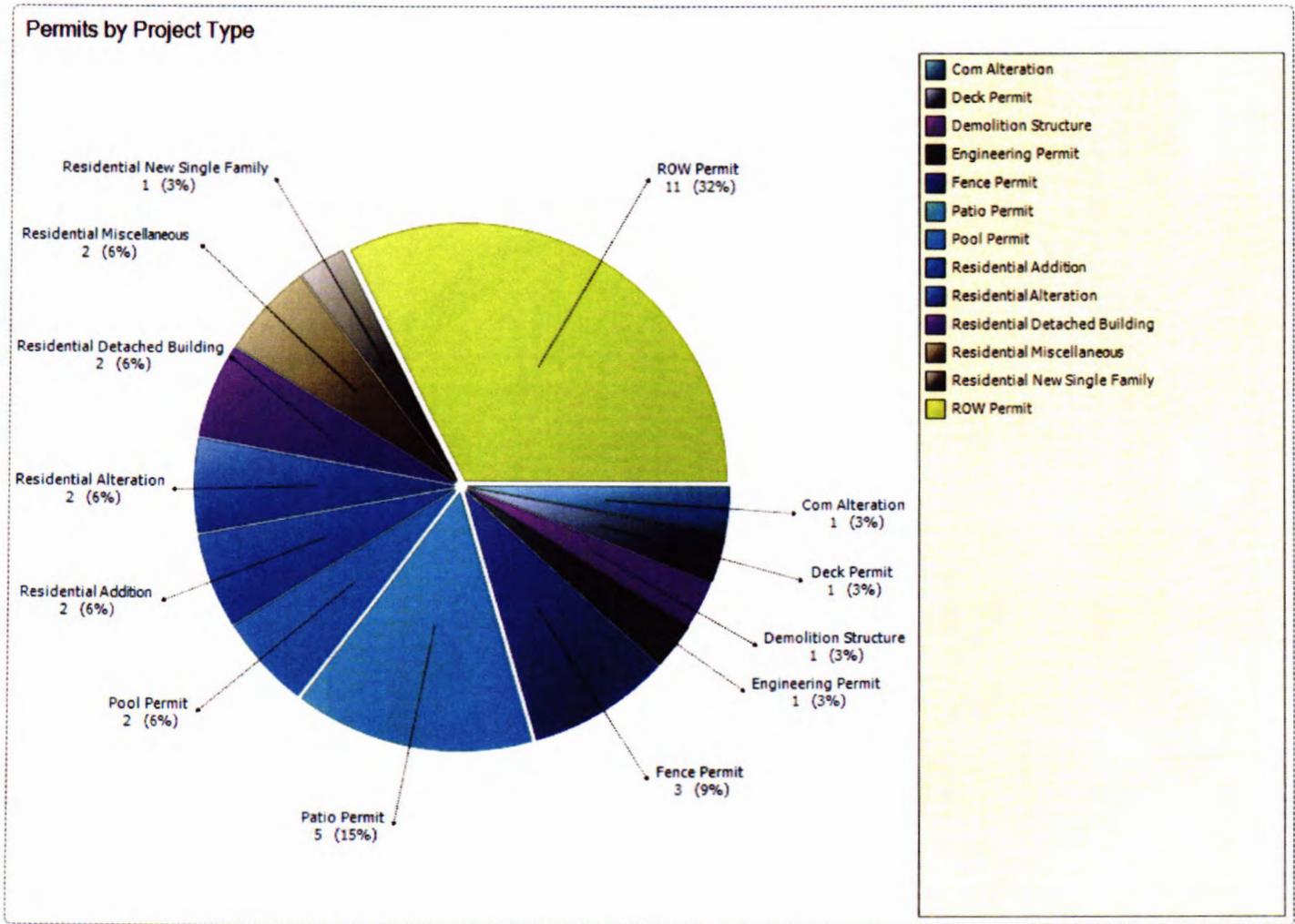
Village of Burr Ridge 2015 Building Permit Activity Compared to 2014



Village of Burr Ridge 2015 New Housing Starts Compared to 2014



Breakdown of Projects by Type





**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 17, 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 outlot)
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.

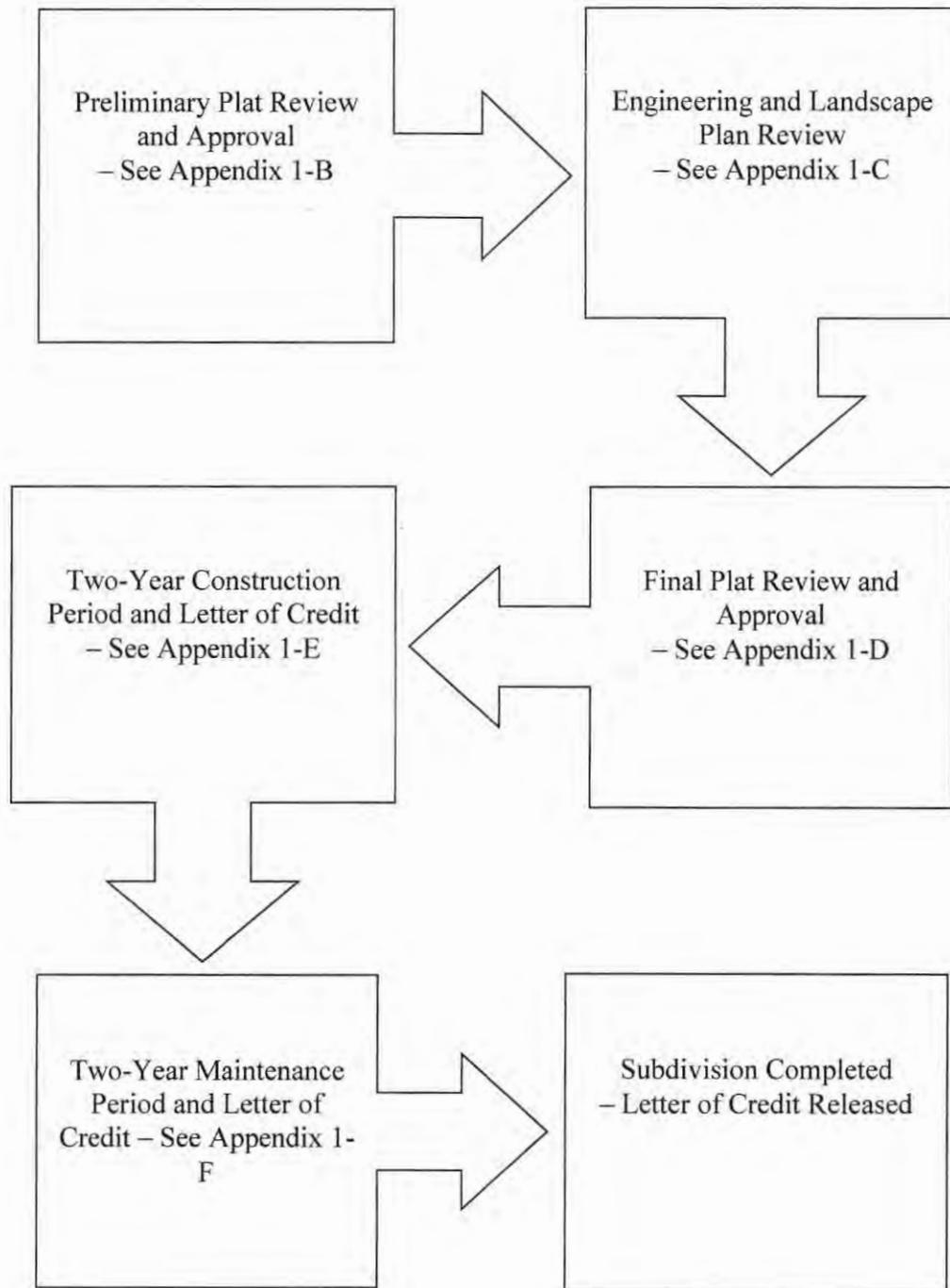
Recommendations

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 =
						\$31,296.80

SCHOOL DONATION CALCULATIONS

Basis =	3 (Total Number of Lots - Existing Lots)					
SCHOOL DONATION						
Elementary =	0.474 x	3 =	1.422 children	= x	x =	0.0261 acres
			600 children	11 acres		
Jr. High =	0.303 x	3 =	0.909 children	= x	x =	0.0293 acres
			900 children	29 acres		
	0.0261 +	0.0293 =	0.0554		\$284,000.00 x	0.0554 =
						\$15,733.60
Sr. High =	0.307 x	3 =	0.921 children	= x	x =	0.0276 acres
			1500 children	45 acres		
					\$284,000 x	0.0276
						\$7,838.40
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
 7680 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
- MEASURED INFORMATION
- SECTION LINE
- CENTERLINE
- SECTION LINE
- EASEMENT LINE

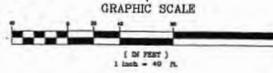
P. L. N. 09-36-300-009

P. L. N. 09-36-300-009

SUMMARY TABLE OF LOT SIZES

LOT #	AREA (AC.)
LOT 1	1.02
LOT 2	1.02
LOT 3	1.02
LOT 4	1.02
LOT 5	1.02
LOT 6	1.02
LOT 7	1.02
LOT 8	1.02
LOT 9	1.02
LOT 10	1.02
LOT 11	1.02
LOT 12	1.02
LOT 13	1.02
LOT 14	1.02
LOT 15	1.02
LOT 16	1.02
LOT 17	1.02
LOT 18	1.02
LOT 19	1.02
LOT 20	1.02
LOT 21	1.02
LOT 22	1.02
LOT 23	1.02
LOT 24	1.02
LOT 25	1.02
LOT 26	1.02
LOT 27	1.02
LOT 28	1.02
LOT 29	1.02
LOT 30	1.02
LOT 31	1.02
LOT 32	1.02
LOT 33	1.02
LOT 34	1.02
LOT 35	1.02
LOT 36	1.02
LOT 37	1.02
LOT 38	1.02
LOT 39	1.02
LOT 40	1.02
LOT 41	1.02
LOT 42	1.02
LOT 43	1.02
LOT 44	1.02
LOT 45	1.02
LOT 46	1.02
LOT 47	1.02
LOT 48	1.02
LOT 49	1.02
LOT 50	1.02
LOT 51	1.02
LOT 52	1.02
LOT 53	1.02
LOT 54	1.02
LOT 55	1.02
LOT 56	1.02
LOT 57	1.02
LOT 58	1.02
LOT 59	1.02
LOT 60	1.02
LOT 61	1.02
LOT 62	1.02
LOT 63	1.02
LOT 64	1.02
LOT 65	1.02
LOT 66	1.02
LOT 67	1.02
LOT 68	1.02
LOT 69	1.02
LOT 70	1.02
LOT 71	1.02
LOT 72	1.02
LOT 73	1.02
LOT 74	1.02
LOT 75	1.02
LOT 76	1.02
LOT 77	1.02
LOT 78	1.02
LOT 79	1.02
LOT 80	1.02
LOT 81	1.02
LOT 82	1.02
LOT 83	1.02
LOT 84	1.02
LOT 85	1.02
LOT 86	1.02
LOT 87	1.02
LOT 88	1.02
LOT 89	1.02
LOT 90	1.02
LOT 91	1.02
LOT 92	1.02
LOT 93	1.02
LOT 94	1.02
LOT 95	1.02
LOT 96	1.02
LOT 97	1.02
LOT 98	1.02
LOT 99	1.02
LOT 100	1.02

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



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 DECLARATION AND THIS PLAT IS FOR THE MAINTENANCE OF THE ASSOCIATION AND THE ASSOCIATION SHALL BE 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 DESIGNATED PUBLIC RIGHTS OF WAY; ALL OTHER UTILITIES NOT MAINTAINED BY THE VILLAGE OF BURR RIDGE OR ANY UTILITY COMPANY; SUBSERVING UTILITIES INCLUDING FENCES, SIGNS AND LANDSCAPING; ALL LANDSCAPING WITHIN PUBLIC RIGHTS OF WAY INCLUDING PRIVATELY OWNED TREES, SHRUBS, MEADOW 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 ON 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 OWNERS OR HOMEOWNERS ASSOCIATION.
 IN THE EVENT THE VILLAGE SHALL PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK ON THE SPECIFIED AREAS OR FEATURES, THE COST OF SUCH WORK SHALL, UPON RECOVERY OR ADJUDICATION OF LAW 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, John C. App, Village Treasurer of the Village of Burr Ridge, Dupage County, Illinois, this 20th day of December, 2006, do hereby certify that there are no special assessments, current or proposed, or any deferred installments of any outstanding unpaid special assessments, or any other assessments, levied or to be levied in accordance with the proposed subdivision and plat approved by the court that impinge the special assessments of the Village of Burr Ridge, Dupage County, Illinois, this 20th day of December, 2006.
John C. App
 Village Treasurer

COUNTY DEPARTMENT OF PUBLIC WORKS CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, Michael J. Mahan, Director for the Dupage County Department of Public Works, do hereby certify that this subdivision plat and the plans and specifications for the improvements thereon meet the requirements of the Public Works Department of Dupage County.
 DATED AT DUPAGE COUNTY, ILLINOIS, THIS 20th DAY OF December, 2006.
Michael J. Mahan
 Director

TYPICAL LOT SETBACK/EASEMENT DIMENSIONS

(UNLESS OTHERWISE INDICATED ON THE HERETOIN DRAWN PLAT IN AREAS WHERE THE SETBACK/EASEMENT IS GREATER THAN 10 FEET THE SIDE YARD SETBACK SHALL CONFORM WITH THE EASEMENT LINE)
 (DOWN PIPE WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF FINAL GRADE)

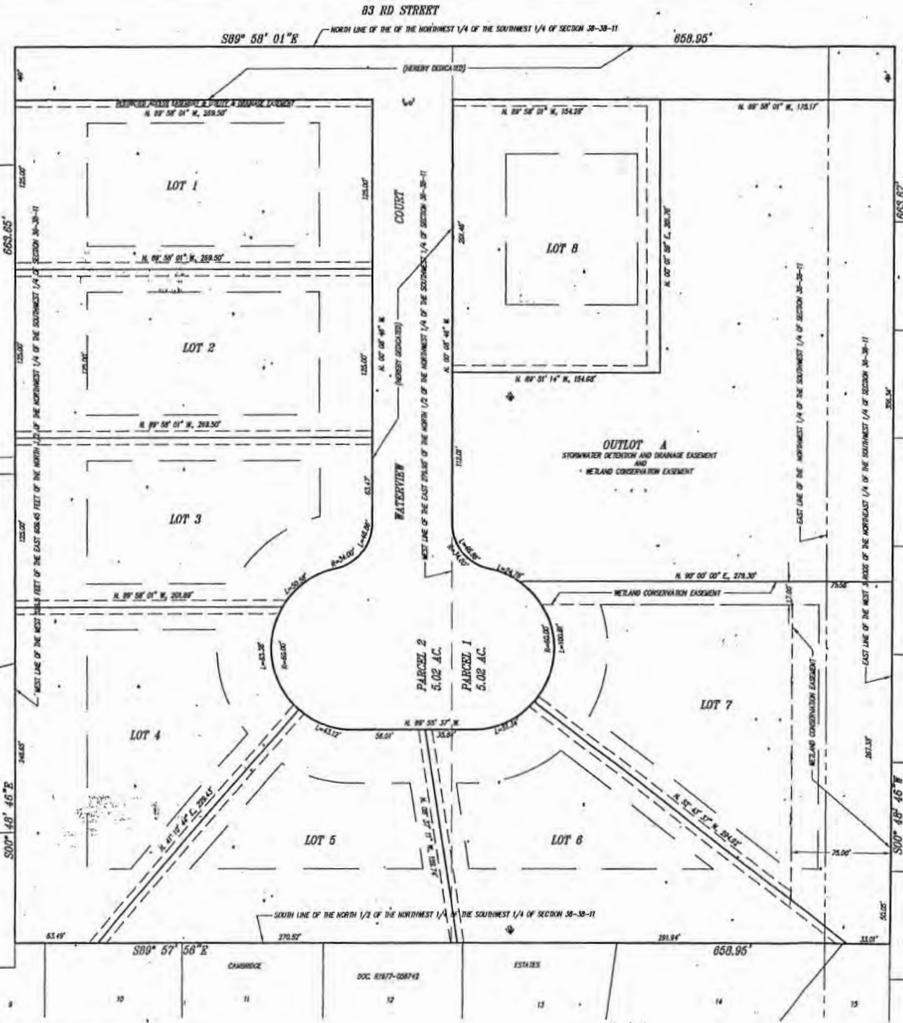
- WETLAND CONSERVATION EASEMENT PROVISION**
 THE AREA SHOWN HEREOF AS "WETLAND CONSERVATION EASEMENT" IS HEREBY SUBJECT TO THE FOLLOWING:
- THE U.S. ARMY CORPS OF ENGINEERS, THE COUNTY OF DUPAGE, ILLINOIS (HEREINAFTER THE "COUNTY") AND THE VILLAGE OF BURR RIDGE, ILLINOIS (HEREINAFTER THE "VILLAGE") WILL 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, DEPOSITING OR FILL MATERIAL, FLOoding, MOUND OR REMOVAL OF TOPSOIL OR OTHER MATERIALS.
 - CONSTRUCTION OF BUILDINGS, STRUCTURES, OR DEVELOPMENTS.
 - REMOVAL OR DESTRUCTION OF WILDLIFE, TREES OR PLANTS, MOUNDING, APPLICATION OF PESTICIDES OR HERBICIDES, OR REMOVAL OF FLORA OF 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 BASEMENT, EROSION CONTROL OR, IN GENERAL, THAT WOULD ALLOW MORE WATER GULLS OR THAT WOULD DRAIN WATER AWAY FROM THE EASEMENT UNLESS CONSISTENT WITH THE MAINTENANCE OF THE PROPERTY AS A WETLAND.
 - THESE RESTRICTIONS AND COVENANTS SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER AND HIS 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, UNDER, ACROSS, UNDER, AND THROUGH THOSE AREAS SHOWN ON THE PLAT AS RESTRICTED ACCESS EASEMENTS. THE PURPOSE OF SAID EASEMENTS IS TO ALLOW THE VILLAGE OF BURR RIDGE AND ITS SUCCESSORS AND ASSIGNS TO MAINTAIN AND OPERATE ALL UTILITIES, CUTS, AND RELATED FACILITIES INTENDED FOR THE PURPOSES OF RIGHT-OF-WAY TO THE PRIVATE PROPERTIES.
 SAID EASEMENTS HEREBY GRANTED ARE FEUDAL EASEMENTS AND SHALL RUN WITH THE LAND AND ALL COVENANTS, AGREEMENTS, TERMS, CONDITIONS, OBLIGATIONS, RIGHTS AND INTEREST HEREIN CONTAINED ARE PROVIDED FOR AND SHALL ENFORCE INURE TO THE BENEFIT OF THE PARTIES HERETO THEIR HEIRS, EXECUTORS, SUCCESSORS, GRANTEEES, LESSEES, AND ASSIGNS.

FEAS FOR LOTS WITH STORMWATER EASEMENTS

OWNER AND DEVELOPER HEREBY WARRANT AND COVENANT THAT IN CALCULATING THE PERMITTED FLOOR AREA FOR LOTS THAT CONTAIN DETENTION 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 2500 SQUARE FEET AND WHICH CONTAINS A STORMWATER DETENTION EASEMENT COVERING 3000 SQUARE FEET OF THE LOT, WOULD HAVE A NET LOT AREA OF 2500 SQUARE FEET FOR THE PURPOSES OF DETERMINING THE ALLOWED PERMITTED FLOOR AREA.



© Copyright, 2005 C. M. Lavoie & Associates, Inc.
 These plans are prepared under the copyright laws of the United States and Foreign countries, and are to be used only for the construction and/or repair of the improvements as depicted in the contract between the Engineer and the Owner. Any use of these plans, including details and specifications, to construct and/or repair additional items not depicted in these plans, constitutes a violation of the Engineer's copyright of these plans and is prohibited.

WATERVIEW ESTATES
 8100 STREET EAST OF MADISON STREET
 BURR RIDGE, ILLINOIS

DRAWN BY: RAS	CHECKED BY: HW
SCALE: 1"=40'	DATE: 10/04/06
JOB NUMBER: 06-001	SHEET: 1 OF 2
DATE: 12/20/06	REVISION:
1 12/20/06	CONSTRUCTION START
2 02/07/07	FOR BLAKE ERIKSON
3 10-20-08	FOR DUPAGE COUNTY REVIEW
4 12-22-08	FOR BLAKE ERIKSON
5 12-22-08	FOR VILLAGE/COUNTY REVIEW
6	
7	

Consulting Civil Engineering
 Land Planning & Surveying
 633 Rogers Lane
 Downers Grove, Illinois 60515
 Phone 630-434-2780
 Fax 630-434-2781

C.M. Lavoie
 Associates, Inc.

R2006-001886 1 of 2

