



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

**July 7, 2014
7:30 P.M.**

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Robert Grela
Luisa Hoch**

**Greg Scott
Mary Praxmarer
Prashant Sheth, Alternate**

II. APPROVAL OF PRIOR MEETING MINUTES

A. June 2, 2014 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-06-2014: 15W150 South Frontage Road and 15W211 75th Street (Anthem Memory Care); Text Amendment, Special Use, Variations and Findings of Fact

Requests an amendment to Section IX.D.2 of the Burr Ridge Zoning Ordinance to add Dementia Care Community Facility or some such similar land use to the list of special uses in the O-2 District; for a special use as per the aforesaid amendment to permit a Dementia Care Community Facility on the subject property; a variation from Section XI.C.8 of the Zoning Ordinance to permit parking located between the building and the front lot line; and a variation from Section XI.D.7.q to permit a 48,200 square foot building without the required loading berth.

B. Z-07-2014: 60 Shore Drive (Forklift Exchange); Special Use and Variations

Requests special use as per Section X.F.2.a and X.F.2.k to permit sales of new construction equipment with outdoor display of product, a variation from Section XI.C.8 to permit parking in front of the building, and an amendment to Section X.F.2.k to permit outdoor display in the front yard.

IV. CORRESPONDENCE

A. Board Report – June 9, 2014 and June 23, 2014

V. OTHER CONSIDERATIONS

- A. S-04-2014: 15W150 South Frontage Road (Anthem Memory Care); Sign Variation**
- B. S-05-2014: 60 Shore Drive (Forklift Exchange); Sign Variation**

VI. FUTURE SCHEDULED MEETINGS

- A. July 21, 2014:** The following hearings are scheduled:
 - Z-08-2014: 11411 German Church Road (Malek); Rezoning from R-1 to R-3
 - V-03-2014: 15W281 91st Street (Sedlacek); Garage Setback Variation
 - Z-09-2014: Zoning Ordinance Text Amendment – Accessory Building Setbacks
- B. August 4, 2014:** The filing deadline for this meeting is July 14, 2014.

VII. ADJOURNMENT

PLEASE NOTE: All recommendations from the Plan Commission are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their July 14, 2014 Regular Meeting beginning at 7:00 P.M. Commissioner Grela is the Plan Commission representative for the July 14, 2014 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

JUNE 2, 2014

1. ROLL CALL

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

ROLL CALL was noted as follows:

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

ABSENT: 2 – Stratis and Grunsten

Also present was Community Development Director Doug Pollock.

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Grela to approve minutes of the May 5, 2014 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

3. PUBLIC HEARINGS

There were no public hearings scheduled.

4. CORRESPONDENCE

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

5. OTHER CONSIDERATIONS

A. S-03-2014: 6900 Veterans Boulevard (CNH); Traffic Directional Signs Variations

Chairman Trzupek asked Mr. Pollock to summarize this request. Mr. Pollock summarized the request as follows: CNH seeks approval to erect three traffic directional signs each of which exceeds the maximum permitted sign area. The Sign Ordinance permits an unlimited number of traffic directional signs but restricts the size of each sign

to 4 feet in height and 4 square feet in area. The proposed signs would each be 7 feet tall. Two of the signs would be 24.5 square feet and one would be 19.25 square feet.

Mr. Pollock added that this is a very large property and that the existing signs are far less than the maximum permitted area of signs and that the proposed traffic directional signs would be internal to the property. Mr. Pollock said that the staff recommends approval of the sign variations.

The petitioner was represented by its property manager, Mr. Kevin Waller. Mr. Waller said he had nothing to add to the staff summary of this request.

Chairman Trzupek asked for questions from the public and there were none. He then asked for questions from the Plan Commission.

In response to Commissioner Scott, Mr. Waller said the signs would not be lit. He said they were originally designed to be lit but that CNH decided against illumination.

Commissioner Grela said that due to the size of the parcel, he does not see any problems with the signs.

Chairman Trzupek asked about other traffic directional sign variations. Mr. Pollock said that Harris Bank and Chase Bank originally asked for such variations but changed their plans to comply. He said those properties did receive variations for other signs.

There being no further questions or comments, Chairman Trzupek asked for a motion.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to recommend that the Board of Trustees approve the sign variations as requested by S-03-2014 subject to no additional principal signs be added to the property.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

B. PC-03-2014: 140 Tower Drive (AMS Mechanical); Informal Review

Chairman Trzupek asked Mr. Pollock to summarize this request. Mr. Pollock summarized the request as follows: The owner of the property at 140 Tower Drive, AMS Mechanical, is considering an addition to their building to accommodate growth and with the intent of staying at this location in Burr Ridge. The proposed addition would be located 15.5 feet from the east side lot line rather than the required 40 feet and the total floor area would be 68,304 square feet (0.443 FAR) rather than the permitted 61,750 square feet (0.4 FAR).

Mr. Pollock stated that this is an informal discussion and anything said by the Plan Commission regarding potential variations is tentative pending the public hearing.

Mr. John Berzanskis introduced himself as the owner of the business. He said his business needs more room and they want to stay at this location in Burr Ridge. He said that at this time he is exploring his options. Mr. Berzanskis said the business has been at this location for 15 years and would like to stay for another 15 years.

Chairman Trzupek asked why the addition was to side when there appears to be more room in the back. Mr. Berzanskis said that relocating the loading to the back would interfere with parking and that the internal operations are more conducive to a side yard addition.

Chairman Trzupek asked how many more employees would be accommodated by the addition, Mr. Berzanskis said they currently have 65 employees at this location with 15 to 30 part time people and they would expect to add about 17 more employees.

Commissioner Scott asked about an addition to the west side of the building. Mr. Berzanskis said there is parking on the west side and if they built to the west, the east side would not accommodate the same number of parking spaces.

Commissioner Grela said that he would like to see the business stay in Burr Ridge but is struggling with the proposed 62% decrease in the side yard setback. He said he would like to see what the neighbor would say about a side yard setback variation.

Commissioner Praxmarer noted there appears to be lots of room in the back for an addition. Mr. Berzanskis said that they would lose up to 30 parking spaces and he wants to maintain a balanced front façade. In response to another question from Commissioner Praxmarer, Mr. Berzanskis said that the trucks deliver pipe and similar material for the hearing and air conditioning business.

Commissioner Sheth said he would too would like to know what the neighbor thinks of the side yard variation and noted that it is a substantial variation from the code.

Commissioner Hoch said that the building was beautiful and noted that there is a parking lot adjacent to the side yard where they are proposing a variation. She added, however, that one of the reasons this industrial park is attractive is the green space surrounding the buildings and she would be concerned about reducing that green space to the side of this building. She suggested making the encroachment smaller or pushing it further from the street.

Chairman Trzupek noted that they would be removing two driveways and only creating one new driveway so there would be some increase in green space in the front yard. He said that the setback variation may create an undesirable precedent but that it may also be the least intrusive of the various alternatives for expanding the building. He asked about a west side addition rather than an east side addition as there is more area on the west

side. Mr. Berzanskis replied that he would be concerned about impacts on parking and on the interior flow of operations.

Mr. Berzanskis asked if a greater setback from the street would help for the east side addition. Chairman Trzupek said it may help a little.

There being no further questions, Chairman Trzupek summarized the Plan Commission's review stating that there may be some justification for the FAR variation because some of the additional floor area is in second floor offices which does not increase the impervious surfaces but that satisfying the requirements for a setback variation would be more difficult.

C. PC-04-2014: Zoning Ordinance Text Amendment – Accessory Residential Structures

Mr. Pollock reported that the Board has directed the Plan Commission to conduct a public hearing to consider an amendment to the Zoning Ordinance regarding the rear yard setback for an accessory building. He said that in response to complaints about a building under construction, Trustee Bolos asked staff if the setback was correct. Mr. Pollock said that in this case, the building met the minimum 10 foot rear yard setback. He said that although the maximum size of an accessory building varies by zoning district and generally ranges from 750 to 2,500 square feet, the rear yard setback is a standard 10 feet in most residential districts. He said the consideration would be to require a larger rear yard setback for larger buildings.

After some questions and discussion by the Plan Commission, Mr. Pollock concluded that the public hearing would be scheduled for an upcoming meeting.

D. PC-05-2014: Annual Appointment of Plan Commission Vice Chairperson

Mr. Pollock said that the rules of the Plan Commission require the appointment of a Vice Chair each year and that the Plan Commission nominates a Commissioner for the position and the Board appoints the Vice Chair. He said the only duty of the Vice Chair is act as Chair in the Chairman's absence.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees appoint Commissioner Greg Scott as Vice Chairman for a one year term expiring on June 9, 2015. The **MOTION CARRIED** by a unanimous voice vote of the Commission.

6. FUTURE SCHEDULED MEETINGS

Mr. Pollock stated that there are no public hearings scheduled for June 16, 2014.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Sheth to cancel the June 16, 2014 meeting. The **MOTION CARRIED** by a unanimous voice vote of the Commission.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Sheth and **SECONDED** by Commissioner Praxmarer to **ADJOURN** the meeting at 8:30 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:30 p.m.

**Respectfully
Submitted:**

July 7, 2014

J. Douglas Pollock, AICP



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

Z-06-2014; 15W150 South Frontage Road (Anthem Memory Care); Requests an amendment to Section IX.D.2 of the Burr Ridge Zoning Ordinance to add Dementia Care Community Facility or some such similar land use to the list of special uses in the O-2 District; for a special use as per the aforesaid amendment to permit a Dementia Care Community Facility on the subject property; a variation from Section XI.C.8 of the Zoning Ordinance to permit parking located between the building and the front lot line; and a variation from Section XI.D.7.q to permit a 48,200 square foot building without the required loading berth.

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

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: July 7, 2014

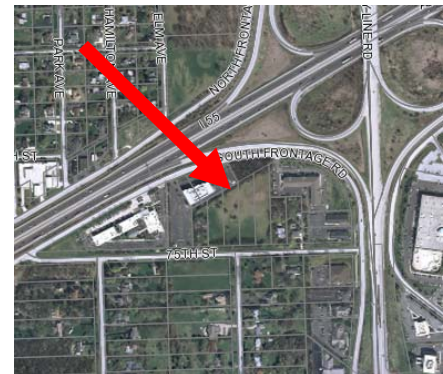
GENERAL INFORMATION

Petitioner: Anthem Memory Care

Property Owner: MSJ Properties

Petitioner's Status: Contract Purchaser

Land Use Plan: Within a "Complementary Area" as per the 2005 Downtown Burr Ridge Sub-Area Plan

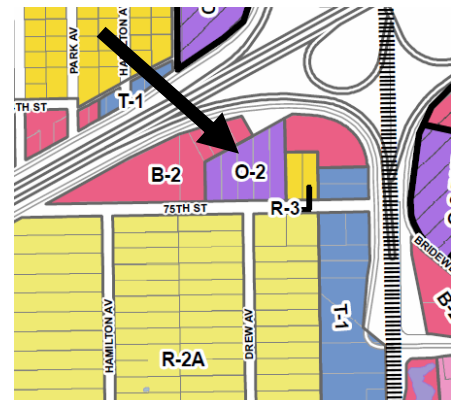


Existing Zoning: O-2 Office and Hotel District

Existing Land Use: Single-Family Residence and Vacant Lots

Site Area: 4.37 Acres

Subdivision: None



SUMMARY

The petitioner seeks to construct a one-story building consisting of 48,200 square feet of floor area for a residential and health care facility for people with dementia. The building would contain 64 rooms and be staffed 24 hours per day. The facility will be licensed by the State of Illinois as an assisted living facility. Access to the property will be restricted to South Frontage Road.

Compliance with the Zoning Ordinance

The existing zoning does not specifically list this use as a permitted or special use. The closest land use category in the O-2 District is “*Senior Housing with a combination of independent living units, assisted living units, and skilled care facilities*” which is listed as a special use. The proposed use would provide skilled care and assisted living but would not have any independent living units. Thus, an amendment to the O-2 District is necessary. Since the existing senior housing category is already a special use, the legal notice assumes that any new listing would also be a special use.

The petitioner is also seeking variations for the location of parking and to eliminate the requirement for a loading berth. Parking is not permitted in a front yard of an O-2 District. The site plan proposes that 18 of the 39 parking spaces be located in front of the building. The Zoning Ordinance also requires that a building consisting of 10,000 to 60,000 square feet be provided with one loading berth. The petition seeks to waive the requirement for a loading berth. Loading activities would occur via a service door located on the south side of the building.

Site and Building Plan Review

All new buildings in the O-2 District require plan review by the Plan Commission and approval by the Board of Trustees. For the plan review, the petitioner has submitted a site plan, landscaping plan, and building elevations. Preliminary engineering has also been submitted to the Village Engineer for review and the Village Engineer has tentatively approved the final engineering plan for compliance with applicable ordinances.

The primary features of the submitted plans include the following:

- The building is one story with a pitched, shingled roof. The exterior walls have a brick base with fiber cement siding above the brick. There are windows on all four sides of the building.
- Access to the site is limited to South Frontage Road. The petitioner has provided a letter from the Illinois Department of Transportation indicating that IDOT will issue a permit for access to South Frontage Road provided that the property owner will maintain the triangle of right of way that exists between the street and the private property. The petitioner has agreed with this requirement.
- On-site stormwater detention is provided and the Village Engineer reports that sufficient volume is provided as required by code. Detention ponds are located on the northeast and west side of the building.

- All perimeter building setbacks are met or exceeded. The building is located in excess of 70 feet from the south and east lot lines (which abut residential districts). A green strip of 33 feet is provided adjacent to the east lot line and a 46 foot deep green strip is provided adjacent to the south lot line. The Zoning Ordinance requires a 40 foot building setback and a 30 foot green strip adjacent to a residential district.
- The existing trees and landscaping are to be preserved along the east and south lot lines.
- An enclosure for a stand-by generator and trash dumpster is located off the driveway at the southwest corner of the building.

Compatibility with Surrounding Zoning and Development

The block in which the subject property is located includes two hotels, two, one-story office buildings and a three-story office building, and two single-family residences. The zoning within this block includes B-2 Business District, O-2 Office and Hotel District, T-1 Transitional District, and R-3 Single-Family Residential District. The block is adjacent to I-55 and the County Line Road interchange except to the south it is adjacent to a residential neighborhood within the R-2A Single-Family Residence District.

Compliance with the Comprehensive Plan

The 2005 Downtown Burr Ridge Sub-Area Plan identifies this block as a complementary area to the downtown. The 1999 Future Land Use Plan recommends office uses for this property.

Findings of Fact and Recommendations

The petitioner has submitted findings of fact for the special use which may be adopted if the Plan Commission is in agreement with those findings. The petitioner has not submitted findings for the variations. The following is a summary of each of the requests included in this petition.

Text Amendment – Dementia Care Community Facility; The proposed use is comparable to the existing use category for Senior Housing which is listed as a special use. The existing category requires that a senior housing use include all of the elements listed – skilled care, assisted living, and independent living. Rather than adding a new use category, staff recommends that the existing category be modified as follows:

“Senior Housing with ~~a combination of~~ independent living units, assisted living units, ~~and or~~ skilled care facilities”

Special Use – Senior Housing; A special use is requested for a senior housing facility with assisted living and skilled care facilities. It is anticipated that the proposed use would not generate significant traffic, noise, or light. The building is a one story building that would be screened with landscaping from the adjacent residential areas. Although not an ideal complementary use to the Downtown Sub-Area, a senior housing facility would not be expected to adversely affect the goals of the Downtown Plan or the Comprehensive Plan. In summary, it would appear that this use would not adversely impact any of the surrounding area and would be compatible with the Comprehensive Plan. Therefore, *staff recommends approval of a special use for Senior Housing*

with independent living units, assisted living units, or skilled care facilities subject to compliance with the submitted plans.

Special Use – Plan Approval; The site plan, landscaping plan, and building elevations require review by the Plan Commission and approval by the Board of Trustees. With the exceptions of the variations summarized below, the plans comply with the Zoning Ordinance. Although final landscaping plans will need to be reviewed by the Village’s consulting forester at the time of permit application, sufficient landscaping screening will be provided. The building is a one story building with brick and fiber board siding. Additional details regarding the screening of the dumpster and generator pad are also necessary.

The site plan limits access to the site from South Frontage Road via a triangle of land owned by IDOT (IDOT will not vacate this land). The petitioner has a letter from IDOT indicating they will issue a permit for access through this land subject to the Village accepting responsibility for this road. That responsibility should be transferred to the petitioner and any future owners of the senior care property.

Based on the above considerations, *staff recommends approval of the site plan, landscaping plan, and building elevations* subject to the following conditions:

1. Compliance with the submitted plans.
2. Staff review of the screening of the dumpster and generator pad to ensure compliance with the Zoning Ordinance.
3. Final landscaping plan review by staff including preservation of existing trees along the south and east property lines and enhancement of the screening along these lot lines as may be determined necessary by staff.
4. Maintenance by the property owner of the IDOT right of way located between the subject property and South Frontage Road.

Variation – Front Yard Parking; The site plan includes 18 parking spaces located in front of the building. The O-2 District prohibits parking in any yard between a building and a street. The property may be considered unique because it is a through lot with streets abutting the front and rear lot lines, the location of the “extra” IDOT land on the north side of the property, and the strong preference for access from South Frontage Road thus keeping access and other activities away from the residential district to the south. Given the nature of the proposed use, parking is necessary near the front door of the building. Additionally, other uses within this block have front yard parking including the adjacent office building and hotel. Based on these considerations, *staff recommends approval of the variation to permit 18 parking spaces located in the front yard.*

Variation – Waiver of Loading Berth; The Zoning Ordinance requires a specific number of loading berths for non-residential buildings based on land use and floor area. A specific loading requirement is not listed for senior housing. For non-listed uses, the Zoning Ordinance requires one loading berth for a 10,000 to 60,000 square foot building.

Regular loading for this use is limited to food and healthcare supplies which are typically delivered in smaller vehicles that do not require a loading berth. Staff concurs that a loading berth is not necessary for this use but prefers that the Village consider a text amendment for all senior housing facilities of this size. Based on this recommendation, *staff does not object to a variation being granted for this use pending future consideration of a text amendment.*



March 10, 2014

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

RE: Anthem Memory Care – Project Narrative

Dear Mr. Pollock:

48,200 Anthem Memory Care is proposing to develop and operate a 64-room dementia care community facility with a ~~36,602~~ square foot single story building on approximately 4.37 acres located at 211 75th Street in Burr Ridge, Illinois. Access for the facility will be off of the Frontage Road to the north.

Anthem Memory Care units will be licensed by the State of Illinois as an assisted living community for those suffering from Alzheimer's disease and other forms of dementia. The community will have associates who will provide compassionate care for each resident, and the members of their family, in a supportive, secured residential environment. The building design will include 64 rooms of which each will have a living area and a bathroom, will be individually heated and cooled, and will include an emergency call system in both the living area and the bathroom. Except for telephone and cable television, all utilities will be provided to the residents.

Anthem Memory Care will encourage resident independence in a safe, secure, and restraint-free environment. The residents will have a structured but flexible lifestyle and an activity focused care program. Resident dignity will be prompted through an emphasis on wellness, proper nutrition, appropriate and monitored medication, and both planned and spontaneous social interaction.

Community Design. Anthem's community design emphasizes the "Essence of Home" in a one level setting. The entry landscaping will include trees, shrubs, and lawn. The parking will be landscaped and will include a convenient passenger loading and unloading area directly in front of the main entrance. The featured farm style entry and the numerous roof planes offer visual interest and the use of exterior stone and wood products make for a very attractive amenity for the community.

All public and resident access will be through the main entrance. The building floor plan will be divided into two neighborhoods and will be designed to meet the special needs of its residents by including wide hallways and handrails. The resident rooms will be arranged around the building perimeter with the core being comprised of six activity areas, four dining rooms, and an administration area that will include staff offices.

There will also be two internal courtyards that will have a garden like setting with bench seating that will provide a safe and secure outdoor environment.

Anthem will provide for each of its residents the following type of special care:

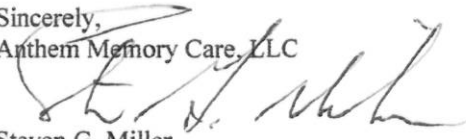
- Professional management and trained caregivers 24-hours daily
- Private and semi-private living areas and bathrooms
- Social, recreational, educational, religious and cultural activities

- Continuous care, supervision and observation for changes in physical, emotional, and social functioning
- Assistance in meeting medical and dental needs
- Three nutritious professionally prepared meals daily
- Bedside care and tray service for minor temporary illness or recovery from surgery
- Beverages and snacks available throughout each day
- Washing and drying of personal laundry
- Housekeeping
- Transportation services
- 24-hour emergency care call system
- Utilities including heat, air conditioning, gas, electricity and water

All residents will have an assessment completed prior to admission. Each resident will have an annual assessment as well as when more frequent assessments are needed due to changes in residents health status. Anthem Memory Care will not accept residents who have a primary diagnosis of a mental disorder unless the disorder is related to Dementia.

Anthem Memory Care is committed to providing compassionate care for each of the residents and their families. Our thanks to you and the Burr Ridge staff in working with Anthem Memory Care in the design and approval of this project.

Sincerely,
Anthem Memory Care, LLC


Steven G. Miller
Development Director



Illinois Department of Transportation

Division of Highways/Region One / District One
201 West Center Court/Schaumburg, Illinois 60196-1096

PERMITS

Location: South I-55 Frontage Rd. W/O 75th Street
Municipality: Burr Ridge, DuPage Co.
Re: Anthem Memory Care
Reference No: 022-61309

March 7, 2014

Mr. Steve Miller
Anthem Memory Care
6075 West Utah Lane
Lake Wood, Colorado 80232

Dear Mr. Miller:

We have completed our review of your submitted concept plan the subject location and have the following comments.

As you may already know, IDOT has the ownership of the property at the location your proposed commercial driveway crosses/connects to the Village of Burr Ridge's South I-55 frontage Road right of way.

Therefore, IDOT will issue a permit to the Village of Burr Ridge for the "connector road" across IDOT's property between the proposed Anthem Memory Care site and the Village of Burr Ridge's South I-55 Frontage Road right of way, provided that the proposed "connector road" would conform with all the requirements and policies of the Department. Please provide a letter from the Village of Burr Ridge (on Village Letterhead) requesting an IDOT permit and accepting the responsibilities of the "connector Road" to our Permits office. Please provide a copy of your access permit to the South I-55 frontage Road from the Village of Burr Ridge for our file when it becomes available. Additionally, we offer the following comments:

- Clearly show/label the State right of way property lines on all future plan submittals.
- The Department does not permit Monument signs within the State right of way. Please relocate your monument sign to private property. Note, no part of your sign shall over hang the State right of way property line.
- Provide all the information required on the attached "Drainage Connection Check List" as applicable to your site.
- Please provide us with a paper copy of your Plat of Subdivision, if applicable to your site for our review.

Location: South I-55 Frontage Rd. W/O 75th Street

March 7, 2014

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- For your convenience we have enclosed a copy of our Special Permit Provisions and, a copy of IDOT's Landscaping Guide lines.

Please incorporate the above comments in your engineering drawings and submit 2 copies (24"x36") with written disposition to our comments to continue the review process.

If you have any questions regarding this matter, please contact Mike Wisniewski at (847) 705-4541.

Very truly yours,

John Fortmann, P.E.
Deputy Director of Highways
Region One Engineer

By: 
Thomas G. Gallenbach, P.E.
Traffic Permit Engineer

cc: Village of Burr Ridge



FINDINGS OF FACT

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

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

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

SEE ATTACHED SUMMARY

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

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

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

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

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

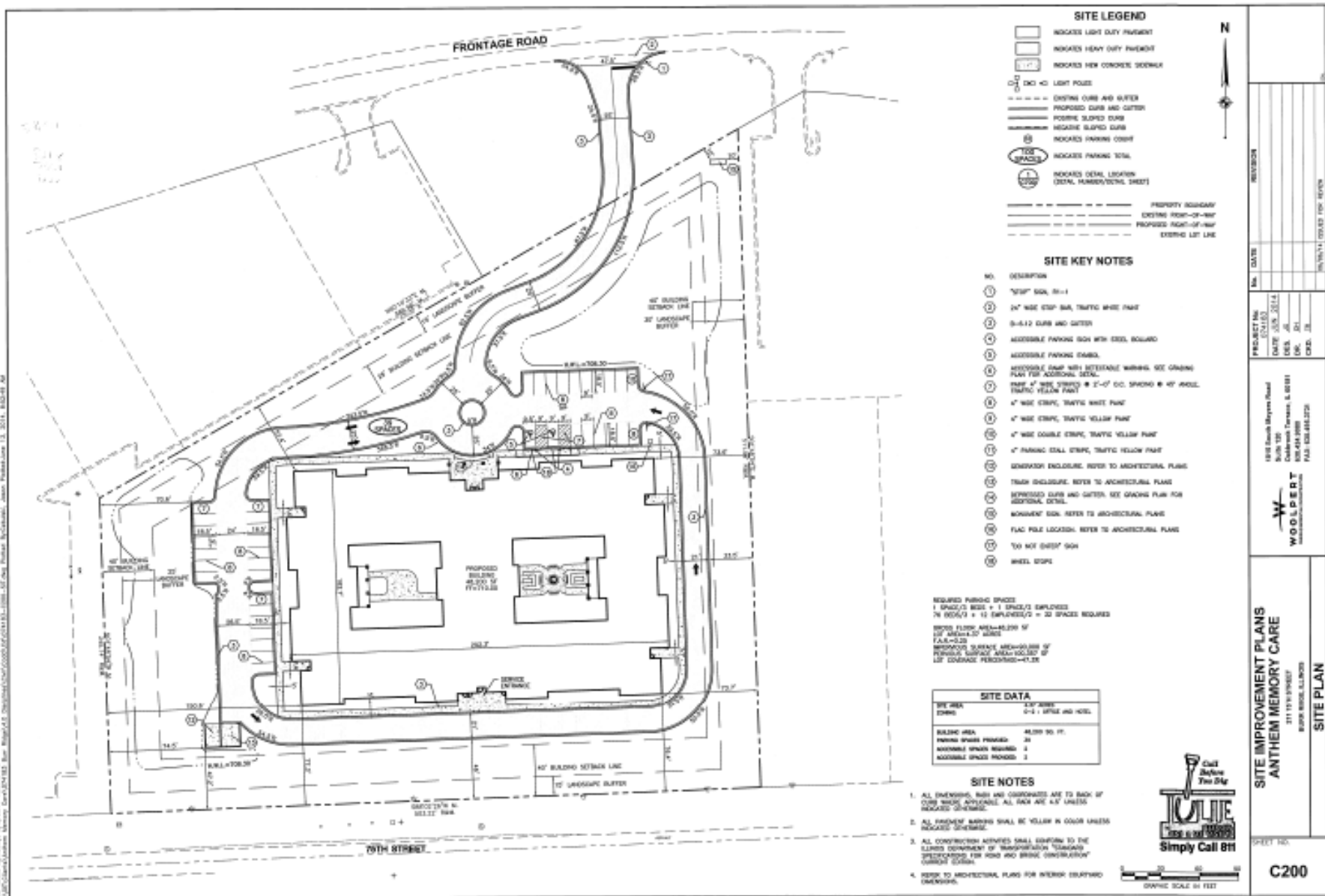
g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

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

(Please transcribe or attach additional pages as necessary)

FINDINGS OF FACT

- a. The market areas around the Burr Ridge Project Site are underserved. In 2013, there was unmet private pay demand (need) for 200-210 assisted living beds and for 100-105 secured memory care beds. The unmet needs are projected to increase as the senior population continues to increase through 2018. At the end of the five-year projection period in 2018, the unmet private-pay needs are for 230-240 assisted living beds and up to 115-120 secured memory care beds. The Burr Ridge market is desirable and underserved.
- b. Our project will not impact the public health, safety, morals, comfort, or general welfare for anyone in Burr Ridge. We are 100% Alzheimer's and dementia care and our scope is very residential and subdued. Our traffic count is minimal and 98% of our residential activity takes place within the building. We have two interior courtyards which offer a therapeutic exterior retreat for our residents.
- c. We will not be injurious or impair the property values which abut this property. Our scope of work is a modest use compared to the two hotels and office building that abuts to our property. We are a small residential use at the end of the day and our exterior components and landscaping will be a benefit to our neighbors.
- d. The request for our special use will not impede the normal and orderly development and improvement of the surrounding properties. See Item (c.) for further details.
- e. We have adequate utilities, access roads, and drainage facilities are addressed in our site plan and our civil engineering CD's. All wet and dry utilities are immediately available to the site. Additionally, we are prepared to install an independent storm water line to the west of property so we don't impact the existing conditions in this area. Our only entrance will be from the Frontage Road and the existing access point from 75th will be eliminated.
- f. Please see Item (e) for further information related to our access points.
- g. Our project will not be a detriment to the objectives of the Village of Burr Ridge Official Comprehensive Plan. Our market analysis represents the need for our scope in Burr Ridge.
- h. Our special use will conform to any/all applicable regulations, codes, ordinances, and public hearing directives.

[illegible]



TREE PLANTING

61.5

DETENTION BASIN SEED MIX

FIGURE 1

#	ST	Scientific name	Common name	Flwr	Fr	Notes
BASE TREE						
33	A	<i>Acacia drepanolobium</i> (var. <i>torreyi</i>)	Impatiens treebush	000	2' to 10', Fall	N.Y. var. torreyi
34	K	<i>Acacia greggii</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
40	F	<i>Acacia mearnsii</i>	Orange Oak	000	2' to 10', Fall	N.Y. var. mearnsii
DIAPHYLL - GREEN TREE						
46	F	<i>Acrocydonia cymosa</i> (var. <i>torreyi</i>)	Acacia treebush	000	2' to 10', Fall	N.Y. var. torreyi
47	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
51	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
52	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
53	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
54	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
55	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
56	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
57	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
58	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
59	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
60	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
61	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
62	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
63	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
64	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
65	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
66	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
67	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
68	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
69	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
70	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
71	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
72	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
73	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
74	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
75	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
76	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
77	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
78	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
79	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
80	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
81	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
82	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
83	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
84	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
85	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
86	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
87	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
88	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
89	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
90	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
91	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
92	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
93	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
94	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
95	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
96	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
97	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
98	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
99	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
100	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
DECIDUOUS - (SABIN)						
101	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
102	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
103	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
104	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
105	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
106	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
107	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
108	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
109	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
110	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
111	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
112	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
113	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
114	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
115	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
116	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
117	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
118	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
119	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
120	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
121	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
122	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
123	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
124	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
125	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
126	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
127	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
128	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
129	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
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140	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
141	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
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143	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
144	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
145	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
146	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
147	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
148	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
149	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
150	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
151	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
152	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
153	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
154	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
155	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
156	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
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172	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
173	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
174	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
175	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
176	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
177	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
178	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
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180	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
181	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
182	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
183	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
184	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
185	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
186	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
187	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
188	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
189	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
190	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
191	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
192	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
193	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
194	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
195	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
196	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
197	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
198	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
199	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii
200	K	<i>Acrocydonia cymosa</i>	Black Bean	000	2' to 10', Fall	N.Y. var. greggii

LANDSCAPE NOTES

3. ALL PLANT MATERIAL SHALL CONFORM TO THE NATIONAL ORGANIZATION OF REMEDIATION AND DECONTAMINATION STANDARDS.
4. ALL WASTE SHALL BE STORED IN STRICT ACCORDANCE WITH THE HAZARDOUS WASTE ACT (HWA).
5. ALL PLANTED AREAS SHALL BE MONITORED TO ENSURE THAT THERE IS NO LEAKAGE OF HAZARDOUS WASTE INTO THE GROUND.
6. THE WASTE OF PLANT MATERIAL SHALL BE THE SAME AS THE WASTE OF THE HAZARDOUS WASTE ACT (HWA) AND SHALL BE STORED IN THE SAME MANNER AS THE HAZARDOUS WASTE ACT (HWA).
7. ALL PLANTED AREAS SHALL BE MONITORED TO ENSURE THAT THERE IS NO LEAKAGE OF HAZARDOUS WASTE INTO THE GROUND.
8. ALL PLANTED AREAS SHALL BE MONITORED TO ENSURE THAT THERE IS NO LEAKAGE OF HAZARDOUS WASTE INTO THE GROUND.
9. ALL PLANTED AREAS SHALL BE MONITORED TO ENSURE THAT THERE IS NO LEAKAGE OF HAZARDOUS WASTE INTO THE GROUND.

LANDSCAPE CODE SUMMARY

GEORGE/John & Jane Smith
c/o Robert L. Smith, Jr.
10000 10th Ave. N.E.
Seattle, WA 98125

Phenotype	Genotype
Red	1. <i>h⁺h⁺</i>
White	2. <i>h⁻h⁻</i>
White	3. <i>h⁺h⁻</i>

REQUIREMENT: 20 SPACES: 2.0 INCHES

PROVIDES 4 SHAKE FREE
PERMANENT 800 RI END

FOR THE LOW RISK, WE'VE DEVELOPED
 100% PURE, 100% NATURAL, 100% TASTELESS, 100% SWEET
 100% SWEETENERS FOR YOURS
 100% SWEET, 100% TASTELESS, 100% SWEETENERS FOR YOURS
 100% PURE AND 100% TASTELESS

PERMANENT SEEDING

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0893-3200/94/0905-00\$05.00/0
DOI: 10.1037/0893-3200.9.5.05

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1  1/2 INCHES OF STAIN PCL - 1000 SQUARE
FEET ON 2" OR THICKER SUPPLY WEL
CE 2" CONNECTION
1  1/2 INCH TALL FINISH
1  1/2 INCH FINISH, DISTANCE
104 1-1/2" TO 1-1/2" DIA
1  1/2 INCH OF STAIN PCL
100 SQUARE FEET

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54

PROJECT No.	DATE	DATE	DATE
1001	10/1/14	10/1/14	10/1/14
1002	10/1/14	10/1/14	10/1/14
1003	10/1/14	10/1/14	10/1/14
1004	10/1/14	10/1/14	10/1/14
1005	10/1/14	10/1/14	10/1/14
1006	10/1/14	10/1/14	10/1/14
1007	10/1/14	10/1/14	10/1/14
1008	10/1/14	10/1/14	10/1/14
1009	10/1/14	10/1/14	10/1/14
1010	10/1/14	10/1/14	10/1/14
1011	10/1/14	10/1/14	10/1/14
1012	10/1/14	10/1/14	10/1/14
1013	10/1/14	10/1/14	10/1/14
1014	10/1/14	10/1/14	10/1/14
1015	10/1/14	10/1/14	10/1/14
1016	10/1/14	10/1/14	10/1/14
1017	10/1/14	10/1/14	10/1/14
1018	10/1/14	10/1/14	10/1/14
1019	10/1/14	10/1/14	10/1/14
1020	10/1/14	10/1/14	10/1/14
1021	10/1/14	10/1/14	10/1/14
1022	10/1/14	10/1/14	10/1/14
1023	10/1/14	10/1/14	10/1/14
1024	10/1/14	10/1/14	10/1/14
1025	10/1/14	10/1/14	10/1/14
1026	10/1/14	10/1/14	10/1/14
1027	10/1/14	10/1/14	10/1/14
1028	10/1/14	10/1/14	10/1/14
1029	10/1/14	10/1/14	10/1/14
1030	10/1/14	10/1/14	10/1/14
1031	10/1/14	10/1/14	10/1/14
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1033	10/1/14	10/1/14	10/1/14
1034	10/1/14	10/1/14	10/1/14
1035	10/1/14	10/1/14	10/1/14
1036	10/1/14	10/1/14	10/1/14
1037	10/1/14	10/1/14	10/1/14
1038	10/1/14	10/1/14	10/1/14
1039	10/1/14	10/1/14	10/1/14
1040	10/1/14	10/1/14	10/1/14
1041	10/1/14	10/1/14	10/1/14
1042	10/1/14	10/1/14	10/1/14
1043	10/1/14	10/1/14	10/1/14
1044	10/1/14	10/1/14	10/1/14
1045	10/1/14	10/1/14	10/1/14
1046	10/1/14	10/1/14	10/1/14
1047	10/1/14	10/1/14	10/1/14
1048	10/1/14	10/1/14	10/1/14
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WOOLPERT
CONSTRUCTION CONSULTANTS & ENGINEERS, INC.
 1010 South Meyers Road
 Suite 100
 Clearwater, FL 34611
 813-424-6660
 FAX: 813-403-3711

IMPROVEMENT PLANS
THEM MEMORY CARE
201 70TH STREET
BURN HIDE, ALABAMA
LANDSCAPE PLAN

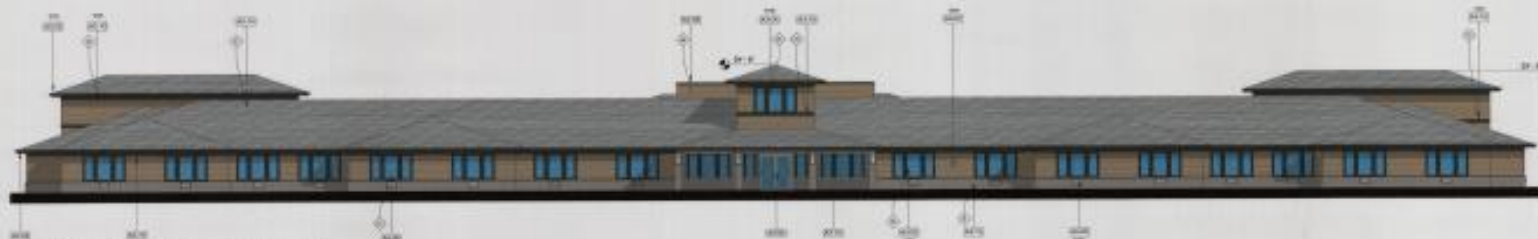
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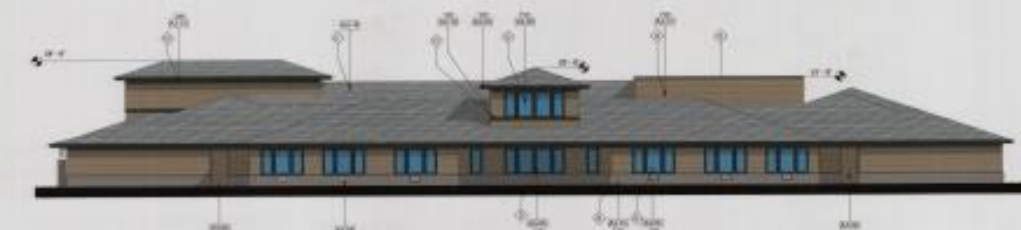
Received 20 June 2020; revised 10 July 2020; accepted 10 July 2020. Published online 12 July 2020. DOI: 10.1016/j.jmb.2020.105400



1 BURR RIDGE - NORTH ELEVATION
1" = 32'-0"



2 BURR RIDGE - SOUTH ELEVATION
1" = 32'-0"



3 BURR RIDGE - EAST/WEST ELEVATION
1" = 32'-0"

EXTERIOR COLOR

- ① SOFT
SHOWN WILLIAMS
CRAFTSMAN BROWN - SW 200
CIVIL-SCALE
- ② BROWN
MILK LAK MATERIALS
BROWN VANTON
MODERN - 1000-00
- ③ COMPLEX SINGLE
FACED PRIMER WEATHERED
WOODEN APPROVED
- ④ ALL TRIM, DOORS, GABLES, BRICK CORNERS
LINE, GUTTERS, GUTTERS, ROOF BRACKETS
SHOWN WILLIAMS
BROWN SLICK - SW 200
- ⑤ METAL
MATCH ADAMANT BODY COLOR

KEYNOTE LEGEND

#	Keynote Text
0001	EXTERIOR WALLS - SHOWN WILLIAMS CRAFTSMAN BROWN - SW 200 CIVIL-SCALE
0002	SHOWN WILLIAMS CRAFTSMAN BROWN - SW 200 CIVIL-SCALE
0003	SHOWN WILLIAMS CRAFTSMAN BROWN - SW 200 CIVIL-SCALE
0004	SHOWN WILLIAMS CRAFTSMAN BROWN - SW 200 CIVIL-SCALE
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0020	SHOWN WILLIAMS CRAFTSMAN BROWN - SW 200 CIVIL-SCALE

ANTHEM MEMORY CARE
EXTERIOR ELEVATIONS
BURR RIDGE, ILLINOIS

CB Two
ARCHITECTS

DATE: 10/20/2020
TIME: 10:00 AM
DRAWING: 01-01
SHEET: 01-01

A1



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

Z-07-2014; 60 Shore Drive (Forklift Exchange); Requests special use as per Section X.F.2.a and X.F.2.k to permit sales of new construction equipment with outside display of product, a variation from Section XI.C.8 to permit parking in front of the building, and an amendment to Section X.F.2.k to permit outside display in the front yard.

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

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: July 7, 2014

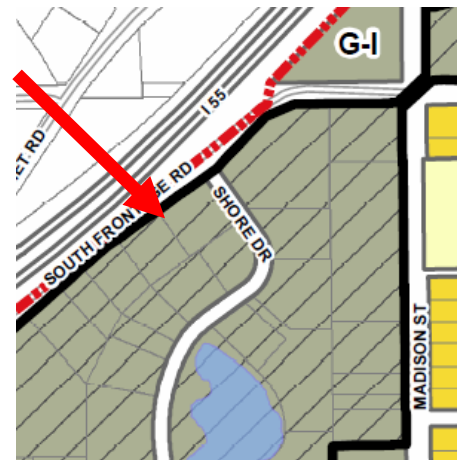
GENERAL INFORMATION

Petitioner: Designhaus, Inc. on behalf of
Forklift Exchange

Property Owner: Barnett Capital

**Petitioner's
Status:** Contract Purchaser

Land Use Plan: Recommends Light
Industrial Uses



Existing Zoning: GI General Industrial District

Existing Land Use: Industrial Building

Site Area: 2.2 Acres

Subdivision: Hinsdale Industrial Park



SUMMARY

The subject property is located at the southwest corner of Shore Drive and South Frontage Road. The property is improved with a 60,000 square foot industrial building. The petitioner proposes to purchase the building and operate an equipment sales business from this location. The business would occupy the majority of the building. The petitioner would also like to provide front yard parking for customers and display three pieces of equipment in the front yard.

Compliance with the Comprehensive Plan

The Comprehensive Plan recommends light industrial uses for this property and the surrounding area. Limited commercial use may be considered compatible with the Comprehensive Plan.

Compliance with the Zoning Ordinance

The petitioner seeks special use approvals and variations as follows:

- Special Use approval as per Section X.F.2.a which lists “*Automobile and truck and equipment sales, rental and service*” as a special use in the GI District. The proposed use would be limited to the sale of material handling equipment. Types of equipment include forklifts, mini excavators, telescoping material handlers and similar pieces.
- Special Use approval and an amendment to Section X.F.2 which lists “*Outside Storage; provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas*” as a special use in the GI District. The petitioner seeks approval to display up to three pieces of equipment in the front yard.
- Variation from Section XI.C.8 to permit parking in front of the building. Parking is restricted to the side and rear of the building.

Compatibility with Surrounding Zoning and Development

Three special uses for retail sales have been granted for this building. Two of those are for the existing car sales businesses and one was for a jewelry store that is no longer at this location. The special uses for the car sales did not include outside display of vehicles. There are and have been other retail businesses within this industrial park.

There are also other properties within this area that include front yard parking. The adjacent property to the east is occupied by Personalization Mall and includes parking in the yard abutting South Frontage Road. Other buildings along South Frontage Road located to the west also have front yard parking.

Special uses have also been granted for businesses to store equipment and trailers outside of the building. Attached is a list of those special uses. The list includes the storage of construction

equipment and vehicles adjacent to South Frontage Road at 150 Shore Drive (two properties to the west of the subject property).

Findings of Fact and Recommendations

The petitioner has submitted findings of fact which may be approved if the Plan Commission is in agreement with those findings. In regards to each request, staff offers the following recommendations:

Special Use for Equipment Sales: Retail sales of equipment is listed as a special use in the GI District and would seem best suited for a General Industrial District rather than a Business District where most other retail uses are located. Additionally, there is precedent for retail businesses at this location and in scattered locations within this industrial park. Based on all of the above, *staff recommends approval of the special use for equipment sales.*

Special Use and Text Amendment for Outside Display: The petitioner seeks to display three pieces of equipment in the front yard of the property. The Zoning Ordinance lists outside storage as a special use but requires that the storage be located in the rear yard. The petitioner would place three pieces of new equipment on display on the front yard and move those pieces inside the building at night. The equipment would be located on a hard surfaced area adjacent to the proposed front yard parking. The existing classification for outside storage would have to be modified to accommodate the proposed front yard display of equipment and a special use granted for the outside display.

The proposed outside display is different from the other special uses for outside storage in this area in that it would be limited to three pieces of equipment displayed in the front yard only during business hours. The other special uses have generally allowed outside, overnight storage of 10 to 15 vehicles located in a side or rear yard. The special uses for the car sales businesses at this location did not request outside storage or display and the terms of the special use approvals prohibited outside display and storage.

It is acknowledged that consideration of this text amendment and special use for outside display of equipment may be inconsistent with the prohibition on outside display of vehicles for the car sales businesses. However, those businesses did not request outside display. If this petition is approved, the only precedent set will be to allow up to three vehicles during business hours only.

Like the car sales businesses, the proposed business will provide a public benefit as it will generate sales taxes for the community. Further, the business is consistent with an industrial park and with the outside display will be limited and is not within the vicinity of a residential area. Therefore, *staff recommends approval of an amendment to Section X.F.2.a as follows:*

Automobile and truck and equipment sales, rental and service *with limited outside display of equipment or vehicles for sale during business hours.*

If the aforesaid text amendment is approved, *the special use approval for the proposed business* should be subject to the following conditions:

1. Outside display shall be limited to three pieces of new equipment including forklifts, mini excavators, telescoping material handlers and similar pieces.
2. The outside display shall be located on the hard surface as shown on the submitted plans.
3. The outside display shall be limited to Forklift Exchange and shall become null and void at such time that Forklift Exchange no longer occupies the property.

Variation for Front Yard Parking: The building currently has parking in the rear and side yards. The petitioner seeks to construct five parking spaces in the corner side yard adjacent to South Frontage Road. The Zoning Ordinance does not permit parking located between a building and a street except in a Business (retail) District. The parking would be for retail customers. The petitioner also proposes to construct a public entrance on the north side of the building facing South Frontage Road and I-55.

As noted, front yard parking is common along this section of South Frontage Road. Also, convenient customer parking is desirable if the east half of this building is used for retail sales. In order to improve the appearance of front yard parking, staff has recommended and the petitioner has agreed to use permeable pavers for all of the new parking and display area. This would also reduce the stormwater management improvements that will be required for the additional parking area. It is also recommended that decorative landscaping be provided throughout the front yard.

Based on the above, *staff recommends approval of the variation for front yard parking* subject to the following conditions:

1. The improvements shall comply with the submitted plans.
2. The surface of the driveways, parking areas, and display area shall utilize permeable pavers with a perimeter B6:12 concrete curb.
3. A final landscaping plan shall be submitted for staff review and approval prior to issuance of a permit.



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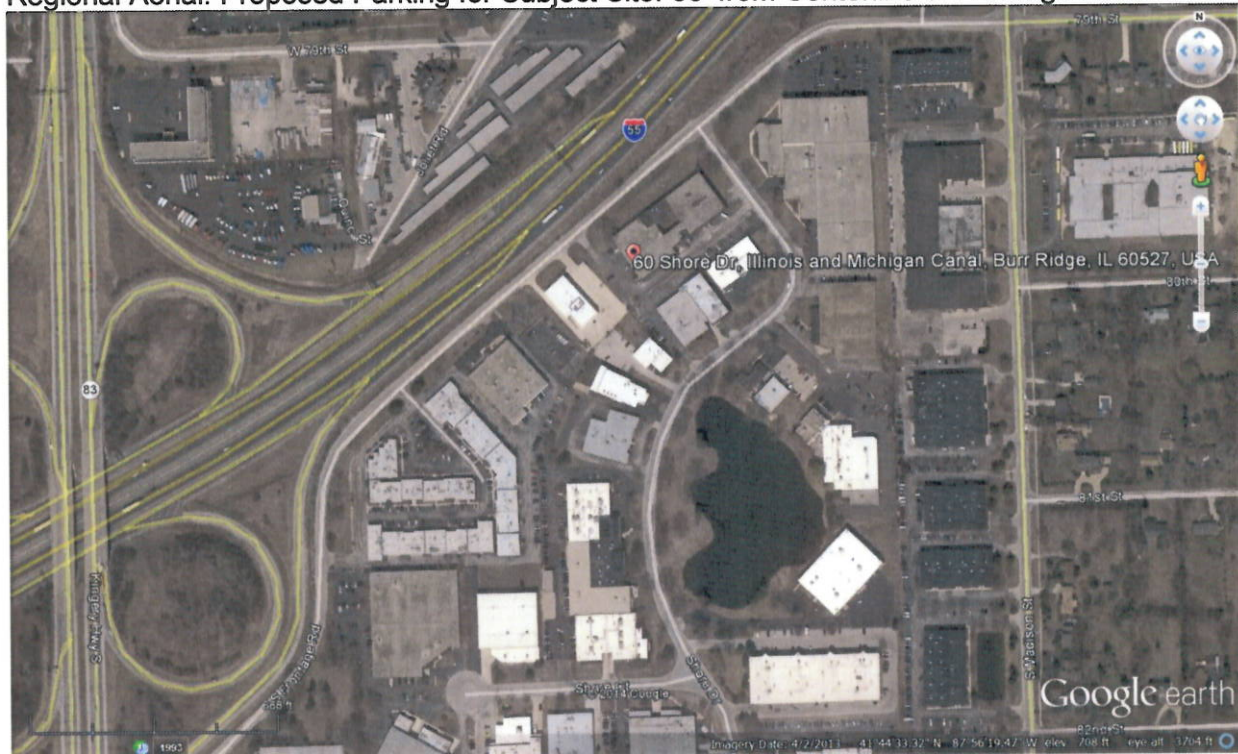
Exhibit D:

Aerial Survey; Existing Parking Locations at Properties near Subject Site **Forklift Exchange**

60 Shore Drive
Burr Ridge, IL 60527

The following images indicate the estimated distance from Centerline of Frontage Road to existing parking less than 40' from property line at nearby properties; dimensions are based on Google Earth Imagery. Several attempts were made to use the DuPage County Assessor website to determine actual parking setbacks from property lines; however the website froze on every attempt over the course of two days. As such, the distance from the Centerline of Frontage Road to edge of parking is used for comparison. The distance for each site is indicated above each image.

Regional Aerial: Proposed Parking for Subject Site: 66' from Centerline of Frontage Road ROW:





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51 Shore Drive: Edge of Parking 31' from Centerline of Frontage (per google earth)



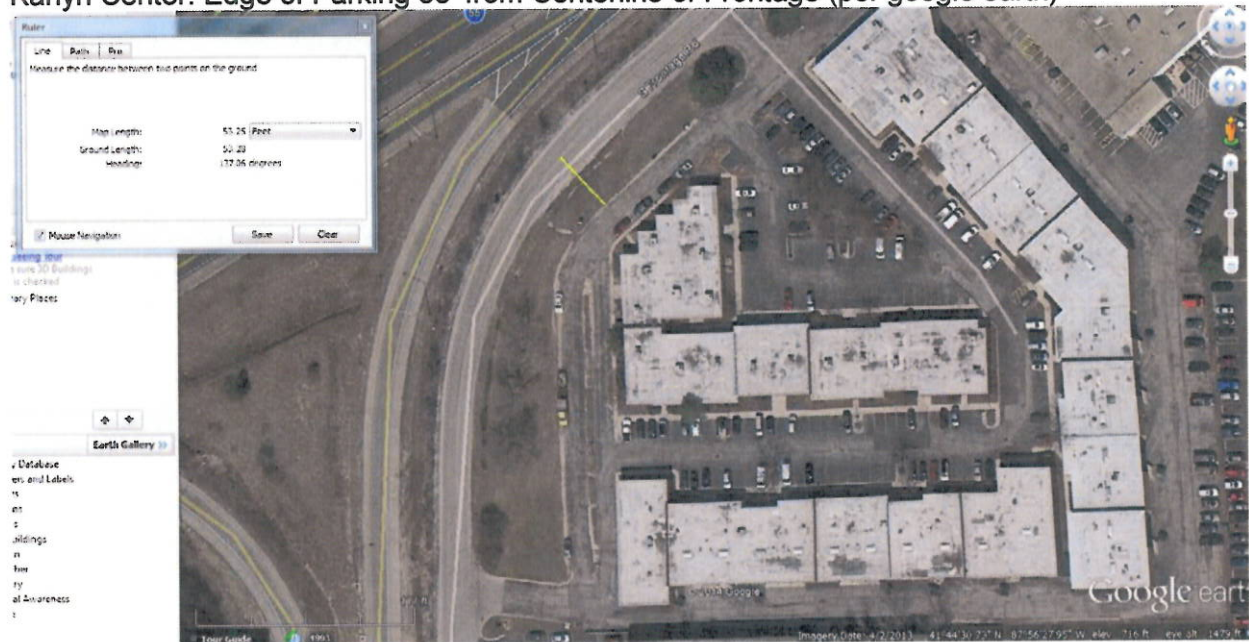
211 S Frontage: Edge of Parking 31' from Centerline of Frontage (per google earth)





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Karlyn Center: Edge of Parking 53' from Centerline of Frontage (per google earth)



16W271-311 Frontage Road: Edge of Parking 40' from Centerline of Frontage (per google)





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Exhibits A-E:

Forklift Exchange

60 Shore Drive
Burr Ridge, IL 60527

Dhi project # 14.088

06.13.14

Exhibit A:

**Supplement to Village of Burr Ridge Petition for Public Hearing Plan
Commission/Zoning Board of Appeals:**

Forklift Exchange

60 Shore Drive
Burr Ridge, IL 60527

General Information:

The Petitioner is Designhaus, Inc. and is acting on behalf of the Entity with interest in purchasing the building; Forklift Exchange. The Owner has provided Forklift Exchange and Designhaus permission to seek a Special Use and Variances for the property.

Property Information:

Existing Use/Improvement: The subject site consist of a single multi-tenant building. Currently the building consists of three tenant spaces, two are currently occupied and have special use permits for their respective operations. The purchaser of the building intends to occupy and remodel the vacant tenant area, add customer parking and driveway and operate their business and retail operations. The business is retail sales of new material handling equipment, i.e., fork lifts, mini excavators, telescoping material handlers, etc., as well as parts and accessories; it will not be NOT a rental facility nor will it sell used equipment. Refer to Exhibit E for 3-D renderings, site and floor plans.

Description of Request:

Special Use: To allow retail sales of new construction equipment, parts and accessories, including outdoor display of product. Burr Ridge Zoning Ordinance Section G1 General Industrial District, Section F.2.a.

Variances: Allow parking and drive aisles in front and corner side yards, allow two signs on the building fronting on Frontage Road (corner side yard of the building), allow outdoor display of equipment sold by Forklift Exchange during normal business hours. Burr Ridge Zoning Ordinance Section G1 General Industrial District, Section F.6 Yard Requirements and Signs: Burr Ridge Municipal Code, Section 55.07.



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Exhibit B:
Findings of Fact for a Special Use Permit:
Forklift Exchange

60 Shore Drive
Burr Ridge, IL 60527

The following are responses to the Village of Burr Ridge Special Use Application Form: Findings of Facts for a Special Use Permit pursuant to the Village of Burr Ridge Zoning Ordinance. Responses are enumerated per the form.

- a. **The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.**
 - The proposed occupant Forklift Exchange provides retail sales of new material handling equipment, i.e., fork lifts, mini excavators, telescoping material handlers, as well as parts and accessories; it is NOT a rental facility nor will it sell used equipment. The facility will consist of business offices and equipment showroom/parts warehouse. Initially there will be about 30 full time employees as well as retail customers; typical retail customer count is from one to four customers at a time. Sales at an existing facility in Arizona are six large pieces of equipment a month which generates profitable retail revenue. Sales of this type of commodity will be unique to the area and will benefit the Village by providing retail sales and thus retail tax revenue to the Municipality.
- b. **The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**
 - Forklift Exchange sells products that are not hazardous, present fire or health hazard, no odors or sound vibration, products are safe, there are no moral issues with material handling equipment, and sales of same will not diminish the general welfare of the neighborhood.
- c. **The special use will not injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes or impairs property values within the neighborhood in which it is to be located.**
 - Forklift Exchange will not pose any of the hazards or detrimental effects noted in item c: Forklift Exchange is a retail business consistent with those allowed by a Special Use and will maintain a clean and safe site which will not adversely affect the neighborhood. All retail parts and equipment are stored indoors; are new products and not hazardous. A variation request has been submitted to allow for outdoor display for up to 3 pieces of equipment during regular business hours outside the building along Frontage Road. The equipment is new and will be stored inside during non-business hours.



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- d. **The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**
- The proposed use will be in harmony with the surrounding neighborhood and its presence shall not diminish development and improvement of the surrounding properties nor prohibit or diminish neighboring property's ability to develop as allowed by code.
- e. **Adequate utilities, access roads, drainage and or necessary facilities have been or will be provided.**
- The proposed development has adequate utilities, etc. as noted in this exhibit. Additionally a request for a variance to allow up to 5 parking spaces, including one accessible space, along Frontage Road. The parking will be accessed by a one way driveway from Frontage Rd. and exit on Shore Drive. This configuration will provide safe ingress/egress for retail customers with minimal impact to existing traffic. Additionally, the proposed parking area is adjacent to existing fire suppression system connections, which, if are operational, will accessible to fire apparatus vehicles via the new driveway.
- f. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**
- The proposed site improvements will provide ingress and egress that will not increase nor create traffic congestion. The new access driveway off Frontage is for retail customers; typically there is a maximum of three or four retail customers at a time throughout the day. The driveway and parking are one way, as such egress from the site is onto Shore Drive, and thus there are no egress traffic conflicts on Frontage Road. As an item of note: There will be up to 30 employees who will use the parking on the south side of the building accessed from Shore Dr.
- g. **The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.**
- The use is consistent with Special Uses allowed by the Village's Zoning Code and therefore the Official Comprehensive Plan.
- h. **The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.**
- The use shall comply with applicable regulations as well as seeking zoning variances to signage, driveway access, parking and outdoor display of equipment.

End of Exhibit B



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Exhibit C:

Findings of Fact for Variation from the Village of Burr Ridge Zoning Ordinance: Forklift Exchange

60 Shore Drive
Burr Ridge, IL 60527

The following are responses to the Village of Burr Ridge Variation Application Form: Findings of Facts for a Variation from the Village of Burr Ridge Zoning Ordinance. Responses are enumerated per the form.

a. Particular Hardship due to surroundings:

- **Customer Parking: Allow parking and driveway in front and corner side yard:** The zoning of the subject site is G1, whereas the special use for the subject site is Retail, thus B-1. Retail allows for parking in front and side yards to within 15' of the property line. As such the variance is to allow parking and drive aisle in the corner side yard within 6' of the property line and a drive aisle around the east side of the building within 10' of the property line. Due to the existing yard depths parking and drive aisles require reduced setbacks. Retail relies on ease of access and parking in front of the facility, to deny the driveway and parking would be a hardship to the retail business. Another justification for the requested location is due to the existing layout of the building: the offices are located on the north side of the building adjacent to the showroom which occupies the entire east portion of the building. The business model requires the offices to be adjacent to customer parking; and customer parking is adjacent to the showroom. Should this not be allowed, it is a hardship to the business.
- **Wall signs: Allow two on Frontage Road Side in lieu of one on Frontage and one on Shore Drive, size variance:** Retail allows each tenant to have store sign, a sign that faces the road with the most traffic. In this case the ordinance allows one sign per street side elevation; the variance is in lieu of a sign on the less traveled Shore Drive side of the building is to allow a second sign for Forklift Exchange on the Frontage Road side of the building, the side of the building which is exposed to 150,000 vehicles per day. Also, based on the target speed at which the vehicular traffic may travel, the variance is to allow an increase in sign size from the minimum 100 s.f. to 140 s.f. matching size of previously approved sign to be removed: the hardship being a sign must be sized based on the intended target, in this case the expressway, and an undersized sign will be ineffective and thus a hardship.
- **Outdoor Display of Product: Allow up to three pieces of equipment to be displayed outside during normal business hours:** A criteria for a special use is offering a business which is unique to the municipality. In the case of Forklift Exchange, the business is the retail sales of new material handling equipment, i.e., fork lifts, mini excavators, telescoping material handlers, as well as parts and accessories for the equipment sold. A



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business like this does not exist in Burr Ridge. Sales of the products generate retail sales tax which in turn benefits the community. To better advertise the product the variance is to allow outdoor display of up to three new pieces of equipment during regular business hours. The equipment will be new, high quality product, the area would not be used to store product or repair product. The outdoor display of this type of product is consistent with industry standards and increases attention to the opportunity for retail sales to the general public which, as noted above, generates more retail sales tax to benefit the community. It would be a hardship to the user to not allow outdoor display of product consistent with competitors.

b. Yield a reasonable return:

- Retail relies on exposure, and if retail is allowed by special use, and in this case for an existing facility, then proper signage, ease of access/parking and product display are essential to a reasonable return. To deny the proposed signage, access/parking location and display of product consistent with competitors would not provide a building and site conducive to reasonable return for the business.

c. Unique Conditions:

- As noted above, the proposed use is Retail, the property was developed per the General Industrial District Zoning requirements; thus the needs of Retail are unique and are not met by the property's current zoning classification.

d. Not based primarily upon a design to increase financial gain:

- The requested variances are to facilitate a successful business. The success of the retail business is based on certain requirements including signage, ease of access/parking and product display. The variances requested require a significant economic commitment by Forklift Exchange. In addition to the cost associated with the variances, the building will be renovated including changes to offices, portions of the façade, interior court yard, rehabilitation of mechanical and electrical systems, etc...; as such "increase financial gain" does not apply but profitable business does.

e. Hardship not created by persons having interest in property:

- The Building and Zoning regulations exist and predate interest in the property by Forklift Exchange. Forklift Exchange has not created the hardships, it is their desire to have the special use and variances approved, complete the purchase of the building and become a successful retail business within the community.

f. Will not be detrimental, injurious, etc.

- The variances will not be detrimental to public welfare, etc.

g. Will not alter the essential character.



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- The variances will not alter the essential character of the neighborhood, there are, in fact several properties along Frontage Road that do have parking or driveways quite close to the property lines. Refer to exhibit D, Aerial survey of the nearby properties.
- h. Will not impair adequate supply of light... increase congestion...increase danger of fire... impairs drainage...endanger public welfare, diminish property values...**
 - The proposed work will not cause any of the items to occur. All work will be designed and installed to applicable Codes. Traffic will not be impacted as the retail base is approximately 3-4 customers at a time, noting purchase are high value commodity. There will be no danger to the public as there are no hazardous processes, manufacturing, etc. nor fumes, or other negative activities. As such property values will not diminish. Also, the additional driveway will benefit the building by providing EMS services vehicular access to a portion of the building that currently has not direct access.
- i. Consistent with Comprehensive Plan of Village of Burr Ridge...**
 - Approval of the variances that will facilitate a success special use business is consistent with the Village of Burr Ridge Comprehensive Plan.

End of Exhibit C



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End of Exhibit D

Requests for Outside Storage

Prepared by the Village of Burr Ridge Community Development Department

<i>Petition</i>	<i>Date</i>	<i>Address</i>	<i>Petitioner</i>	<i>PC</i>	<i>BOT</i>	<i>Ordinance</i>
Z 01	1971	1/18/197 15W400	North Frontage Road Rediehs-Guerra and Fink	Approval	Approved	A-25-03-71

Special Use approval for sales and servicing of road paving equipment with a variation for outside storage of trucks and equipment.

Z 04	1979	6/22/198 16W020	79th St	General Motors Corporati		A-25-02-80
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Construction and operation of a used truck sales facility, including the uncovered display and parking of trucks for sale; outside storage of trucks for sale.

V 11	1988	3/13/198 140	Tower Dr	Federal Sign	Denial	Denied	A-454-2-89
------	------	--------------	----------	--------------	--------	--------	------------

Variations from the Zoning Ordinance of the Village of Burr Ridge as follows:

- (1) to permit outside storage on the property not exceeding 41 percent of the building area on the property (it otherwise would be prohibited entirely under Section VIII,B,1 of the Zoning Ordinance);
- (2) to permit the construction of a chain link fence in lieu of a solid fence and allow it to be 8 feet tall plus 12 inches of barbed wire for a total height of 9 feet;
- (3) to permit a side yard of 33 feet for the fence rather than the required 40 feet.

V 11	1988	3/13/198 140	Tower Dr	Federal Sign	Denial	Denied	A-454-2-89
------	------	--------------	----------	--------------	--------	--------	------------

Variations from the Zoning Ordinance of the Village of Burr Ridge as follows:

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- (2) to permit the construction of a chain link fence in lieu of a solid fence and allow it to be 8 feet tall plus 12 inches of barbed wire for a total height of 9 feet;
- (3) to permit a side yard of 33 feet for the fence rather than the required 40 feet.

V 06	1989	12/11/19 341	Shore Dr	Fox Vending, Inc.	Approval	Approved	A-454-18-89
------	------	--------------	----------	-------------------	----------	----------	-------------

Variation to permit overnight parking of delivery trucks not exceeding 24,000 pounds gross vehicle weight in the parking facilities of Fox Vending, Inc., which otherwise would not be allowed under the off-street parking and off-street loading provisions set forth in Section IX,D,3 of the Burr Ridge Zoning Ordinance.

V 04	1996	3/11/199 140	Tower Dr	AMS Mechanical System		Approved	A-454-8-96
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Petitioner requests a variation for the Subject Property from Section IV.K and Section VIII.B.1 of the Burr Ridge Zoning Ordinance to permit the storage of trailers and fabrication within the trailers, rather than the requirement that use of trailers shall only be incidental to and for the period of time of construction of a building and the requirement that all fabricating in the LI Light Industrial District shall be conducted within completely enclosed buildings.

<i>Petition</i>	<i>Date</i>	<i>Address</i>	<i>Petitioner</i>	<i>PC</i>	<i>BOT</i>	<i>Ordinance</i>
V 07	1996	6/24/199 16W210 83rd St	Meaden Screw Products,		Approved	A-454-18-96
Petitioner requests a variation for the Subject Property from Section IV.K of the Village of Burr Ridge Zoning Ordinance to allow a trailer to be parked outside of the building on the subject property, rather than the requirement that trailers shall not be parked or stored in the open on any lot.						
Z 01	1998	6/22/199 15W256 North Frontage Rd	Jeannette Norlock	Approval	Approved	A-834-18-98
Special use approval to allow the outside storage of materials and trucks related to a landscaping contractor business						
Z 20	1998	11/9/199 15W320 North Frontage Rd	Steka, Inc.	Approval	Approved	A-834-38-98
Special Use for outside storage and display of playground equipment						
Z 01	1999	6/14/199 7000 North Frontage Rd	Callaghan Associates, In	Approval	Approved	A-834-14-99
Special use approval as per Section X.F.2.c & e of the Burr Ridge Zoning Ordinance to permit a contractor's office and to permit an outside storage area for the existing businesses.						
Z 01	2000	2/14/200 7650 Grant St	ARAMARK Uniform & Ca	Approval	Approved	A-834-4-00
Petitioner requests special use approval as per Section X.F.2 (e) of the Burr Ridge Zoning Ordinance to allow outside storage of delivery trucks (approval limited to a maximum of 11 trucks) to be located to the rear of the principal building. (7600-7650 Grant St - PIN #09-25-302-017 also for this property)						
Z 03	2000	3/13/200 7938 Madison St	GNJ Solutions, Inc.	Approval	Approved	A-834-6-00
Petitioner requests special use approval as per Section X.F.2(a) to allow rental of trucks and Section X.F.2(e) to allow outside storage of no more than 4 said trucks or trailers to be located at the rear of the property.						
Z 03	2001	8/27/200 8080 Madison St	Loomis, Fargo	Approval	Approved	A-834-27-01
Requests special use approval as per Section X.F.2(e) of the Zoning Ordinance to allow the outside storage of a maximum of 10 delivery vehicles not to exceed 11,500 pounds each to be parked in the rear yard of the property.						
Z 08	2001	7/9/2001 8040 Madison St	Lifeline Health Services, I	Approval	Approved	A-834-22-01
Requests special use approval per Section XII.F.2(e) of the Zoning Ordinance to allow the outside storage of 10 commercial delivery vehicles at the rear of the property for Lifeline Health Services, Inc.						

<i>Petition</i>	<i>Date</i>	<i>Address</i>	<i>Petitioner</i>	<i>PC</i>	<i>BOT</i>	<i>Ordinance</i>
Z 11	2001	10/8/200 360 Shore Dr	Royal Office Products	Approval	Approved	A-834-31-01

Request for Special Use approval as per Section X.F.2(e) of the Zoning Ordinance to allow the outside storage of 7 vehicles at the rear of the property.

V 07	2002	11/25/20 140 Tower Dr	AMS Mechanical - John	Denial	Denied	A-834-25-02
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Petitioner requests a variation from the Zoning Ord. to allow outside storage of trailers and a pipe rack, Section X.B.5 and X.B.7.

Z 11	2006	5/22/200	Village	Approval	Approved	A-834-19-06
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Section IV.K.2 regarding the off-street parking requirements for Trucks, Commercial Vehicles, and Buses in Residential Districts

Z 10	2010	12/13/20 150 Shore Dr	A+ Home Remodling	Approval	Approved	A-834-14-10
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Requests Special Use Approval per Section X.F.2.c and I of the Burr Ridge Zoning Ordinance to permit outside storage of a maximum of 15 vehicles consisting of cargo vans and pickup trucks and a maximum of three dump trailers for a roofing and remodeling contractor.

Z 01	2011	4/11/201 7521 Brush Hill Rd	General Electric Internati	Approval	Approved	A-834-08-11
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Requests special use approval as per Section X.F.2.i of the Burr Ridge Zoning Ordinance to allow outside, overnight storage of a maximum of 12 trucks and other commercial vehicles in an existing parking lot.

Z 25	2011	12/12/20 16W505 South Frontage Rd	Hertz Corporation	Approval	Approved	A-834-34-11
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Requests a special use approval as per Section VIII.C.2.d of the Burr Ridge Zoning Ordinance to permit automobile rental with outside storage of a maximum of 10 rental cars within an existing automobile repair and service facility.

Z 10	2013	6/24/201 15W308 North Frontage Rd	Richard Bryjak	Approval	Approved	A-834-18-13
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Requests special use approval as per Section VIII.C.2 of the Burr Ridge Zoning Ordinance to permit an automobile parts powder coating business to operate in the building at 15W308 North Frontage Road and with outside storage of a maximum of 5 vehicles.

Z 15	2013	8/12/201 16W260 83rd St	Tower Communications	Approval	Approved	A-834-21-13
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Requests special use approval as per Section X.F.2.j of the Burr Ridge Zoning Ordinance for the outside storage of a maximum of 10 business trucks and utility trailers behind the building.

<i>Petition</i>	<i>Date</i>	<i>Address</i>	<i>Petitioner</i>	<i>PC</i>	<i>BOT</i>	<i>Ordinance</i>
Z 16	2013	16W020 79th St	International Motor Grou	Withdrawal	Withdraw	

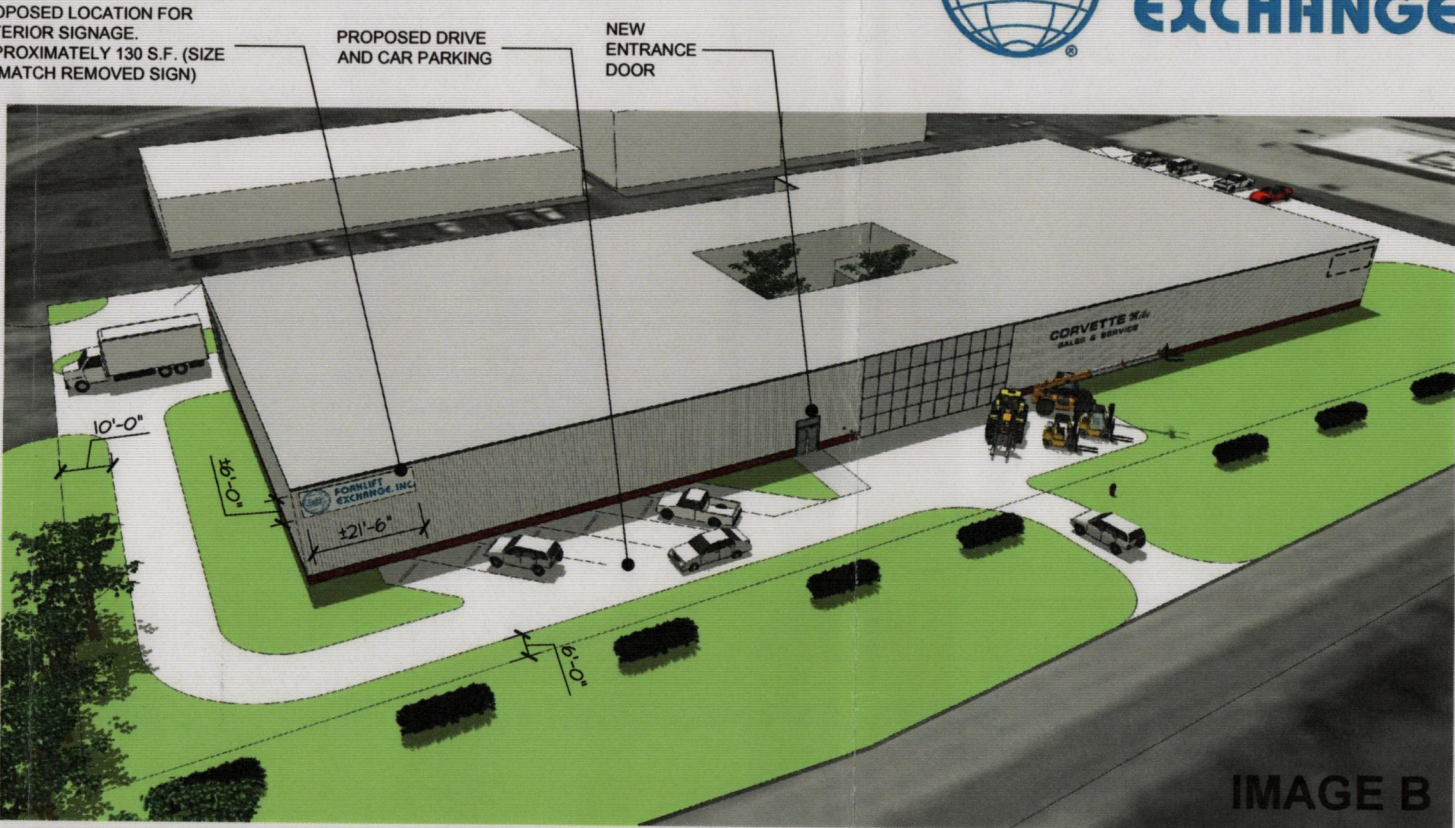
Requests special use approval as per Section X.F.2.a for an automobile and truck and equipment sales, rental, and service business with outside storage of vehicles for sale.

Exhibit E: Submittal For Special Use and Variance

60 Shore Drive
Burr Ridge, IL 60527

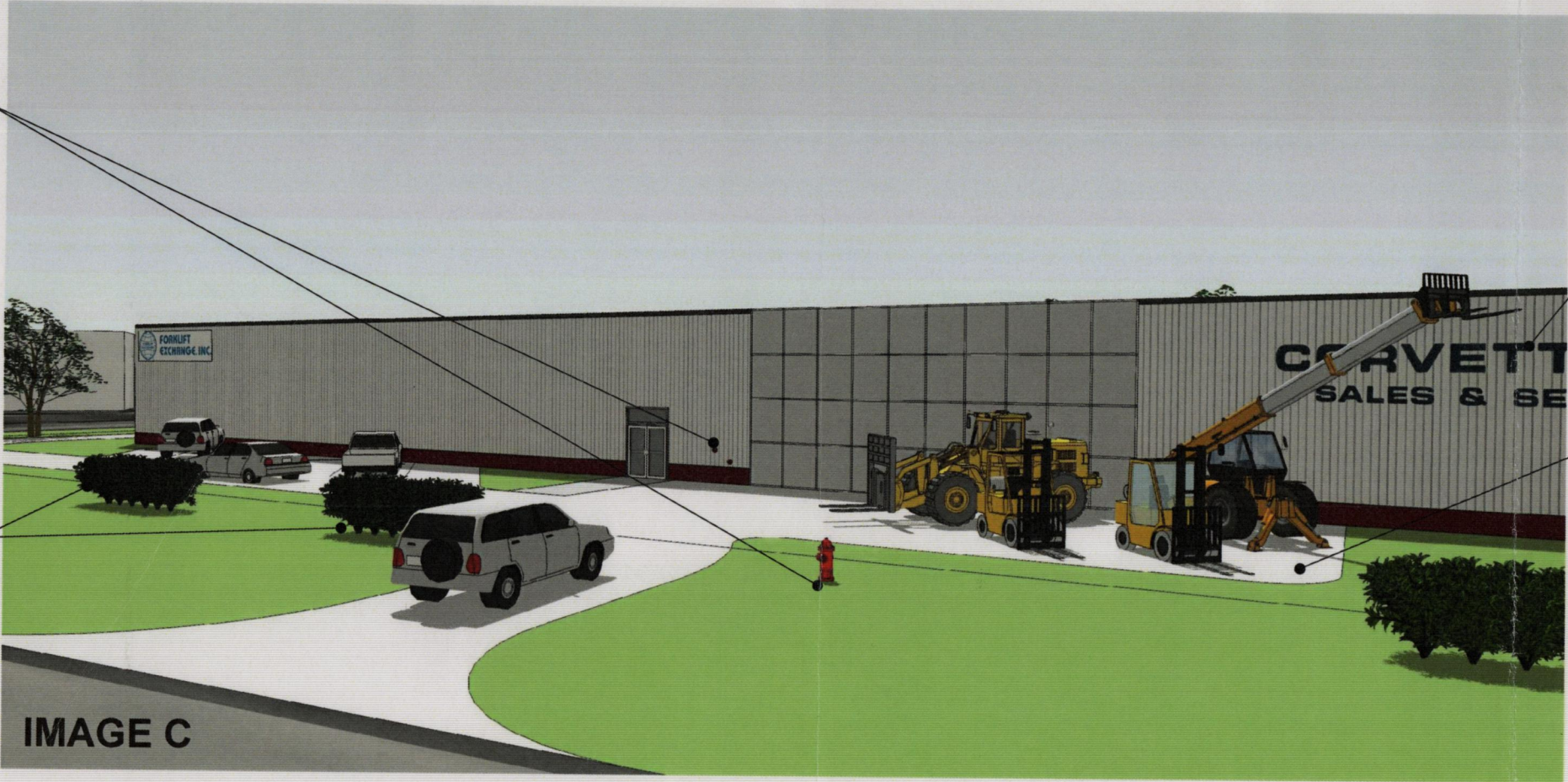


**FORKLIFT
EXCHANGE, INC.**



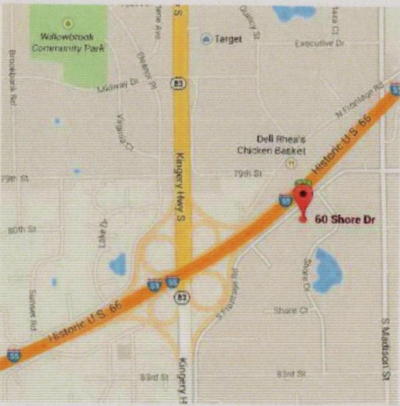
FIRE DEPARTMENT
CONNECTION

NEW LANDSCAPE
T.B.D.



drawing index

SD1.0	3D Renderings
SD1.1	First Floor Plan / Zoning Info
SD1.2	Second Floor Plan



PREPARED BY:

designhaus
architecture

1020 elk grove town center elk grove village, illinois 60007
p: 847.593.5010 f: 847.593.5012 www.dhausarch.com

project: 14.088
date: 06.13.14
revision:

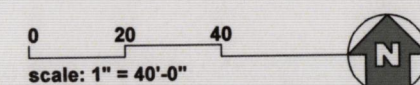
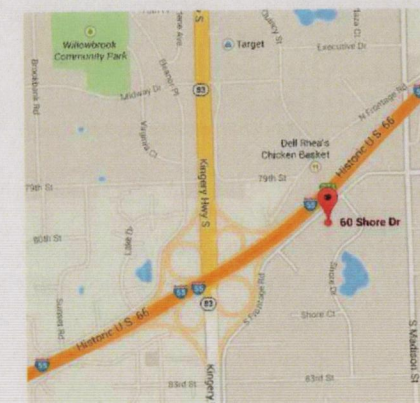
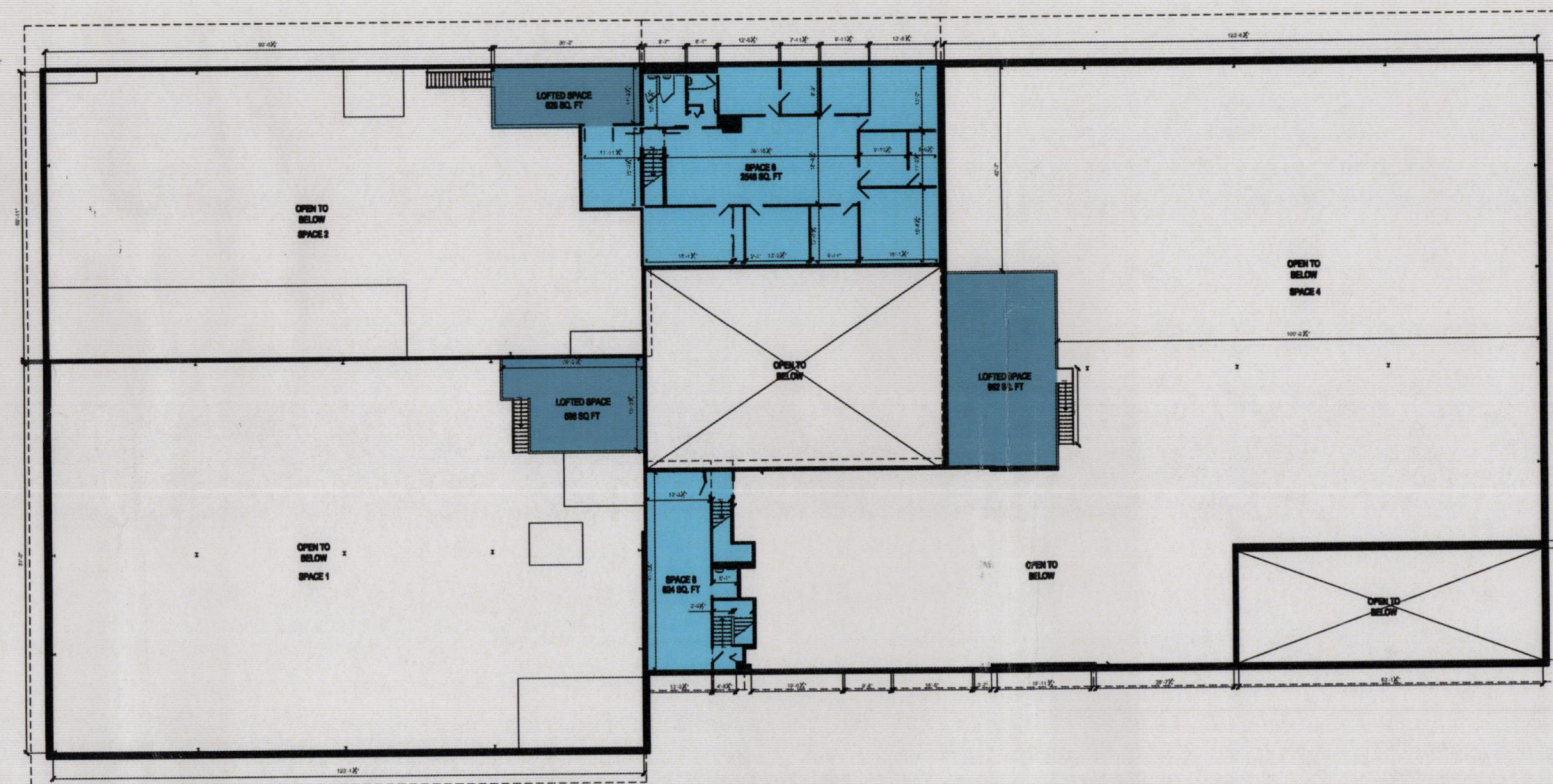
SD1.0

THIS PLAN IS SCHEMATIC AND HAS BEEN PREPARED SOLELY ON SCOPE OF WORK PROVIDED BY OTHERS. ALL FLOOR AREAS AND DIMENSIONS ARE APPROXIMATE AND SUCH INFORMATION HAS NOT BEEN COMPLETELY FIELD VERIFIED FOR EXISTING CONDITIONS, CODES, ETC. AS SUCH, NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND THE PLAN SUBMITTED IS SUBJECT TO ALL GOVERNING REGULATORY CODES. DRAWINGS COPYRIGHT © 2014 DESIGNHAUS, INC. THESE DRAWINGS ARE PROTECTED UNDER SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.C.

60 Shore Drive
Burr Ridge, IL 60527



FORKLIFT EXCHANGE, INC.



PREPARED BY:

designhaus^{inc}
architecture

1020 elk grove town center elk grove village, illinois 60007
p: 847.593.5010 f: 847.593.5012 www.dhausarch.com

project: 14.088
date: 06.13.14
revision:

SD1.2

legend

existing walls

THIS PLAN IS SCHEMATIC AND HAS BEEN PREPARED SOLELY ON SCOPE OF WORK PROVIDED BY OTHERS. ALL FLOOR AREAS AND DIMENSIONS ARE APPROXIMATE AND SUCH INFORMATION HAS NOT BEEN COMPLETELY FIELD VERIFIED FOR EXISTING CONDITIONS, CODES, ETC. AS SUCH, NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND THE PLAN SUBMITTED IS SUBJECT TO ALL GOVERNING REGULATORY CODES. DRAWINGS COPYRIGHT © 2014 DESIGNHALL, INC. THESE DRAWINGS ARE PROTECTED UNDER SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.C.

SECOND FLOOR PLAN

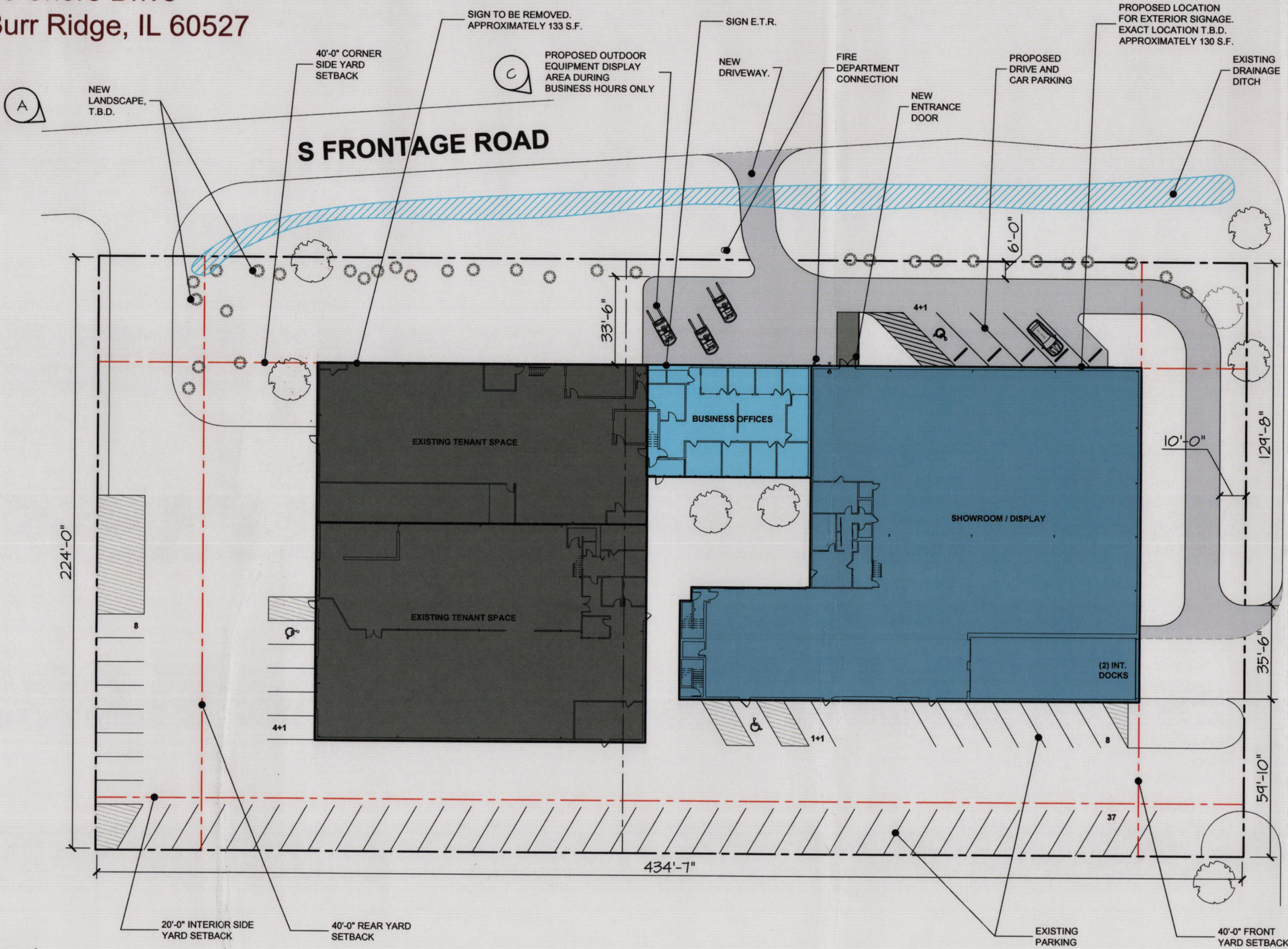
SECOND FLOOR PLAN

Exhibit E: Submittal For Special Use and Variance

60 Shore Drive
Burr Ridge, IL 60527



**FORKLIFT
EXCHANGE, INC.**



zoning info

District: G1 - General Industrial District
Use: Equipment Sales
Approved Use: Special Use
Site Area: 97,952 sf (approximate)

building information

two story office/warehouse
1st floor area: 38,394 sf
2nd floor area: 5,277 sf
total building area: 43,671 sf

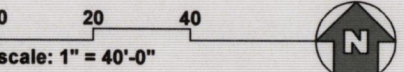
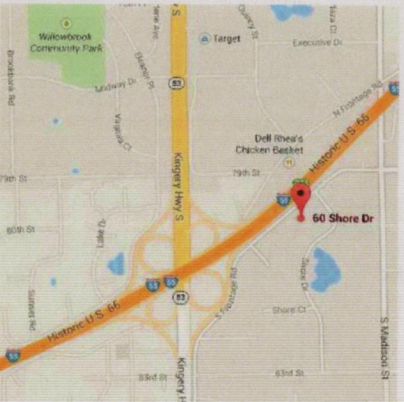
parking information

existing
standard spaces 58
accessible spaces 2
sub total 60
proposed
standard spaces 4
accessible spaces 1
total 65

required by code: T.B.D.
preliminary per section XI "Off-Street
Parking and Off-Street Loading" 33

site detention

T.B.D.



PREPARED BY:

designhaus_{inc}
architecture

1020 elk grove town center elk grove village, illinois 60007
p: 847.593.5010 f: 847.593.5012 www.dhausarch.com

project: 14.088
date: 06.13.14
revision:

SD1.1

legend

existing walls demolition
THIS PLAN IS SCHEMATIC AND HAS BEEN PREPARED SOLELY ON SCOPE OF WORK PROVIDED BY OTHERS. ALL FLOOR AREAS AND DIMENSIONS ARE APPROXIMATE AND SUCH INFORMATION HAS NOT BEEN COMPLETELY FIELD VERIFIED FOR EXISTING CONDITIONS, CODES, ETC. AS SUCH, NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND THE PLAN SUBMITTED IS SUBJECT TO ALL GOVERNING REGULATORY CODES. DRAWINGS COPYRIGHT © 2014 DESIGNHAUS, INC. THESE DRAWINGS ARE PROTECTED UNDER SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.C.

FIRST FLOOR PLAN

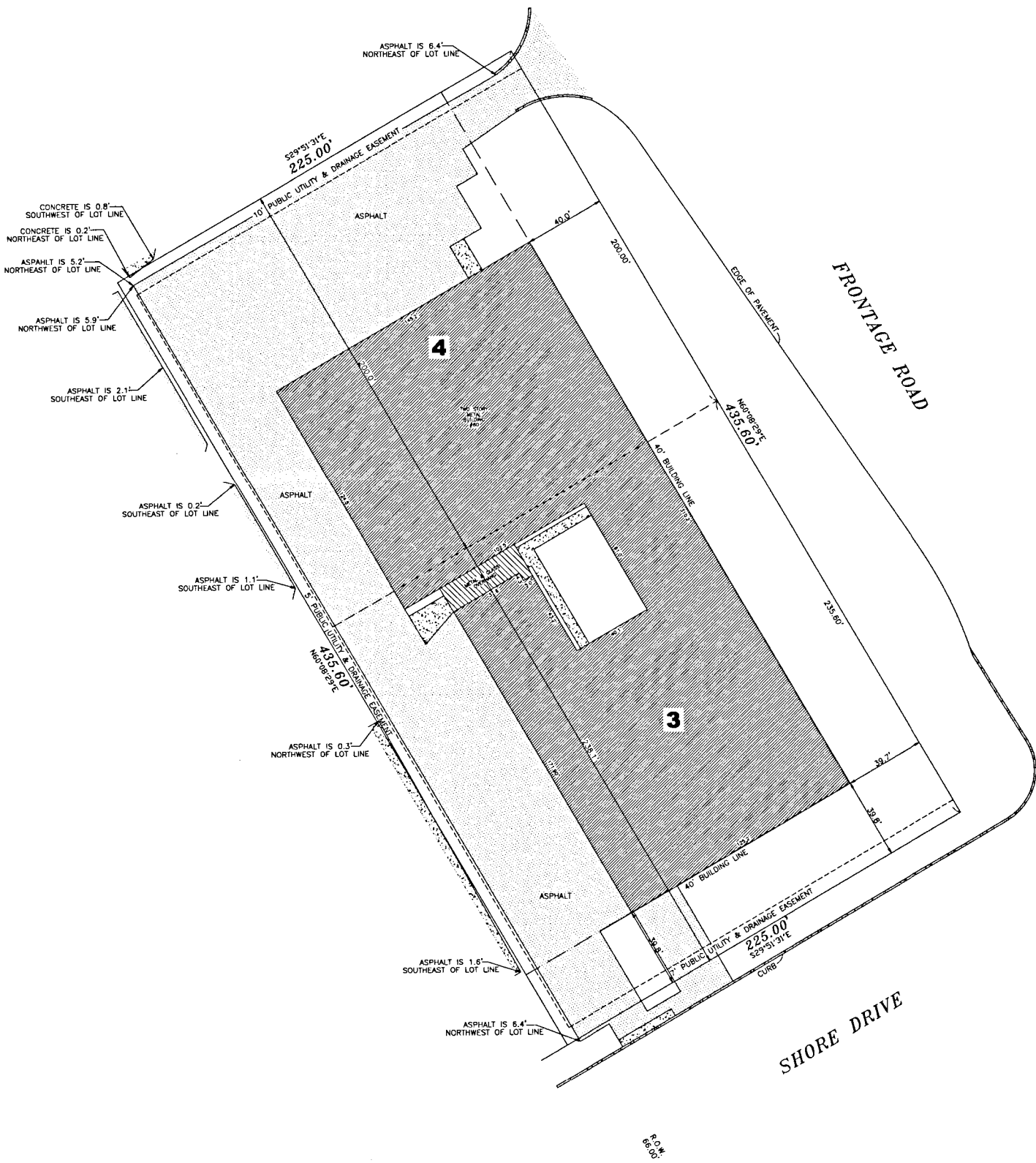
PLAT OF SURVEY

OF

LOTS 3 AND 4 IN PLAT OF HINSDALE INDUSTRIAL PARK, UNIT ONE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1969 AS DOCUMENT R69-21330, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 60 N. SHORE DRIVE, BURR RIDGE, ILLINOIS, 60527

NOTE:
JNT LAND SURVEY WAS ASKED TO WRITE A LEGAL DESCRIPTION FOR THIS SURVEY, BASED UPON TAX ID NUMBERS, VERBAL COMMUNICATION, OR BY OTHER MEANS. THIS LEGAL CORRECTLY IDENTIFIES THE PROPERTY SURVEYED. JNT LAND SURVEY DOES NOT OFFER ANY GUARANTEE THAT THE CLIENT OWNS ALL, OR ANY PART OF THE PROPERTY. THIS LEGAL DESCRIPTION SHOULD BE COMPARED TO A TITLE POLICY TO MAKE CERTAIN THAT THE CLIENT DOES IN FACT OWN THE ENTIRE TRACT OF LAND SURVEYED.



CLIENT: BRADMAX MOTORS INC.

JNT
LAND SURVEYING SERVICES INC.

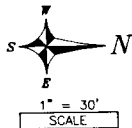
15935 S. BELL ROAD (708) 645-1136
HOMER GLEN IL. 60491 Fax (708) 645-1138

No improvements should be made on the basis of this plat alone. Field monumentation of critical points should be established prior to commencement of any and all construction. For building line and other restrictions not shown hereon refer to your deed, abstract, title policy contracts and local building and zoning ordinance.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. LICENSE EXPIRES 11/30/14

AREA OF SURVEY= 98,010 SQ.FT.



STATE OF ILLINOIS } S. S.
COUNTY OF WILL

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 1st Day of APRIL, 2013.

IPLS No. 3354



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: July 3, 2014

RE: Board Report for July 7, 2014 Plan Commission Meeting

At its June 9 and June 23, 2014 meetings the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-05-2014; 10S265 and 10S231 Vine Street (Pizzuto and Krelina); The Board approved the Annexation Agreement for these properties which include a commitment to rezone the property upon annexation to the R-2B District.

S-03-2014; 6900 Veterans Boulevard (CNH); The Board concurred with the Plan Commission and approved an Ordinance granting a variation for traffic directional signs.

PC-05-2014; Annual Appointment of Plan Commission Vice Chairperson; The Board approved the Commission's nomination of Commissioner Greg Scott as Vice Chairperson for a one year term expiring on June 9, 2015.



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

S-04-2014; 15W150 South Frontage Road (Anthem Memory Care); Requests a variation from Section 55.08 of the Sign Ordinance to permit a ground sign with a sign structure exceeding the maximum permitted area of 100 square feet.

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

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: July 7, 2014

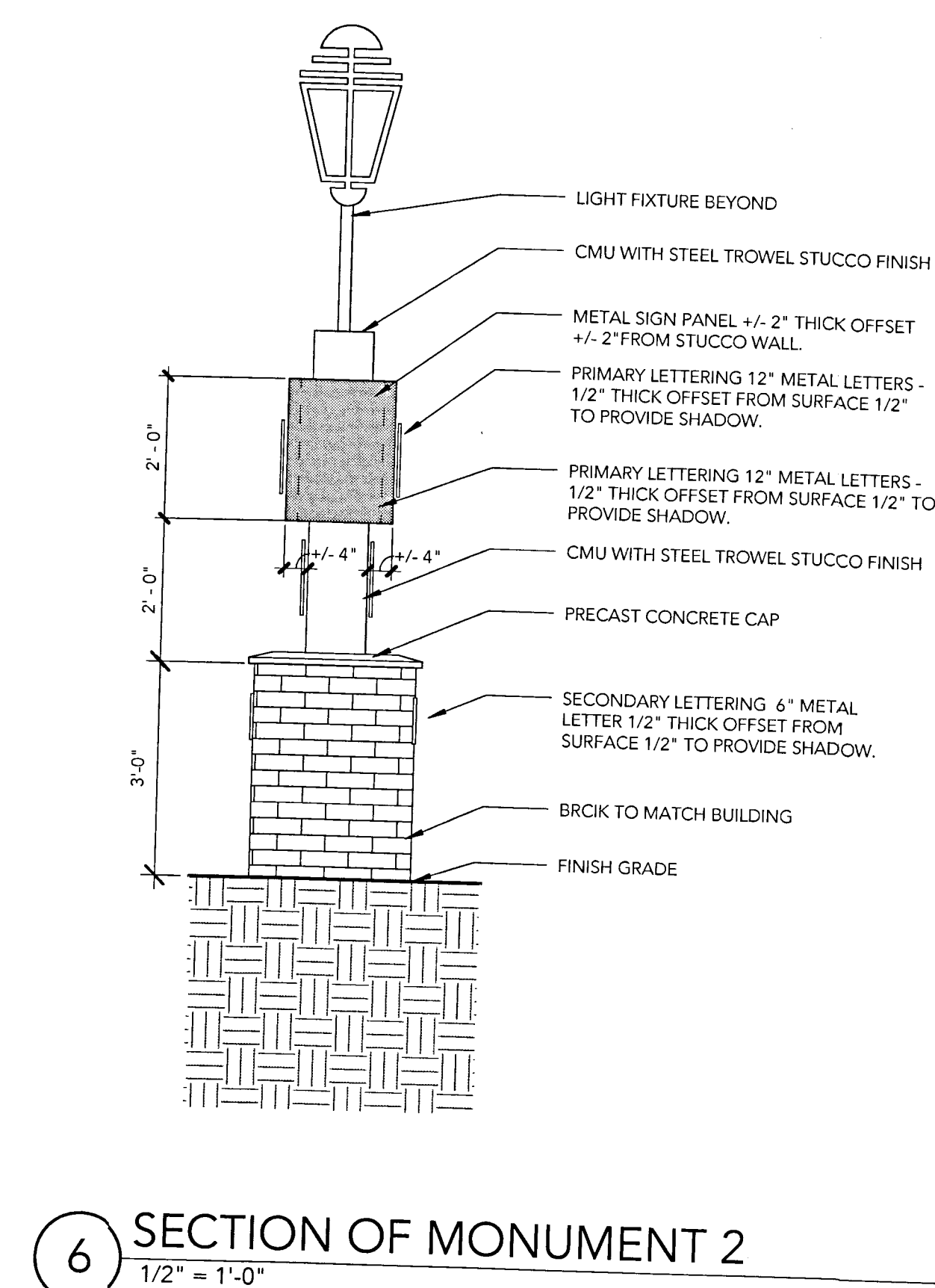
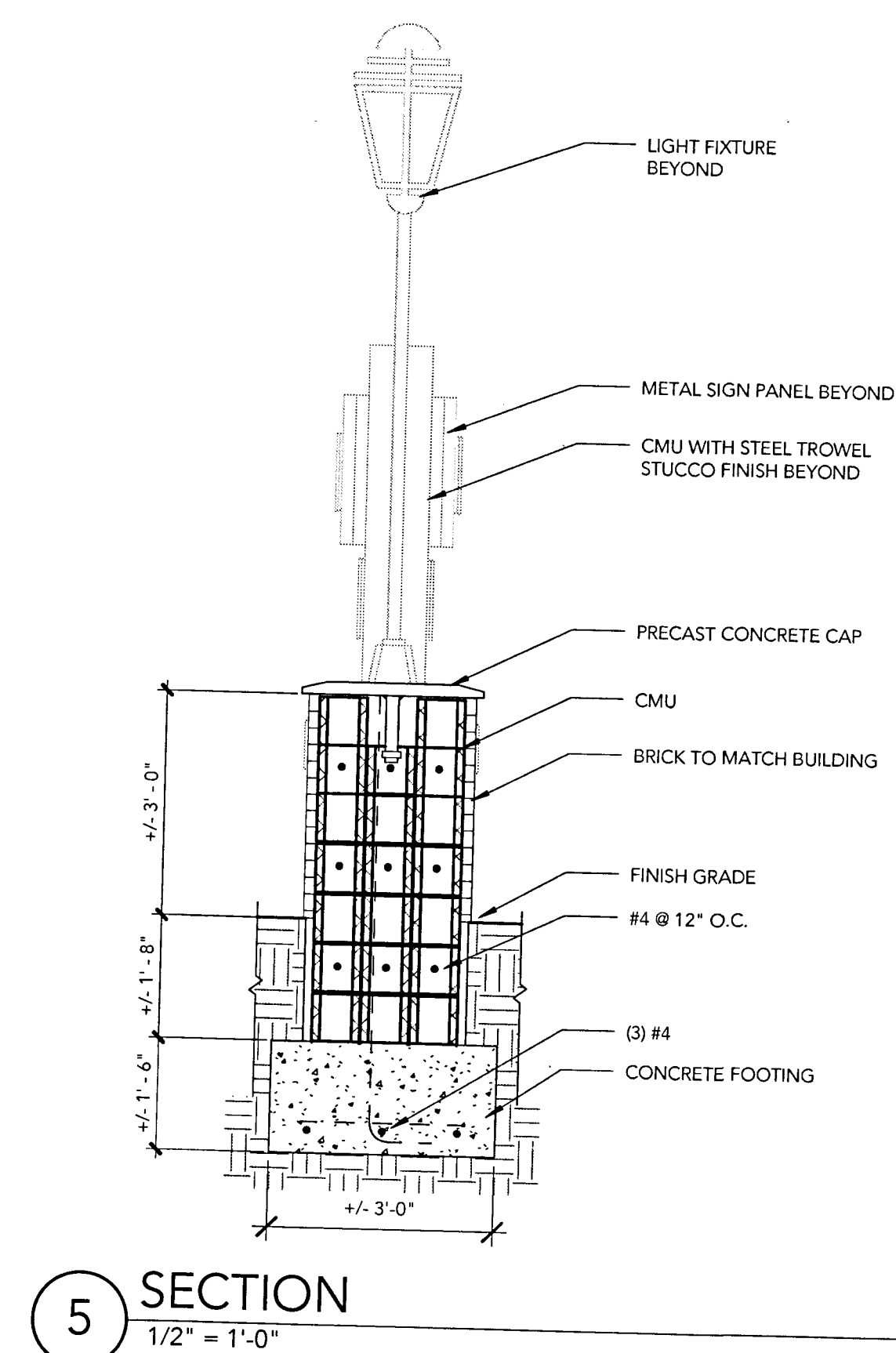
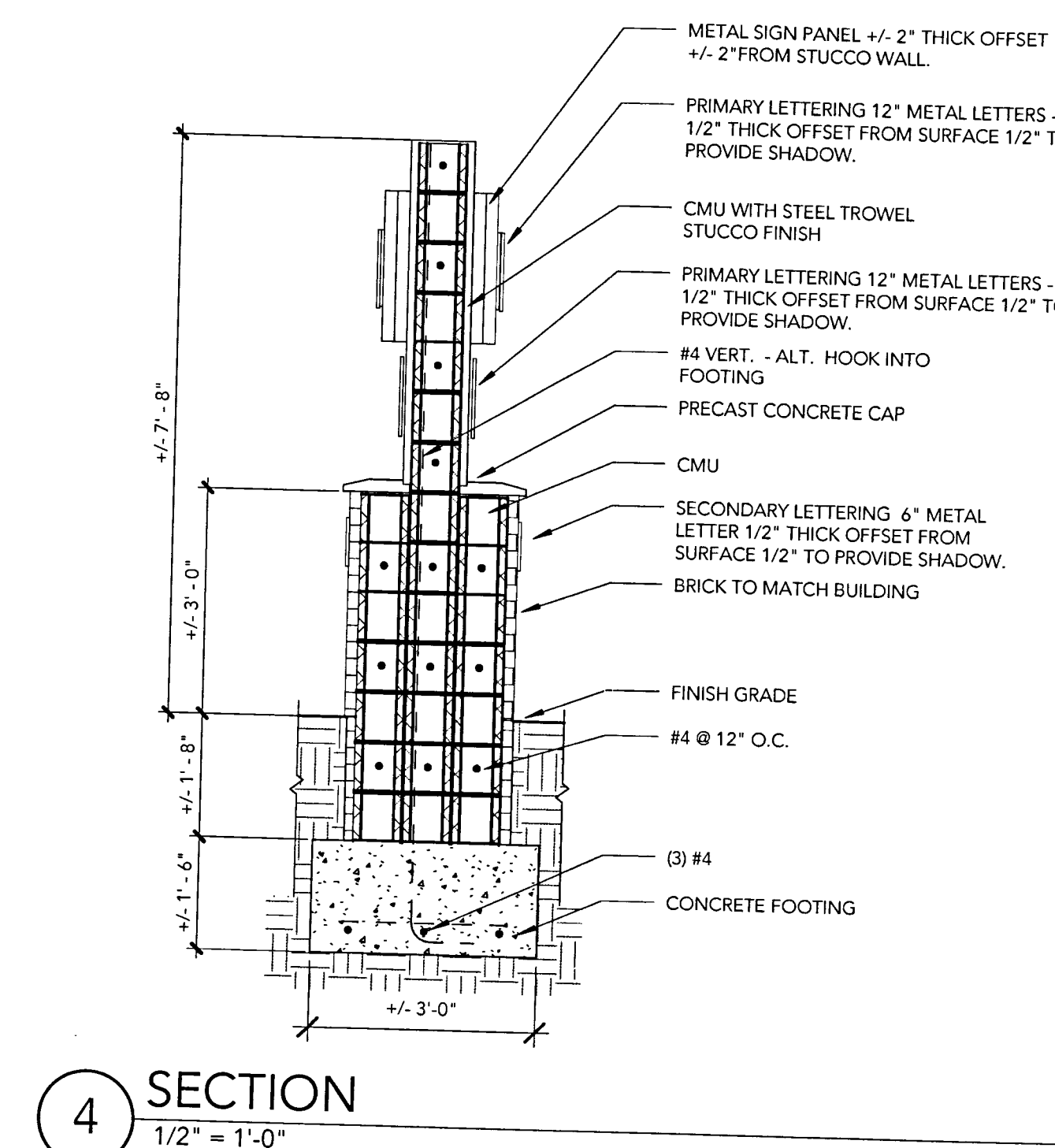
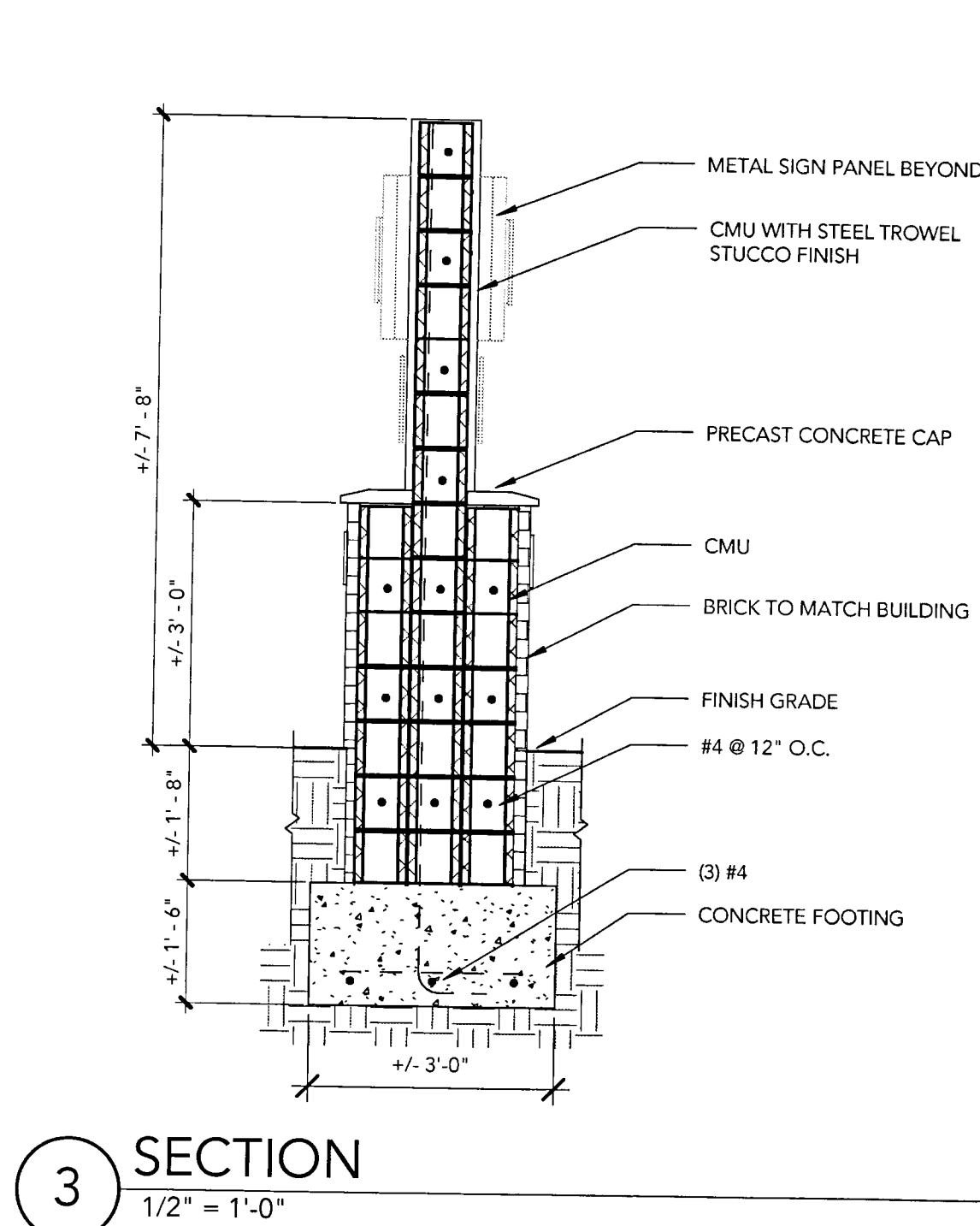
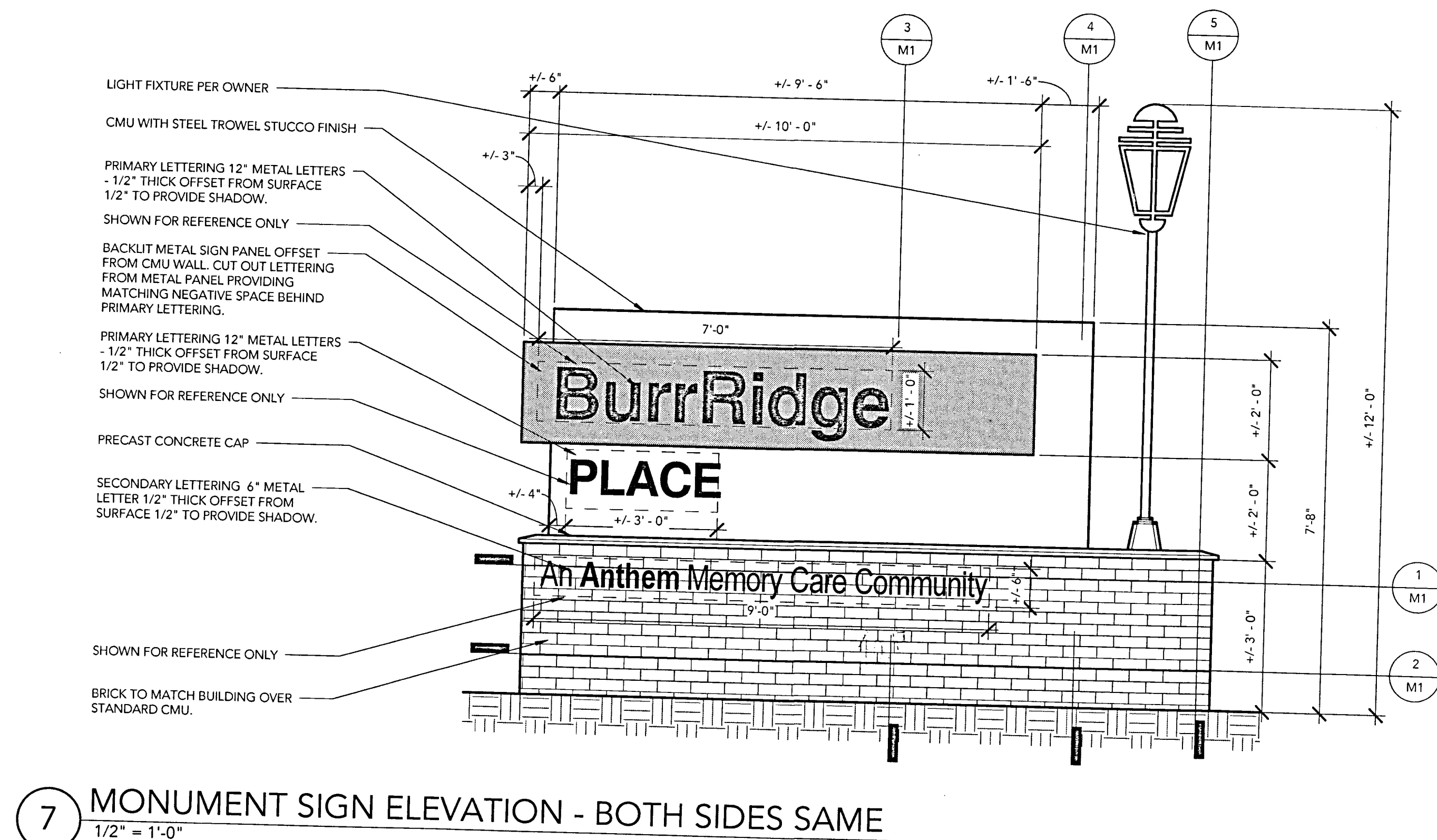
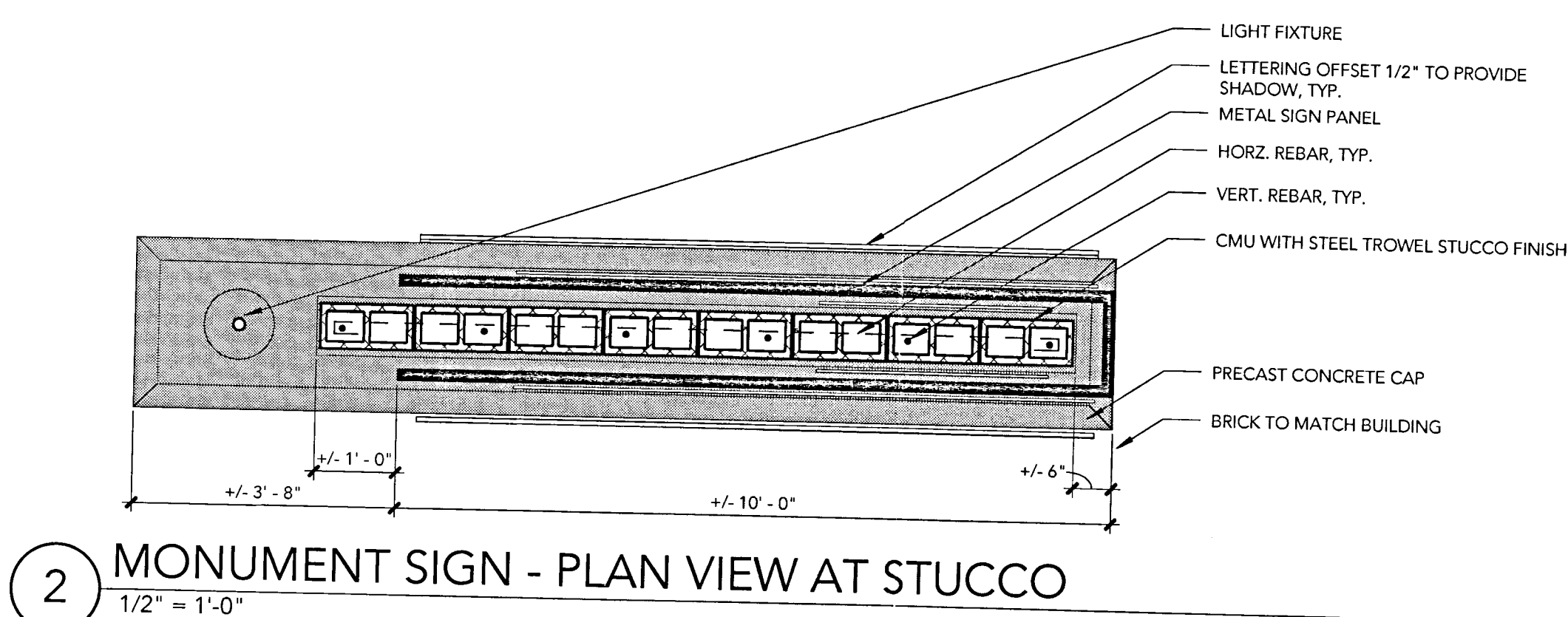
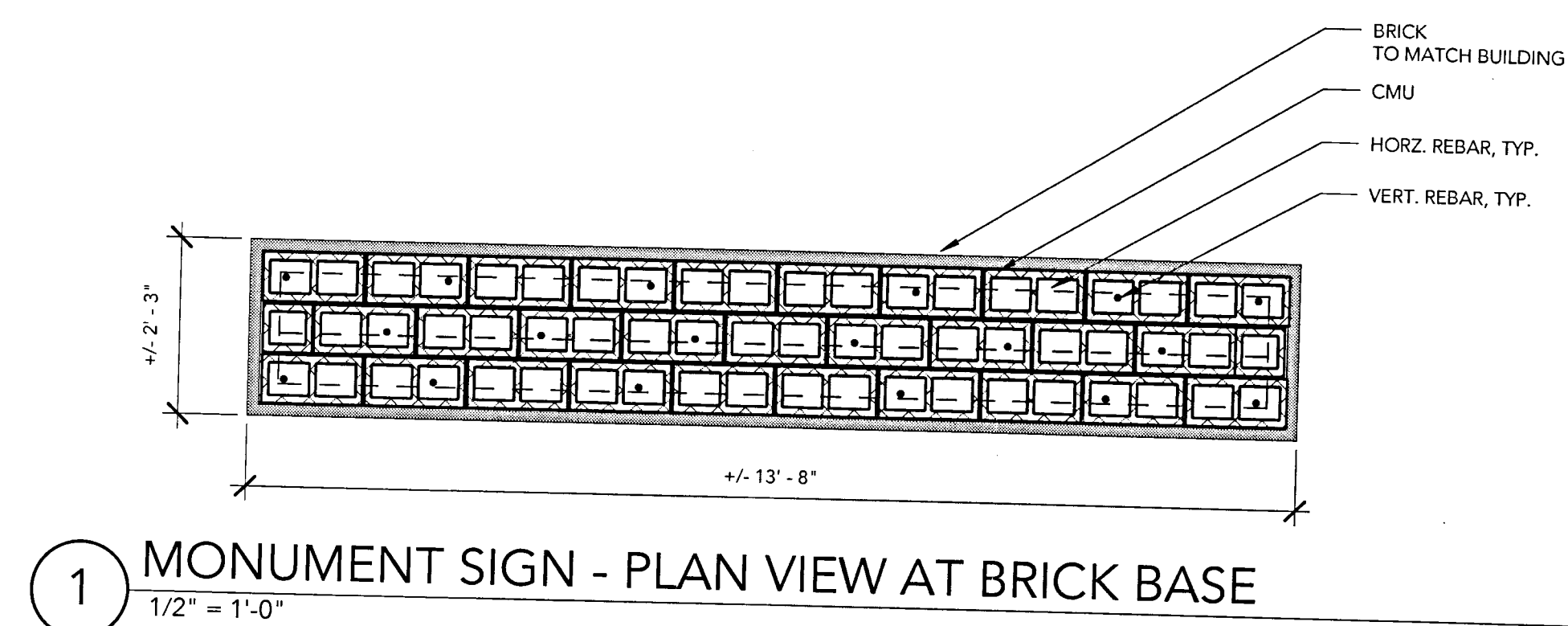
SUMMARY

The petitioner seeks to construct a sign for a senior housing development. The sign would be a metal panel attached to a stucco slab on top of a brick base. The total area of the sign structure is counted toward the sign area. For a building less than 50,000 square feet in an Office District the Sign Ordinance limits the total area of a sign structure to 100 square feet. The proposed sign is approximately 130 square feet in area.

The brick base measures almost 14 feet in length, 3 feet in height, and 2 feet in width. Because it exceeds 18 inches in width, all four sides are counted as sign area for a total area of approximately 92 square feet. The stucco slab is 4 feet in height and 9.5 feet in length for an area of 38 square feet. The metal panel extends beyond the stucco slab by 6 inches and adds about 1 square foot to the total sign area. The stucco slab and metal panel are 18 inches in width or less. There is also a lamp post attached to the sign base but staff has not counted that toward the sign area. Based on the above calculations, the total sign area for this sign is approximately 130 square feet.

The sign would be located on private property adjacent to the IDOT right of way. The sign would be 10 feet from all property lines and the total height (not including the lamp post) is less than 8 feet. The height and setback comply with the Sign Ordinance.

The total sign text area is 14.5 square feet per side. Most of the sign is a decorative feature. Staff suggests that the sign is consistent with the intent of the Sign Ordinance and therefore, *staff recommends approval of the sign variation.*



SIGNAGE SQ FT (EACH SIDE)	
BURR RIDGE.....	7.0 SF
PLACE.....	3.0 SF
AN ANTHEM MEMORY CARE COMMUNITY	4.5 SF
TOTAL 14.5 SF PER SIDE	

[illegible]

CB Two
ARCHITECTS
LIMITED LIABILITY COMPANY

500 LIBERTY ST SE
SALINA, OK 73350

ANTHEM MEMORY CARE

MONUMENT SIGN

Burr Ridge, Illinois

Issue:	PLANNING
Date:	2014/05/30
Drawn By:	Author
Checked By:	Checker
SHEET	

M1



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

S-05-2014; 60 Shore Drive (Forklift Exchange); Requests variations from the Sign Ordinance to permit two signs with a total sign area of 160 square feet.

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

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: July 7, 2014

SUMMARY

The subject property is located at the southwest corner of Shore Drive and South Frontage Road. Concurrent with this sign variation request, the petitioner seeks special use approvals and a variation (Z-07-2014). This sign variation request seeks to replace an existing sign for Brand Max Motors (approved by variation in 2013 – S-04-2013) with a new sign for the proposed business. The new sign would be the identical size as the sign it is replacing. The proposed sign is shown on the building elevations for the special use petition.

The Sign Ordinance permits two signs on the property (one on each street frontage) with a combined area of 110 square feet. The variation granted in 2013 allowed the total area of the two signs to be up to 160 square feet and allowed both signs to face South Frontage Road rather than one on each street frontage. The 2013 variation was limited to the sign for Brand Max Motors and is not transferable to a new business.

The previous sign variation was granted as an accommodation to retail businesses that sought identification from I-55. The proposed sign is consistent with the 2013 approval. Therefore, ***staff recommends approval*** of the sign variation to replace the Brand Max Motors sign with a wall sign for Forklift Exchange subject to compliance with the submitted plans and all other terms and conditions of the 2013 sign variation.