



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

**December 15, 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. November 17, 2014 Plan Commission Regular Meeting**

III. PUBLIC HEARINGS

- A. Z-13-2014: 1333 Burr Ridge Parkway (In Site Real Estate); Text Amendment, Special Use and Findings of Fact**

Requests an amendment to Section IX.D of the Burr Ridge Zoning Ordinance to add Business Vocational School or a similar use to the list of permitted or special uses in the O-2 Office and Hotel District and if added as a special use, requests a special use approval to permit a Business Vocational School in an existing office building at 1333 Burr Ridge Parkway and requests a variation from Section XI.C.13 of the Burr Ridge Zoning Ordinance for a reduction in parking for a vocational school and office building.

IV. CORRESPONDENCE

- A. Board Report –November 24, 2014**
B. Building Report – November 2014
C. Subdivision Report – December 11, 2014

V. OTHER CONSIDERATIONS

- A. PC-07-2014: Informal Discussion; 120 Harvester Drive; Hotel in an O-2 District**
B. S-09-2014: Sign Ordinance Variation: Temporary Right of Way Signs

VI. FUTURE SCHEDULED MEETINGS

- A. January 5, 2014:** The filing deadline for this meeting is December 15, 2014
B. January 19, 2014: The filing deadline for this meeting is December 29, 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 January 12, 2015 Regular Meeting beginning at 7:00 P.M. Commissioner Sheth is the Plan Commission representative for the January 12, 2015 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

NOVEMBER 17, 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 Vice Chairperson Grunsten.

ROLL CALL was noted as follows:

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

ABSENT: 2 – Sheth, and Trzupek

Also present was Community Development Director Doug Pollock

Vice Chairperson Grunsten presided over the meeting due the absence of Chairman Trzupek.

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to approve minutes of the September 15, 2014 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Stratis

MOTION CARRIED by a vote of 5-0.

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-07-2014: Burr Ridge Meadows; Subdivision Entryway Sign

Mr. Pollock described this request for a replacement subdivision entryway sign at the Garywood Drive entrance to Burr Ridge Meadows. He said all new subdivision signs

require conditional sign approval. Mr. Pollock concluded that the proposed sign complies with the Sign Ordinance and the Subdivision Ordinance.

Mr. Rob Eiler was present as the representative of the Burr Ridge Meadows Homeowners Association. He said the existing sign is located on private property and is not very visible. He said the new sign would be located on common property and would be more visible.

Commissioner Stratis said that he has no questions in that the sign complies with all codes.

Commissioner Hoch confirmed that there would be uplighting on the sign. Mr. Eiler said it would be low voltage lighting. He said the trees that are being planted are also more open so that motorists can see through the median.

Commissioner Praxmarer commended the plan submittal.

Commissioner Grela concurred and said the plans should be used as an example for other petitioners.

Commissioner Scott said he agreed with the previous comments.

Vice Chairperson Grunsten asked if the project was fully funded. Mr. Eiler said it was and was anticipated to be built in 2015. He said it has already been approved by the Homeowners Association.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to recommend approval of S-07-2014 as submitted.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

B. S-08-2014: Sign Ordinance Amendment – Temporary Grand Opening Signs

Mr. Pollock said that staff often gets phone calls from new businesses asking about using temporary signs to announce their openings. He said that the Sign Ordinance does not permit any type of temporary signs for businesses. Mr. Pollock said anytime they get lots of requests on a matter, staff likes to bring it to the Plan Commission for consideration. He said that if the Commission wants to consider temporary signs for grand openings, staff would do some more research and bring more information to a future Plan Commission meeting.

Commissioner Scott said he would be open to the idea if it were clearly regulated and limited to a minimum amount of signage.

Commissioner Grela said he was on a Committee in the past to look at expanding the sign regulations for businesses. He said he would be concerned about how long the signs would be allowed, how many and how big the signs would be. He asked if the signs would be limited to restaurants or retail or if they would be allowed for all businesses. He said all these issues are worth discussing and that he would also like to know what other Villages allow.

Commissioner Praxmarer said she is open to the idea but would want more details about materials, size, and duration before deciding.

Commissioner Stratis said he agrees we should look into this question. He said he begins any discussion about signs with a bias against allowing too many signs. He said he would never agree to off-premise signs.

Commissioner Hoch and Vice Chairperson Grunsten said they agree with the previous comments.

C. PC-06-2014: Approval of 2015 Plan Commission Meeting Schedule

Mr. Pollock presented the 2015 Plan Commission schedule including meeting dates and designations for Village Board meeting representatives.

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Scott to approve the 2015 schedule as submitted. The **MOTION** was unanimously approved by **VOICE VOTE** of the Plan Commission.

6. FUTURE SCHEDULED MEETINGS

Vice Chairperson Grunsten noted that the next scheduled meeting of the Plan Commission is December 1, 2014.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 7:56 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 7:56 p.m.

Respectfully
Submitted:

December 1, 2014

J. Douglas Pollock, AICP



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

Z-13-2014: 1333 Burr Ridge Parkway (InSite Real Estate); Requests an amendment to Section IX.D of the Burr Ridge Zoning Ordinance to add Business Vocational School or a similar use to the list of permitted or special uses in the O-2 Office and Hotel District and if added as a special use, requests a special use approval to permit a Business Vocational School in an office building at 1333 Burr Ridge Parkway and for a variation from Section XI.C.13 of the Burr Ridge Zoning Ordinance for a reduction in parking for a vocational school and office building.

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: December 15, 2014

GENERAL INFORMATION

Petitioner: InSite Real Estate, LLC

Property Owner: Burr Ridge Parkway
Limited Partnership

Petitioner's Status: Owner's Representative

Land Use Plan: Recommends Office Uses

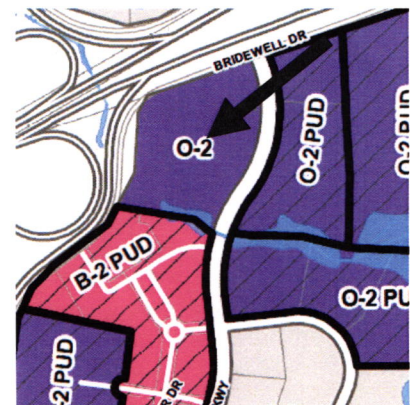


Existing Zoning: O-2 Office and Hotel
District

Existing Land Use: Office Building

Site Area: 10.2 Acres

Subdivision: Burr Ridge Corporate Park



SUMMARY

The petitioner manages the office building at 1333 Burr Ridge Parkway commonly known as the McGraw Hill building. The property consists of a five story office building with a surface parking lot. The petitioner has vacant office space that they would like to lease to a business vocational school.

Compliance with the Zoning Ordinance

Permitted and Special Uses: The property is within the O-2 Office and Hotel District. Permitted uses in the O-2 District is primarily limited to offices. Hotels, restaurants, senior housing are among the uses classified as special uses in the O-2 District. Schools of any type are not listed as either permitted or special uses.

The petitioner seeks an amendment to the O-2 District to add “business vocational school” as either a permitted or special use in the O-2 District. If added as a special use, the petitioner seeks special use approval concurrent with the requested text amendment. Vocational schools are also listed as special uses in the O-1 District and as permitted uses in the T-1, RA, L-I, and G-I Districts.

Parking: The existing office building has 149,312 square feet of floor area for offices. The required number of parking spaces by current code is 597 spaces. As per the original zoning approval for this building, 590 parking spaces are provided (one space per 253 square feet rather than the current requirement of one space per 250 square feet).

The proposed school would occupy 14,500 square feet of floor area. Subtracting that area from the total floor area and using the one space per 250 square foot ratio; a total of 58 parking spaces would be available for the school.

The required parking for a vocational school is one space for each two employees and one space for each three students based on maximum capacity for which the building is designed to accommodate. The proposed school would have approximately 109 students and 14 employees during the day (43 parking spaces required) and 216 students and 26 employees in the evening (85 parking spaces required). Based on the maximum parking required for the school, the existing parking is not sufficient for compliance with the Zoning Ordinance. There is no provision in the Zoning Ordinance that would address the different peak hours for different uses in the same property. Thus, a parking variation is required.

Compatibility with Surrounding Zoning and Development

The property is within the Burr Ridge Corporate Park and adjacent to the Burr Ridge Village Center and the Marriott Hotel. The Corporate Park includes a variety of uses including offices, hotel, fitness center, retail, and restaurants.

Compliance with the Comprehensive Plan

In 2005, the Downtown Sub-Area Plan was approved as an amendment to the Burr Ridge Comprehensive Plan. The Sub-Area Plan designates the four blocks that include the Village Center, County Line Square, TCF Bank, and BMO Harris Bank as the mixed use downtown. The

remainder of the Corporate Park surrounding this four block core is recommended for continued office use.

Findings of Fact and Recommendations

The petitioner has submitted findings of fact for the special use and for the parking variation. Both may be adopted by the Plan Commission if the Commission is in agreement with those findings.

Vocational schools are already listed as a special use in the O-1 District which is generally more restrictive than the O-2 District. Thus, it would seem logical to add vocational schools as a special use in the O-2 District. A vocational school at this particular location would be acceptable if the Plan Commission determines that its operation will not interfere with or have a detrimental impact on other uses in the area. Although the subject property is within the Burr Ridge Corporate Park, its access and parking lot are relatively isolated from other properties.

As described above, the Zoning Ordinance requires more parking for the school and the remaining office space than is provided on the property. However, the petition indicates that the peak hours for the school and for the offices are complementary to the extent that sufficient parking would be provided at all times. As described, the school would not require more than the 58 parking spaces that would otherwise be required during the typical office hours of 8 AM to 5 PM. The school would require more than 58 spaces in the evening when it is anticipated most of the office users would not be on the property.

If the Plan Commission recommends approval of the special use and parking variation, the following conditions should be considered:

1. The special use and variation shall be limited to the petitioner and the ITT Vocational School.
2. The floor occupied by the school shall not exceed 14,500 square feet.
3. The number of students and employees for the school shall not exceed a number that requires more than 58 parking spaces between the hours of 8 AM to 5:30 PM.

December 3, 2014

Village of Burr Ridge
7660 County Line Road
Burr Ridge, IL 60527

**Re: Amendment to Petition for Proposed Text Amendment to O-2 Zoning District
1333 Burr Ridge Parkway, Burr Ridge, IL 60527**

To whom it may concern:

Burr Ridge Parkway Limited Partnership previously requested a Text Amendment to the Zoning Ordinance of the Village of Burr Ridge for the property located at 1333 Burr Ridge Parkway. This property is part of the O-2 Office and Hotel Zoning District which currently does not allow vocational schools. We have requested a text amendment to allow vocational schools as a permitted use within the O-2 Zoning District.

This letter serves a request to amend our previous petition to request a reduction in the required parking for this use. The proposed school will occupy 14,500 SF within the 149,312 SF building for which a total of 590 existing parking spaces are provided. Based on the required parking ratio of one space per 250 SF of floor area, a total of 58 parking spaces of the existing 590 are available for the school. During normal business hours from 8:00 AM-5:30 PM, the school will have approximately 109 students and 14 employees, resulting in 43 required parking spaces based on Village requirements. No variance is required for this scenario. After 5:30 PM, approximately 216 students and 26 employees are expected, resulting in 85 required parking spaces per Village requirements. This exceeds the available 58 spaces for the school based on floor area alone. However, as none of the other tenants in the building are open for operations in the evening, we feel that there is more than adequate parking available from the remaining 532 existing parking spaces at the facility which are otherwise unoccupied in the evening.

We look forward to presenting this request to the Plan Commission. Please feel free to contact me at any time to discuss this matter further, my full contact information is listed below.

Very truly yours,



Eric J. Uebelhor, P.E.

Project Manager

euebelhor@insiterealestate.com

Direct: (630) 617-9179

Cell: (630) 699-0659



Findings of Fact

Variation from the Village of Burr Ridge Zoning Ordinance

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

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

The existing property is fully developed and as such, additional parking to carry out the strict letter of the ordinance cannot be provided. When factoring in hours of operation, there are 532 unused parking spaces available after normal business hours to support the requested variation.

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

The property cannot support the intended use of the space if the current regulations are strictly adhered to without consideration to hours of operation and the abundance of unused parking spaces available after standard business hours.

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

The conditions of the variation are absolutely unique to this property as the parking demand for the intended use is more intense outside of normal business hours, during which time the remaining parking field is unused and available to support the intended use.

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

The purpose of the variation is solely based on a desire to utilize existing parking spaces after normal business hours which are not otherwise utilized by other tenants within the building at that time.

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

The hardship is a result of the Ordinance as the parking spaces are assigned on a per SF basis only without consideration to hours of operation. The requested variation will not create a negative impact to the property when based on hours of operation as requested.

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

The granting of the variation will not be detrimental as adequate parking is provided when hours of operation of the facility are taken into account as requested.

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

The essential character of the neighborhood will be unchanged by the granting of the requested variation.

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

The proposed variation will not impair or in any way negatively impact the property, surrounding properties, or neighboring property values. Adequate infrastructure is in place to support the requested variation.

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

The variation is consistent with the Comprehensive Plan and other development codes of the Village. The requested variation simply allows for the use of existing parking spaces during hours in which they are not being utilized by other tenants of the property.

(Please transcribe or attach additional pages as necessary.)

November 10, 2014

Village of Burr Ridge
7660 County Line Road
Burr Ridge, IL 60527

**Re: Proposed Text Amendment to O-2 Zoning District
1333 Burr Ridge Parkway, Burr Ridge, IL 60527**

To whom it may concern:

Burr Ridge Parkway Limited Partnership is requesting a Text Amendment to the Zoning Ordinance of the Village of Burr Ridge. The property located at 1333 Burr Ridge Parkway is part of the O-2 Office and Hotel Zoning District which currently does not allow vocational schools. We are requesting a text amendment to allow vocational schools as a permitted use within the O-2 Zoning District.

The particular vocational school that is interested in the building will have approximately 2/3 of the projected classes occur after 5:30 PM. The existing site is adequately parked and based on this split, the daytime parking will actually be an improvement vs. another office use with all employees present during normal business hours. The classroom setting of a vocational school is similar in nature to that of a general office use and will not cause any adverse impact to the surrounding neighborhood.

We look forward to presenting this request to the Plan Commission. Please feel free to contact me at any time to discuss this matter further, my full contact information is listed below.

Very truly yours,



Eric J. Uebelhor, P.E.
Project Manager
euebelhor@insiterealestate.com
Direct: (630) 617-9179
Cell: (630) 699-0659



FINDINGS OF FACT

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

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

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

The proposed amendment will allow a service that is currently not available within the village. A vocational school will provide new career opportunities to village residents.

- 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.

The proposed amendment and subsequent use will be harmonious with the existing office use at the facility.

- 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.

The proposed amendment and subsequent use will not impact other properties in the immediate vicinity, nor will it impair neighboring property values.

- 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.

The proposed amendment will allow for more complete use of existing property only and will not have any impact on neighboring development.

- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.
Adequate utilities, improvements, etc. have already been provided when the existing building was developed.

- 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.

Existing ingress and egress to the site will be adequate to support the proposed use.

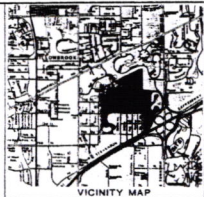
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

The proposed amendment is not contrary to the official comprehensive plan of the village. Vocational schools occur in a classroom setting that can be adequately supported in an office environment.

- 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 proposed amendment and subsequent use will conform to all applicable regulations of the 0 - 2 Zoning District and the Village of Burr Ridge.

(Please transcribe or attach additional pages as necessary)



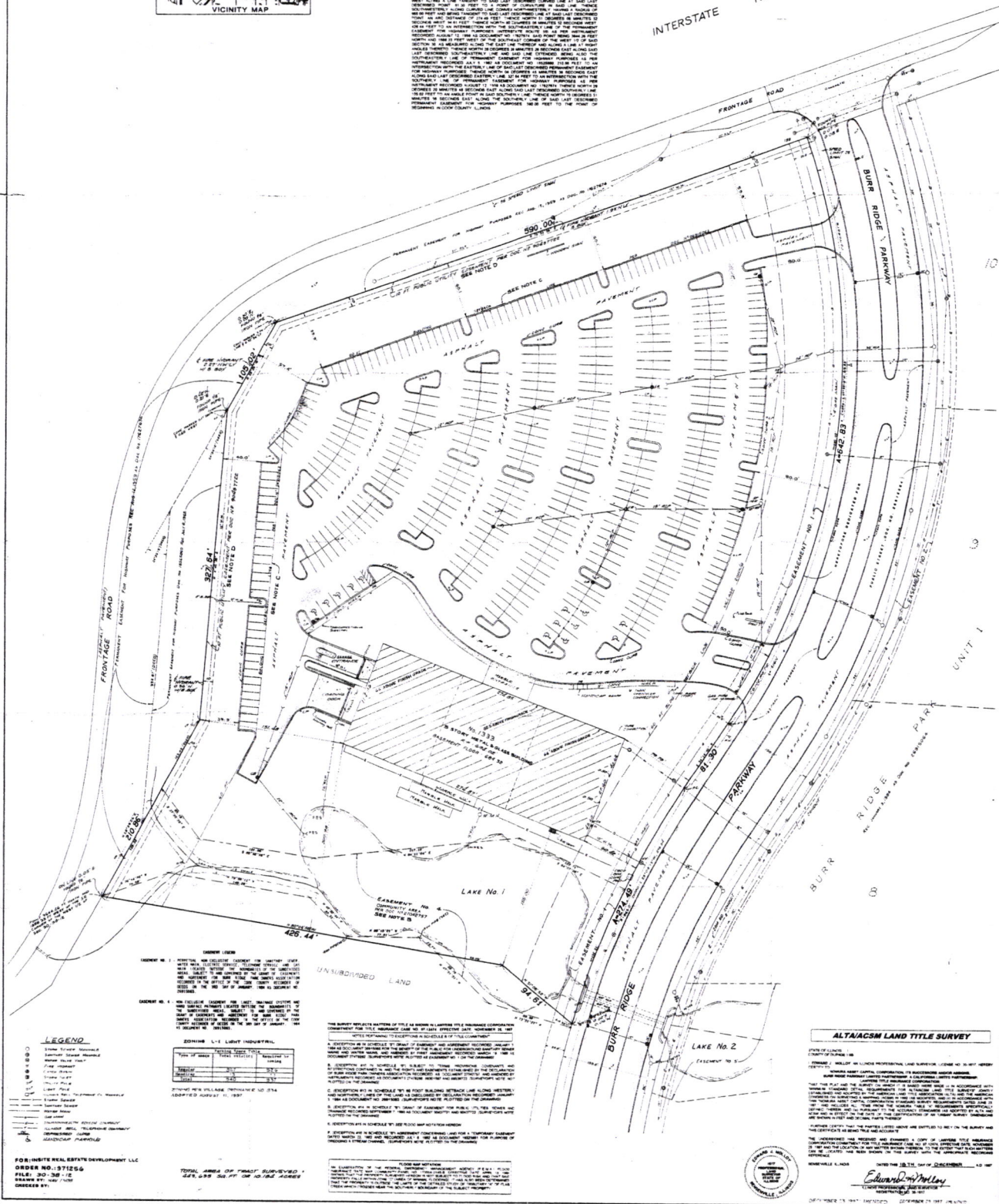
PLAT OF SURVEY

OF

THAT PART OF THE WEST 1/2 OF SECTION 36 TOWNSHIP 18 NORTH RANGE 12 EAST OF THE
 THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

[illegible]

INTERSTATE
ROUTE 55 (STEVENSON EXPRESSWAY)





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: December 11, 2014

RE: Board Report for December 15, 2014 Plan Commission Meeting

At its November 24, 2014 meeting the following action was taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

S-07-2014: Burr Ridge Meadows – Subdivision Entryway Sign; The Board of Trustees concurred with the Plan Commission and approved an Ordinance granting conditional sign approval for a subdivision entryway sign.

12/08/2014

Permits Issued November, 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-14-308	11/11/2014	144 Tower Dr	Midwest Industrial Funds	9450 W. Bryn Mawr Ave., Ste 550 ROSEMONT IL 60018	Com Alteration \$69,193	872
JCMSC-14-181	11/18/2014	15W 460 North Frontage R	Webster, McGrath & Ahlberg,	207 S Naperville Rd Wheaton IL 60187	Commercial Miscellaneous	
JCMSC-14-344	11/14/2014	10S 110 Madison	Robinette Demolition, Inc	0S560 Highway 83 Oak Brook Terrace IL 60181	Commercial Miscellaneous	
JDS-13-262	11/05/2014	7820 County Line Rd	Bechstein Construction Corp.	17368 68th Ct. Tinley Park IL 60477	Demolition Structure	
JDS-14-274	11/06/2014	6280 Grant St	RLC Development and Constr	6201 S Grant St Burr Ridge IL 60527	Demolition Structure	
JDS-14-300	11/06/2014	215 79th St	New Line Design	9119 W. 151st St. Orland Park IL 60462	Demolition Structure	
JELV-14-303	11/18/2014	7430 Arbor Av	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator	
JGEN-14-311	11/13/2014	6221 Cove Creek Ct	Lee Legler Construction & Ele	181 Wolf St., # A Yorkville IL 60560	Generator	
JPAT-14-338	11/14/2014	10S 526 GLENN DR	GC Designs	335 Wildx Rd Minooka IL 60447	Patio Permit	
JPF-14-326	11/07/2014	6110 Garfield Ave	Andrew Venamore	602 Academy Dr Northbrook IL 60062	Fence Permit	
JPF-14-337	11/13/2014	6911 Fieldstone Dr	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit	
JPF-14-340	11/13/2014	512 Kirkwood Cove	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit	
JPPL-14-325	11/07/2014	6110 Garfield Ave	Andrew Venamore	602 Academy Dr Northbrook IL 60062	Pool Permit	
JPR-14-335	11/13/2014	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	ROW Permit	
JPR-14-336	11/13/2014	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	ROW Permit	
JRAL-14-327	11/17/2014	8150 Ridgpointe Dr	Peter Guardi	8118 Highland Av. Downers Grove IL 60516	Residential Alteration \$18,000	240

12/08/2014

Permits Issued November, 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRAL-14-330	11/12/2014	531 Devon Dr	Perisic Builders, Inc.	8951 W 151st St Orland Park IL 60462	Residential Alteration \$7,500	100
JRAL-14-339	11/24/2014	266 Lakewood Cir	Main Street Remodeling, LLC	3436 N. Kennicott Av Arlington Heights IL 60004	Residential Alteration \$6,600	88
JRPE-14-314	11/10/2014	904 Kenmare Dr	George Golemis	4824 Stonewall Downers Grove IL 60515	Res Electrical Permit	
JRSF-14-225	11/25/2014	8069 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family \$412,500	2,750
JRSF-14-232	11/12/2014	7820 County Line Rd	TRP Construction Inc	14712 Stone Haven Ln. Lockport IL 60441	Residential New Single Family \$445,950	2,973
JRSF-14-259	11/17/2014	6280 Grant St	RLC Development and Constr	6201 S Grant St Burr Ridge IL 60527	Residential New Single Family \$657,150	4,381
JRSF-14-283	11/13/2014	215 79th St	New Line Design	9119 W. 151st St. Orland Park IL 60462	Residential New Single Family \$715,950	4,773
JRSF-14-291	11/07/2014	9227 Garfield Av	4 Noble Corporation	9121 S Garfield Ave Burr Ridge IL 60527	Residential New Single Family \$682,800	4,552
JRSF-14-321	11/25/2014	7951 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family \$470,550	3,137
JRSF-14-331	11/25/2014	7945 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family \$450,000	3,000
TOTAL:	26					

12/08/2014

Permits Applied For November 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-14-354	11/26/2014	490 Village Center Dr	Evereve	4388 France Ave South, #200 Minneapolis MN 55410	Com Alteration
JCMSC-14-344	11/06/2014	10S 110 Madison	Robinette Demolition, Inc	0S560 Highway 83 Oak Brook Terrace IL 60181	Commercial Miscellaneous
JCPE-14-349	11/18/2014	144 Tower Dr	JTM Electrical Contractors, Inc	3017 Courtland Woodstock IL 60098	Com Electrical Permit
JCPM-14-357	11/26/2014	144 Tower Dr	Mc Nelly Services, Inc	225 Oakwood Rd., Unit 100 Lake Zurich IL 60047	Com Mechanical Permit
JDS-14-353	11/24/2014	10S 231 Madison ST	KLF Enterprises	2300 W 167th St Markham IL 60428	Demolition Structure
JPF-14-343	11/11/2014	8040 Madison St	SP Fence Company	373 S Schmale Rd #201 Carol Stream IL 60188	Fence Permit
JPF-14-345	11/07/2014	104 Kenmare Dr	Mr. & Mrs. Henry Fox	104 Kenmare Dr Burr Ridge IL 60521	Fence Permit
JPF-14-346	11/07/2014	6545 County Line Rd	Mariani Landscape	300 Rockland Road Lake Bluff IL 60044	Fence Permit
JPR-14-332	11/05/2014	6951 High Grove Blvd	Comcast	5N301 Medinah Rd. Addison IL 60101	ROW Permit
JPR-14-335	11/13/2014	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	ROW Permit
JPR-14-336	11/13/2014	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	ROW Permit
JPS-14-342	11/06/2014	7000 County Line Rd	Professional Permits	2319 Lincoln Way East Mishawaka IN 46544	Sign Permit
JRAD-14-355	11/24/2014	266 Lakewood Cir	Archadeck of Chicagoland	3445 Kirchoff Rd Rolling Meadows IL 60008	Residential Addition
JRAD-14-356	11/24/2014	7556 Woodland Ct	Morse Enterprises	21 S Willmette Westmont IL 60559	Residential Addition
JRAL-14-339	11/04/2014	266 Lakewood Cir	Main Street Remodeling, LLC	3436 N. Kennicott Av Arlington Heights IL 60004	Residential Alteration
JRAL-14-347	11/07/2014	3 Rucci Ct	Euro-Tech Cabinetry & Remod	12515 Rhea Dr Plainfield IL 60585	Residential Alteration
JRAL-14-348	11/12/2014	6004 Grant St	Charles Vincent George Archit	1245 E Diehl Rd., Ste 101 Naperville IL 60563	Residential Alteration

12/08/2014

Permits Applied For November 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-14-358	11/25/2014	104 Burr Ridge Club Dr	Lamantia Construction	9100 Ogden Ave Brookfield IL 60513	Residential Alteration
JRDB-14-350	11/24/2014	11314 W 79th St	Michael B Donohue	1657 N Rockwell Chicago IL 60647	Residential Detached Building
JRES-14-351	11/18/2014	5 Chippewa Ct	Premier Outdoor Environments	205 E B utterfield Rd. Ste 272 Elmhurst IL 60126	Residential Miscellaneous
JRSF-14-352	11/24/2014	11810 Crosscreek CT	Atlantic Homes, Inc.	17061 Kerry Ave. Orland Park IL 60467	Residential New Single Family
TOTAL:	21				

12/08/14

Occupancy Certificates Issued November 2014



CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF14042	11/06/14	Anita Sheth	8073 Savoy Club CT
OF14043	11/10/14	Robert Werr	2 Carriage Pl
OF14044	11/13/14	BMO Harris Bank	101 Burr Ridge Pkwy
OF14045	11/14/14	Magic Nails	106 Burr Ridge Pkwy

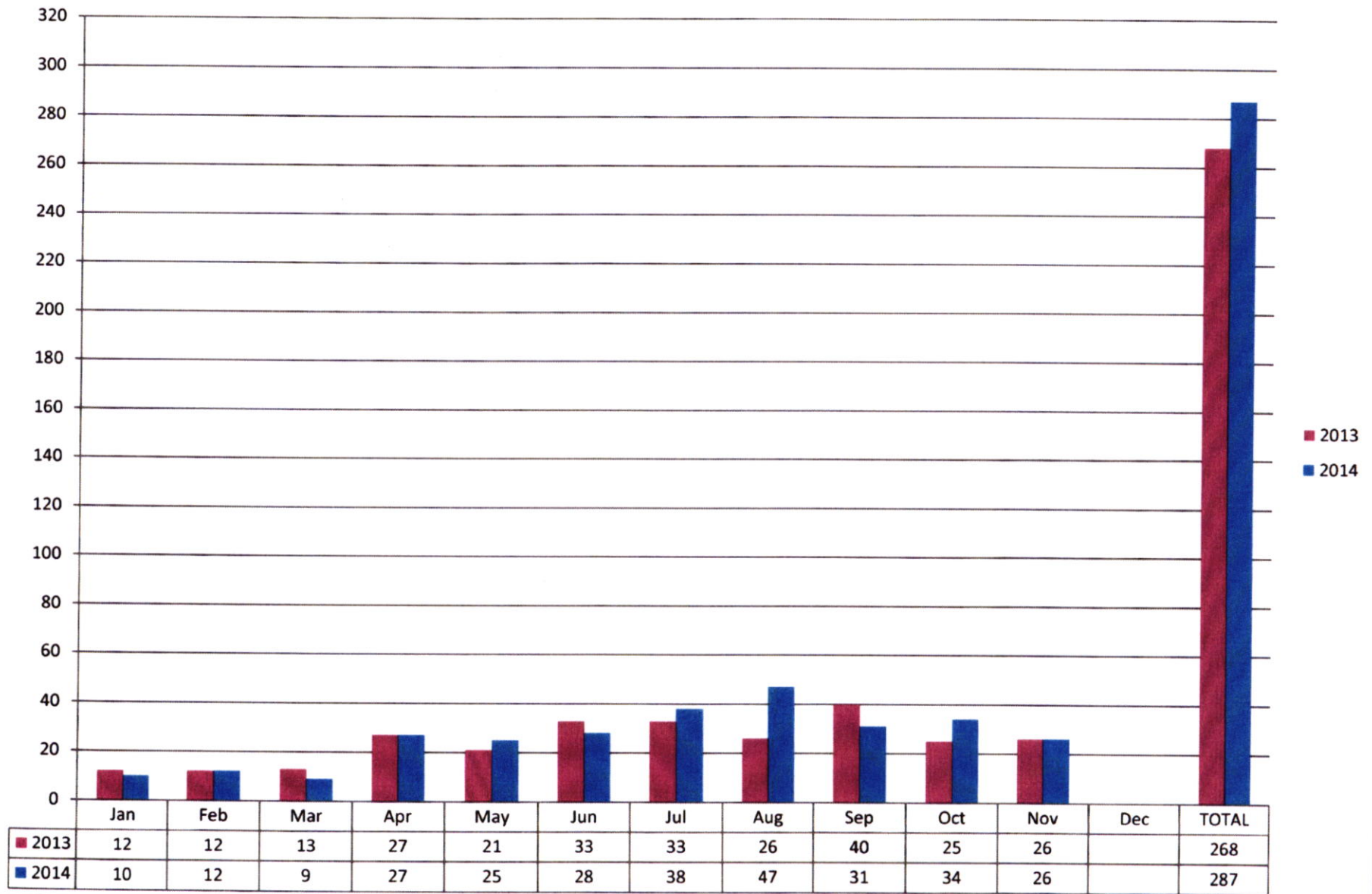
MONTHLY SURVEY OF BUILDING PERMITS - 2014

(Does not include miscellaneous Permits)

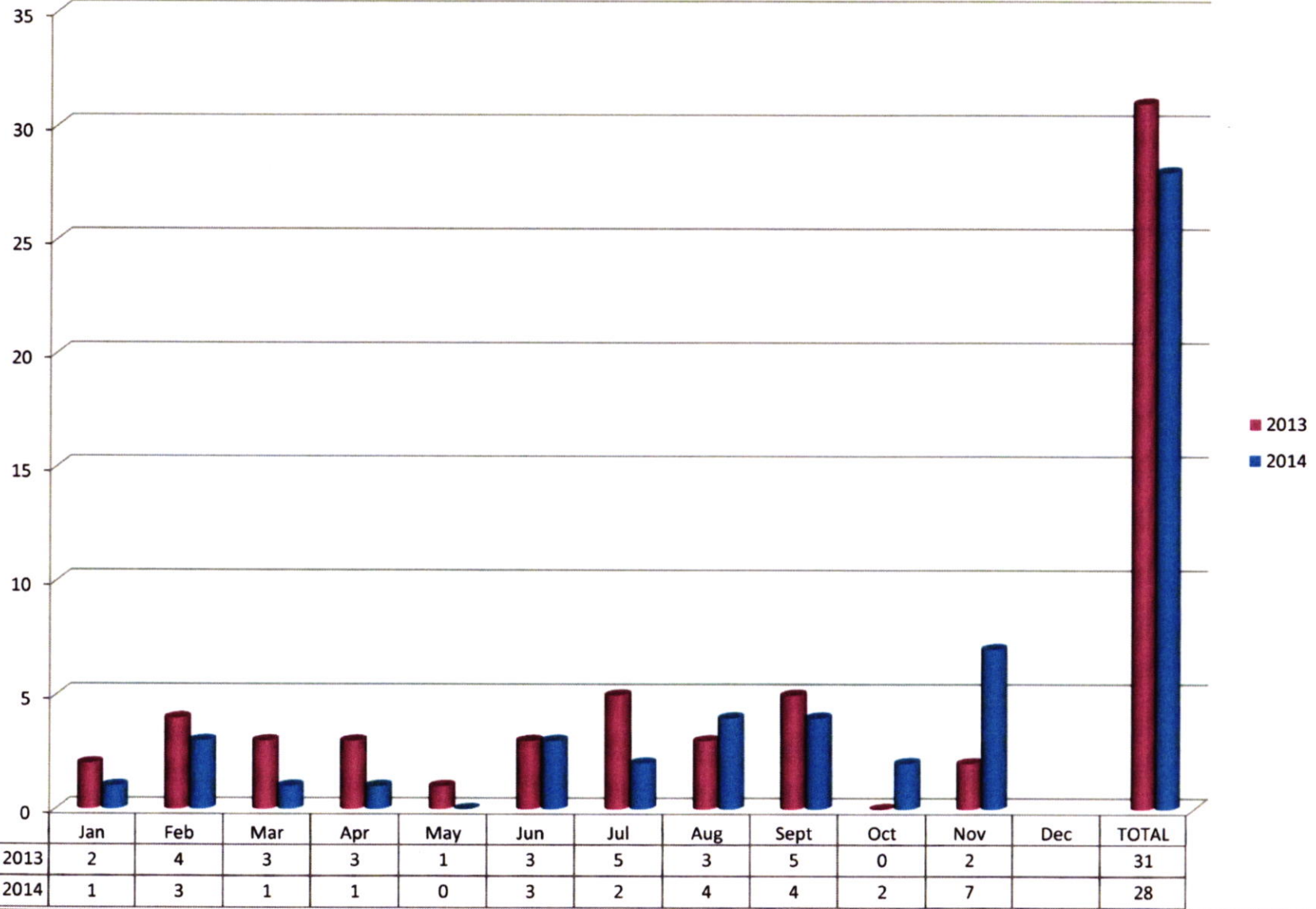
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$450,000	\$837,600		\$96,357	\$1,383,957
	[1]	[5]		[1]	
FEBRUARY	\$1,400,400	\$196,950			\$1,597,350
	[3]	[6]			
MARCH	\$450,000	\$18,750		\$1,585,803	\$2,054,553
	[1]	[1]		[3]	
APRIL	\$849,600	\$371,625		\$2,612,812	\$3,834,037
	[1]	[8]		[6]	
MAY		\$84,750		\$3,630,628	\$3,715,378
		[6]		[4]	
JUNE	\$2,246,250	\$117,750		\$167,085	\$2,531,085
	[3]	[3]		[1]	
JULY	\$839,550	\$395,025		\$1,628,822	\$2,863,397
	[2]	[6]		[2]	
AUGUST	\$2,384,400	\$241,425		\$936,171	\$3,561,996
	[4]	[8]		[3]	
SEPTEMBER	\$2,083,650	\$133,125		\$1,036,679	\$3,253,454
	[4]	[3]		[4]	
OCTOBER	\$1,577,400	\$486,150		\$8,254,385	\$10,317,935
	[2]	[6]		[2] *	
NOVEMBER	\$3,834,900	\$32,100		\$69,193	\$3,936,193
	[7]	[3]		[1]	
DECEMBER					
SUB-TOTAL	\$16,116,150	\$2,915,250	\$0	\$20,017,935	\$39,049,335
	[28]	[55]		[27]	
2014 TOTAL					

* St. Mark Church Addition

Village of Burr Ridge 2014 Building Permit Activity Compared to 2013



Village of Burr Ridge 2014 New Housing Starts Compared to 2013





Village of Burr Ridge

Subdivision Status Report - Plats Under Review

<i>Subdivision and Subdivision Location</i>	<i>Plat Type and Lots</i>	<i>Developer</i>	<i>Development Status</i>
Fallingwater First Addition	Single-Family Residential		Plat Review
10S521 Route 83	5 lots		
Developer:	Engineer: Bernie Bono		847 823-3300
<i>Preliminary Plat Approval - BOT:</i>	1/14/2008	<i>Next Action:</i>	
<i>Final Plat Approval - BOT:</i>		08-18-2014: Review Comments sent to Developer.	
<i>Deadline for Sub Improvements:</i>		07-29-2014: Revised Final Engineering submitted and distributed for staff review. Review comments due Aug 15.	
<i>Deadline for Other Improvements.:</i>		<i>Other Notes:</i>	
<i>BOT Acceptance:</i>			
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i>	\$0.00	September 8, 2008: Engineering plans approved; waiting for submittal of final plat documents.	
<i>Original Letter of Credit Amount</i>	\$0.00	Jan 14, 2008: Annexation Agreement approved by Board	
<i>Letter of Credit Expiration Date</i>			
Stefanovic	Single-Family Residential	Gordon	Plat Review
11307 75th St	2 lots		
Developer: Gordon	224 419-1473	Engineer: Marek Krzyanowski	847 573-9758
<i>Preliminary Plat Approval - BOT:</i>		<i>Next Action:</i>	
<i>Final Plat Approval - BOT:</i>		2014-04-03: First review comments sent to developer.	
<i>Deadline for Sub Improvements:</i>			
<i>Deadline for Other Improvements.:</i>		<i>Other Notes:</i>	
<i>BOT Acceptance:</i>			
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>		marekcivil@gmail.com	
<i>Outstanding Letter of Credit Amount</i>	\$0.00		
<i>Original Letter of Credit Amount</i>	\$0.00	10-29-2013: Pre-application review comments sent to developer.	
<i>Letter of Credit Expiration Date</i>		03-10-2014: revised plat and engineering plans	



Village of Burr Ridge

Subdivision Status Report - Subdivisions Under Construction

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>			
Madison Estates	8701 Madison Street	Single-Family Residential Subdivision	4 lots	McNaughton Developers	Improvement Period			
<i>Preliminary Plat Approval - BOT:</i>		3/24/2014	<i>Next Action:</i>					
<i>Final Plat Approval - BOT:</i>		5/27/2014						
<i>Deadline for Sub Improvements:</i>		5/27/2016	<i>Other Notes:</i> John Barry McNaughton Development 11S220 Jackson Street, Suite 101					
<i>Deadline for Other Improvements.:</i>								
<i>BOT Acceptance:</i>								
<i>BOT Acceptance - Other Imp.:</i>								
<i>Maintenance Expiration</i>								
<i>Maintenance Expiration - Other</i>								
<i>Outstanding Letter of Credit Amount</i>	\$318,040.72							
<i>Original Letter of Credit Amount</i>	\$318,040.72							
<i>Letter of Credit Expiration Date</i>	6/17/2015							
Meadowbrook Place	8425 Meadowbrook Drive	Single-Family Residential Subdivision	7 lots	John Kantor, Attorney	Improvement Period			
<i>Preliminary Plat Approval - BOT:</i>		6/26/2006	<i>Next Action:</i>					
<i>Final Plat Approval - BOT:</i>		9/24/2007						
<i>Deadline for Sub Improvements:</i>		3/1/2015	<i>Other Notes:</i> 03-01-2014: Extension fee paid; deadline extended to March 1, 2015 02-13-12; BOT approved annexation agreement amendment extending the subdivision deadline to March 1, 2014 with an option to extend to March 1, 2015. Each extension is subject to an exstion fee. October 1, 2008: Construction of subdivision improvements has begun. April 10, 2008: Pre-construction meeting with DPW. 09-28-09: BOT approved extension of improvement deadline to September 24, 2010. \$10,000 extension fee paid.					
<i>Deadline for Other Improvements.:</i>		3/1/2015						
<i>BOT Acceptance:</i>								
<i>BOT Acceptance - Other Imp.:</i>								
<i>Maintenance Expiration</i>								
<i>Maintenance Expiration - Other</i>								
<i>Outstanding Letter of Credit Amount</i>	\$732,030.31							
<i>Original Letter of Credit Amount</i>	\$732,030.31							
<i>Letter of Credit Expiration Date</i>	3/1/2014							



Village of Burr Ridge

Subdivision Status Report - Subdivisions in Maintenance

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
Crosscreek	8025 County Line Road	Single-Family Residential Subdivision	10 lots 8 Available	JDS Homes	Maintenance Period
<i>Preliminary Plat Approval - BOT:</i>		5/29/2007	<i>Next Action:</i> LOC extended to September 4, 2015; pending completion of DPW punch list. Maintenance Period LOC: \$81,847.10 <i>Other Notes:</i> 01-4-11: Improvements accepted by Board. 07-12-10: BOT approved Resolution extending improvement deadline to January 14, 2011 subject to \$1,000 extension fee. November 18, 2011: Due to planting of all maple trees instead of a variety of trees as required by the Sub Ord,		
<i>Final Plat Approval - BOT:</i>		7/14/2008			
<i>Deadline for Sub Improvements:</i>		1/14/2011			
<i>Deadline for Other Improvements.:</i>					
<i>BOT Acceptance:</i>		1/24/2011			
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>		9/4/2015			
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>		\$81,847.10			
<i>Original Letter of Credit Amount</i>		\$1,023,088.75			
<i>Letter of Credit Expiration Date</i>					



VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Doug Pollock, AICP
Community Development Director

DATE: December 11, 2014

RE: **PC-07-2014; 120 Harvester Drive (Mars Equities); Informal Review**

Attached is a letter from the property owner's attorney and a site plan for the potential development of hotels on the property at 120 Harvester Drive. The property is within a Planned Unit Development that includes two office buildings and the subject property which is a vacant 5 acre parcel. The other office buildings include a three story building and a one story building. The PUD intended the subject property to include another 3 story office building (later changed to a four story building). A foundation was built for the third office building in 2008 but the building was never built beyond the foundation.

The attached site plan is intended only to show one potential alternative for development of a hotel. It is staff's understanding that there are several hotel developers interested in the property but they do not want to go forward without some indication that the Village would support the use of the property for one or two hotels.

The existing zoning of the property is O-2 Planned Unit Development. The PUD is limited to a three or four story office building matching the existing three story building. The underlying zoning classifies hotels as a special use. The purpose of this informal review is simply to address whether hotel use of the property is possible. Feedback from the Plan Commission is requested.

Goldstine, Skrodzki, Russian, Nemec and Hoff, Ltd.

Attorneys at Law

The Prairie Building
835 McClintock Drive ■ Second Floor
Burr Ridge, IL 60527-0860
Telephone (630) 655-6000
Facsimile (630) 655-9808
WWW.GSRNH.COM
WWW.GSRNHFAMILYLAW.COM

Christi L. Alexander
William M. Brennan
Shane T. Devins
Gregory L. Dose**
Brian M. Dougherty
Alycia A. Fitz
Robert D. Goldstine
James D. Healy
James P. Healy, Jr.
Howard M. Hoff
William H. Hrabak, Jr.

Craig T. Martin
Daniel J. McCarthy III
Kenneth J. Nemec, Jr.
Richard J. Nogal
Christopher J. Novak
James E. Olguin
Diana K. Pecan
Donald S. Rothschild
Thomas P. Russian
Anne M. Skrodzki
Richard J. Skrodzki

Sara L. Spittler
Gwendolyn J. Sterk*
Stephen P. Walsh
Alison J. Wetzel
Eric R. Wilen***

*Also Admitted in Indiana
**Also Admitted in California
***Also Admitted in Michigan

December 10, 2014

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

RE: Estancia Executive Center
Harvester Drive and N. Frontage Road
Burr Ridge, Illinois

Dear Mr. Pollock:

Please be advised that the undersigned is the attorney for the property owner of the Estancia Executive Center. The property was purchased in 2001 and consisted of approximately 15 acres. In 2004 the Village of Burr Ridge approved an ordinance granting a Special Use for Planned Unit Development that allowed for the construction of three office buildings on the property.

In 2005, two office buildings were constructed, consisting of approximately 150,000 square feet of office space. The project was successful with above average occupancy. In 2008, hoping for similar success, the property owner began the third and final office building. The infrastructure and foundation were installed, but the realities of the problematic real estate market caused the project to be halted. Since that time, the property owner has continued to market the third office building on both a pre-lease or build to suit basis. No potential tenants or office purchasers have materialized.

In order to help the viability of the project, the property owner is considering other potential users. The property's easy access to Interstate 55 and Interstate 294, Midway and O'Hare Airports, the City of Chicago, and other area attractions makes this an attractive location for hotel users. Consequently, the property owner would like to discuss with the Village whether, conceptually, this type of use would be acceptable at this location. We understand that any approvals will be dependent on the specific plans when presented. However, we would appreciate any guidance from the Village now before pursuing other users. To this end, we would like to discuss the project with the Plan Commission and Village Board if possible. Attached is a copy of a conceptual site plan for your review.

Douglas Pollock
December 10, 2014
Page 2

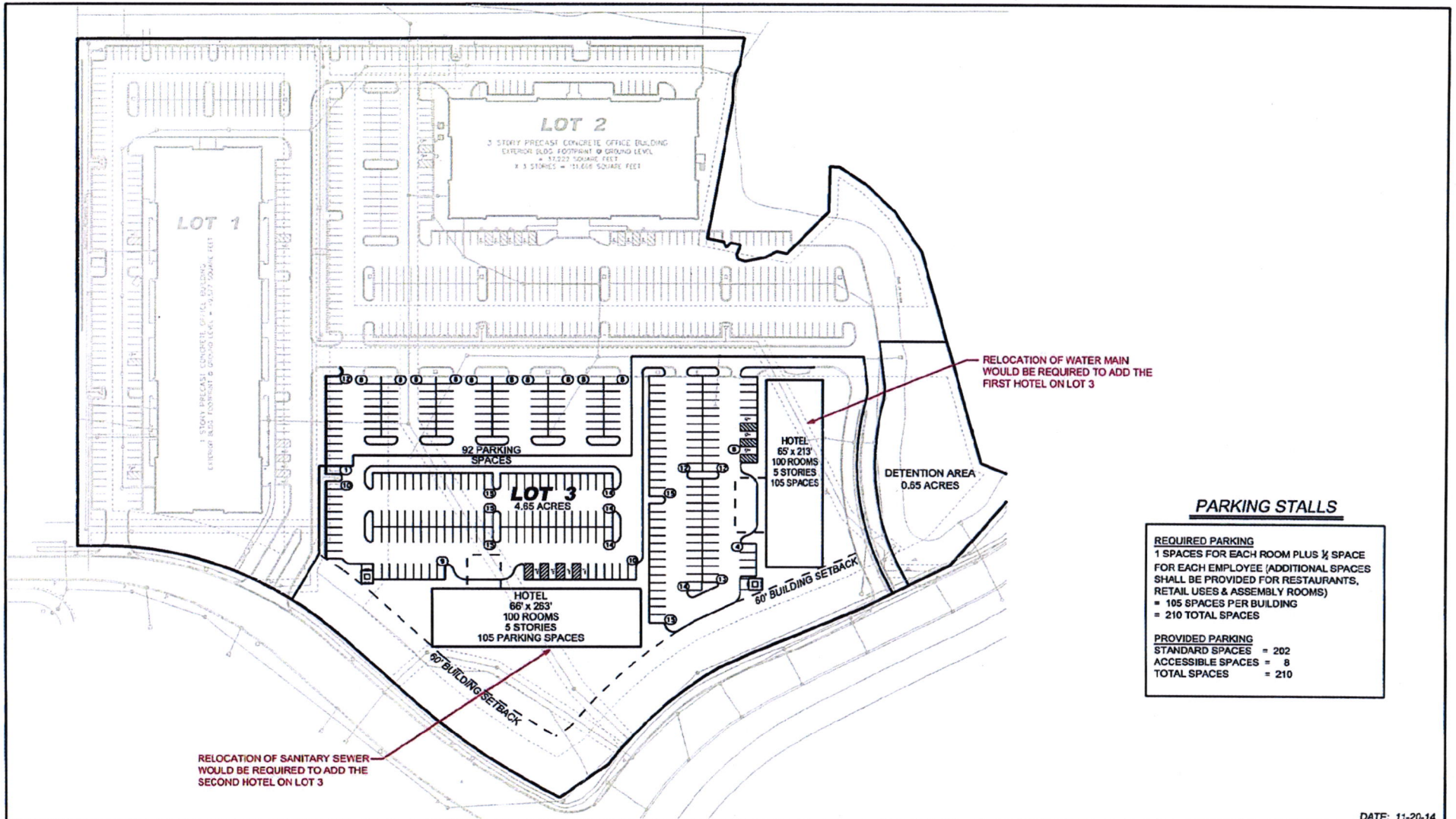
Should you have any questions, please do not hesitate to call.

Very truly yours,



James E. Olguin

JEO/jak
Attachment



PARKING STALLS

REQUIRED PARKING
1 SPACES FOR EACH ROOM PLUS 1/2 SPACE
FOR EACH EMPLOYEE (ADDITIONAL SPACES
SHALL BE PROVIDED FOR RESTAURANTS,
RETAIL USES & ASSEMBLY ROOMS)
= 105 SPACES PER BUILDING
= 210 TOTAL SPACES

PROVIDED PARKING
STANDARD SPACES = 202
ACCESSIBLE SPACES = 8
TOTAL SPACES = 210



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7325 Jones Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

V3co, Virtute, Virtute... "The vision to transform with grace"

ESTANCIA EXECUTIVE CENTER

BURR RIDGE

ILLINOIS

CONCEPTUAL SITE PLAN

DATE: 11-20-14



SCALE: 1" = 100'



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

S-08-2014; Requests a variation from or an amendment to Section 55.09.E of the Burr Ridge Sign Ordinance to expand the hours of use for temporary right of way signs.

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

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Meeting: December 15, 2014

SUMMARY

The applicant, McNaughton Development, Inc., is a homebuilder that is currently building homes at 89th and Madison and 87th and Madison in Burr Ridge. In response to a complaint received, the Village's Code Compliance Officer notified McNaughton that signs being placed in the right of way on weekends violated the Village Sign Ordinance. The violations included the number of signs and the time of day that the signs were in place. The Sign Ordinance permits temporary signs in the public right of way between the hours of 9 AM to 6 PM on Saturdays and Sundays. The complete list of the regulations for temporary right of way signs is attached.

The applicant seeks approval to place the signs in the right of way on Friday evenings, leave the signs through the weekend without removal on Saturday evenings, and remove the signs on Sunday evening. The signs have been and would continue to be placed along Madison Street and County Line Road at the intersections with 91 Street, 83rd Street, 79th Street, and 71st Street (Madison only). Up to this time, the applicant has also been in violation for the number of signs, failure to obtain the written permission of the adjacent owner, and placement of the signs within the 25 foot sight line triangle. The applicant is only asking for relief relative to the hours of use and the applicant has indicated they will comply with the other regulations.

If the Plan Commission is in agreement with the exceptions requested, it is recommended that the Commission consider a text amendment that would apply to all temporary right of way signs rather than a variation that would only apply for this applicant. There does not seem to be any reason to grant a variation for just one entity.

Sec. 55.09. Temporary Signs

The following signs shall be permitted anywhere within the Village and shall not require a permit.

E. **Right-of-Way Signs:** Signs may be placed within the public right-of-way under the following conditions:

1. Signs shall be a maximum of three (3) feet in height and a maximum of four (4) feet per face.
2. Signs may be placed on Saturdays and Sundays only between the hours of 9:00 a.m. and 6:00 p.m.
3. That the written consent of the homeowner be obtained prior to installing signs in the public right-of-way adjoining the front, side or rear of any residential property.
4. Signs must be free standing, not attached to any utility pole or structure nor any traffic control sign and placed at least 3 feet from the curb or edge of pavement.
5. No sign shall be placed within any portion of a twenty-five (25) foot sight triangle at the intersection of two streets. The sight triangle is determined by extending the curb or edge of pavement lines to a point of intersection; then measuring back along these extended curb or edge of pavement lines for a distance of twenty-five (25) feet to two points. A line drawn connecting the above determined points completes a triangle.
6. That only one sign be permitted within 150 feet of an intersection which relates to the same topic and that the next closest sign be no closer than 150 feet. Additionally, there shall be only one sign of the same topic placed in front of a single lot.
7. No attention or attracting devices such as pennants, streamers, balloons, inflatable shapes, banners, flashing lights or other illumination shall be attached to a sign or placed in the public right-of-way.
8. Each sign must have attached an adhesive label or other means to identify the name, address and telephone number of the person responsible for the placement and removal of each sign.
9. That a fine in the amount of \$50.00 will be charged to the person whose name is on the sign, if the sign is in violation of any of the above restrictions. If no names are found on the sign, the party or entity identified on the sign will be assessed the fine. Notice of each violation shall be in writing. Any person, firm or corporation charged with said violation may be issued a citation or "P" ticket. Violators issued such notices may request a hearing in the Circuit Court of DuPage County within 10 days of the date of the original violation or may settle and compromise the claim by paying to the Village the respective amounts set forth in the following schedule and within the times set forth in the following schedule: (Section 9 Amended by A-923-07-02)
 1. Payment of \$50.00 for each violation within 10 days of the date of the original violation.
 2. A FINAL NOTICE, which stipulates the date on which collection of the \$50.00 penalty shall be turned over to a collection agency approved by the Village for collection will be issued after 10 days.
 3. In the event that said payment is made after the FINAL NOTICE and prior to the collection agency taking any action to collect the penalty, \$100.00 shall be accepted as settlement.
 4. If the person accused of the violation does not settle the claim or request a hearing in the Circuit Court of DuPage County, he/she must request of the Chief of Police within 10 days of the date of the notice of violation that an administrative hearing be held. Upon receipt of a hearing request, the Chief of Police of the Village, or the designee of the Chief of Police, shall conduct the hearing. The person requesting a hearing shall be notified of the time, date and place of the administrative hearing. After the person accused of a violation has had an opportunity to present his or her testimony, the Chief of Police or the designee of the Chief of Police shall advise the person of his/her findings. If the Chief of Police or the designee of the Chief of Police determines that the violation notice was valid and that an ordinance violation occurred, the \$50.00 penalty shall be due and payable within 10 days. If the offender fails to pay the fine, the claim may be turned over to a collection agency as set forth in paragraphs 2 and 3 above.
 5. In the event that actions taken by the collection agency fail to result in payment of the penalty due, a FINAL NOTICE, which stipulates the date on which filing of a complaint with the Clerk of the Circuit Court of DuPage County will be commenced, will be issued. Payment of any fine and costs shall be in such amounts as may be determined and established by the Court.



VILLAGE OF BURR RIDGE

APPLICATION FOR SIGN VARIATION OR CONDITIONAL SIGN APPROVAL PLAN COMMISSION

ADDRESS OF PROPERTY: Village R.O.W. PIN # N/A

GENERAL INFORMATION

APPLICANT: McVaughton Development, Inc.
(All correspondence will be directed to the Applicant)
APPLICANT'S ADDRESS: 115.220 Jackson St. PHONE: 630-325-3400
EMAIL: pmcnaughton83@yahoo.com
FAX: 630-325-3402
PROPERTY OWNER: RCW STATUS OF APPLICANT: RCW
OWNER'S ADDRESS: Village of Burr Ridge PHONE: 630-654-8881

PROPERTY INFORMATION

SITE AREA: 2.0 EXISTING ZONING: W
EXISTING USE/IMPROVEMENTS: R.O.W.
SUBDIVISION: W

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

DESCRIBE ALL EXISTING AND PROPOSED SIGNS. PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED VARIATION(S) OR CONDITIONAL SIGN(S) INCLUDING REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S):

Please see attached Description of Request

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

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

Applicant's Signature

12/9/14
Date Application is Filed

Description of Request

Under Section 55.09(E) of the Village's Sign Ordinance, the Village allows temporary signs to be placed in the public right-of-way, provided that certain conditions are met (Section 55.09(E)(1-8)). Applicant complies with or can comply with 7 of the 8 conditions without hardship. The only condition that creates a hardship is condition #2, which states, "Signs may be placed on Saturdays and Sundays only between the hours of 9:00A.M. and 6:00P.M."

Applicant's temporary signs are placed in the public right-of-way after regular business hours on Friday (either Friday evening or Saturday morning), and removed before regular business hours on Monday (either Sunday night or Monday morning). The placement and removal is dependent on scheduling, but in no case will signs be up during any regular business hours. The major hardship of this condition is the requirement that the signs be removed Saturday evening, as opposed to simply staying in place until Sunday evening. The sign company with whom Applicant and many other homebuilders contract to make, place, and remove these directional signs has responsibilities in many different communities in the Chicago Land Suburbs. Its business is based on minimizing its trips and maximizing its volume. It is doubtful that the sign company would even contract to perform this service, and, even if it did, the service would be cost prohibitive, because the Village of Burr Ridge would be the only municipality in which it would be required to make both a Saturday evening trip (to remove the signs) and a Sunday morning trip (to re-place the signs). The only reason that the signs are not cost-prohibitive to Applicant now is because it has 4 other communities in which it has finished product open to the public on the weekends, and Applicant has directional signs in all of them.

The signs are located at the following intersections: 91st and Madison, 91st and County Line Road, 87th and County Line Road, 83rd and Madison, 83rd and County Line Road, 79th and Madison, 79th and County Line Road, and 71st and Madison. The signs are directional signs designed to direct traffic to Applicant's model homes located at 89th and Madison, which are open from 12:00P.M. to 5:00P.M. on Saturday and Sunday. They are essential to Applicant's business.

Specific Request: Applicant seeks relief from the hardship imposed by condition #2 of Section 55.09(E) of the Village's Sign Ordinance, by requesting that the Village allow Applicant to leave its otherwise permissible temporary right-of-way signs in place from 6:00P.M. on Saturday night to 9:00A.M. on Sunday morning.



FINDINGS OF FACT

FOR A VARIATION PURSUANT TO THE VILLAGE OF BURR RIDGE SIGN ORDINANCE

The Plan Commission's recommendation to approve or deny a Sign Variation request is determined by the following standards (as per Section 55.40 of the Burr Ridge Sign Ordinance). The applicant must provide a response to each of the following findings by indicating the facts supporting such findings.

- a. The variation is in harmony with the general purpose and intent of the Sign Ordinance;

*Please see attached
Findings of Fact*

- b. The plight of the petitioner is due to unique circumstances;

//

- c. The variation is necessitated by practical difficulties or particular hardships created by the requirements of the Sign Ordinance;

//

- d. The variation will not alter the essential character of the locality;

//

Findings of Fact

- a. The variation is in harmony with the general purpose and intent of the Sign Ordinance;

The Village of Burr Ridge Sign Ordinance permits temporary signs to be placed in the public right-of-way. There are 8 conditions to the placement of signs in the public right-of-way. Applicant complies or will comply with 7 of those conditions. The requested variation from condition #2 will not undermine the general purpose of the Sign Ordinance because the only practical effect of the variation is that the signs will stay in place from 6:00P.M. on Saturday night to 9:00A.M. on Sunday morning.

- b. The plight of the petitioner is due to unique circumstances;

The unique circumstances are inherent in the services contract with our sign company, and the additional burden and cost that two additional trips to remove and re-place signs would necessitate. Please see the Description of the Request for more information.

- c. The variation is necessitated by practical difficulties or particular hardships created by the requirements of the Sign Ordinance;

The practical difficulty of complying with this condition of the Sign Ordinance is that it necessitates 2 additional trips, and those trips are specific to a single project in the Village of Burr Ridge. As stated in the Description of the Request, the sign company's business is based on minimizing its trips and maximizing its volume. Mobilizing the truck and sign crew to remove and re-place signs for one subdivision in one town is totally impracticable, and the cost of doing so would be prohibitive. These signs are essential to Applicant's business of selling real estate. Aside from broker traffic, directional signs are the best tool Applicant has to ensure that the public knows that it has readily accessible product available.

- d. The variation will not alter the essential character of the locality;

The only practical difference between the Sign Ordinance as currently adopted and the requested variation is that the signs will remain in place from 6:00P.M. on Saturday until 9:00A.M. on Sunday. Temporary public right-of-way signs are expressly permitted in the Village's Sign Ordinance. The fact that they remain in place overnight on Saturday is not going to change the essential character of the locality, when the same signs are otherwise permitted on the weekends from 9:00A.M. to 6:00P.M.

SIGNS & DIMENSIONS



36"

24"



McNaughton Development

