



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

**January 5, 2015
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-01-2015: 450 and 410 Village Center Drive (1st Family Dental); PUD Amendment, Special Use and Findings of Fact**

Requests a special use to amend the Burr Ridge Village Center Planned Unit Development, Ordinance #A-834-10-05, to add “dental offices with ancillary retail sales” or a similar use to the list of special uses on the first floor of the building commonly known as 450 Village Center Drive and requests a special use approval to permit a dental office with ancillary retail sales within the tenant space at 410 Village Center Drive.

- B. Z-02-1015: 201 Bridewell Drive (Eddie Merlot’s Restaurant); Special Use and Findings of Fact**

Requests special use approval as per Section VIII.B.2.t of the Burr Ridge Zoning Ordinance to permit the sale of packaged wine at an existing restaurant.

IV. CORRESPONDENCE

- A. Board Report –November 24, 2014 and December 8, 2015**
B. Building Report – November 2014
C. Subdivision Report – December 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 19, 2015:** The following public hearings are scheduled:
 - **Z-13-2014: 1333 Burr Ridge Parkway; (InSite Real Estate); Special Use – Business Vocational School**
 - **Z-03-2015: 505 Village Center Drive; (Stix and Stones Wood Fired Pizza); Special Use – Restaurant with alcoholic beverage sales and outdoor dining**
 - **Z-04-2015: 324 and 320 Burr Ridge Parkway; (Capri Restaurant); Special Use for expansion of a restaurant with alcoholic beverages and outdoor dining**
- B. February 2, 2015:** The filing deadline for this meeting is January 12, 2015

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-01-2015; 410 Village Center Drive (1st Family Dental); Requests special use approval to amend the Burr Ridge Village Center Planned Unit Development, Ordinance #A-834-10-05, to add “dental offices with ancillary retail sales” or a similar use to the list of special uses on the first floor of the building commonly known as 450 Village Center Drive and requests a special use approval to permit a dental office with ancillary retail sales within the tenant space at 410 Village Center Drive.

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: January 5, 2015

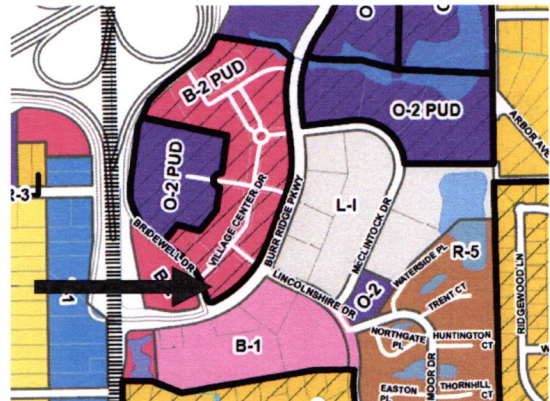
GENERAL INFORMATION

Petitioner: 1st Family Dental, Inc.

Property Owner: Burr Deed

Petitioner's Status: Potential Lessee

Land Use Plan: Recommends Mixed,
Downtown Uses

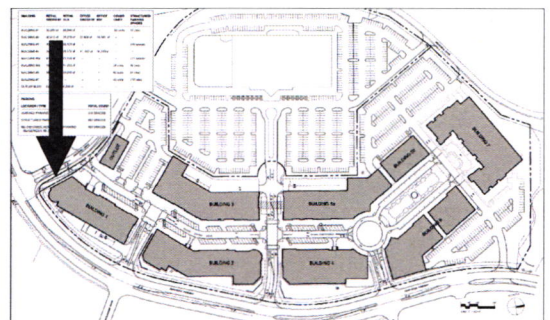


Existing Zoning: B2 Planned Unit Development

Existing Land Use: Village Center – Retail,
Restaurants, Office and
Residential Condos

Site Area: 20 Acres

Subdivision: Burr Ridge Village Center



SUMMARY

The petitioner seeks approval to operate a dental office with ancillary retail sales within the first floor tenant space at 410 Village Center Drive. The building is in the Village Center Planned Unit Development and is located at the corner of Village Center Drive and Bridewell Drive with frontage on Burr Ridge Parkway. The dental office would be located at the southern end of the building adjacent to the intersection of Bridewell Drive and Burr Ridge Parkway. It would occupy 4,237 square feet of floor area.

Compliance with the Zoning Ordinance/Planned Unit Development Ordinance

Permitted and Special Uses: The Planned Unit Development Ordinance for the Burr Ridge Village Center provides a list of permitted and special uses for each building. The list of special uses includes other non-retail uses such as Banks and Financial Institutions, Beauty and Health Services, and Offices open to the public (dental offices are specifically listed as a special use on the second floor of Buildings 2 and 4, and thus are not included as part of the “office” category in Building 1). Thus, an amendment to the PUD is required to add a dental office to the list of special uses in Building 1. Concurrently, the petitioner seeks special use approval to locate a dental office at 410 Village Center Drive.

Parking: The Zoning Ordinance requires six parking spaces per dentist or doctor for medical and dental offices. The petition indicates that there will be a maximum of three dentists for this office. Thus, a total of 18 parking spaces are required. Retail uses require one space per 250 square feet. At 4,237 square feet of floor area, 17 parking spaces are required for a retail use. The PUD Ordinance assumes a sufficient amount of shared parking for any combination of uses throughout the development. Thus, the parking for the proposed use complies with the PUD.

Compatibility of Surrounding Zoning and Development

The Burr Ridge Village Center is located in the area designated by the Comprehensive Plan as Downtown Burr Ridge. The Comprehensive Plan for downtown Burr Ridge encourages a wide variety of land uses that are typical of downtown areas.

Findings of Fact and Recommendations

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. The findings indicate that the dental office will attract 250 to 300 visitors per week and will include retail sales. The petitioner anticipates \$400,000 per year in retail sales for the dental office. The petitioner’s findings compare the dental office to the existing Lenscrafter store which is located in this same building. Lenscrafter provides optical services along with retail sales of eye glasses.

In summary, this petition includes two requests. A request to amend the Burr Ridge Village Center PUD to add “dental office with ancillary retail sales” to the list of special uses for Building 1 (450 Village Center Drive) and requests special use approval as per the amended PUD to permit a dental office with ancillary retail sales at 410 Village Center Drive. Please note that as requested, the amendment is limited to Building 1 and would not change the permitted or special uses for any other building in the Village Center.

Ordinance No. A-834-10-05

Exhibit N

**Permitted and Special Uses for the First Floor of Buildings 1 and 6
(410-480 and 800-880 Village Center Drive)**

1. Permitted Uses:

The following uses shall be permitted on the first floor of Buildings 1 and 6 subject to the issuance of a Zoning Certificate of Occupancy:

- A. Antique shops with less than 7000 square feet of floor area
- B. Art Galleries
- C. Art and School Supply Stores
- D. Barber Shops
- E. Bicycle sales, including rental and repair and service functions where incidental to retail sales or rentals
- F. Book stores and stationery shops
- G. Camera and photographic supply stores
- H. Candy stores, *not including processing or production of food or candy*
- I. Card and gift shops
- J. Carpet and rug stores (retail only) with less than 7,000 square feet of floor area
- K. China, glassware and household goods stores
- L. Clothing, clothing rental, and clothing accessory stores
- M. Coin and philatelic stores
- N. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales
- O. Craft, fabric, and sewing stores
- P. Dry cleaning or laundry receiving establishment (processing to be done off-site)
- Q. Florist shops
- R. Furniture stores
- S. Furrier shops
- T. Garden, landscape, and patio stores
- U. Hardware or home improvements stores with less than 7,000 square feet of floor area
- V. Hobby shops (not including video game parlors or arcades)
- W. Household appliance stores (including repair and service functions where such activities are incidental to the retail sales function)
- X. Interior decorating shops

Exhibit N

- Y. Jewelry stores, including watch repairs, design and production of custom jewelry
- Z. Leather goods and luggage stores
- AA. Office/Sales Center for management and/or marketing of residential units in Buildings 1, 6, or 7.
- BB. Office supply and service stores including copying and package delivery services with less than 7000 square feet of floor area
- CC. Permitted or Special Uses with hours of operation not exceeding 7 AM to 10 PM.
- DD. Pharmacies and Drug Stores
- EE. Photography studios
- FF. Picture framing, when conducted for retail sales on the premises only
- GG. Post Offices, federal government, freestanding or accessory to another use
- HH. Shoe sales and shoe repair stores
- II. Sporting goods stores
- JJ. Tailor and dressmaking shops
- KK. Toy stores
- LL. Video rental stores

2. Special Uses:

The following special uses may be allowed on the first floor of Buildings 1 and 6 in accordance with the special use procedures outlined in Section XIII of the Village of Burr Ridge Zoning Ordinance:

- A. Antique shops with more than 7000 square feet of floor area
- B. Banks and Financial Institutions without drive-through facilities
- C. Beauty and Health Services
- D. Convenience Food Stores
- E. Child Care Centers and Nursery Schools
- F. Any permitted or special use with hours of operation exceeding 7 A.M. to 10 P.M.
- G. Offices open to the public and providing services directly to consumers including but not limited to real estate offices and travel agencies.
- H. Office supply and service stores including copying and package delivery services with more than 7000 square feet of floor area
- I. Outside sales display accessory to a permitted or special use
- J. Plumbing, heating, air conditioning, and lighting stores (retail sales and service only)
- K. Specialty restaurants such as coffee shops and ice cream shops with limited on-site food preparation and without drive-through facilities or the sale of alcoholic beverages
- L. Tobacco Shops



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Robert N. Sodikoff
DIRECT: 312-755-3155
DIRECT FAX: 312-222-6355
rsodikoff@agdglaw.com

December 11, 2014

OUR FILE NUMBER:

Via Federal Express

100743.000100

Mr. Douglas Pollock
Community Development Director/
Building Commissioner
Village of Burr Ridge
7660 County Line Road
Burr Ridge, Illinois 60527

Re: Village Center – Building 1 (Dental Office with Ancillary Retail)

Dear Doug:

In connection with the application for a text amendment and special use for Building #1, enclosed please find:

1. Completed Petition for Public Hearing.
2. Check in the sum of \$1,250.00 payable to the Village of Burr Ridge for Public Hearing and Sign Fee (\$650.00, Special Use Request) and Text Amendment (\$600.00).
3. Mailing labels with names, addresses and PINs of all property within 750 feet of the subject property (please note separate tax record searches for DuPage County and Cook County properties).
4. Consent of Owner to file the petition for text amendment/special use.
5. Site plan and depiction of retail space.
6. Findings of Fact.
7. Consent to Install Public Notice Sign.
8. For your information, the hours of operation for the proposed facility will be Monday – Friday, 10 a.m. to 7 p.m.; Saturday, 9 a.m. to 5 p.m., and Sunday, as needed for training courses or for VIP patients. The facility will be the Company's flagship location and will be the main center for all VIP patients. It will employ three dentists, one of whom will be on site during all business hours; four assistants, two of whom will be present at a time, and two sales persons, one of whom will be present at a time. All deliveries of merchandise will be through UPS or similar service, in small packages. All staff will be instructed to park in



Mr. Douglas Pollock
December 11, 2014
Page 2

the main parking lot so that parking in the vicinity of the facility will remain available for patients of the facility and patrons of the Village Center.

The rendition of the retail space is currently being prepared in consultation with the proposed dental product suppliers. We will provide you with copies as soon as it is available.

Please let me know if you require anything further.

Sincerely,

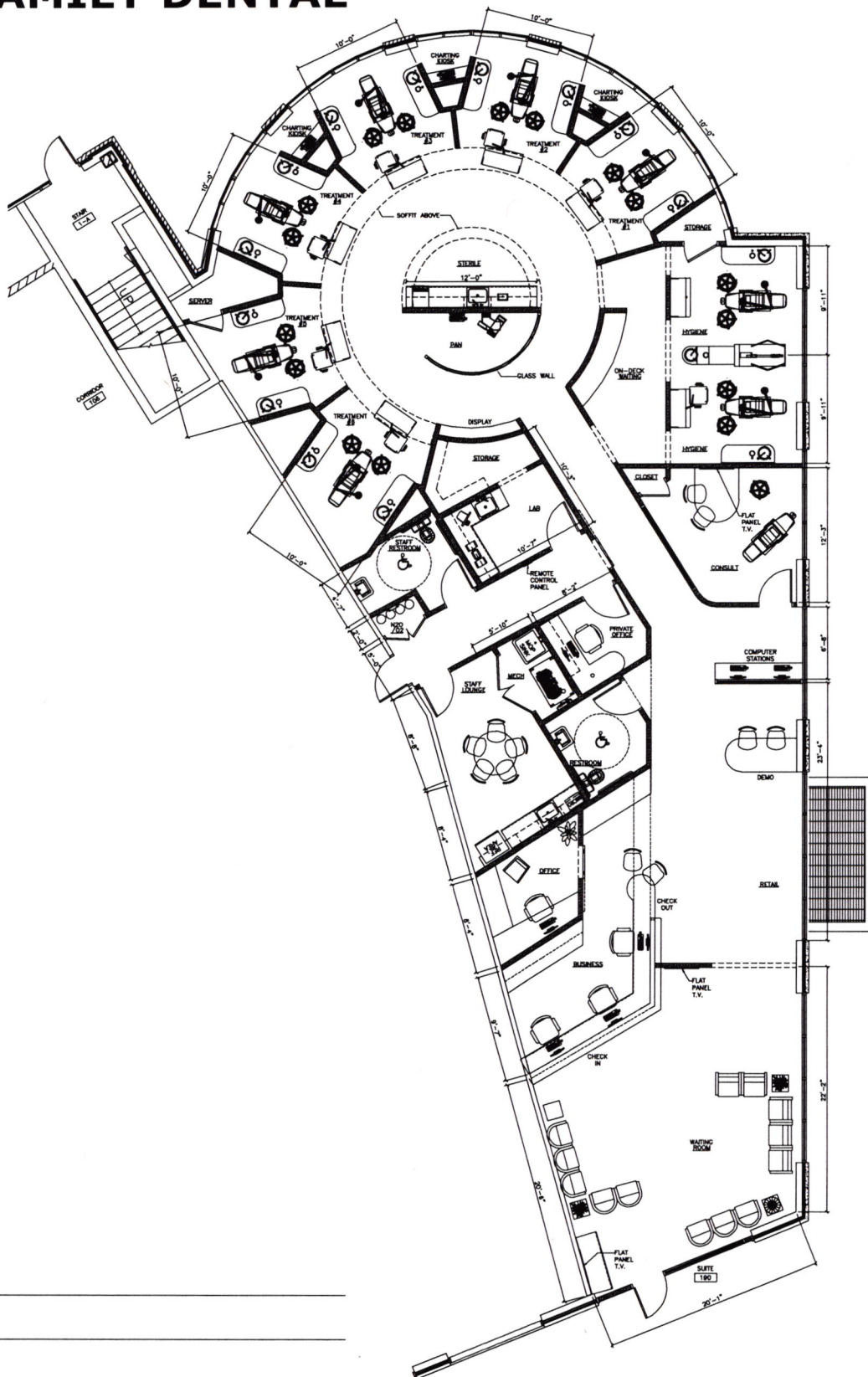
A handwritten signature in dark ink, appearing to be 'RS', written over the word 'Sincerely,'.

Robert N. Sodikoff

RNS/pmk
Enclosures
cc: Dr. Ghassan Abboud
Scott M. Rolston
Rich Kozarits

1ST FAMILY DENTAL

410 Village Center Drive, Suite 190 Burr Ridge, IL. 60527



APPROVED _____

DATE _____

Benco Dental
 We deliver success smile after smile.
 BENCO.COM • 1.800.GO.BENCO



REVISION 2
PROJECT #: S01445-MEH
DRAWN BY: MEH
DATE: 9.18.14
SCALE: N.T.S.

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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.

It will provide state of the art dental services to Village residents as well as to international visitors and referrals from leading hospitals in the Chicagoland area. Patients who might not otherwise be familiar with Burr Ridge will have the opportunity to enjoy the amenities of the Village Center and surrounding businesses, including nearby retail shopping. International visitors will also likely stay in local hotels during their stay. The ancillary retail space will also result in sales taxes for the Village.

- 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 special use will provide health services for Village residents and bring visitors to the Village who are likely to frequent other Village businesses, adding to the financial well being of the Village as a whole. It will provide a significant number of visitors to the Village Center, estimated to be at least 250-300 per week, but will not contribute to parking congestion as would a high volume retail establishment.

- 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.

Professional dental offices with ancillary retail sales is a transitional use that will benefit the Village Center. The use is similar to that provided by Lenscrafter, which is in the same building, where both professional services and products are provided.

- 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 use will bring additional visitors to the Village Center, which will likely enhance the business conducted by restaurants and other retail establishments in the Village Center and surrounding areas. The use will not adversely impact other businesses in the area.

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

There are sufficient utilities, access roads, drainage and other facilities serving the property in question.

- 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 Village Center was designed to provide ingress and egress to the property and to minimize traffic congestion in the public streets. There is sufficient nearby parking to accommodate the transitional use of dental office facilities and accessory retail and the proposed use will generate less vehicular traffic than a high volume retail establishment or restaurant would generate.

- 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 in keeping with the Official Comprehensive Plan and in addition to providing professional services will generate retail sales taxes.

- 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 is a transitional use combining professional services with retail sales. The operation of the facility shall conform to the rules and regulations of the Village Center subject to such requirements as the Village may impose.

(Please transcribe or attach additional pages as necessary)



FINDINGS OF FACT
FOR AN AMENDMENT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE - PUD

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

It allows for dental offices and ancillary retail activities as a special use in Building 1 - 450 Village Center Drive. The space in question is not suitable for general high volume retail sales or restaurant use due to a lack of available parking convenient. Further, the Building 1 spaces are not prime retail spaces because they are located on the outside perimeter of the Village Center and lack visibility and convenience to customers of the Center generally.

- b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

It allows for a transitional professional business use with a material retail component, with necessary visibility for the proposed users who will be going to a specific destination.

(Please transcribe or attach additional pages as necessary)

The background is a solid dark blue with a subtle texture. At the top, there are several thin, wavy lines in lighter shades of blue and green, creating a sense of movement and depth.

1st Family Dental of Burr Ridge

Retail & Reception Areas Concept Development

Merchandise Display Table



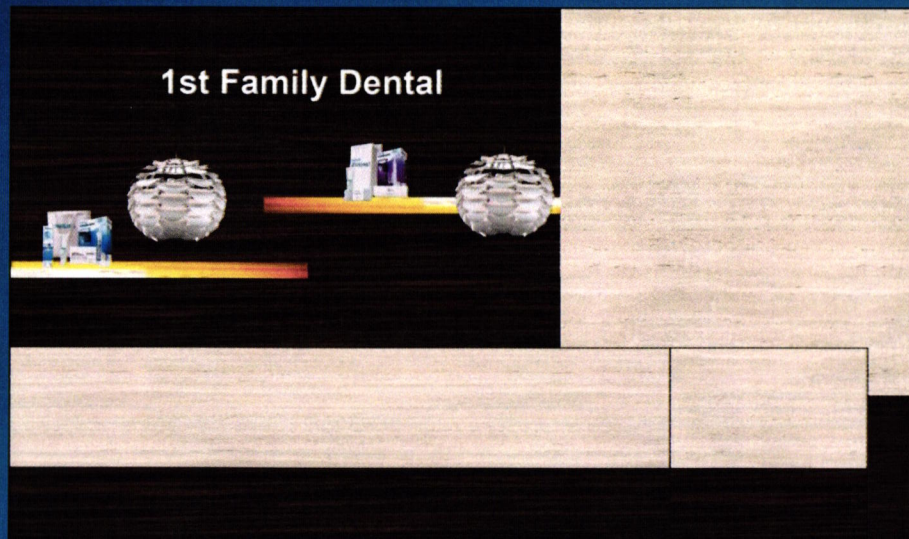
Display Table - Opt. 1



Display Table - Opt. 2

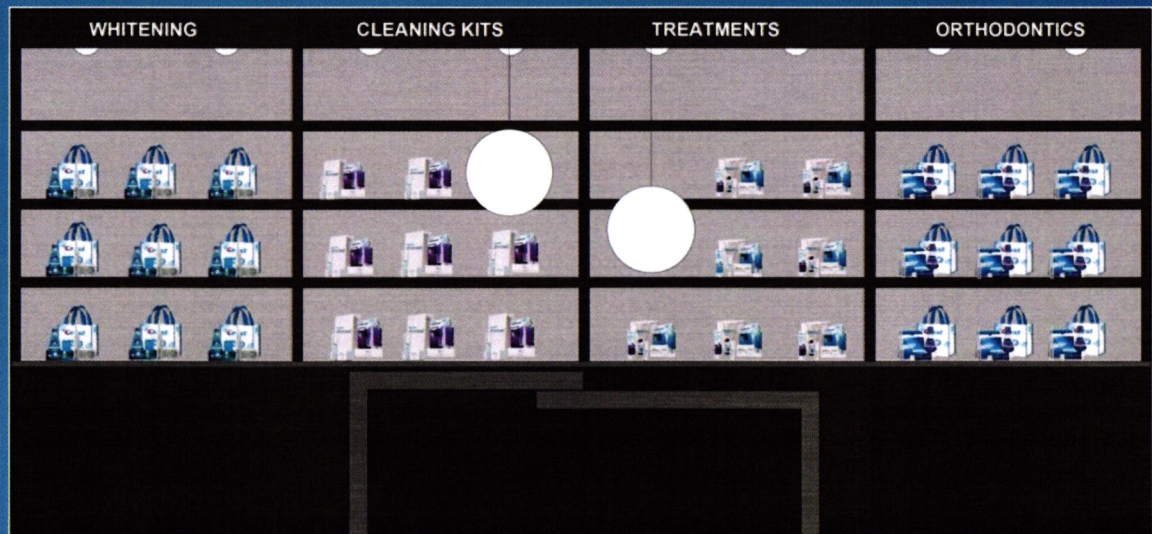
Two Large Merchandise Display Tables in the Space to feature the Product Materials: Zebra Wood Veneers ,

Reception Desk and Retail Wall

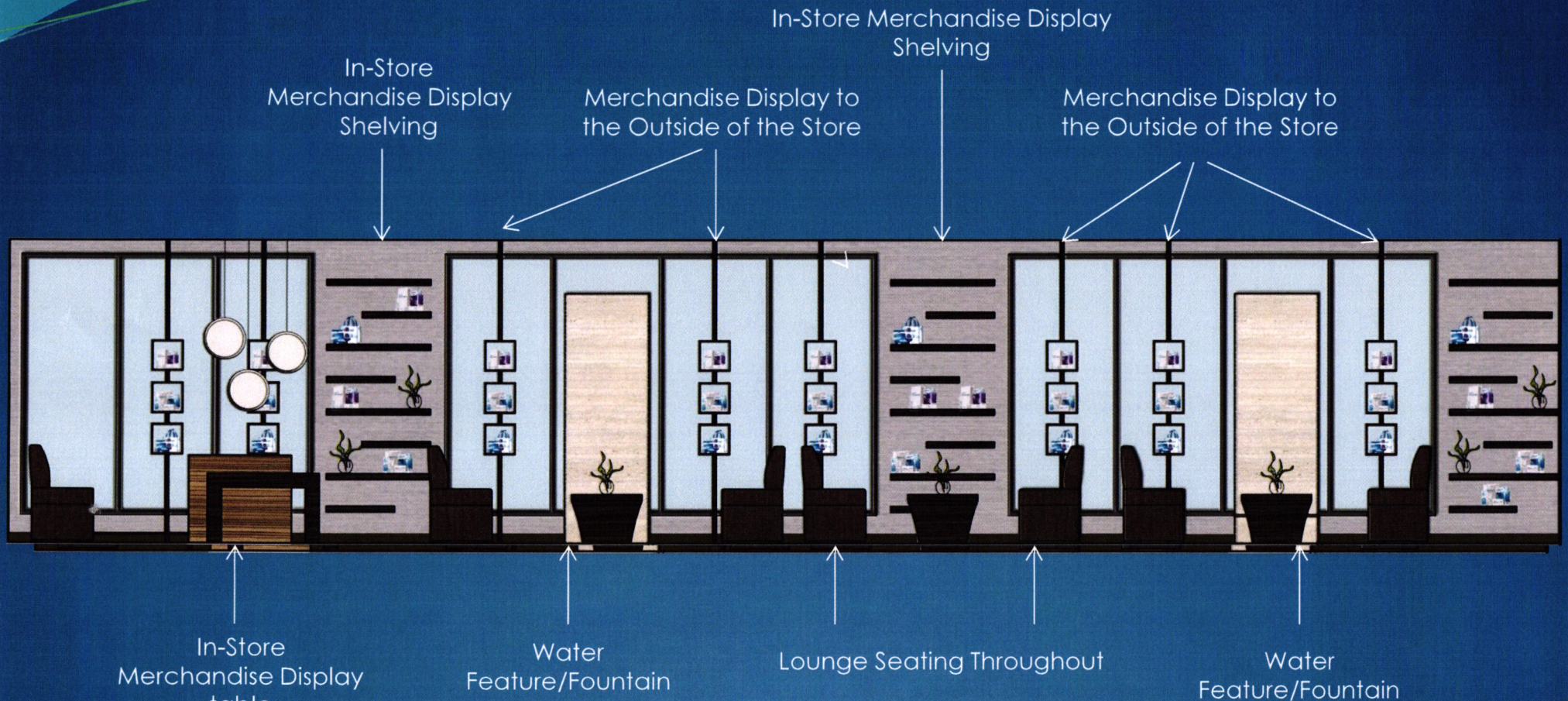


Reception Counter ; High End
Materials: Zebra Wood Veneer,
Natural Travertine Stone

Merchandise Display Casework
featuring the Product;
Materials: Zebra Wood Veneers

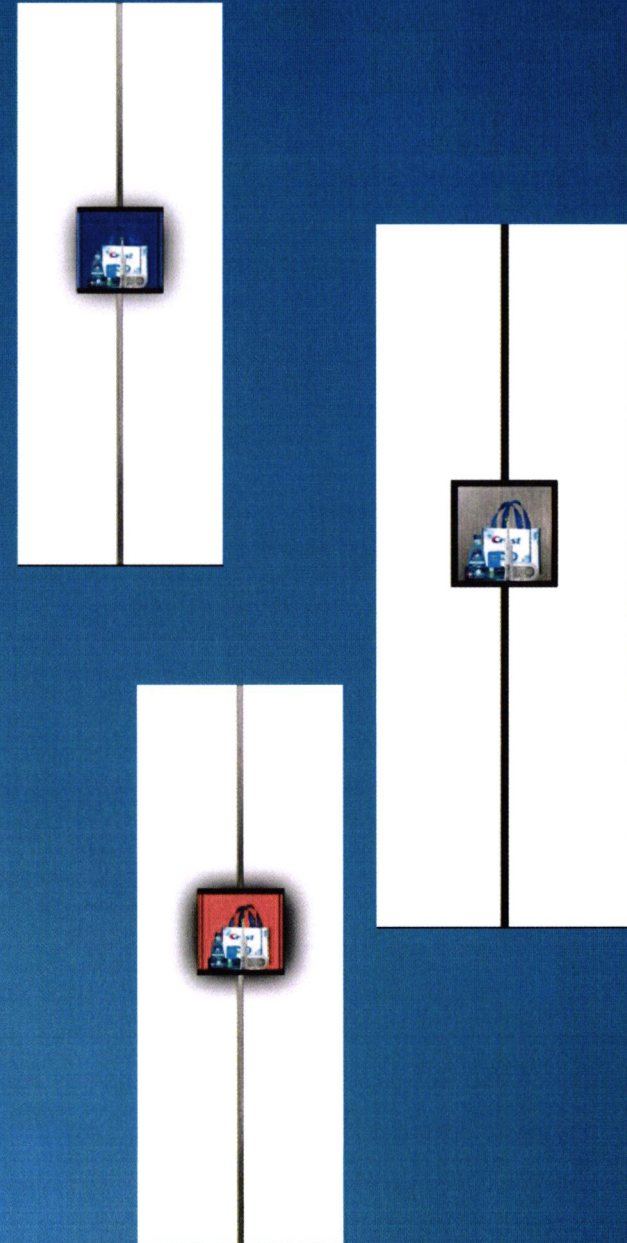
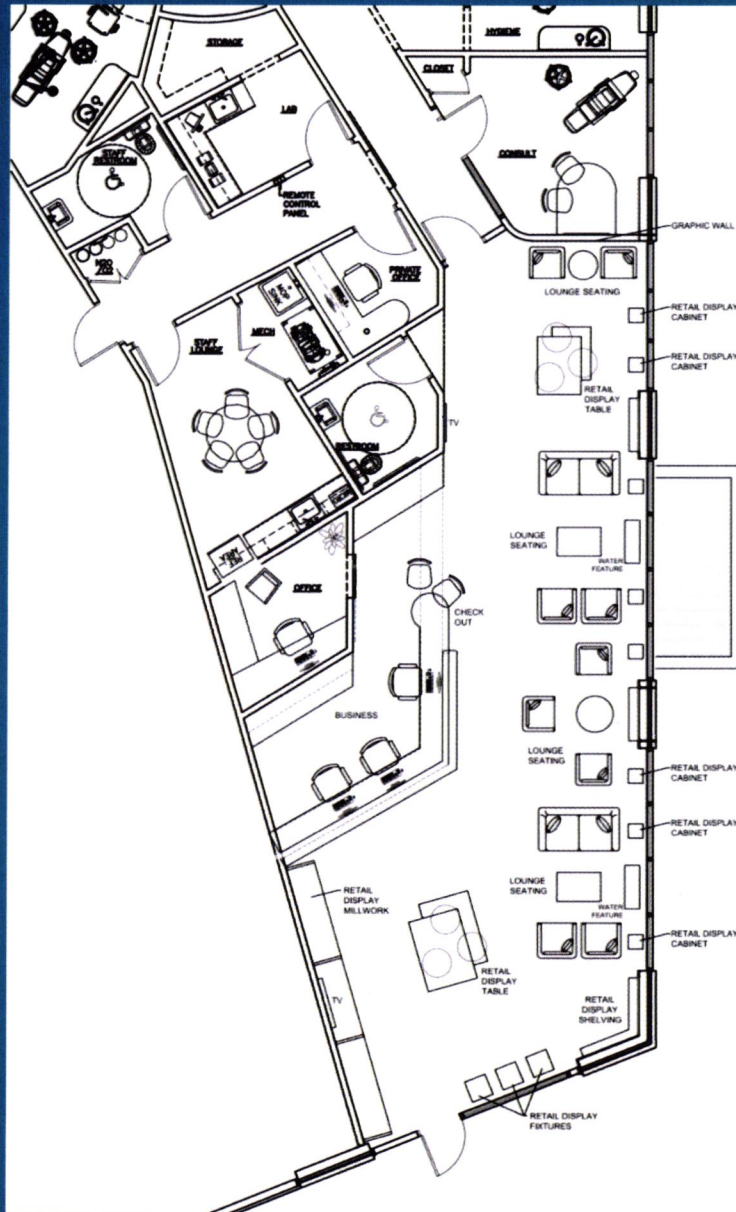


Window Display and Retail Wall

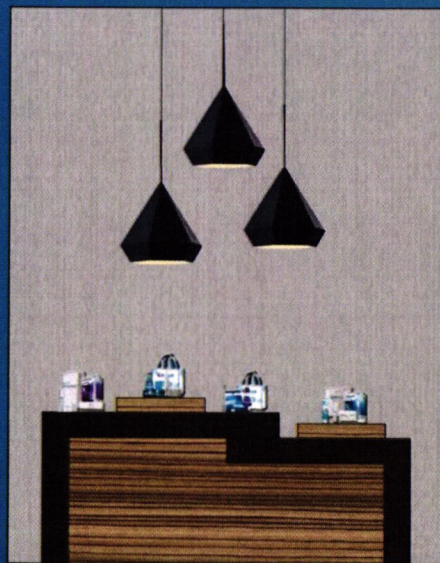


Window Display / Water Feature
Merchandise Display Casework
featuring the Product;
Materials: Zebra Wood Veneers

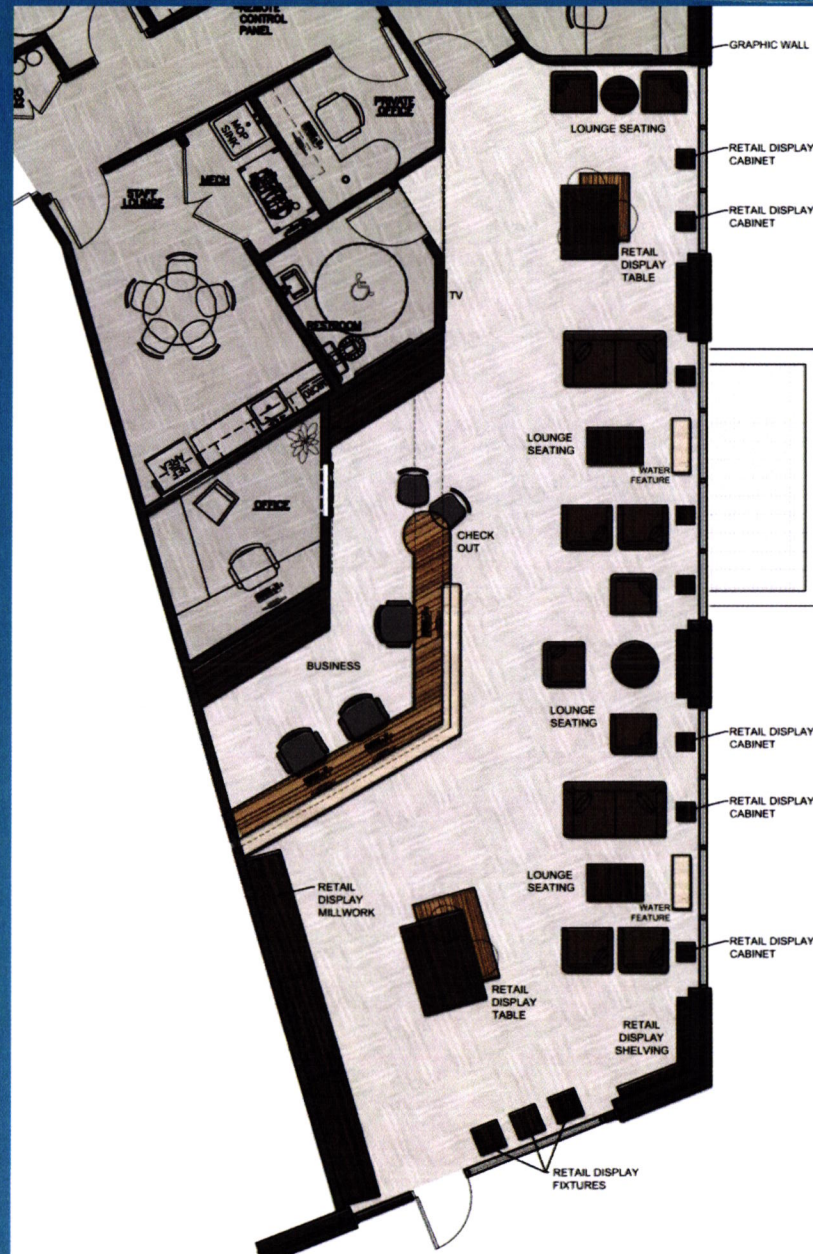
Floor Plan & Window Display



Floor Plan



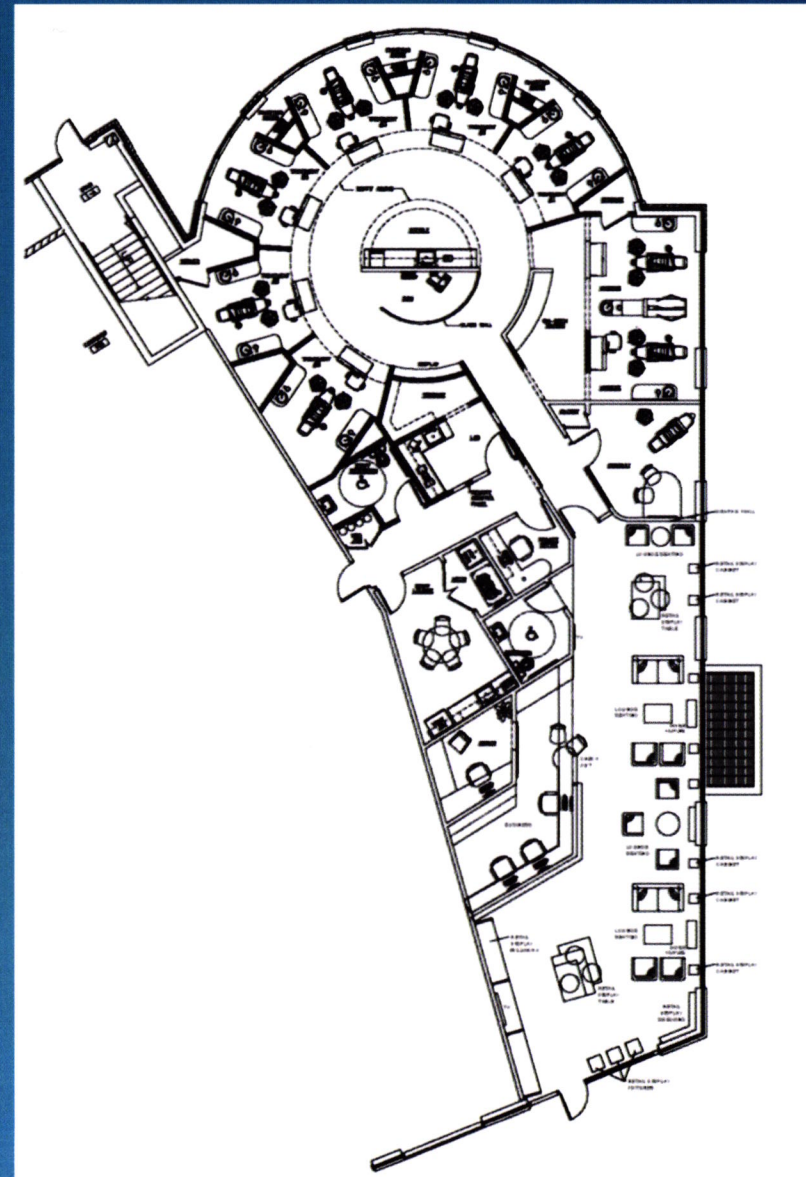
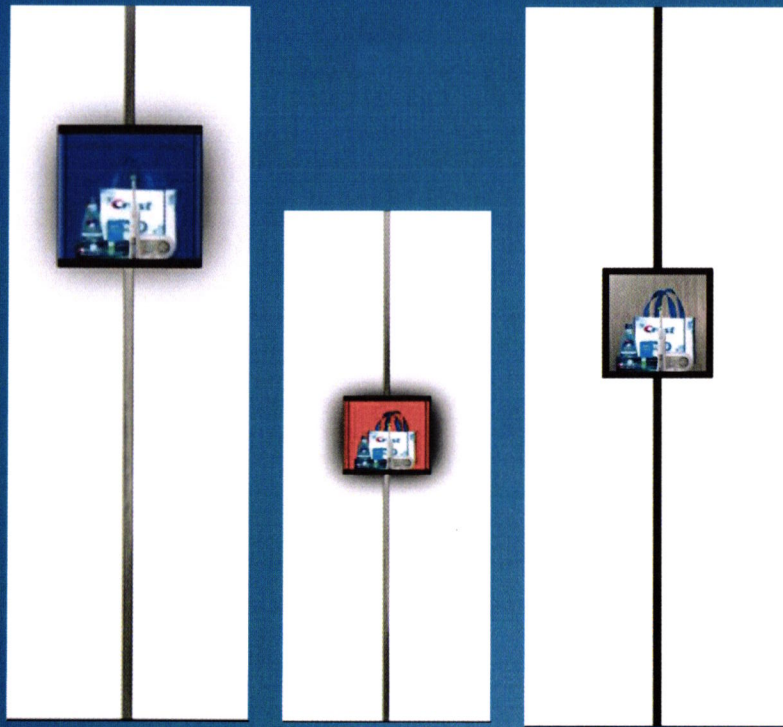
Display Table - Opt. 1



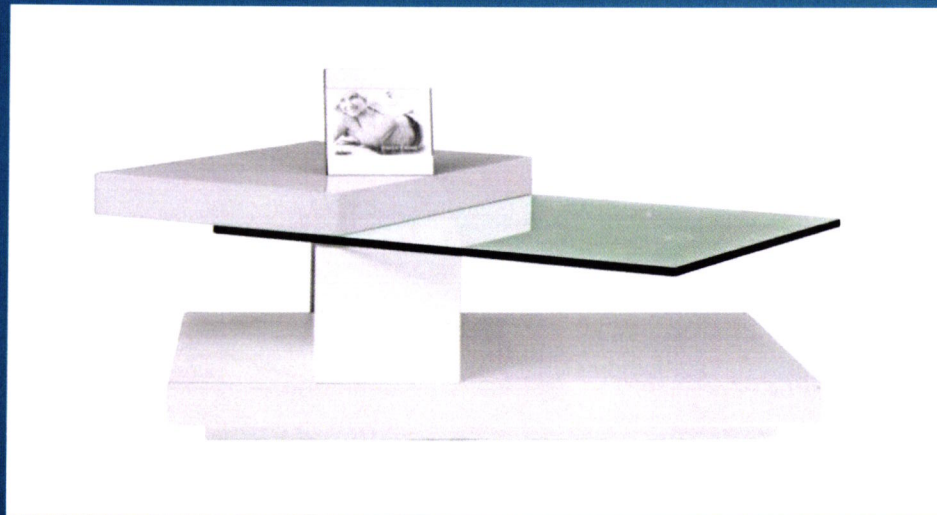
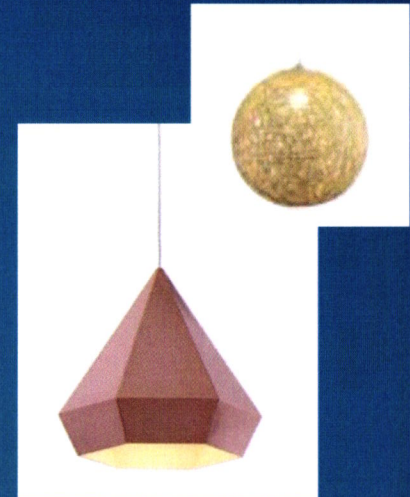
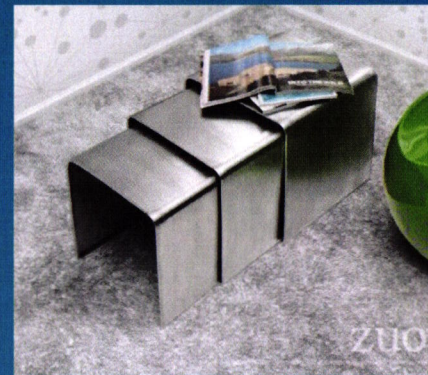
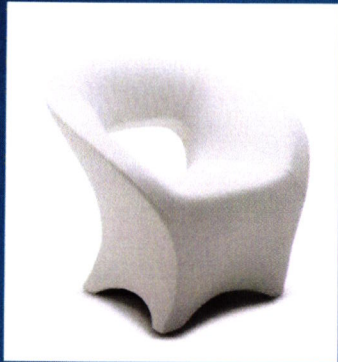
Two Large Merchandise Display Tables in the Space to feature the Product

Materials: Zebra Wood Veneers

Full Floor Plan & Window Display



Furniture & Lighting Ideas





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

Z-02-2015; 201 Bridewell Drive (Eddie Merlot's); Requests special use approval as per Section VIII.B.2.t of the Burr Ridge Zoning Ordinance to permit the sale of packaged wine at an existing restaurant.

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: January 5, 2015

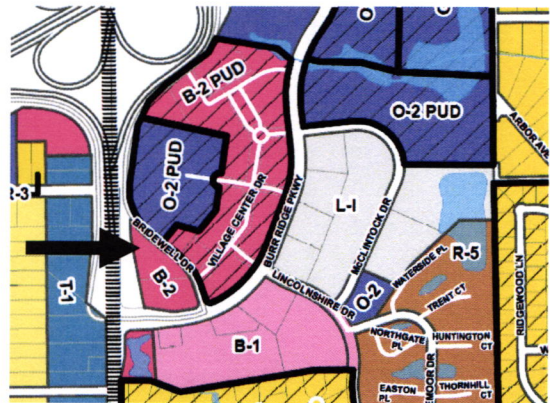
GENERAL INFORMATION

Petitioner: Eddie Merlot's Restaurant

Property Owner: Spirit Realty Capital

Petitioner's Status: Tenant

Land Use Plan: Recommends Commercial
Retail and Restaurant Uses

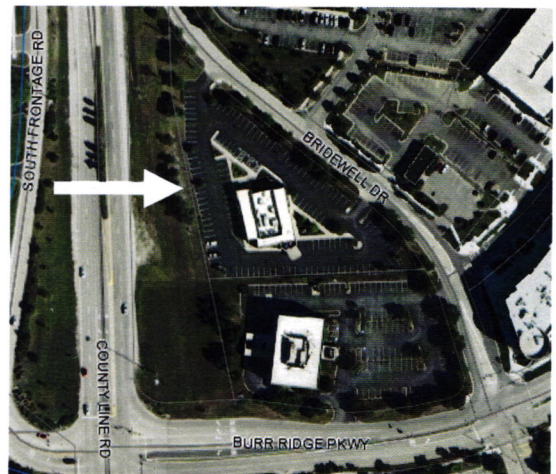


Existing Zoning: B2 General Business District

Existing Land Use: Vacant Restaurant

Site Area: 1.8 Acres

Subdivision: Burr Ridge Corporate Park





SUMMARY

The petitioner operates a restaurant in downtown Burr Ridge and is seeking special use approval to sell bottled wine for consumption off premises. The sales would be to wine club members and would be accessory to the continued use of the property as a restaurant.

Compliance with the Zoning Ordinance

The Zoning Ordinance classifies sales of packaged alcoholic beverages as a special use in the B-1 and B-2 Districts. Restaurants are listed separately. The special use for restaurants that serve alcoholic beverages is limited to on site consumption, only. As this would be an accessory use to the restaurant, additional parking is not required. A similar special use was approved for Coopers Hawk Restaurant located at 510 Village Center Drive.

Compatibility of Surrounding Zoning and Development

The subject property is located in the area designated as Downtown Burr Ridge. Downtown Burr Ridge includes a variety of land uses. The Comprehensive Plan for downtown Burr Ridge encourages a wide variety of land uses that are typical of downtown areas.

Findings of Fact and Recommendations

The Findings of Fact for this petition have been prepared by the petitioner and may be approved if the Plan Commission is in agreement. If the Plan Commission recommends approval of this special use it is recommended that the special use be limited to Eddie Merlot's Restaurant and to package wine sales as an accessory use to the existing restaurant.



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.

EDDIE MERLOT'S WINE CLUB ENHANCES OUR BRAND AS A
DESTINATION IN BURR RIDGE OVER SIMILAR CONCEPTS IN
SURROUNDING MUNICIPALITIES AND THE SPECIAL USE REQUEST
FOR RETAIL WINE PURCHASES IS KEY TO THE EXECUTION OF THE CLUB.

- 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 SPECIAL USE REQUEST ALLOWING FOR RETAIL WINE
PURCHASES HAS NO INHERENT DANGER AS IT ALLOWS FOR
PURCHASE FOR CONSUMPTION AT HOME.

- 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 SPECIAL USE REQUEST FOR RETAIL WINE SALES
WILL NOT DIMINISH THE PROPERTY SURROUNDINGS OR
VALUE AND WILL INCREASE SALES TAX REVENUE BENEFITING
THE SURROUNDING COMMUNITY.

- 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 SPECIAL USE REQUEST WILL NOT ~~IMPED~~ IMPEDE
DEVELOPMENT IN THE AREA.

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

THIS IS NOT APPLICABLE TO THE SPECIAL
USE REQUEST.

- 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.

THIS IS NOT APPLICABLE TO THE SPECIAL
USE REQUEST.

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

ZONED B-2, THIS IS NOT APPLICABLE TO THE
SPECIAL USE REQUEST.

- 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.

WE ARE ASKING FOR THIS SPECIAL USE REQUEST
TO ALLOW FOR RETAIL WINE SALES OUTSIDE THE
SCOPE OF OUR CURRENT LICENSE.

(Please transcribe or attach additional pages as necessary)



Request for Liquor License Modification

Presenting – Jeff Stoltman, Eddie Merlot's

Eddie Merlots is applying for modification to our liquor license allowing for limited retail wine purchases to allow for the implementation of a wine club. Eddie Merlot's has no intention of selling packaged liquor or beer retail.

Here is a brief outline of the wine club we are looking to begin by years end:

- Guest is charged monthly membership fee the first of every month
- Membership includes a featured bottle of wine per month available for the guest to pick up after the first of every month to either carry out or consume in the restaurant
- Invitation to member only wine dinners and events
 - Retail sales of featured wines at these events

Eddie Merlot's has no intention of setting up a retail shelving display at the restaurant, only have the ability to sell featured wines on a limited basis to guest attending special events or bulk purchase of the featured wine club wine of the month.



Initial Wine Club Outline

- Goals
 - Increase return visit frequency
 - Add new and unique dynamic to business model
 - Add new revenue stream increasing cash flow
 - Increased volume with wine partners resulting in better pricing throughout

Club Outline

Overview

The wine club will be provided for a monthly fee to be determined. Membership will be month to month with credit card information kept on file to be charged out the first of every month. The predetermined wine of the month will be available at that time and thereafter for the member to pick up at the restaurant. Members may choose to pick up their wine of the month for carryout or for consumption in the restaurant. Monthly wine selections will be guaranteed in stock for 3 months after which an equivalent will be optioned if selection is no longer in stock. Guests are not obligated to pick up each month. For example, if a guest is out of state for 6 months and membership remains active during that time and fees are current, the guest will be able to pick up 6 bottles of wine at that time. Shipping can be provided as well on a quarterly basis should the guest choose this method at time of sign up. The option to change from a pick-up membership to a shipping membership will be provided. Wines selected for the club members should be largely off-list selections.

- Benefits
 - Featured monthly wine
 - Platinum club points (increased benefit vs. regular Platinum Club)
 - Invitation to Wine Club Member only events
 - Monthly wine dinners
 - Regularly scheduled wine tastings
 - Other (cooking demos, wine country trips, etc.)
 - Corkage fee reduction to \$10
- Dues
 - General Membership (Primary Tier) – all pricing before applicable taxes
 - 1 bottle membership - \$30/month, 12 months prepaid \$348
 - 2 bottle membership - \$58/month, 12 months prepaid \$684
 - Gift Memberships
 - 1 bottle only
 - 3 months - \$90, 6 months - \$174, 12 months - \$348
 - All standard club benefits included
 - Quarterly shipping option available for additional cost
- Tiers
 - In addition to the primary tier listed above, I recommend adding a premium tier at a higher price point to market toward a higher level of wine connoisseur offering more premium wines. \$60/month is an approachable target.

CERTIFICATION



All drawings, plans, designs, and details are those of the engineer or architect who is a duly licensed professional in the State of Indiana and who is responsible for the design and construction of the project. The engineer or architect shall not be held responsible for the design and construction of the project if the design and construction are not in accordance with the approved plans and specifications.

Renovations / Addition to:
201 Bridewell Drive
Burr Ridge, Illinois

Eddie Morlot's
prime aged beef and seafood

REVISION DATE BY
Code Review 6/10/11 REB

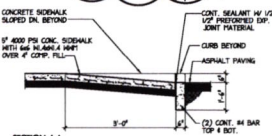
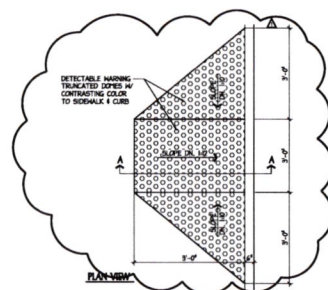
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5/2/11 2010.0150

TITLE

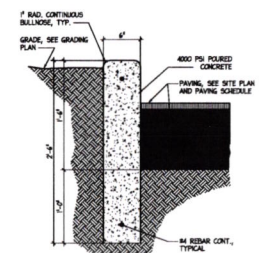
Site Plan

SHEET

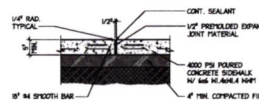
C1.1



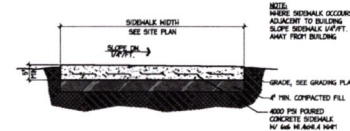
5 HANDICAP RAMP
SCALE: 3/4" = 1'-0"



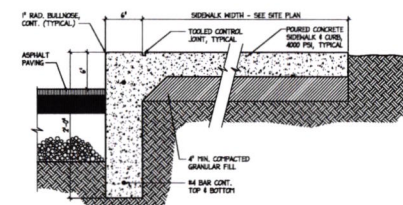
3 CONCRETE CURB DETAIL
SCALE: 1/4" = 1'-0"



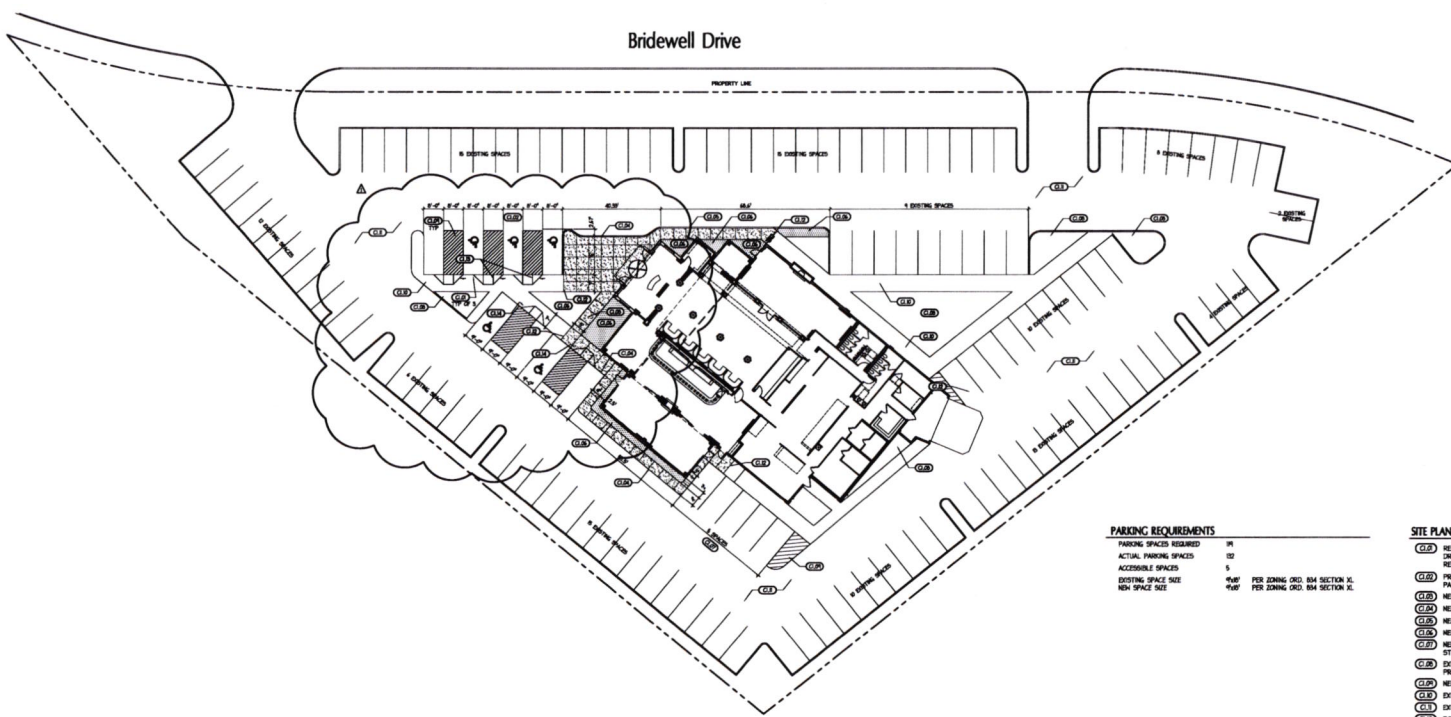
4 EXPANSION JOINT DETAIL
SCALE: 3/4" = 1'-0"



2 CONCRETE SIDEWALK
SCALE: 3/4" = 1'-0"



1 CONCRETE CURB DETAIL
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 1/4" = 1'-0"

PARKING REQUIREMENTS

PARKING SPACES REQUIRED	PH
ACTUAL PARKING SPACES	101
ACCESSIBLE SPACES	5
EXISTING SPACE SIZE	10'x14' PER ZONING ORD. RM SECTION 16.1
NEW SPACE SIZE	10'x14' PER ZONING ORD. RM SECTION 16.1

- SITE PLAN CONSTRUCTION NOTES**
- (01) RELocate EXISTING ACCESSIBLE DRIVE CURB, CURB AND GROUT INTO CONCRETE SIDEWALK, REINFORCE WITH REBAR.
 - (02) PROVIDE STRIPING FOR NEW ACCESSIBLE PARKING SPACES INCLUDING ACCESSIBLE SYMBOL.
 - (03) NEW CONCRETE SIDEWALK - SEE DETAIL S4C1.
 - (04) NEW CONCRETE SIDEWALK/CURB - SEE DETAIL S4C1.
 - (05) NEW CURB - SEE DETAIL S4C1.
 - (06) NEW LANDSCAPE AREA - SEE LANDSCAPING PLAN.
 - (07) NEW PARKING STALL STRIPING PATCHES EXISTING STRIPING.
 - (08) EXISTING LANDSCAPING BED CONTRACTOR SHALL PROTECT ALL PLANTINGS DURING CONSTRUCTION.
 - (09) NEW DIAGONAL STRIPING WITH BORDER, COLOR: YELLOW.
 - (10) EXISTING CONCRETE SIDEWALK TO REPAIR.
 - (11) EXISTING ASPHALT PAVING TO REPAIR.
 - (12) EXISTING SIDEWALK TO NEW, SEE DETAIL S4C1.
 - (13) ACCESSIBLE RAMP - SEE DETAIL S4C1.
 - (14) NEW ACCESSIBLE PARKING SPACE SIGN TO MEET MC REQUIREMENTS.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: January 2, 2015

RE: Board Report for January 5, 2015 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	
JCMSC-14-181	11/18/2014	15W 460 North Frontage R	Webster, McGrath & Ahlberg,	207 S Naperville Rd Wheaton IL 60187	\$69,193	872
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	Commercial Miscellaneous	
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

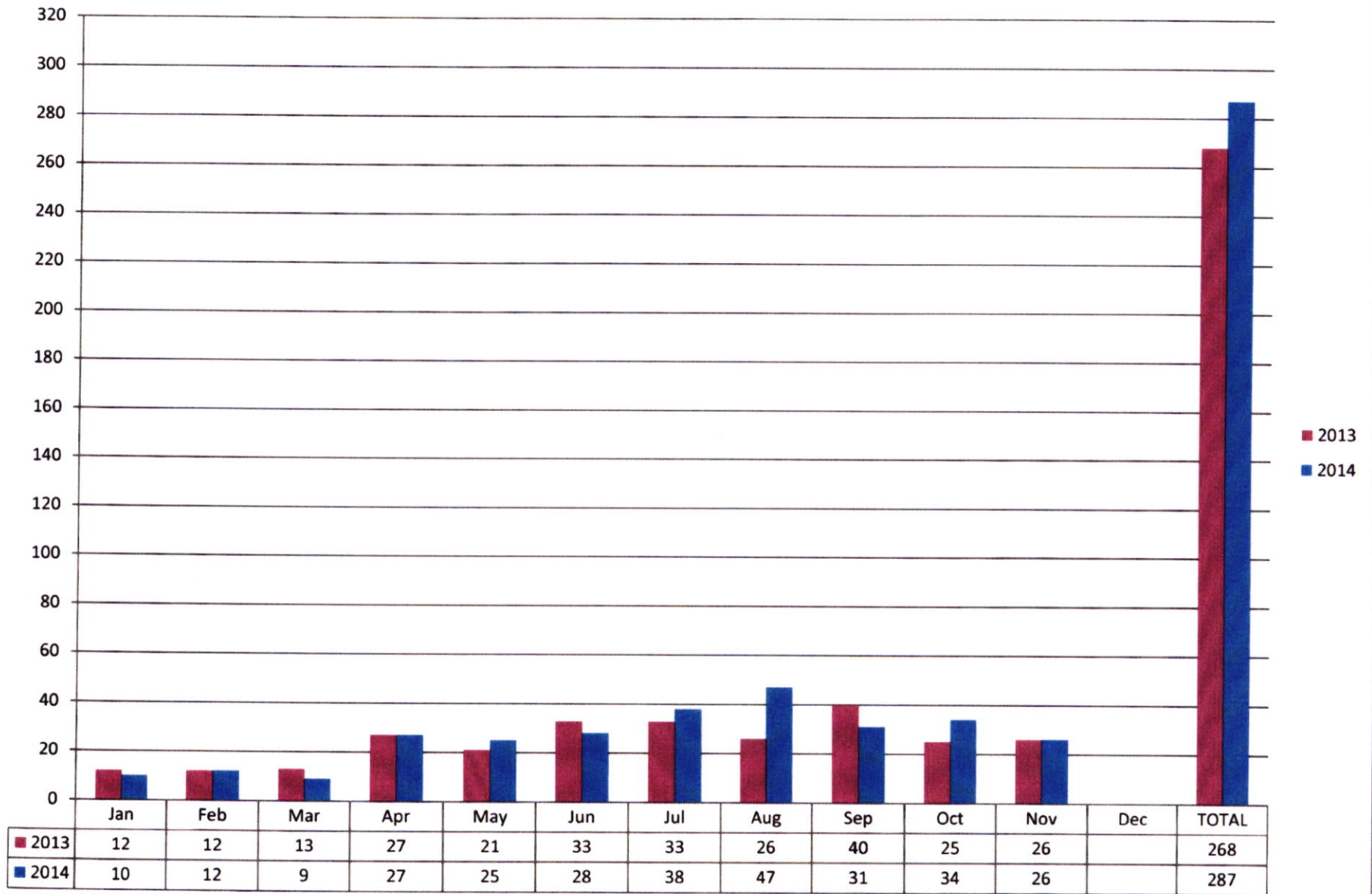
MONTHLY SURVEY OF BUILDING PERMITS - 2014

(Does not include miscellaneous Permits)

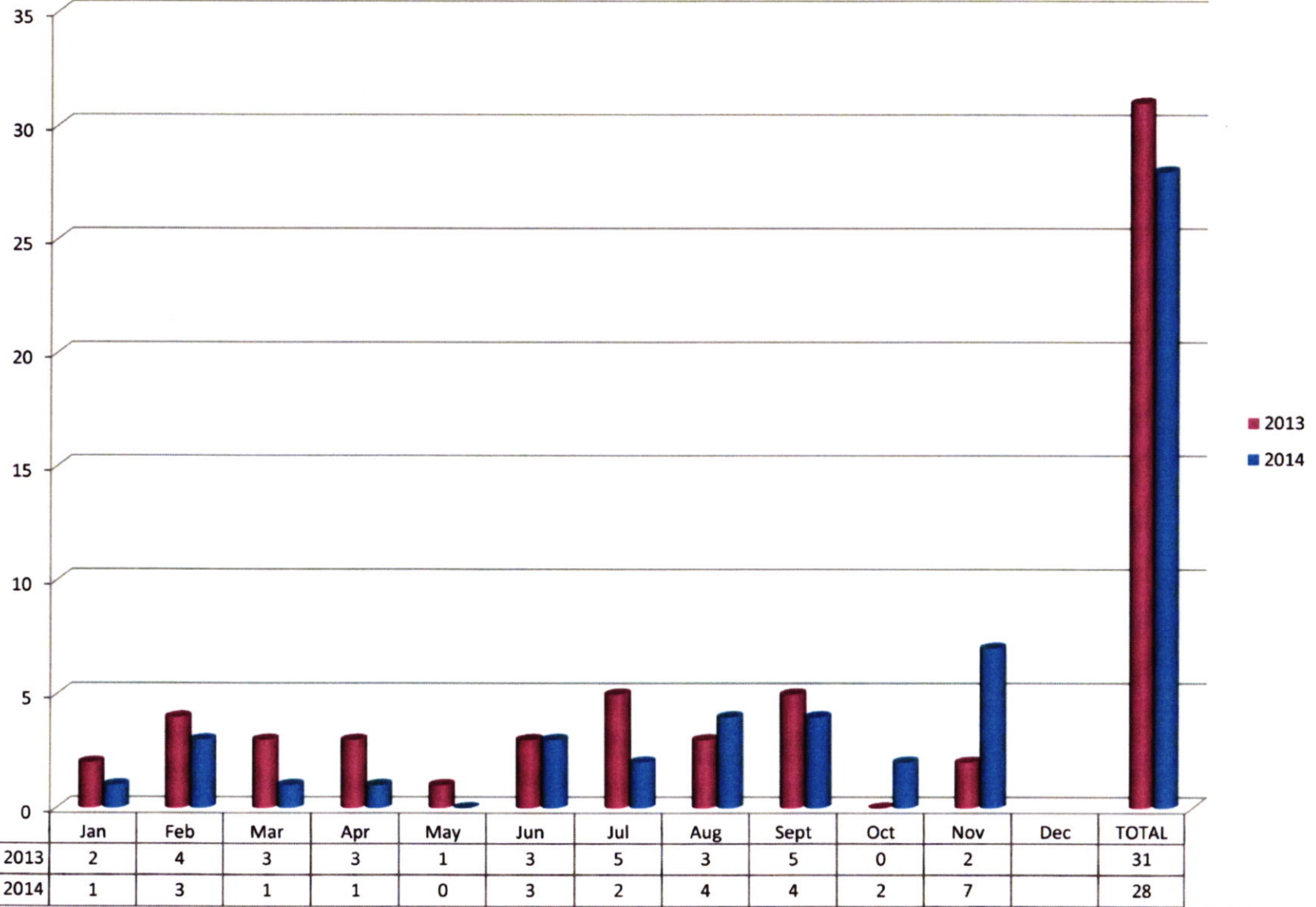
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$450,000	\$837,600		\$96,357	\$1,383,957
	[1]	[5]		[1]	
FEBRUARY	\$1,400,400	\$196,950			\$1,597,350
	[3]	[6]			
MARCH	\$450,000	\$18,750		\$1,585,803	\$2,054,553
	[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>Other Notes:</i>	
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>			
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>		marekcivil@gmail.com	
<i>Outstanding Letter of Credit Amount</i>	\$0.00	10-29-2013: Pre-application review comments sent to developer.	
<i>Original Letter of Credit Amount</i>	\$0.00	03-10-2014: revised plat and engineering plans	
<i>Letter of Credit Expiration Date</i>			



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>Deadline for Other Improvements.:</i>			<i>Other Notes:</i> John Barry McNaughton Development 11S220 Jackson Street, Suite 101		
<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>Deadline for Other 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 amending the subdivision deadline to March 1, 2014 with an option to extend to March 1, 2015. Each extension is subject to an extension 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>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: January 2, 2015

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
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James P. Healy, Jr.
Howard M. Hoff
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Craig T. Martin
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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. Spitler
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

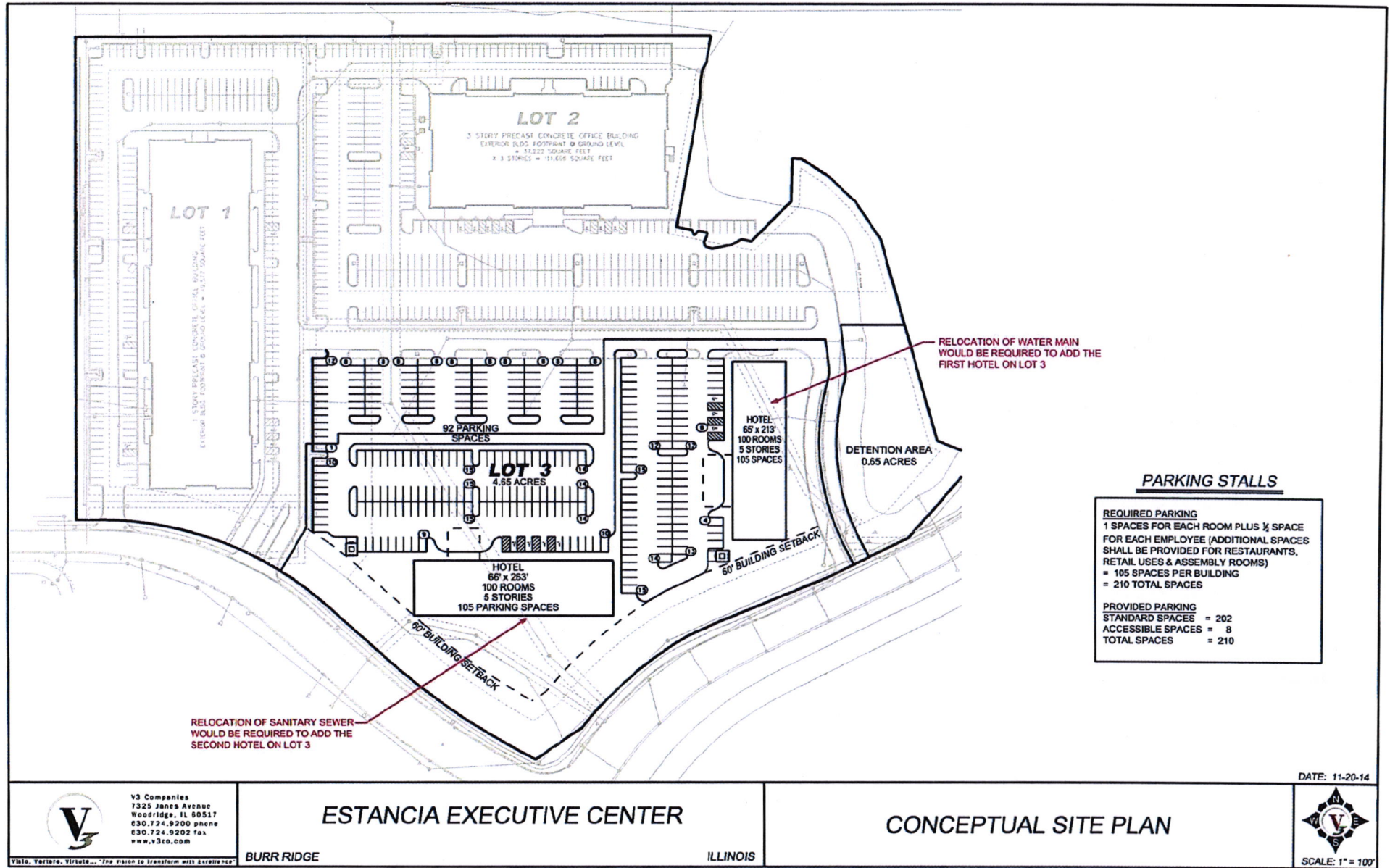
Should you have any questions, please do not hesitate to call.

Very truly yours,



James E. Olguin

JEO/jak
Attachment





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

S-09-2014; 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: January 5, 2015

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: 630-654-8181

PROPERTY INFORMATION

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

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

Date Application Is Filed

12/9/14

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

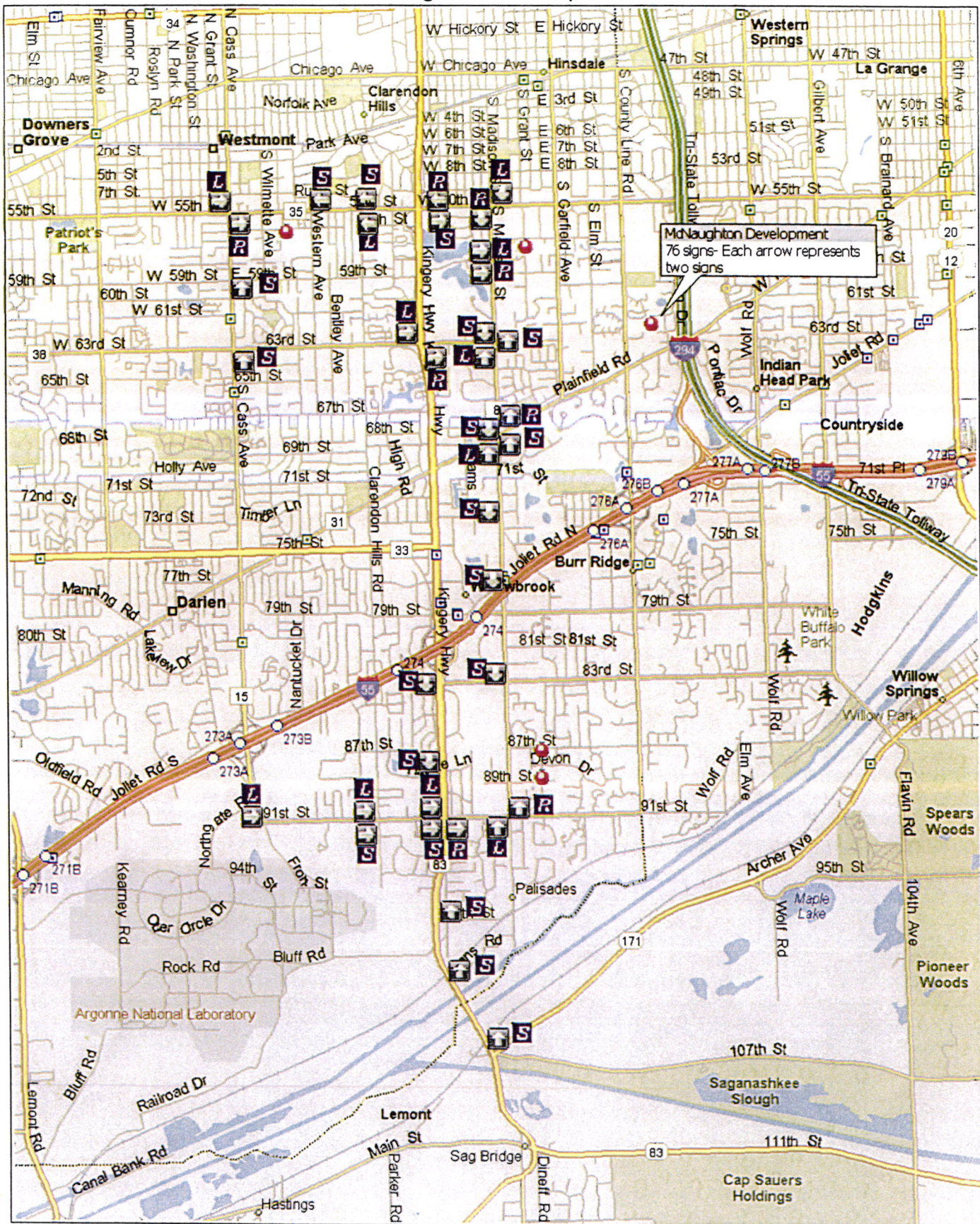


36"

24"



McNaughton Development



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