



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

**January 19, 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. January 5, 2015 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-13-2014: 1333 Burr Ridge Parkway (InSite 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 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.

B. Z-03-2015: 505 Village Center Drive (Sticks and Stones); Special Use and Findings of Fact

Requests special use approval as per Section VIII.C.2.ee and VIII.C.2.ll of the Burr Ridge Zoning Ordinance and as per the Village Center Planned Unit Development Ordinance A-834-10-05 to permit a restaurant with alcoholic beverage sales and with outdoor dining.

C. Z-04-1015: 324 Burr Ridge Parkway (Capri Restaurant); Special Use and Findings of Fact

Requests special use approvals as per Section VIII.B.2.x and VIII.B.2.ff of the Burr Ridge Zoning Ordinance to permit the expansion of a restaurant with alcoholic beverage sales and with outdoor dining and to permit a new restaurant in a separate adjoining tenant space with outdoor dining and requests a variation from Section XI.C.13 of the Burr Ridge Zoning Ordinance to permit the expansion of the existing restaurant and the new restaurant without the required number of parking spaces.

IV. CORRESPONDENCE

- A. Board Report –January 12, 2015
- B. Building Report – December 2014

V. OTHER CONSIDERATIONS

There are no other considerations scheduled at this time.

VI. FUTURE SCHEDULED MEETINGS

- A. **February 2, 2015:** The filing deadline for this meeting was January 12, 2015. There are no public hearings scheduled.
- B. **February 16, 2015:** The filing deadline for this meeting is January 26, 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 26, 2015 Regular Meeting beginning at 7:00 P.M. Commissioner Grunsten is the Plan Commission representative for the January 26, 2015 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

JANUARY 5, 2015

1. ROLL CALL

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

ROLL CALL was noted as follows:

PRESENT: 4 – Hoch, Praxmarer, Grela, and Trzupek

ABSENT: 4 – Stratis, Grunsten, Scott, and Sheth

Also present was Community Development Director Doug Pollock. Trustee Diane Bolos was in attendance.

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to approve minutes of the November 17, 2014 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 3 – Grela, Hoch, and Praxmarer

NAYS: 0 – None

ABSTAIN: 1 – Trzupek

MOTION CARRIED by a vote of 3-0.

3. PUBLIC HEARINGS

Chairman Trzupek asked all persons in attendance who may speak at any of the public hearings to stand and affirm to tell the truth. Chairman Trzupek affirmed all those who stood.

A. Z-01-2014: 410 Village Center Drive (1st Family Dental); Special Use and Findings of Fact

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

Mr. Pollock summarized the hearing as follows: 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.

Chairman Trzupek asked the petitioner for their presentation.

Mr. Robert Sodikoff introduced himself as the attorney for the petitioner. Mr. Sodikoff described the request. He said that the business would occupy about 4,300 square feet and would generate a significant number of patients. He said it would be owned by Dr. Ghasson Abboud who lives in Burr Ridge and whose parents live in the Village Center. Mr. Sodikoff said that the business would practice general dentistry, orthodontics and related disciplines; that customers will use other stores and generate foot traffic and sales for other stores; that there would be significant number of international visitors as that is a big part of Dr. Abboud's practice; that the business would be open six days a week with limited appointments on Sundays; that appointments would be scheduled so that there would be limited impact on parking; that employees will be instructed to park in the garage so that convenient parking is maintained for customers; and that the business is similar in impact to other uses allowed in the Village Center including a barbershop, dressmaking, and others. Mr. Sodikoff said that the dental office may have qualified as an office open to the public which is already listed as a special use in this building but that they were seeking to create a unique classification that would be very limited to dental offices with ancillary retail sales.

Chairman Trzupek asked why they did not consider a second floor location and what will be seen through the windows. Dr. Abboud said that with the retail sales, this location works better than a second floor space and they like the better visibility of this particular space. He said that HIPPA requirements prohibit patients from being seen through the windows so that the windows will be frosted at eye level and some windows will have product display.

Mr. Scott Rolston stated that he was the property manager for the Village Center. He said he has had difficulty renting this space with the only other party showing interest in the past being a barbershop. He said the space was difficult because of the parking. He said he likes the dental office because it will provide some retail and it is a destination business by appointment only. He said the second floor office spaces do not permit the retail.

Dr. Abboud said that he started his practice in 1996 and that his family lives in Burr Ridge. He said he wants to create a flagship office in addition to his existing dental offices in other locations and wants that flagship location to be in Burr Ridge. He said that he advertises heavily and will attract patients and customers to the Village Center from all over which will add value to the Village Center.

Chairman Trzupek asked for public comments.

Ms. Betsy Levy, 8014 Garfield Avenue, said that she lives in Burr Ridge and owns a condo at 450 Village Center Drive. She said the dental office cannot be on the second floor due to the residents. She suggested if the Village is patient there will be more interest from restaurants or retail uses which she would rather see in this location. She said this is a showcase location and sets the tone for the Village Center. She said a dental office is not consistent with the Village Center. She added that dental office smells are a concern for the residents living above the dental office.

In reply, Mr. Sodikoff said that restaurants are not permitted on the first floor of this building. He said that a dental office would benefit the community and that was part of the vision for the Village Center.

Dr. Abboud said that the business will have a significant retail component. He said the retail will have its own space in the front of the business and its own name, Dental Essentials. He said that if anyone could detect a dental smell at one of his offices, he will withdraw this petition. He said they take specific steps to ensure that there are no bad smells. Mr. Rolston added that he visited some of the other locations and there was no objectionable smells.

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

Commissioner Grela said that he has had some perspective on the Village Center since he was a Trustee and first met with the attorneys for the developer long before the Village Center was approved and built. He said that for many years he would have agreed with the resident about this use and its compatibility with the Village Center. He said that he always thought this particular space would be a nice restaurant because it was a gateway to the Village Center. Commissioner Grela said he now feels differently because it has been empty for 10 years and parking for this space is a problem. He said that after reviewing the floor plan and reading about the retail storefront, he thinks this use will be an asset to the Village Center and will not conflict with the attached residential uses or other businesses.

Commissioner Praxmarer said she agrees with Commissioner Grela and sees this as a win-win for the community. She added that her dentist office does not have problems with smells.

Commissioner Hoch agreed that this tenant space is a problem due to parking. She said that she is concerned about the retail aspect of this business and asked about the average sales at the other locations for this practice. Dr. Abboud said that the other locations do not emphasize the retail sales of products. He said this location would have a large area devoted to retail sales and have its own retail identity. He said based on the number of patients anticipated, he expects a significant amount of retail sales. He passed around two electric tooth brushes as examples and said each one retails for about \$225.

Chairman Trzupek said he understands the concept of medical tourism as his company does business in that area. He said he agrees that parking is a problem for this location. He said he was concerned about precedent and wants to be sure there is a significant retail component to this business and that it appears as a retail use from the windows. He said it is important that the windows display retail products for sale.

Commissioner Grela said that he would only support if this approval is limited to the specific space at 410 Village Center Drive. He said that it may not be appropriate use in another location within this same building due to the unique parking problems associated with this location.

Mr. Pollock read emails received from Commissioners Grunsten and Stratis. The email from Commissioner Stratis said that Commissioner Stratis is okay with this request. The email from Commissioner Grunsten asked if there would be permanent dentists at this location. Dr. Abboud said that there would be some dentist rotating from this location to others because they are specialized but that at least two dentists would have their regular practice at this location.

There being no further questions or comments, Chairman Trzupek asked for a motion to close the hearing.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to close the hearing for Z-01-2015.

ROLL CALL VOTE was as follows:

AYES: 4 – Hoch, Praxmarer, Grela and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

Chairman Trzupek suggested separate motions for the text amendment and special use.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to adopt the findings of fact as submitted by the petitioner and recommend that the Board of Trustees approve an amendment to the Village Center PUD, Ordinance A-834-10-05 to add Dental Office with Ancillary Retail Sales to the list of special uses in Building 1 otherwise known as 450 Village Center Drive as requested by Z-01-2015.

ROLL CALL VOTE was as follows:

AYES: 4 – Grela, Hoch, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to adopt the findings of fact as submitted by the petitioner and recommend that the Board of Trustees approve a special use to permit a Dental Office with Ancillary Retail Sales consisting of 4,237 square feet in the tenant space commonly known as 410 Village Center Drive as requested by Z-01-2015 and subject to the following conditions:

- A. The special use approval shall be limited to the petitioner and not transferable to another entity.
- B. The special use approval shall be limited to 4,237 square feet within the tenant space commonly known as 410 Village Center Drive.

ROLL CALL VOTE was as follows:

AYES: 4 – Grela, Hoch, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

B. Z-02-2015: 201 Bridewell Drive (Eddie Merlot's); Special Use

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

Mr. Pollock summarized the hearing as follows: 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 primarily to wine club members but would also be available to the general public.

Chairman Trzupek asked the petitioner if they had anything they wanted to add.

Mr. Jeff Stoltzman was present on behalf of the restaurant. He said he had nothing to add.

Chairman Trzupek asked for questions and comments from the public. There being none, he asked for questions and comments from the Plan Commission.

Chairman Trzupek asked Mr. Pollock to explain the zoning. Mr. Pollock said that sales of packaged alcoholic beverages for consumption off-site is a separate land use category in the Business Districts, separate from restaurants that sell alcoholic beverages for consumption on site only. He said that is the reason Coopers Hawk and now Eddie Merlot's have to get a separate special use for carry out sales. He added that they will also have to get a different liquor license.

There were no other questions or comments from the Commissioners.

Chairman Trzupek asked for explanation of the wine club. Mr. Stoltzman said that the carry out sales is primarily for wine club members but that anyone could ask to buy a bottle of wine for carryout. He said there would be no physical accommodations and that customers would have to ask a server or bartender if they want to purchase a bottle of wine for carryout.

There being no further questions or comments, Chairman Trzupek asked for a motion to close the hearing.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to close the hearing for Z-02-2015.

ROLL CALL VOTE was as follows:

AYES: 4 – Grela, Hoch, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to adopt the findings of fact as submitted by the petitioner and recommend that the Board of Trustees approve a special use to permit the sale of packaged wine at an existing restaurant located at 201 Bridewell Drive.

ROLL CALL VOTE was as follows:

AYES: 4 – Hoch, Praxmarer, Grela, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

4. CORRESPONDENCE

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

5. OTHER CONSIDERATIONS

A. PC-07-2015; 120 Harvester Drive; Informal Discussion Re: Hotel Development

Mr. Pollock said he received an email message from the property owner's attorney asking that this discussion be postponed to a later date as the owner was out of town. The Plan Commission concurred. Mr. Pollock said he would put it back on the agenda when the property owner is available.

B. S-09-2014: Sign Ordinance Amendment or Variation – Temporary Right of Way Signs

Chairman Trzupek asked Mr. Pollock to summarize this request.

Mr. Pollock summarized the request as follows: The applicant, McNaughton Development, Inc., is a homebuilder that is currently building homes at 89th and Madison and 87th and Madison in Burr Ridge. Mr. McNaughton seeks approval to place temporary 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 Sign Ordinance restricts such signs to Saturdays and Sundays only from 9 AM to 6 PM. Mr. McNaughton has placed his signs along Madison Street and County Line Road at the intersections with 91 Street, 83rd Street, 79th Street, and 71st Street (Madison only).

Mr. Paul McNaughton, Jr. was present on behalf of the applicant. He said that besides realtor traffic the only way to get customer traffic to his properties is with the signs. He said it is not practical to have his sign contractor pick up the signs every Saturday evening and put them back up on Sunday mornings. He also said that occasionally, the signs cannot get picked up on Sunday evenings but in no case would they remain by the time businesses open on Monday morning.

Chairman Trzupek questioned whether the signs really generate traffic or if they are used primarily for directions. Mr. McNaughton said they are primarily for directions to the site.

Commissioner Grela said he is surprised the applicant is making this request after knowingly violating the code and continuing to violate the code beyond just the time of day for the signs. He asked why the applicant has not complied with the code. Mr. McNaughton responded that he does not check local sign codes for temporary signs and that he has seen other developers use similar signs in the area.

Commissioner Grela said that he gets lots of complaints about temporary signs in the public right of way. He asked the applicant to clarify exactly the times they want to use the signs and how long before they complete their sales.

Mr. McNaughton said he would like to put the signs up on Friday but would agree to wait until Saturday morning. He said normally they would be removed on Sunday evenings but occasionally they may stay up until early Monday morning when the contractor can pick them up. He said he hopes to have all his homes sold in one year.

Commissioner Praxmarer said if the signs are allowed to stay up longer, she is concerned about too many signs in the public right of way.

Chairman Trzupek asked about the content of the sign and whether the temporary sign provision was limited to realtors or developers. Mr. Pollock said that the allowance for temporary right of way signs does not limit the type or content of the sign.

Commissioner Hoch said that she agrees that these sign restrictions are important and strictly regulating such signs is important toward keeping Burr Ridge a very special place.

Mr. Pollock read an email comment from Commissioner Stratis objecting to any further changes to the sign regulations.

Chairman Trzupek said that Burr Ridge is the only local government in the area that permits these signs at all.

Commissioner Grela said that the Village Board should consider stronger enforcement and if that does not gain compliance, the Board should consider eliminating the allowance of right of way signs altogether.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees deny the request for a variation or amendment to the Sign Ordinance to expand the hours for temporary signs in the public right of way.

ROLL CALL VOTE was as follows:

AYES: 4 – Grela, Praxmarer, Hoch, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

6. FUTURE SCHEDULED MEETINGS

Chairman Trzupek said the next scheduled meeting of the Plan Commission is January 19, 2015. Mr. Pollock summarized three public hearings scheduled for that meeting.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 9:10 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:10 p.m.

**Respectfully
Submitted:**

January 19, 2015

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: January 19, 2015

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

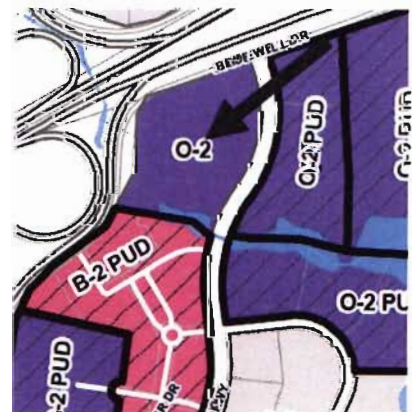


Existing Zoning: O-2 Office and Hotel
District

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. The school would be limited to classrooms with no heavy equipment or other mechanical fixtures.

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 are primarily limited to offices. Hotels, restaurants, and 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 number of parking spaces required 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, including the subject property, 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.
2. The school shall be traditional classrooms with no heavy machinery or mechanical equipment that would be inconsistent with an office use.
3. The floor occupied by the school shall not exceed 14,500 square feet.
4. 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.



InSite Real Estate, LLC
1400 16th Street, Suite 300 | Oak Brook, IL 60523-8854
t: 630-617-9100 | f: 630-617-9120 | www.insiterealestate.com

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,

A handwritten signature in blue ink, appearing to read "E. Uebelhor".

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
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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 O - 2 Zoning District and the Village of Burr Ridge.

(Please transcribe or attach additional pages as necessary)

[illegible]



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

Z-03-2015; 505 Village Center Drive (Stix and Stones); Requests special use approval as per Village Center Planned Unit Development Ordinance A-834-10-05 to permit a restaurant with alcoholic beverage sales and with outdoor dining.

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 19, 2015

GENERAL INFORMATION

Petitioner: Barker Nestor Architects on
behalf of Stix and Stones
Wood Fire Pizza

Property Owner: Trademark Property

**Petitioner's
Status:** Contract Tenant

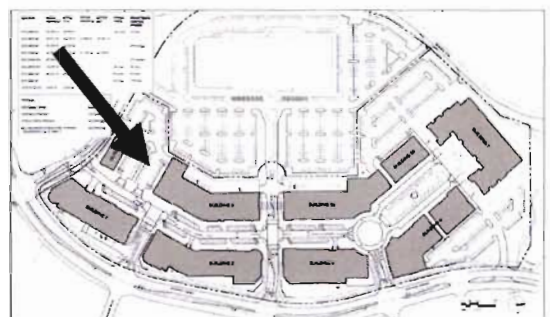
Land Use Plan: Recommends Mixed,
Downtown Uses

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 to open a restaurant in the Village Center that would include the service of alcoholic beverages and an enclosed outdoor dining area with table service. The restaurant would occupy 2,021 square feet of interior floor area with a 200 square foot outdoor dining area. The restaurant describes itself as a “fast casual dining concept with counter service.” The floor plan indicates seating for 71 customers inside and 14 customers in the outdoor dining area.

Compliance with the Zoning Ordinance

The Village Center Planned Unit Development classifies a restaurant with service of alcoholic beverages as a special use. The PUD also requires special use approval for outdoor dining areas. The Zoning Ordinance also provides regulations for outdoor dining areas. Those regulations and the petitioner’s plans related to each regulations are described as follows:

- a. The dining area shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant.
- b. Door to the dining area shall be self-closing.
- c. Tables shall be cleaned promptly following use.
- d. Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- e. Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- f. No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant;
- g. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;
- h. Outdoor food preparation, storage or display is prohibited;
- i. Hours of operation of an outdoor dining area shall be as specifically approved by the Village.

An approximately four foot tall metal railing is proposed that would enclose the outdoor dining area and a separate doorway is provided for access from the restaurant to the outdoor dining area. There will be seating for 14 customers within the 200 square foot outdoor dining area. More than five feet of sidewalk area will remain unimpeded by the outdoor dining area. The plans do not include any umbrellas within the outdoor dining area. The petitioner should confirm that all other terms and conditions will be met.

Compatibility with Surrounding Land Use

The location of the proposed restaurant is within the Burr Ridge Village Center between Starbuck’s coffee and Red Mango frozen yogurt. The building contains other retail stores with parking above and the storefront faces a surface parking lot.

Findings of Fact and Recommendations

The petitioner has completed findings of fact which may be approved if the Plan Commission is in agreement with those findings. A restaurant with service of alcoholic beverages and with an outdoor dining area is compatible with the surrounding land uses. The proposed outdoor dining area will comply with all applicable regulations. If the Plan Commission recommends approval of this request, the approval should be subject to compliance with the submitted plans and all other regulations for outdoor dining as outlined above.

29 December 14

DESCRIPTION OF SPECIAL USE - Stix & Stones

The Stix & Stones Wood Fired Pizza concept is requesting the special use approval for a restaurant concept with alcohol sales and outdoor dining patio. It is a fast casual dining concept with counter service. Fresh made, locally sourced items, will be used when possible, with an emphasis on quality. Set in an approachable environment for everyone in the community including families. The restaurant will be serving wood fired pizzas and sandwiches. In addition there will be specialty appetizers and salads available. For beverages, sodas, water, (4) craft beers & (2) wines will be on the menu. The hours of operation will be 11am to 10pm. Including part-time and full-time employees, there will be 15 total employees.





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 Stix & Stones pizza concept will be an asset to the community. This will be Burr Ridge's first wood fired pizza concept restaurant. It will add a new dining experience to the community that is currently not available. The restaurant will have an approachable atmosphere for the community including families.

- 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 new pizza concept is a family friendly restaurant that in no way will have an detrimental effect on the public health or safety of the community.

- 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 restaurant will nicely complement the neighboring tenants, which also are hospitality concepts and have outdoor patios. It will not impair, but help elevate the property values in the area since it is adding a new desirable restaurant that will add to the social & dining environment in Burr Ridge.

- 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 will not impede the development or improvement of the surrounding properties. The restaurant use and patio are both already established in the Burr Ridge Village Center by other tenants including the neighboring Starbucks. The Village Center was designed and approved with the proposed use in mind.

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

The restaurant is a part of the existing mall development all of the necessary roads, drainage, and additional facilities area existing. The proposed restaurant is a first tenant outfit.

- 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.

Yes, ingress and egress of the restaurant will be kept clear, accessible and meet code requirements. A 5'-0" sidewalk clear space will be held outside of the outdoor patio area for pedestrians.

- 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 Stix & Stones restaurant is not contrary to the objectives of the Official Comprehensive Plan. It is in line with the objectives 1.2 of the plan which states commercial developments should strengthen and maintain property values. Also it will not have any adverse effects to residential traffic patterns, as the restaurant will be built within the existing Burr Ridge Village Center development.

- 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.

Yes, the special use conforms to the other Zoning regulations in the district. The restaurant use in a multi-tenant building as allowed by the permitted uses, Zoning Ordinance VIII.C.1.rr. The restaurant is an tenant up-fit and no changes will be made that effect other Zoning Regulations.

(Please transcribe or attach additional pages as necessary)

TENANT:

Seneca Group, LLC

448 Regalia DR.

Inverness, Illinois 60010

PROJECT TITLE:



Burr Ridge Village Center
Building '3', Tenant #505
Burr Ridge, IL

ARCHITECT:

Barker Nestor, Inc.

600 W. Cermak Rd. Unit 2A

Chicago, IL 60616

DRAWING INDEX

CS PROJECT INFORMATION

- A1 PROPOSED KEY PLAN
- A2 PROPOSED SITE PLAN
- A3 PROPOSED INTERIOR PLAN
- A4 PROPOSED EXTERIOR PATIO PLAN
- A5 PROPOSED EXTERIOR ELEVATION
- A6 PROPOSED EXTERIOR ELEVATION
- A7 PROPOSED EXTERIOR FURNITURE

+ barker / nestor +
ARCHITECTURE + DESIGN
600 WEST CERMAK RD. CHICAGO, IL 60616 USA TEL: 847.763.1187 FAX: 847.763.1187

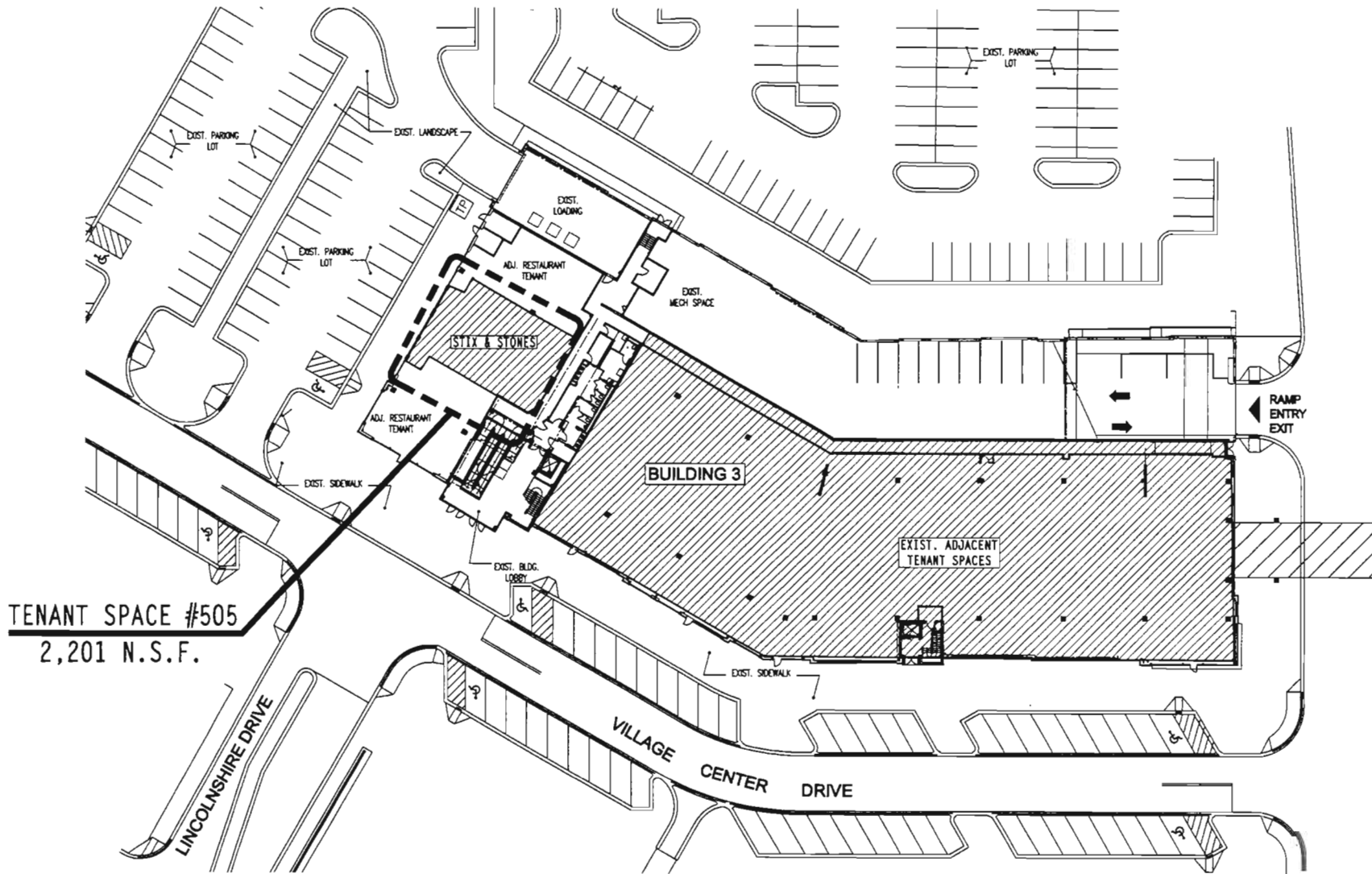
PROPOSED ARCHITECTURAL SKETCH FOR:

WOOD FIRED PIZZA
BURR RIDGE VILLAGE CENTER
BUILDING '3', TENANT #505
BURR RIDGE, IL

SHEET NUMBER:

CS OF **A**

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A101 EXIST. BUILDING KEY/SITE PLAN (NO CHANGE) - GROUND FLOOR

SCALE: 1/16"=1'-0"



PROJECT NUMBER:	W1605
DRAWING NAME:	BRPC-A1 SITE
ISSUE DATE:	18 DECEMBER 14
DRAWN BY:	VP

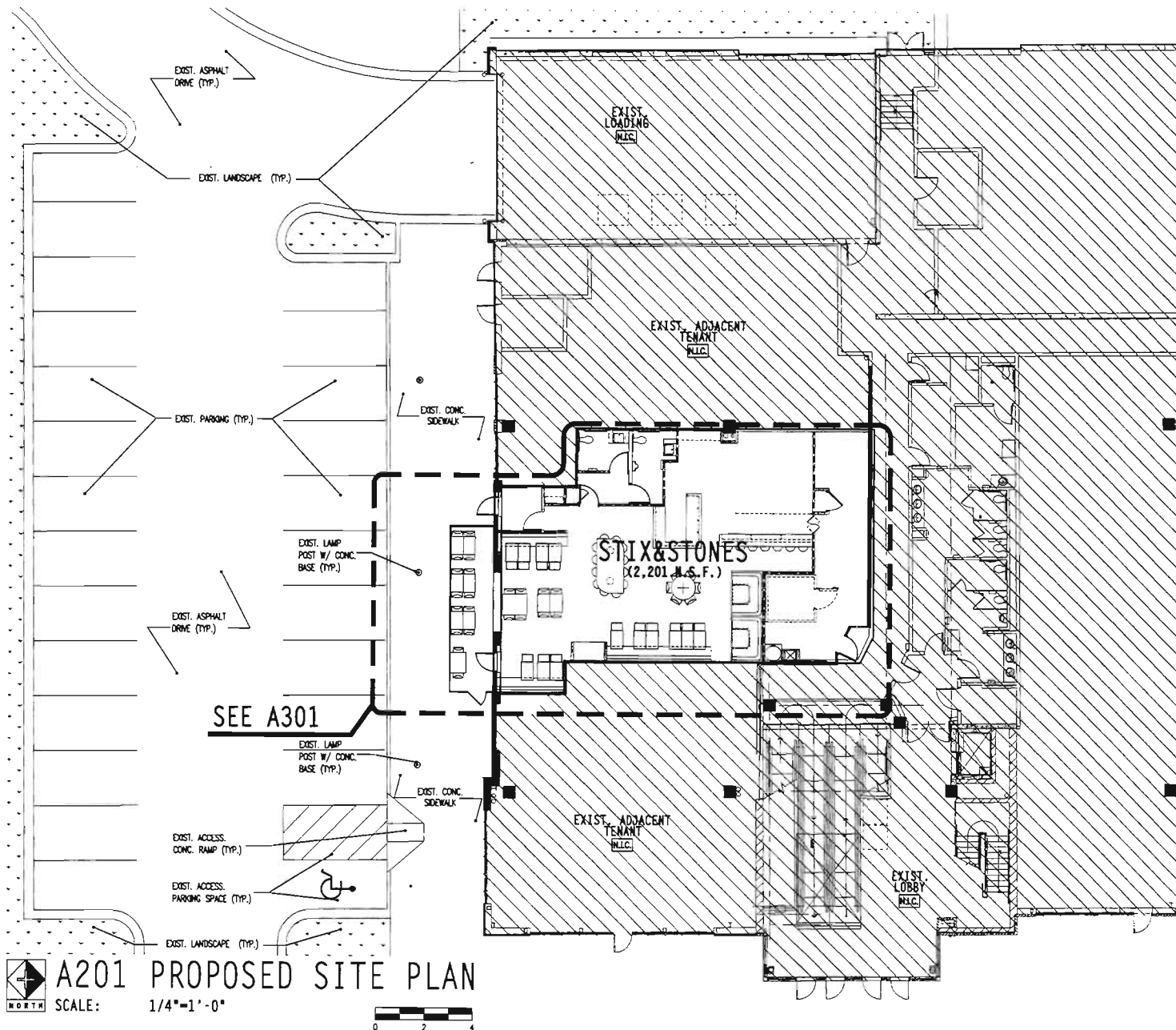
+barker/nestor+
ARCHITECTURE + DESIGN
CHICAGO, IL 60618 USA TEL: 847.763.1882 FAX: 847.763.1887
600 WEST CRAWFORD RD.

PROPOSED ARCHITECTURAL SKETCH FOR:
Stix & Stones
WOOD FIRED PIZZA
BURR RIDGE VILLAGE CENTER
BUILDING "3", TENANT #505
BURR RIDGE, IL

SHEET NUMBER:

A1 of 7

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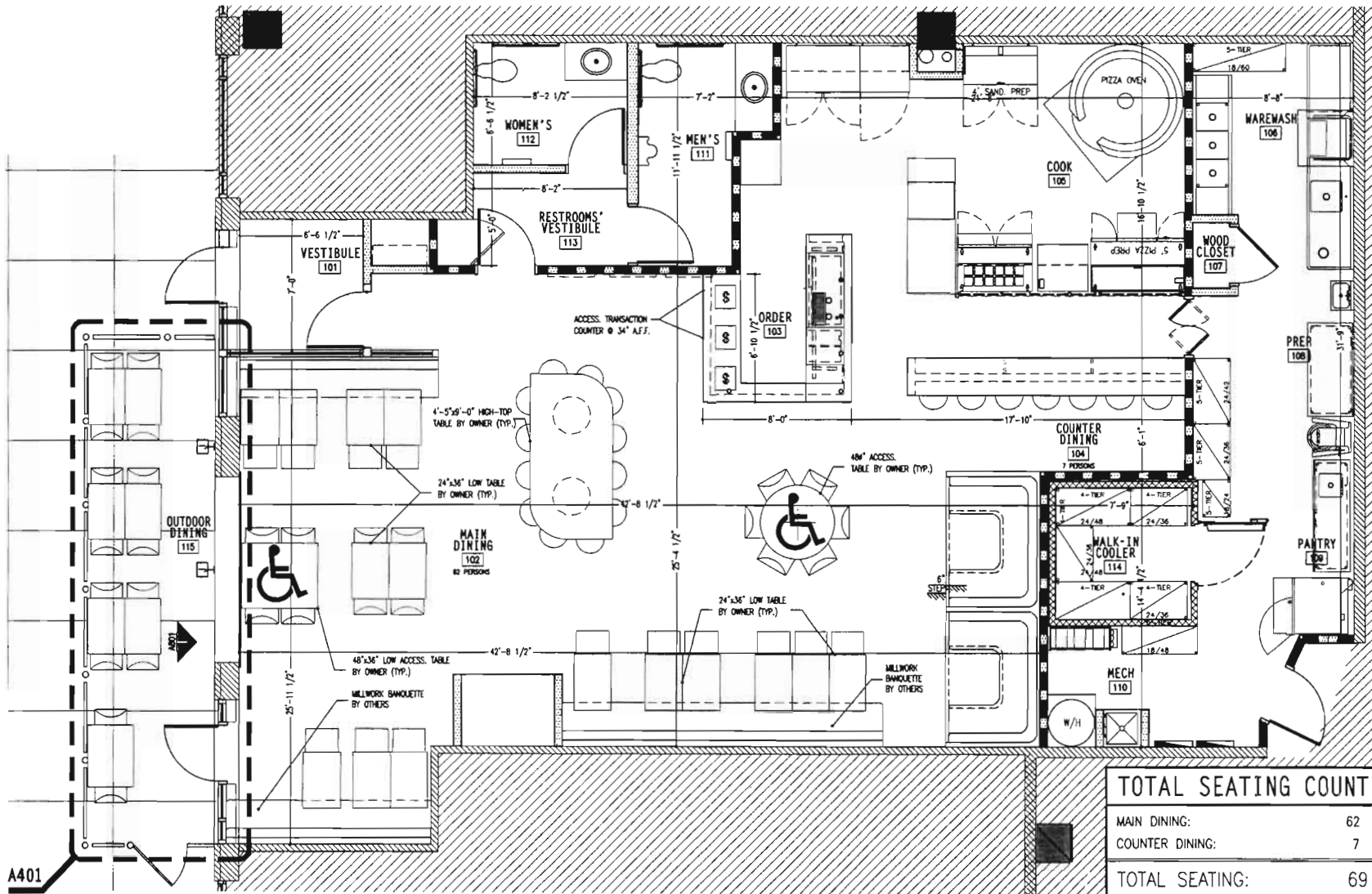


PROJECT NUMBER:	N1409
DRAWING NAME:	DRPC-A1 SITE
ISSUE DATE:	16 DECEMBER 14
DRAWN BY:	VP

+ barker / nestor +
 ARCHITECTURE + DESIGN
 600 WEST CLEAVE RD. CHICAGO, IL 60610 USA TEL: 847.763.1887 FAX: 847.763.1897

PROPOSED ARCHITECTURAL SKETCH FOR:
Stix & Stones
 WOOD FIRED PIZZA
 BURR RIDGE VILLAGE CENTER
 BUILDING "3", TENANT #505
 BURR RIDGE, IL

SHEET NUMBER:
A2 of 7



A301 PROPOSED INTERIOR CONSTRUCTION PLAN

SCALE: 3/16"=1'-0"



TOTAL SEATING COUNT	
MAIN DINING:	62
COUNTER DINING:	7
TOTAL SEATING:	69

PROJECT NUMBER:	81409
DRAWING NAME:	BRPC-A1 SITE
ISSUE DATE:	16 DECEMBER 14
DRAWN BY:	VP

+ baker / nestor +

ARCHITECTURE + DESIGN

800 WEST CEDAR RD. CHICAGO, IL 60610 USA TEL: 847.763.1887 FAX: 847.763.1887

PROPOSED ARCHITECTURAL SKETCH FOR:

Six & Stone's

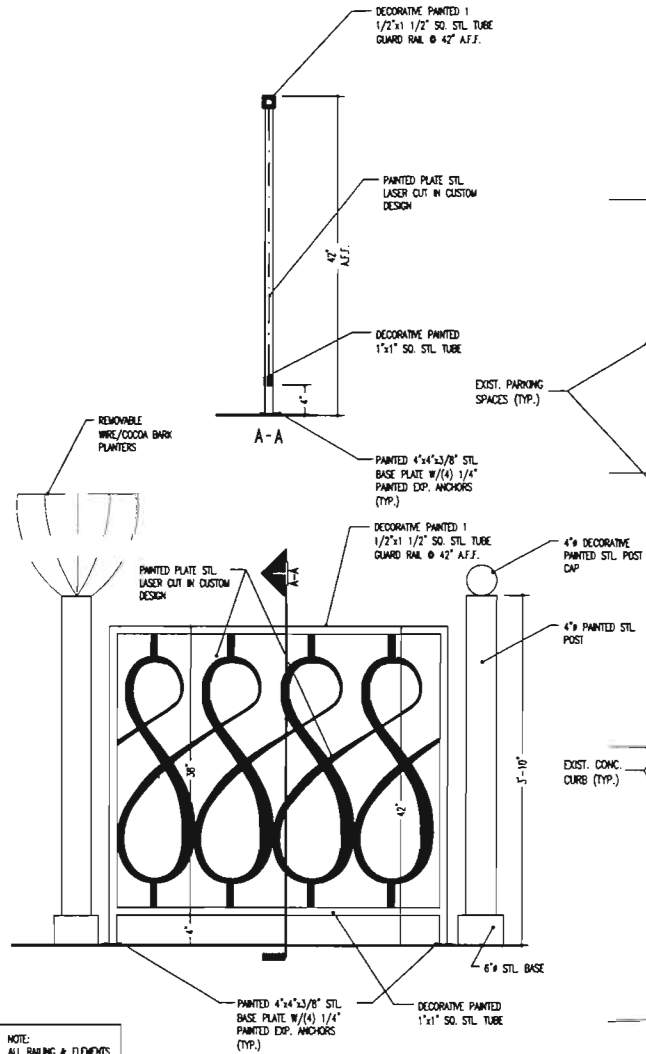
WOODFIRE PIZZA

NURO RIDGE VILLAGE CENTER

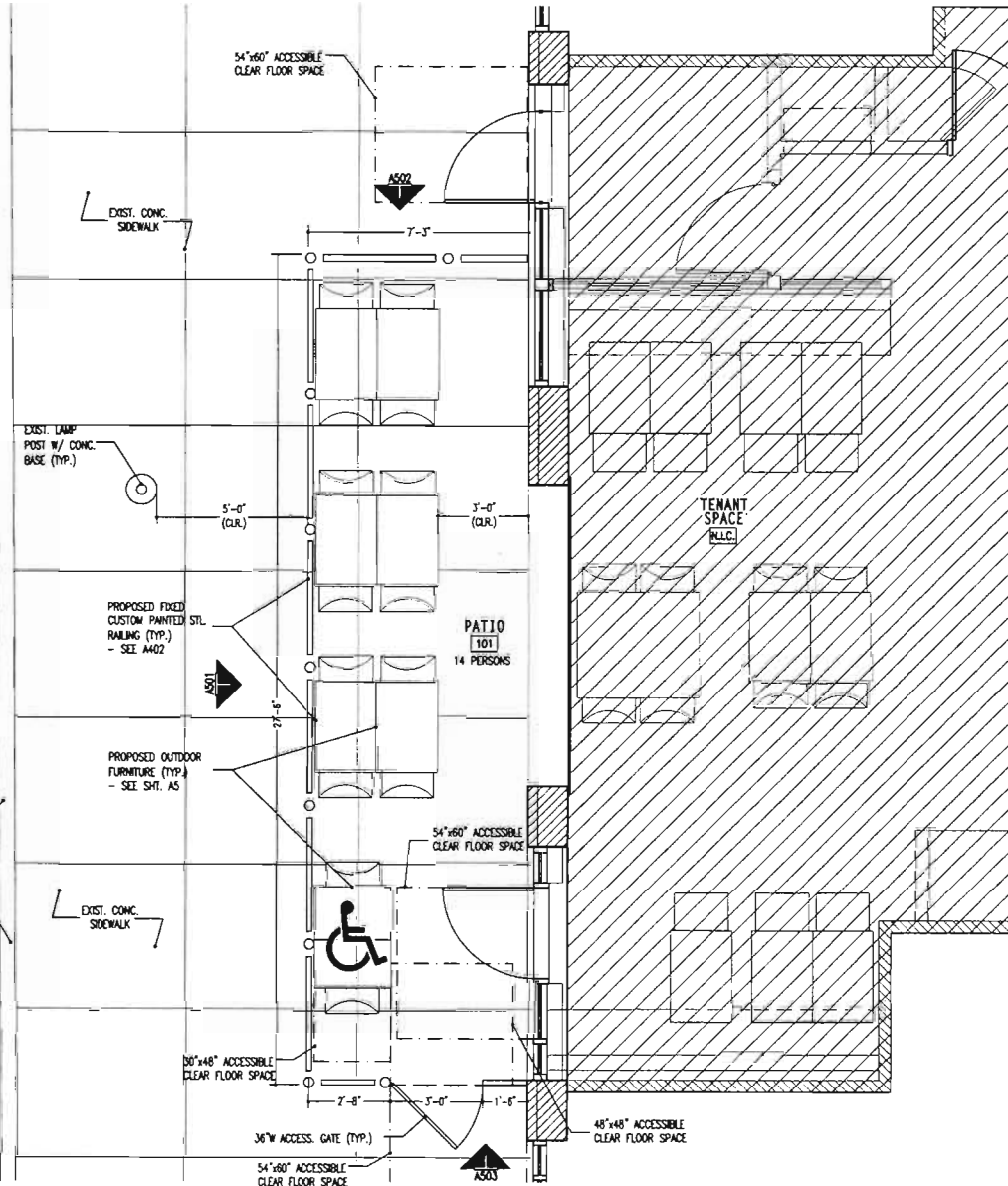
BUILDING "3", TENANT #505

NURO RIDGE, IL

SHEET NUMBER:	A3 of 7
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A402 RAILING DETAIL
SCALE: 3/4"=1'-0"
0 0.5 1



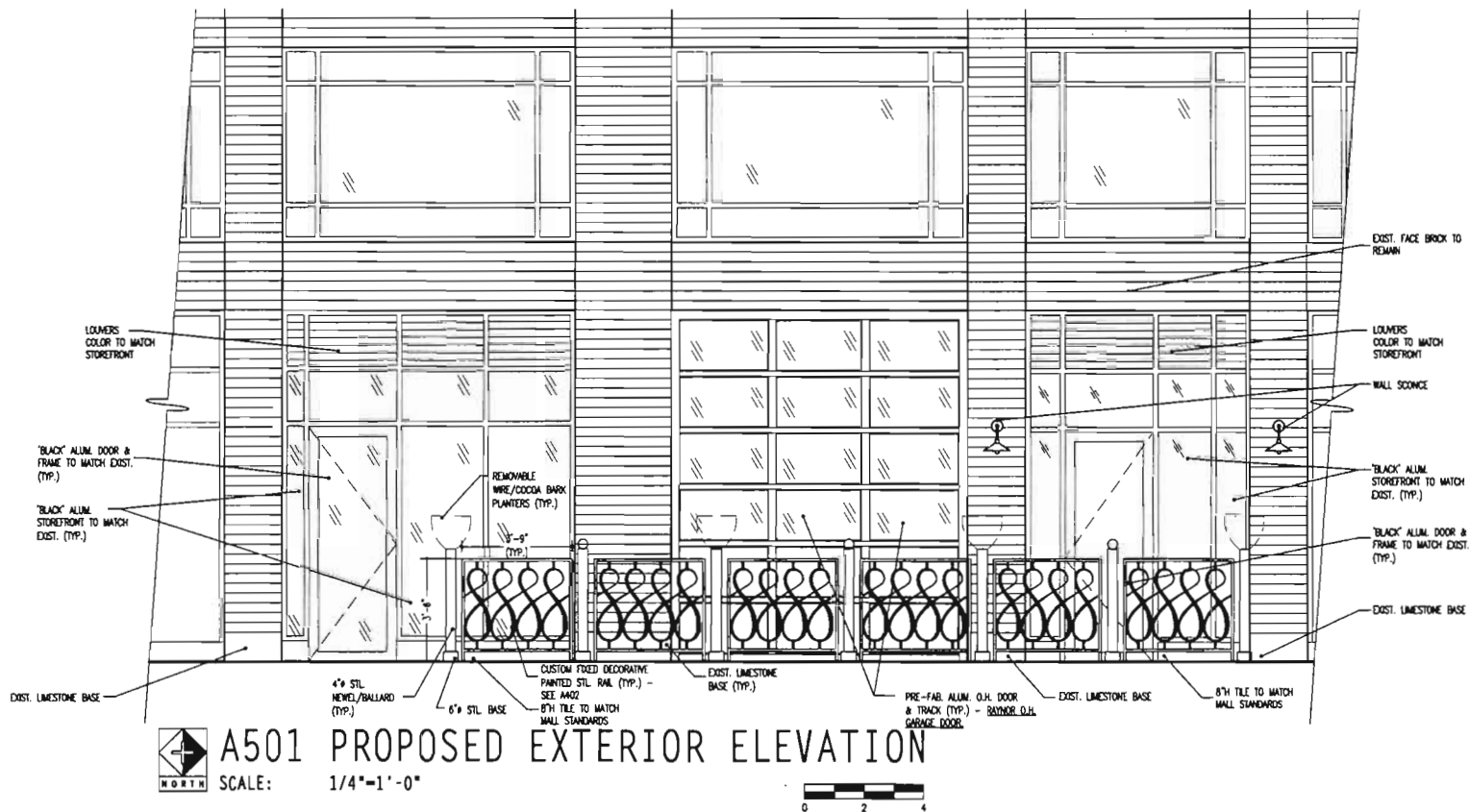
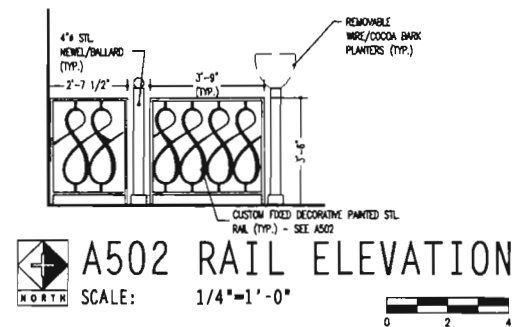
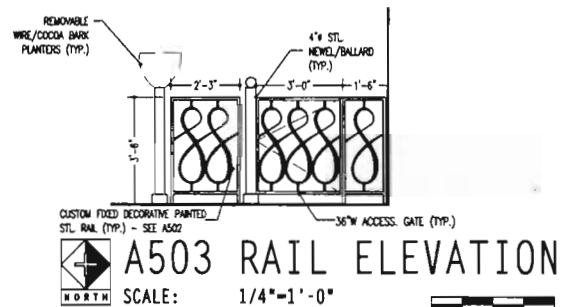
A401 PROPOSED EXTERIOR DEMOLITION PLAN
SCALE: 1/4"=1'-0"
0 2 4

PROJECT NUMBER: N1409	DRAWING NAME: BRPC-A4 DT PLAN	ISSUE DATE: 16 DECEMBER 14	DESIGN BY: VP
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+ b a r k e r / n e s t o r +
A R C H I T E C T U R E + D E S I G N
600 WEST CEDAR RD. CHICAGO, IL 60610 USA TEL: 847.763.1897 FAX: 847.763.1897

PROPOSED ARCHITECTURAL SKETCH FOR:
Stix & Stones
BURR RIDGE VILLAGE CENTER
BUILDING "3" - TENANT #405
BURR RIDGE, IL

SHEET NUMBER:
A4 of **7**
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PROJECT NUMBER:	W-1409	DRAWING NAME:	BRPC-AS EXT ELEV
ISSUE DATE:	16 DECEMBER 14	DRAWING BY:	VP

+ baker/nestor +

ARCHITECTURE + DESIGN

600 WEST CERNAN RD. CHICAGO, IL 60618 USA TEL: 847.763.1182 FAX: 847.763.1187

PROPOSED ARCHITECTURAL SKETCH FIRM:

Stix & Stones

WOOD FIRED PIZZA

BUCK RIVER VILLAGE CENTER

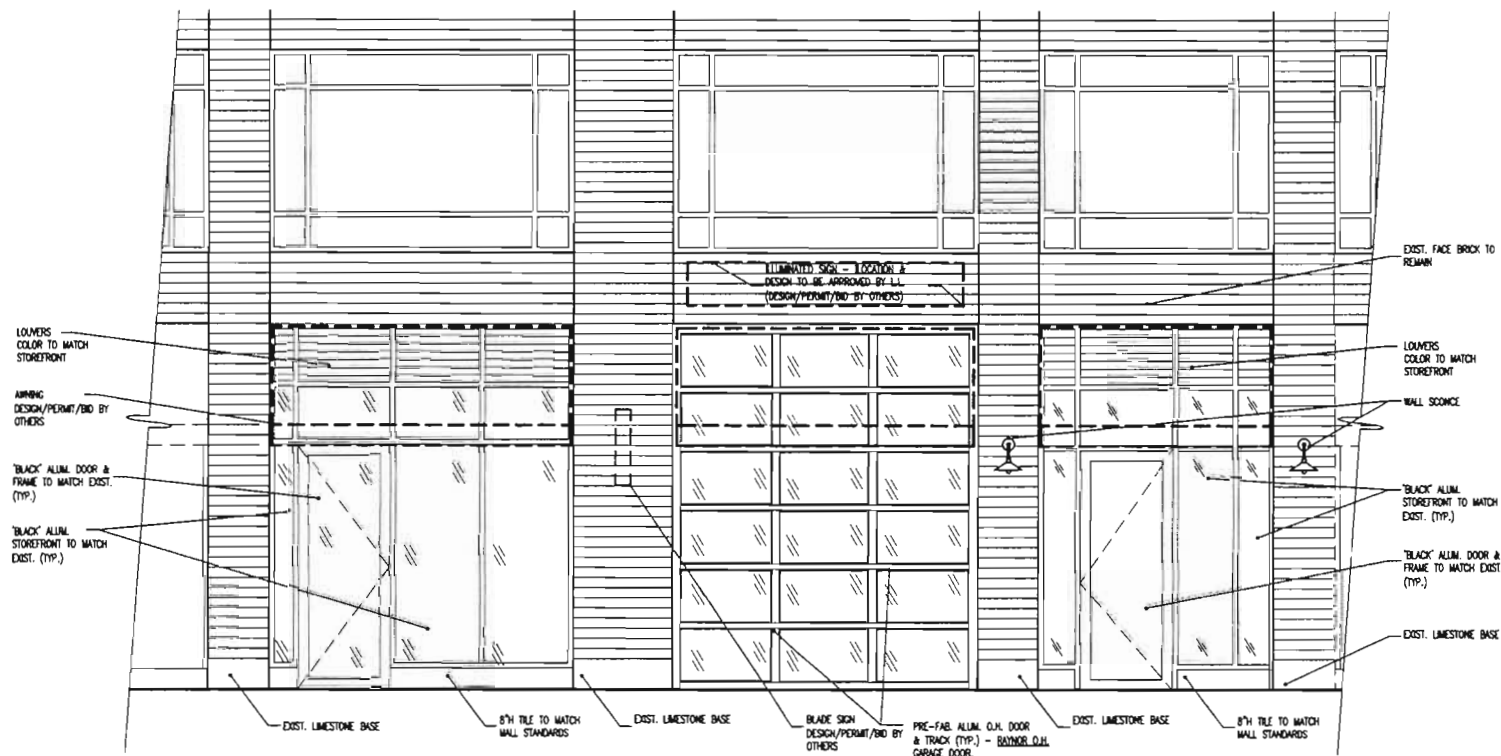
BUILDING "3", TENANT #505

BURR RIDGE, IL

SHEET NUMBER:

A5 of 7

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A601 PROPOSED EXTERIOR ELEVATION

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



NOTE:
SHOWN & OWNING DESIGN TBD
(DESIGN/PERMIT/BID BY OTHERS)

PROJECT NUMBER:	W1409
DRAWING NAME:	BOPC-46 EXT ELEV
ISSUE DATE:	16 DECEMBER 14
DRAWN BY:	VP

+ baker / nestor +
ARCHITECTURE + DESIGN
CHICAGO, IL 60616 USA TEL: 847.763.1897 FAX: 847.763.1897
600 WEST CERNIAK RD.

PROPOSED ARCHITECTURAL SKETCH FOR:
Six & Stones
WOOD-FIRED PIZZA
BURR RIDGE VILLAGE CENTER
BUILDING 3, TENANT #505
BURR RIDGE, IL

SHEET NUMBER:

A6 of 7

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SOUTH BEACH SC CHAIR BY AMERICAN TRADING COMPANY



WERZALIT WOOD LOOK BY AMERICAN TRADING
COLOR : PONDEROSA GREY



ANDALUSIA BASE BY AMERICAN TRADING



A701 PROPOSED EXTERIOR FURNITURE

SCALE: N.T.S.

PROJECT NUMBER:	N1409
DRAWING NAME:	BRPC-A7 FURNITURE
ISSUE DATE:	16 DECEMBER 14
DRAWN BY:	VP

+ b a r k e r / n e s t o r +	
A R C H I T E C T U R E + D E S I G N	
600 WEST CRAWFORD RD.	CHICAGO, IL 60618 USA
TEL: 847.763.1187	FAX: 847.763.1187

PROPOSED ARCHITECTURAL SKETCH FOR:
 Six Signs WOOD FIRED PIZZA BURR RIDGE VILLAGE CENTER BUILDING "J", TENANT #605 BURR RIDGE, IL

SHEET NUMBER:
A7 of 7



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

Z-04-2015; 320-324 Burr Ridge Parkway (Capri); Requests special use approvals as per Sections VIII.B.2.x and VIII.B.2.ff of the Burr Ridge Zoning Ordinance to permit the expansion of a restaurant with alcoholic beverage sales and with outdoor dining and to permit a new restaurant in a separate adjoining tenant space with outdoor dining and requests a variation from Section XI.C.13 of the Burr Ridge Zoning Ordinance to permit the expansion of the existing restaurant and the new restaurant without the required number of parking spaces.

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 19, 2015

GENERAL INFORMATION

Petitioner: Sandy Andrews/QC
Enterprises on behalf of
Capri Ristorante

Property Owner: Reegs Properties, LLC

**Petitioner's
Status:** Tenant

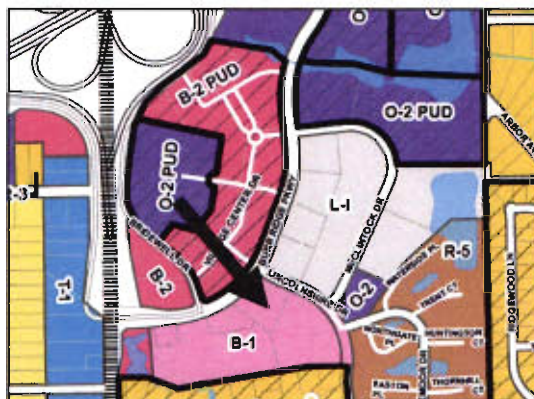
Land Use Plan: Recommends Commercial
Uses

Existing Zoning: B1 General Business District

Existing Land Use: Retail Shopping Center

Site Area: 7.2 Acres

Subdivision: County Line Square



SUMMARY

Capri restaurant seeks approvals to expand into the adjacent tenant space at 320 Burr Ridge Parkway. The adjacent space consists of 2,540 square feet of floor area and is currently occupied by Contemporary Medicine. The existing Capri restaurant occupies approximately 2,700 square feet of floor area. Capri would expand its existing restaurant into one half of the adjacent space and intends to open a new, limited service restaurant in the other half. The new restaurant would provide primarily carry out service of gelato and pizza with 8 seats inside the restaurant. The expanded Capri restaurant and the new gelato restaurant would share kitchen and storage space but the customer spaces would be physically separated by a wall.

Compliance with the Zoning Ordinance

Permitted and Special Uses: Section VIII.B.2 of the Zoning Ordinance requires special use approval for “Restaurants in a single tenant building or with any of the following: live entertainment, dancing, or sales of alcoholic beverages”. A special use was granted for the existing Capri restaurant but as with all special uses, the approval is limited to the occupied space. Thus, the expansion of a restaurant with service of alcoholic beverages requires a new special use review and approval. The gelato restaurant does not include live entertainment, dancing or sales of alcoholic beverages and, therefore, is permitted without review by the Plan Commission or approval by the Board of Trustees.

Section VIII.B.2 of the Zoning Ordinance also requires special use approval for outdoor dining areas. The expansion of the Capri restaurant includes an enclosed outdoor seating area located in front of the expanded restaurant. Open sidewalk seating is proposed for the gelato restaurant. The sidewalk seating for the gelato restaurant is intended to be open seating for carry out customers with no table service (similar to that provided for Subway and Capri Express restaurants). The Village has allowed open sidewalk seating without an enclosure when there is no table service or alcoholic beverage consumption. If table service or beverage service is provided, the outdoor dining area has to be enclosed with a separate entrance directly from the building.

At this time, details have not been provided for the tables, chairs, umbrellas, and railings for the outdoor seating areas. Photographs or drawings of the tables, chairs, umbrellas, and railings should be provided prior to final action by the Plan Commission.

Parking: The replacement of the medical office with restaurants increases the required number of parking spaces for the subject 2,540 square feet of floor area. The medical office requires 18 parking spaces (six spaces per doctor). The restaurant requires a minimum of 22 parking spaces (one space per 100 square feet minus storage areas plus one space per employee).

The shopping center is already beyond capacity in terms of the number of parking spaces provided compared to the number of parking spaces required by the Zoning Ordinance. This is due to the number of restaurants in the shopping center. As a result, any new business that requires more parking than the business that previously occupied the same space would not be permitted because there is not sufficient parking on the property. This is the reason the petitioner has asked for a parking variation.

Attached is a table showing the existing parking situation in County Line Square. There are approximately 380 parking spaces in the shopping center (including employee parking spaces behind the building). The existing uses require approximately 408 parking spaces. Thus, the parking is already non-conforming. The parking became non-conforming with the last couple of restaurant expansions but staff failed to identify the parking shortage at that time.

Findings of Fact and Recommendations

The proposed restaurant expansion and the new restaurant are consistent with existing land uses within County Line Square and with surrounding land use and development. The outdoor dining areas, while lacking in detail at this time, would comply with all relevant requirements of the Zoning Ordinance and have been encouraged in other locations in County Line Square.

Staff has been working with the petitioner's representative to address the parking issue. The petitioner intends to submit a parking management plan that will rely on valet parking to address any parking shortages. Anecdotal observation seems to indicate that any parking shortage may be addressed with a parking management plan. Staff also suggests that the petitioner conduct parking counts at peak evening hours to determine where available parking is located and if there is an actual shortage or just a parking management problem.

In regards to the parking, prior to any consideration, additional information as described above should be provided. Upon receipt of that information, there are several alternatives the Plan Commission may consider including:

- The Commission may consider a variation that addresses only the parking shortage for the proposed restaurant expansion. That would mean future businesses that have a higher parking requirement than the previous tenant(s) would not be permitted (but would have the option of seeking a variation).
- The Plan Commission may consider a text amendment that would add a separate parking requirement for shopping centers. In many municipal zoning ordinances, shopping centers have their own parking requirement (rather than being the accumulation of parking required for the individual uses, as is done in the Burr Ridge ordinance). A shopping center parking requirement usually provides a discount that takes into consideration shared parking between different types of uses. An amendment could also include a requirement for a parking management plan.

In conclusion, additional time is needed for the petitioner to prepare a parking management plan and to survey existing parking conditions. Thus, ***staff recommends that this hearing be continued.*** The petitioner has been notified of this recommendation and has agreed that a continuance is appropriate.



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

Capri Ristorante would not be able to expand without the requested variance.

- 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 limitation of the ability to park additional cars will cause Capri Ristorante to be unable to yield a reasonable return on the proposed expansion project.

- 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 expansion of the Capri Ristorante is unique to the property location and applicable to no other property in the shopping center or this B-1 Zoning Classification.

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

The purpose of the variation is to seek permission for additional car parking. The parking count is constrained by the applicant of the Zoning Ordinance.

- 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 relating to the parking count was not created by the shopping center owner or any tenant in the shopping center

- 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.

It is expected the variance will allow the expansion and improvement of a popular amenity used by the public.

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

The expansion of Capri Ristorante will not alter the essential character of the shopping center or the neighborhood

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

The expansion project will not change the shape of the building and will not cause any of the harms listed above

- 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 current consistency of the shopping center and the Capri Ristorante expansion with the Village of Burr Ridge Comprehensive

Plan will not be changed

(Please transcribe or attach additional pages as necessary.)



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.

Restaurant shall continue to provide dining and drinks to the village residents. Capri has been approached by many companies requesting private areas for lunch/dinner meetings and events.

- 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 operation of this business is not currently detrimental to the village and the expansion will not cause any harm.

- 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 business expansion shall not be injurious to other properties in the immediate vicinity or impair 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 expansion shall not alter the current building exterior design and will not inhibit the orderly development and improvement of the surrounding property.

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

The current infrastructure support to the building has been provided and will not be changed.

- 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 business expansion shall not require any changes to the current auto traffic patterns. Additional parking spaces that will be needed due to the expansion will be detailed in an agreement with the valet service.

- 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 current Official Comprehensive Plan includes this special use and the expansion is not contrary to this plan.

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

Current use is under a Special Use Permit and the expansion shall not require any change to this current permitted use.

(Please transcribe or attach additional pages as necessary)

Detailed Description of Special Use

Capri Ristorante has been operating as a fine Italian restaurant in the community for nearly 12 years. It is open daily for lunch and dinner, between the hours of 11:30 a.m. and 11:00 p.m. The expansion will provide the community and corporations with great private dining areas for meetings and small gatherings, which Capri cannot currently offer.

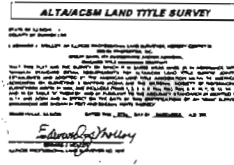
We are requesting a special use permit for the expansion of Capri with liquor, outdoor seating for the expansion and gelato store, as well as the parking variance.

Capri greatly appreciates your consideration of this use request.

County Line Square Parking

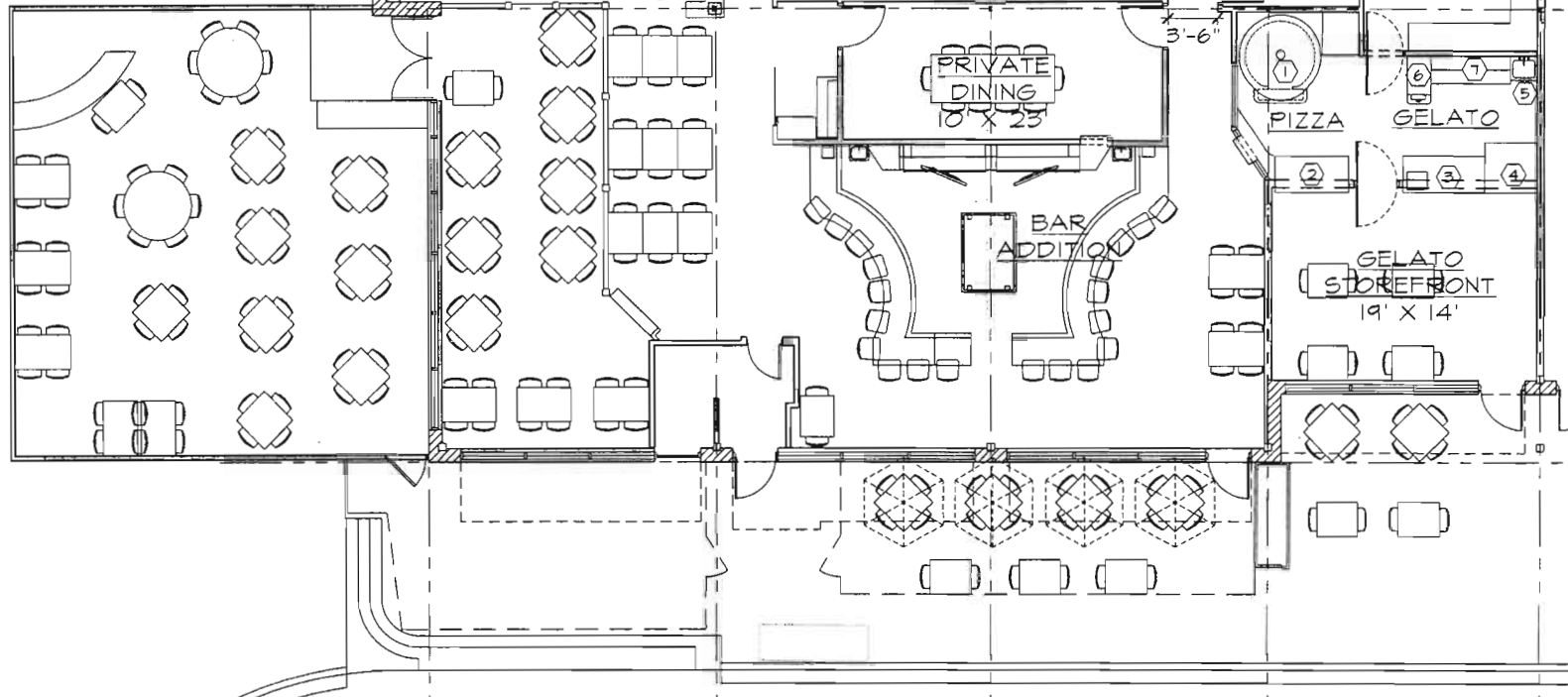
Address Burr Ridge Parkway	Occupant	Land Use	Floor Area	Number of Employees	Required Parking
78	Patti's Sunrise Café	Restaurant	2581	10	36
80	Post Net	Package & Mailing Services	1122		4
82	State Farm	Insurance Office	1020		4
84	Kuman	Tutoring	1037		4
88-90	Remax	Realtor	3162		13
92	Country Home Designs	Interior Design	1020		4
94	Kirsten's Danish Bakery	Bakery	1683		7
96	China King	Restaurant	570	2	8
98	Imperial Jewelers		595		2
100	Brookhaven	grocery store	22100		88
102	Kerkstra's Cleaners	cleaners	1594		6
104	Great American Bagel	restaurant	1581	4	16
106	Magic Nails	salon	1360		5
108	Vince's Floral Fantasies	flower shop	1139		5
110	Salon Hype	salon	1122		4
112	Subway	Restaurant	1020	4	14
114	Capri Express	restaurant	1020	4	14
116-118	LaCabinita	restaurant	1155	6	18
120	Accellerated Physical Therapy	Medical	2040		8
124	Brandy and Bourg's	Interior design & retail	2380		10
200	Dao Sushi and Thai	Restaurant	3400	10	44
208	County Wine Merchant	Restaurant/Retail	1020	2	12
212	Fred Aistaire Dance	Dance Studio	3418		14
304-312	Tuesday Morning	Retail Sales	4308		17
314-316	Chiro One	Medical	1122	4	4
318	Dr. Sum	Dental	1080	1	4
320-322	Contemporary Medicine	Medical	2159	3	9
324	Capri		2295	10	33
Totals					408

Total Number of On-Site Parking Spaces = 380

[illegible]

Equipment

- ① PIZZA OVEN - 72" DIAMETER WITH LOADING TRAY - MARRA FORNI
- ② 2 DOOR PIZZA PREP - MARRA FORNI 31 1/2" X 65 1/2"
- ③ CASH REGISTER LOW HANDICAPPED COUNTER
- ④ GELATO SALES/DISPLAY CASE 45 3/4" WIDE - 43 1/2" DEEP
- ⑤ HAND WASHING SINK
- ⑥ GELATO MAKER - FREEZER - AIR COOLED 42" DEEP - 20 3/8" WIDE
- ⑦ 24' DEEP WORK TABLE
- ⑧ DISHWASHER - ADC66 - AMER. DISH SERVICE - 35" DEEP X 86" WIDE



① Floor Plan - Scheme 1

Richard
Thomas
Architects

639 Arbor Lane
Glenview, IL 60025
847-486-0850

REVISIONS		

Capri
Ristorante

324 Burr Ridge Pkwy #1,
Burr Ridge, IL 60527

RESTAURANT
EXPANSION
FLOOR PLAN

SCALE	AS NOTED	DRAWING NO.
BY	LOC	A1
DATE	12/15/2014	

**Richard
Thomas
Architects**

639 Arbor Lane
Glenview, IL 60025
847-486-0850

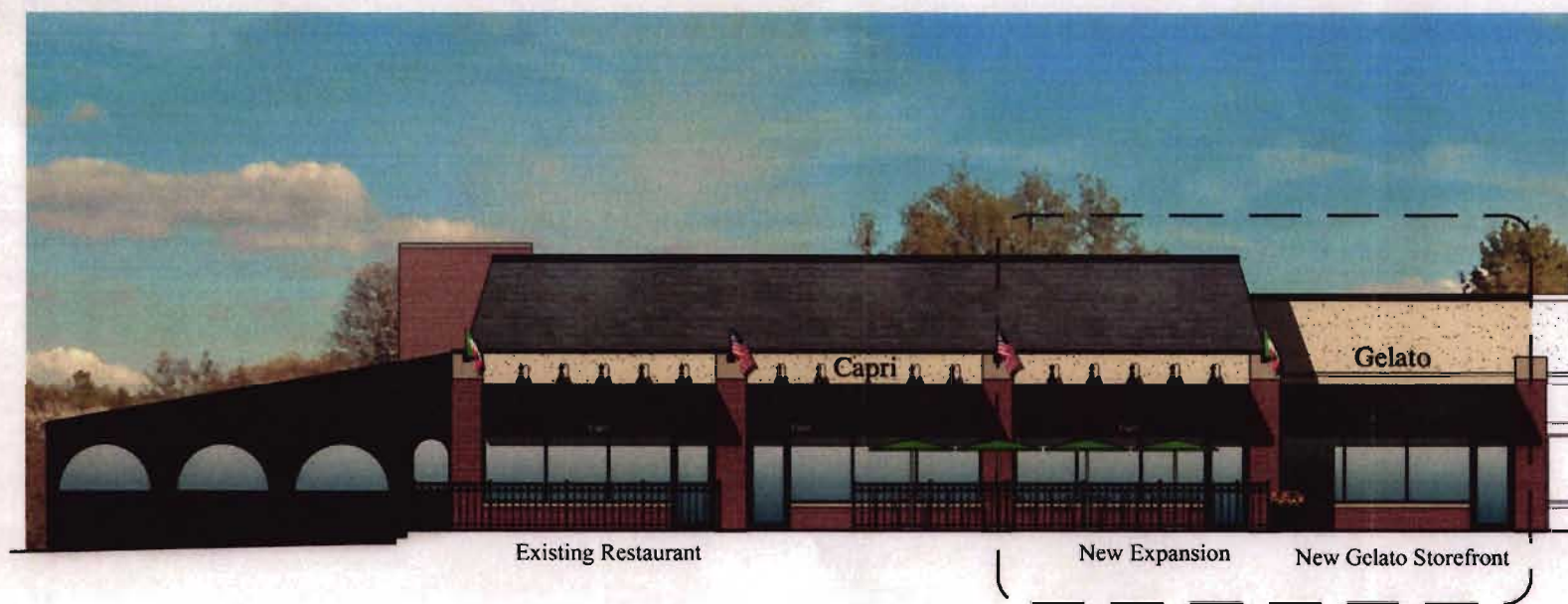
REVISIONS		

Capri
Ristorante

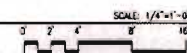
324 Burr Ridge Pkwy #1,
Burr Ridge, IL 60527

**RESTAURANT
EXPANSION
ELEVATION**

SCALE	AS NOTED	DRAWING NO.
BY	UCS	A1.2
DATE	12/15/2014	



① Front Elevation





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: January 15, 2015

RE: Board Report for January 19, 2015 Plan Commission Meeting

At its January 12, 2015 meeting the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-01-2015: 450 and 410 Village Center Drive (1st Family Dental); The Board of Trustees concurred with the Plan Commission and directed staff to prepare an Ordinance approving special use approval for an amendment to the Village Center PUD 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. The Board added a condition requiring the visual screen for the patient exam windows to be reviewed and approved by staff.

Z-02-1015: 201 Bridewell Drive (Eddie Merlot’s Restaurant); The Board of Trustees concurred with the Plan Commission and directed staff to prepare an Ordinance granting 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.

S-09-2014: Sign Ordinance Variation: Temporary Right of Way Signs; The Board of Trustees concurred with the Plan Commission and directed staff to prepare an Ordinance denying this request for an extension of hours for temporary right of way signs.

01/06/2015

Permits Applied For December 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-14-360	12/02/2014	505 Village Center DR	Barker Nestor Inc	600 W Cermak Rd., Ste 2-A Chicago IL 60616	Com Alteration
JPCT-14-369	12/31/2014	7501 Brush Hill Rd	LCC Law	10700 W Higgins Rd. Rosemont IL 60018	Cell Tower
JPR-14-366	12/17/2014	15W 622 74TH ST	Ashraf Darwish & Neda Haswa	15W622 74th St Burr Ridge IL 60527	ROW Permit
JRAD-14-359	12/01/2014	8425 Park Ave	Michael Chowanec	8425 Park Ave Burr Ridge IL 60527	Residential Addition
JRAD-14-368	12/31/2014	512 Kirkwood Cove	Smetana Builders, Inc.	12127 Donegal Ct. New Lenox IL 60451	Residential Addition
JRAL-14-362	12/05/2014	8426 Heather Ct	Matrix Basement	1435 Algonquin Rd Arlington Heights IL 60005	Residential Alteration
JRAL-14-363	12/08/2014	301 Burr Ridge Club Dr	Benish	301 Burr Ridge Club Dr Burr Ridge IL 60527	Residential Alteration
JRPE-14-361	12/09/2014	8250 Lake Ridge Dr	E J Electric	2435 E 83rd St Chicago IL 60617	Res Electrical Permit
JRSF-14-364	12/19/2014	8712 Polo Ridge Ct	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family
JRSF-14-365	12/19/2014	8702 Madison ST	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family
JRSF-14-367	12/19/2014	8005 Hamilton AVE	Oak Hill Builders	3103 Landore Dr. Naperville IL 60564	Residential New Single Family
TOTAL:	11				

01/06/2015

Permits Issued December, 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	
					Value & Sq Ftg	
JCA-14-270	12/16/2014	220 Shore Dr	Bronson & Bratton Inc	220 Shore Dr Burr Ridge IL 60527	Com Alteration \$388,884	4,612
JCAD-14-239	12/09/2014	15W 455 79TH ST	Sullivan Design Build	1314 Emil St. Madison WI 53792	Com Addition \$8,232,335	38,738
JCMSC-14-235	12/04/2014	15W 150 South Frontage R	Anthem Memory Care	5335 SW Meadows Rd, #140 Lake Oswego OR 97034	Commercial Miscellaneous	
JCPE-14-349	12/01/2014	144 Tower Dr	JTM Electrical Contractors, Inc	3017 Courtland Woodstock IL 60098	Com Electrical Permit	
JCPM-14-357	12/12/2014	144 Tower Dr	Mc Nelly Services, Inc	225 Oakwood Rd., Unit 100 Lake Zurich IL 60047	Com Mechanical Permit	
JDEK-14-341	12/03/2014	44 Dougshire Ct	Archadeck of Chicagoland	3445 Kirchoff Rd Rolling Meadows IL 60008	Deck Permit	
JDS-14-286	12/04/2014	211 75th St	Construction Realty Company	3330 Skokie Valley Rd, #300 Highland Park IL 60035	Demolition Structure	
JDS-14-294	12/08/2014	15W 460 North Frontage R	Midwest Wrecking Company	1950 W Hubbard St Chicago IL 60622	Demolition Structure	
JELV-14-306	12/05/2014	15W 455 79TH ST	Sullivan Design Build	1314 Emil St. Madison WI 53792	Elevator	
JPF-14-257	12/01/2014	89 Cabernet Ct	Rosebrook Pools, Inc.	543 North Avenue Libertyville IL 60048	Fence Permit	
JPF-14-329	12/01/2014	311 Old Oak Ct	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit	
JPPL-14-256	12/01/2014	89 Cabernet Ct	Rosebrook Pools, Inc.	543 North Avenue Libertyville IL 60048	Pool Permit	
JPS-14-328	12/18/2014	110 83rd St	Kara Reid	533 Newberry Ave La Grange Park IL 60526	Sign Permit	
JPS-14-342	12/04/2014	7000 County Line Rd	Professional Permits	2319 Lincoln Way East Mishawaka IN 46544	Sign Permit	
JRDB-14-110	07/28/2014	11349 W 71st St	Joe Tamborski	11349 W 71st St Burr Ridge IL 60527	Residential Detached Building	
JRDB-14-296	12/08/2014	6110 County Line Rd	Tech Metra, Ltd.	2221 Camden Ct. Ste 200 Oak Brook IL 60523	Residential Detached Building	

01/06/2015

Permits Issued December, 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	
				Value & Sq Ftg	
JRES-14-351	12/17/2014	5 Chippewa Ct	Premier Outdoor Environments	205 E Butterfield Rd. Ste 272 Elmhurst IL 60126	Residential Miscellaneous
JRSF-14-210	12/08/2014	7512 Drew Ave	Stanislaw Mikos	631 67th Pl Willowbrook IL 60527	Residential New Single Family \$621,750 4,145
JRSF-14-221	12/08/2014	3 Norman Ct	JDS Home Builders, Inc	16W528 Bluff Rd Burr Ridge IL 60527	Residential New Single Family \$699,450 4,663
JTRLR-14-285	12/04/2014	15W 150 South Frontage R	Construction Realty Company	3330 Skokie Valley Rd, #300 Highland Park IL 60035	Construction Trailer
TOTAL:	20				

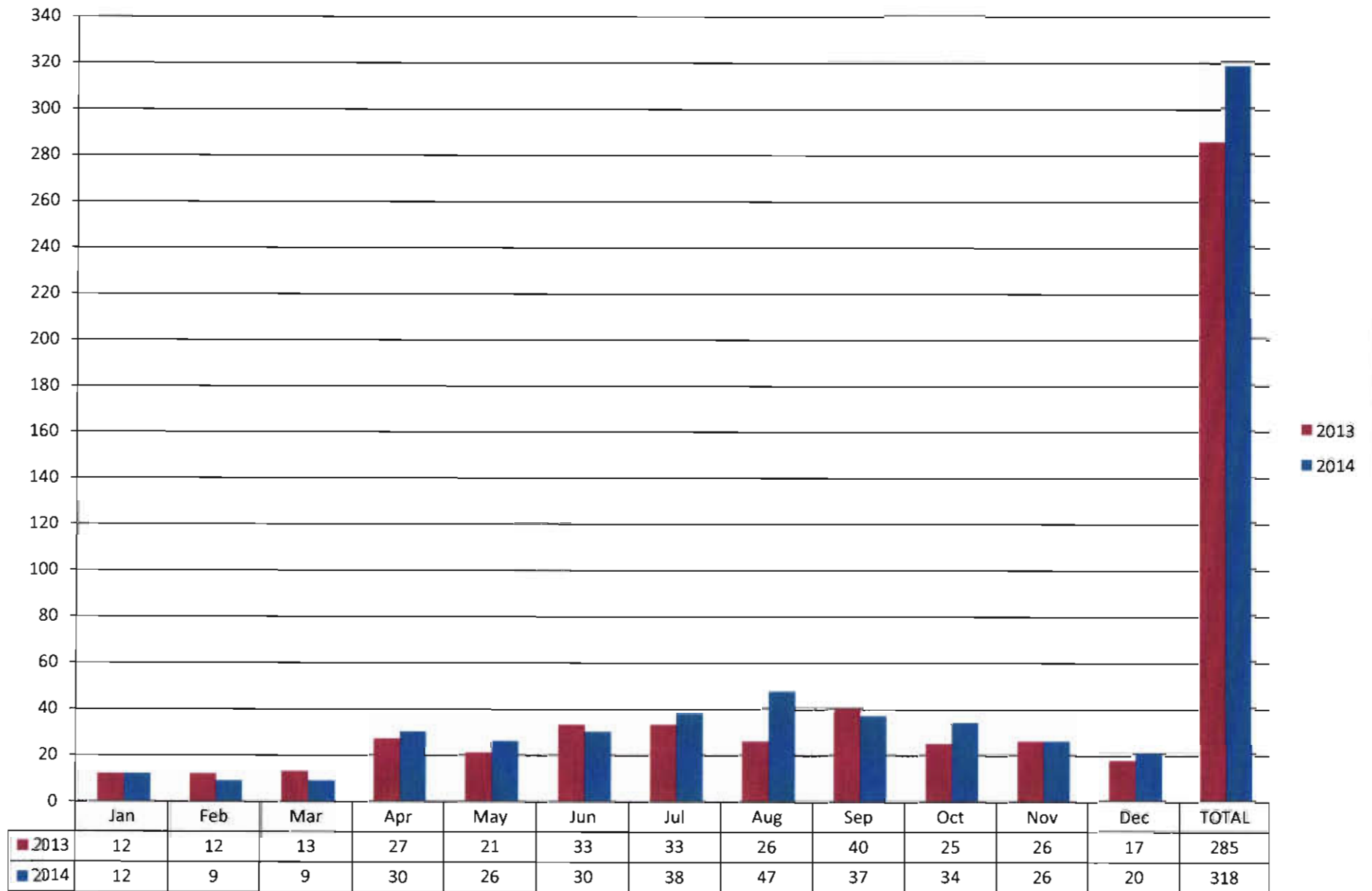
01/06/15

Occupancy Certificates Issued December 2014

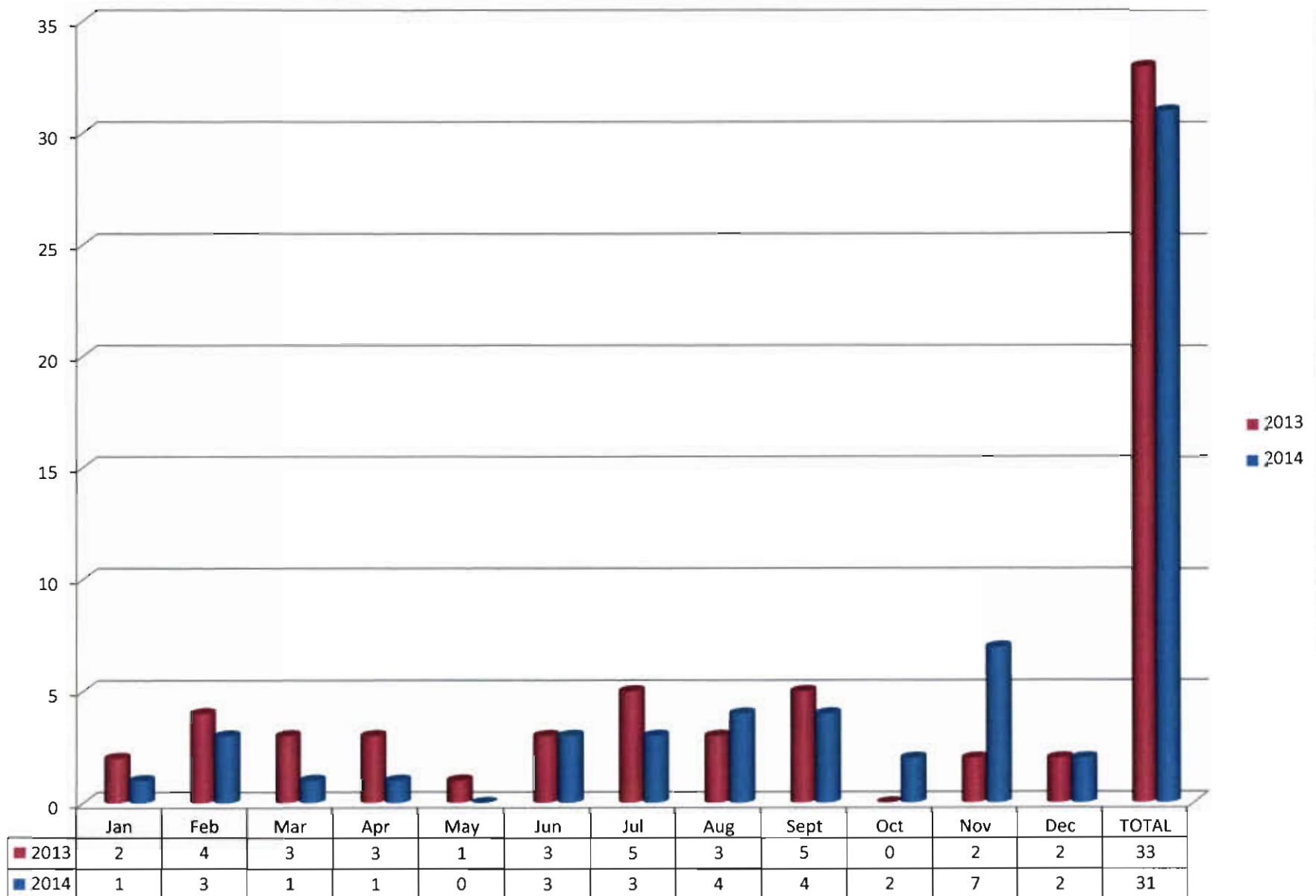


CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF14046	12/08/14	William & Anne Cotter	7944 Savoy Club Ct.
OF14047	12/05/14	ADS Hydra Stop	144 Tower Dr
OF14049	12/15/14	James McMahon	7908 SAVOY CLUB CT
OF14050	12/19/14	Charles & MJ Martin	8050 Savoy Club Ct
OF14051	12/22/14	Marlene Petrie	7920 Savoy Club Ct.
OF15001	12/02/14	James & Leslie Vari	7800 Forest Hill Rd.

Village of Burr Ridge 2014 Building Permit Activity Compared to 2013



Village of Burr Ridge 2014 New Housing Starts Compared to 2013



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	\$1,339,050	\$395,025		\$1,628,822	\$3,362,897
	[3]	[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	\$1,321,200				\$1,321,200
	[2]				
2014 TOTAL	\$17,936,850	\$2,915,250	\$0	\$20,017,935	\$40,870,035
	[31]	[55]		[27]	

* St. Mark Church addition foundation permit issued in October

St. Mark Addition full permit issued in December