



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

**February 16, 2015  
7:30 P.M.**

**I. ROLL CALL**

**Greg Trzupek, Chairman**

**Mike Stratis  
Dehn Grunsten  
Robert Grela**

**Luisa Hoch  
Greg Scott  
Mary Praxmarer**

**II. APPROVAL OF PRIOR MEETING MINUTES**

- A.** January 19, 2015 Plan Commission Regular Meeting

**III. PUBLIC HEARINGS**

- A. Z-04-2015: 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.

- B. Z-05-2015: Oak Knoll and Buege Lane (Community Development Department); Rezoning and Findings of Fact**

Recommendation to rezone certain properties that were annexed in 2013 from the R-1 District to the R-2A Single-Family Residence District; said properties being located in the vicinity of Oak Knoll Drive and Buege Lane.

**IV. CORRESPONDENCE**

- A.** Board Report –January 26, 2015 and February 9, 2015  
**B.** Building Report – January 2015

**V. OTHER CONSIDERATIONS**

- A. PC-07-2014; 120 Harvester Drive (Mars Equities); Informal Review**
- B. S-08-2014: Sign Ordinance Amendment – Temporary Grand Opening Signs**
- C. PC-01-2015: Annual Zoning Ordinance Review**

**VI. FUTURE SCHEDULED MEETINGS**

- A. March 2, 2015:** The filing deadline for this meeting was February 9, 2015. There are no public hearings scheduled.
- B. March 16, 2015:** The filing deadline for this meeting is February 23, 2015

**VII. ADJOURNMENT**

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**PLEASE NOTE:** All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their February 23, 2015 Regular Meeting beginning at 7:00 P.M. Commissioner Scott is the Plan Commission representative for the February 23, 2015 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF**  
**JANUARY 19, 2015**

**1. ROLL CALL**

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

**ROLL CALL** was noted as follows:

**PRESENT:** 6 – Stratis, Hoch, Praxmarer, Grela, Scott, and Trzupek

**ABSENT:** 2 – Grunsten 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 Praxmarer to approve minutes of the January 5, 2015 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

**ABSTAIN:** 2 – Stratis and Scott

**MOTION CARRIED** by a vote of 4-0.

**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-13-2014: 1333 Burr Ridge Parkway (InSite Real Estate); Text Amendment, 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 manages the office building at 1333 Burr Ridge Parkway commonly known as the McGraw Hill building. The petitioner has vacant office space that they would like to lease to a business vocational school. The property is within an O-2 District which currently does not list schools as a permitted or special use. The petitioner is seeking to amend the Zoning Ordinance to add business vocational school to the list of permitted or special uses and if added as a special use, the petitioner seeks special use approval.

Chairman Trzupek asked the petitioner for their presentation.

Mr. Uebelhor introduced himself as real estate broker and employee of In Site Realty, which is the property owner. He asked that the petition be revised to seek 20,000 square feet for the school rather than 14,500 square feet. He said the school would be general classrooms with no equipment. He said in the evening when the school is at its peak, there will be plenty of parking as the offices are closed at that time. He said he went through the parking lot at 7 pm this evening and there were only 10 cars.

In response to Chairman Trzupek, Mr. Uebelhor said they are negotiating a lease with ITT Technical School but that a lease has not yet been signed.

Chairman Trzupek asked for public comments.

Mr. Mark Thomas, 7515 Drew Avenue, said that the parking lot is full during the day. He said he did not realize until this evening that the school would operate primarily in the evening.

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

Commissioner Stratis asked if the other tenants in the office building were notified. Mr. Pollock said they would not have received the legal notice. Mr. Uebelhor said that the other tenants are aware and that they have approval rights for any new tenant. In response to further questions from Commissioner Stratis, Mr. Uebelhor said that ITT would not sign a lease until they are sure the Village will approve the land use.

Commissioner Hoch questioned the evening start time for classes. She was concerned that a 5:30 start time would create conflicts with office workers and she suggested a 6 pm start time. She added that she would expect parking to be greater than the one space per three students as most students would be adults that drive themselves to class.

Commissioner Praxmarer said she was also concerned about parking. Mr. Uebelhor said that maybe the one space per three students assumed some students would be dropped off.

Commissioner Grela said he cannot support an amendment that would make this a permitted use and would only consider if it is a special use for a specific user. He agreed with Commissioner Hoch that a later start time for evening classes was necessary so that there would not be conflict with office workers before they leave for the day.

Commissioner Scott asked if a parking variation had been done before based on shared parking at different peak times. Mr. Pollock was not aware of the Village having done this type of variation before but noted that it is similar to the PUD for the Village Center in that there is some assumption of shared parking for tenants with different peak hours. Commissioner Scott added that he agrees with the 6 p.m. start and also will not support unless it is for a specific tenant or specific type of school.

Chairman Trzupek asked if there was a parking shortage during the day. Mr. Uebelhor said there was not a parking problem during the day. Chairman Trzupek agreed that the 6 p.m. start time works better.

Chairman Trzupek said more qualifications and limits need to be specified for the staff recommendation condition prohibiting heavy equipment. Commissioner Grela suggested prohibiting laboratories and medical devices. Mr. Uebelhor said that the school would be traditional classrooms with desks and computers only.



In response to further questions and discussion regarding parking, Mr. Uebelhor said that they are very unlikely to use 20,000 square feet and that the original 14,500 square feet would probably be the maximum area.

Commissioner Scott asked if there should be condition limiting the number of students and teachers in the evening and, thus, limiting the parking in the evening. Mr. Pollock said that the school would be limited by the number of parking spaces in the parking lot and they could not exceed the ratio of students and teachers that would be accommodated by the existing parking lot.

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-13-2014.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Hoch, Praxmarer, Grela Scott, Stratis, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

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 Section IX.D of the Burr Ridge Zoning Ordinance to add Business Vocational School to the list of special uses in the O-2 Office and Hotel District.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Grela, Hoch, Scott, Stratis, Praxmarer, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to adopt the findings of fact as submitted by the petitioner and recommend that the Board of Trustees grant 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 subject to the following conditions:

1. The special use and variation shall be limited to ITT Technical School or a similar technical and engineering school.
2. The school shall be traditional classrooms with no heavy machinery, mechanical equipment, medical devices, forensic devices or any other appurtenances that would be inconsistent with an office use.
3. The floor area occupied by the school shall not exceed 14,500 square feet.
4. The maximum number of students and employees for the school between the hours of 8 AM and 6 PM on Mondays through Fridays shall not result in the required

parking for the school exceeding the number of parking spaces that would be required for the same amount of office floor area.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Grela, Scott, Stratis, Hoch, Praxmarer, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

**B. Z-03-2015: 505 Village Center Drive (Stix and Stones); Special Use**

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

Mr. Pollock summarized the hearing as follows: 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. Special use approvals are required for service of alcoholic beverages and for the outdoor dining area.

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

Mr. Ryan Nestor introduced himself as the architect for the business owner. He briefly described the design elements of the restaurant and outdoor dining area.

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

Commissioner Scott confirmed that this is a retail location. He asked if the tables and chairs were heavy enough to resist movement in the wind. Mr. Nestor said they would be sure to use tables and chairs that would not move in the wind.

Commissioner Grela expressed his appreciation that the Village Center was finally getting a family friendly pizza restaurant. He asked about the core market for the restaurant and if it was primarily a lunch or dinner restaurant. Mr. Nestor introduced Mr. Jeremy Samatas, one of the owners of the restaurant, who said that their goal was to be both a lunch and dinner restaurant. He said the restaurant would provide counter service only where customers order at the counter and food is brought to the tables. He said they are using very fine finishes for the restaurant to also attract evening customers. Mr. Samatas said he and his partner own a microbrewery and may serve their own beer but may also serve local brews. He said they would use all fresh ingredients and would include sandwiches and some dinner entrees in addition to wood fire pizza.

In response to another question from Commissioner Grela, Mr. Samatas said that they may provide delivery service in the future but not initially.

Commissioners Praxmarer and Hoch had no questions and wished the best for the business.

Commissioner Stratis confirmed that there would be five feet of clearance between the light pole and the railing for the outdoor seating area.

Chairman Trzupek asked how the restaurant would be vented. Mr. Rolston said the vent has to go through the various levels of the parking deck and that was a challenge.

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-03-2015.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Hoch, Praxmarer, Stratis, Grela, Scott and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to adopt the findings of fact as submitted by the petitioner and recommend that the Board of Trustees grant special use approvals as per Village Center Planned Unit Development Ordinance A-834-10-05 to permit a restaurant with alcoholic beverage sales and with outdoor dining subject to the following conditions:

- a. The restaurant and outdoor dining area shall substantially comply with the submitted plans.
- b. 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.
- c. The door to the dining area shall be self-closing.
- d. Tables shall be cleaned promptly following use.
- e. Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- f. 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;
- g. No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant;
- h. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;
- i. Outdoor food preparation, storage or display is prohibited;
- j. Hours of operation of an outdoor dining area shall be as specifically approved by the Village.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Scott, Hoch, Praxmarer, Stratis, Grela, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

### **C. Z-04-2015: 324 Burr Ridge Parkway (Capri); Special Use and Variation**

Chairman Trzupek acknowledged that the staff was recommending a continuance of this hearing and asked Mr. Pollock to explain.

Mr. Pollock said that the petitioner was working with a neighboring property owner to obtain offsite parking for the valet service. He said the petitioner reported having a verbal agreement with the owner of the PACE park and ride lot but were still working on a formal, written agreement.

Chairman Trzupek asked if there was anyone in attendance wishing to speak on this matter. There were none.

Commissioner Hoch suggested that the plans be revised to show the existing sidewalk seating area for Capri and that the parking should be calculated to include the deck area.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to continue the hearing for Z-04-2015 to February 16, 2015.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Grela, Hoch, Praxmarer, Scott and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

#### **4. CORRESPONDENCE**

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

#### **5. OTHER CONSIDERATIONS**

There were no other considerations scheduled.

#### **6. FUTURE SCHEDULED MEETINGS**

Chairman Trzupek said the next scheduled meeting of the Plan Commission is February 2, 2015 but that there are no public hearings scheduled.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to cancel the February 2, 2015 meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Scott, Grela, Hoch, Praxmarer, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

#### **7. ADJOURNMENT**

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to **ADJOURN** the meeting at 8:36 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:36 p.m.

**Respectfully  
Submitted:**

**February 16, 2015**

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J. Douglas Pollock, AICP



**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:** February 16, 2015

**SUMMARY**

This petition was scheduled for a public hearing on January 19, 2015. The hearing was continued to February 16, 2015 in order for the petitioner to provide more information regarding the parking variation. The petitioner has provided some additional information but has not completed that process. Thus, the petitioner requests another continuance. The following staff summary is intended to provide a summary of the outstanding issues.

Capri restaurant seeks to expand its existing restaurant into one half of the adjacent tenant space and 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:** This petition requests the following special use approvals:

- Special use approval is required for the expansion of Capri as it will include service of alcoholic beverages.
- Special use approval is required for additional outdoor seating for Capri. The outdoor seating would be enclosed with access directly from the restaurant.
- Although the gelato restaurant is a permitted use, special use approval is required for a sidewalk seating area. The sidewalk seating area would be open to the public and would not include table service or consumption of alcoholic beverages.



**Parking:** The expanded Capri restaurant and the gelato restaurant will occupy space currently occupied by a medical office. The change in use from medical office to restaurant results in an increase in the required parking for this floor area. The medical office requires 18 parking spaces (six spaces per doctor) and the proposed restaurants require a minimum of 28 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 for the current tenants. Thus, a new tenant cannot exceed the number of parking spaces required by the previous tenant. The conversion of the medical office space to restaurant use requires more parking and thus, the petitioner has asked for a parking variation.

Attached is a table showing the existing parking situation in County Line Square. This table was updated from the last staff summary based on additional information provided by the landlord. There are 426 parking spaces in the shopping center. The existing uses require approximately 463 parking spaces.

### **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 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. Since the last scheduled hearing, the petitioner has submitted a valet parking agreement and is working on a written agreement from an adjacent property owner (Pace) for off-site parking. The valet agreement indicates that the valet will be allowed to park cars against the curb for up to 15 minutes at a time and that the off-site parking will only be used for "overflow" valet parking. The curbside staging of the valet parking is in the fire lane and as such, violates the municipal code. Staff has also asked the petitioner to better define "overflow" parking and to indicate the number of parking spaces available on the Pace lot.

Staff has also suggested a reconfiguration of the parking lot to add more parking at this end of County Line Square. Attached is a sketch done by staff that shows about 25 additional spaces. This sketch was given to the petitioner and to the landlord. At this time, the landlord is working on an alternative to this plan.

As requested by the petitioner, *staff recommends that the public hearing be continued* to March 16, 2015.

## County Line Square Parking

Address	Occupant	Land Use	Floor Area (square feet)	Number of Employees	Required Parking
50	Office Outlot	office	2900		12
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	jewelry store	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
	LaCabinita	outdoor dining	325		3
120	Accellerated Physical Therapy	medical office	2040		8
124	Brandy and Bourg's	Interior design & retail	2380		10
150	Chase Bank	bank			12
200	Dao Sushi and Thai	restaurant	3400	10	44
	Dao Sushi and Thai	outdoor dining	600		6
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 office	1122	4	4
318	Dr. Sum	dental office	1080	1	4
320-322	Contemporary Medicine	medical office	2159	3	18
324	Capri	restaurant (incl. deck)	3587	10	46
	Capri	outdoor dining	160		2
<b>Total Number of Required Parking Spaces =</b>					<b>463</b>
<b>Total Number of On-Site Parking Spaces =</b>					<b>426</b>

2/11/2015



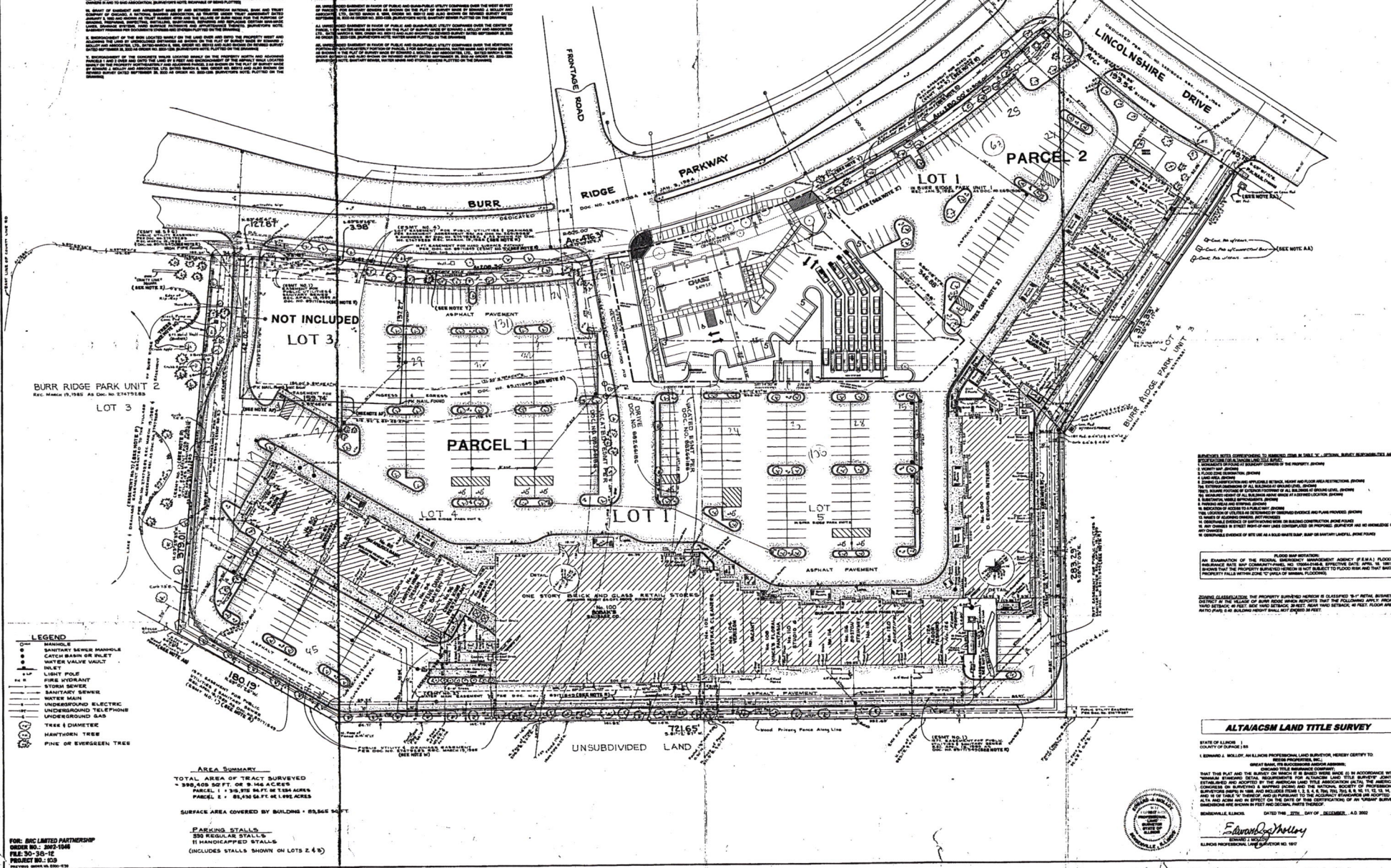
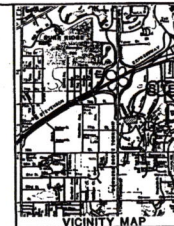


THE SURVEYOR'S MAP OF THIS PLAT IS BASED ON THE SURVEYOR'S BEST AVAILABLE INFORMATION AND THE SURVEYOR'S FIELD NOTES, PLANS, AND RECORDS. THE SURVEYOR'S FIELD NOTES, PLANS, AND RECORDS ARE THE ONLY EVIDENCE OF THE SURVEYOR'S WORK AND THE ONLY EVIDENCE OF THE SURVEYOR'S KNOWLEDGE OF THE FACTS OF THE SURVEY. THE SURVEYOR'S FIELD NOTES, PLANS, AND RECORDS ARE THE ONLY EVIDENCE OF THE SURVEYOR'S KNOWLEDGE OF THE FACTS OF THE SURVEY. THE SURVEYOR'S FIELD NOTES, PLANS, AND RECORDS ARE THE ONLY EVIDENCE OF THE SURVEYOR'S KNOWLEDGE OF THE FACTS OF THE SURVEY.

EDWARD J. MOLLOY & ASSOCIATES, LTD.  
LAND & CONSTRUCTION SURVEYORS  
1230 MARK STREET, BENSenville, ILLINOIS 60018 (312) 365-3800 Fax (312) 365-4700

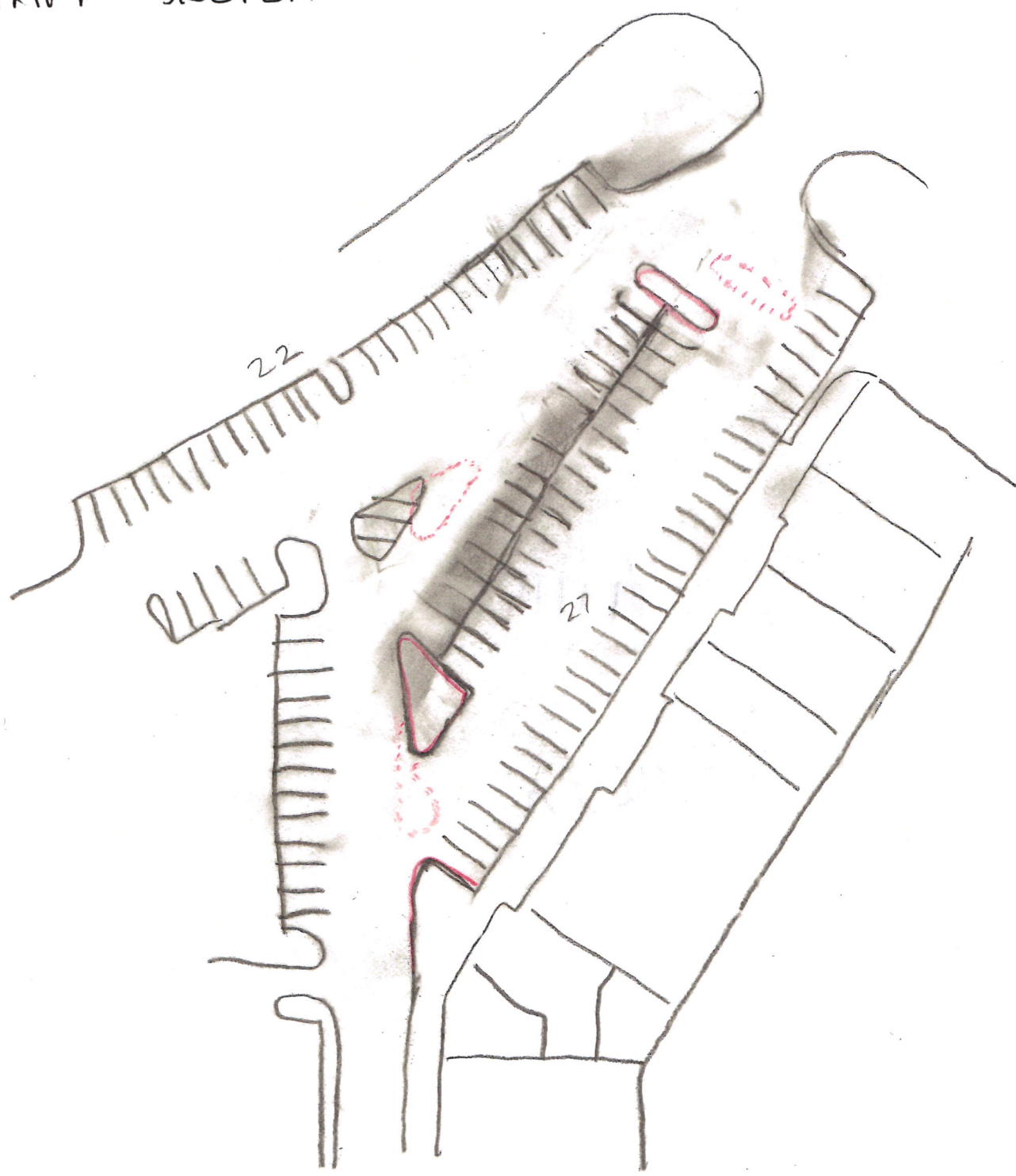
# PLAT OF SURVEY

OF  
PARCEL 1  
Burr Ridge Parkway Unit, One and a Half Acre Parcel, in Burr Ridge Parkway Unit, in the West 1/2 of the Southwest 1/4 of Section 18, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.  
COMMONLY KNOWN AS COUNTY LINE SQUARE  
74-23 BURR RIDGE PARKWAY, BURR RIDGE, ILLINOIS





# STAFF SKETCH





January 29, 2015

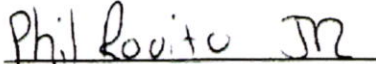
### SERVICE AGREEMENT


This agreement is between BLU Valet (312 Park Avenue #23, Clarendon Hills, IL 60514) and Capri Ristorante (324 Burr Ridge Parkway #1, Burr Ridge, IL 60527).

BLU Valet is agreeing to provide valet parking services for the guests of Capri Ristorante. Service will be Tuesday - Saturday and will begin at 5:00. Service will end at 11:00pm on Tues - Thurs and 12:00am on Friday and Saturday or when the last car is returned (whichever situation occurs first).


Vehicles will be received and returned outside of the front door of Capri Ristorante. BLU Valet will move each vehicle from the curbside to a permitted parking space within 15 minutes. BLU Valet is allowed to use the first 4 parking spaces located in the first row of parking directly outside Capri's front door. These four spots will be coned off and will be used as a holding area for how the valet attendant sees fit. All vehicles will be parked in the Burr Ridge Parkway lot in legal parking spaces. Any overflow valet parking will be parked in the PACE lot to the east of Capri Ristorante. PACE will be listed as Additionally Insured on BLU Valet's Liability Insurance Policy. Capri Ristorante will also be listed as Additionally Insured on BLU Valet's Liability Insurance Policy. Capri Ristorante will refund BLU Valet for the cost of adding Capri and Pace as Additionally Insured.

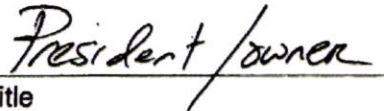
  
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Capri Representative Signature

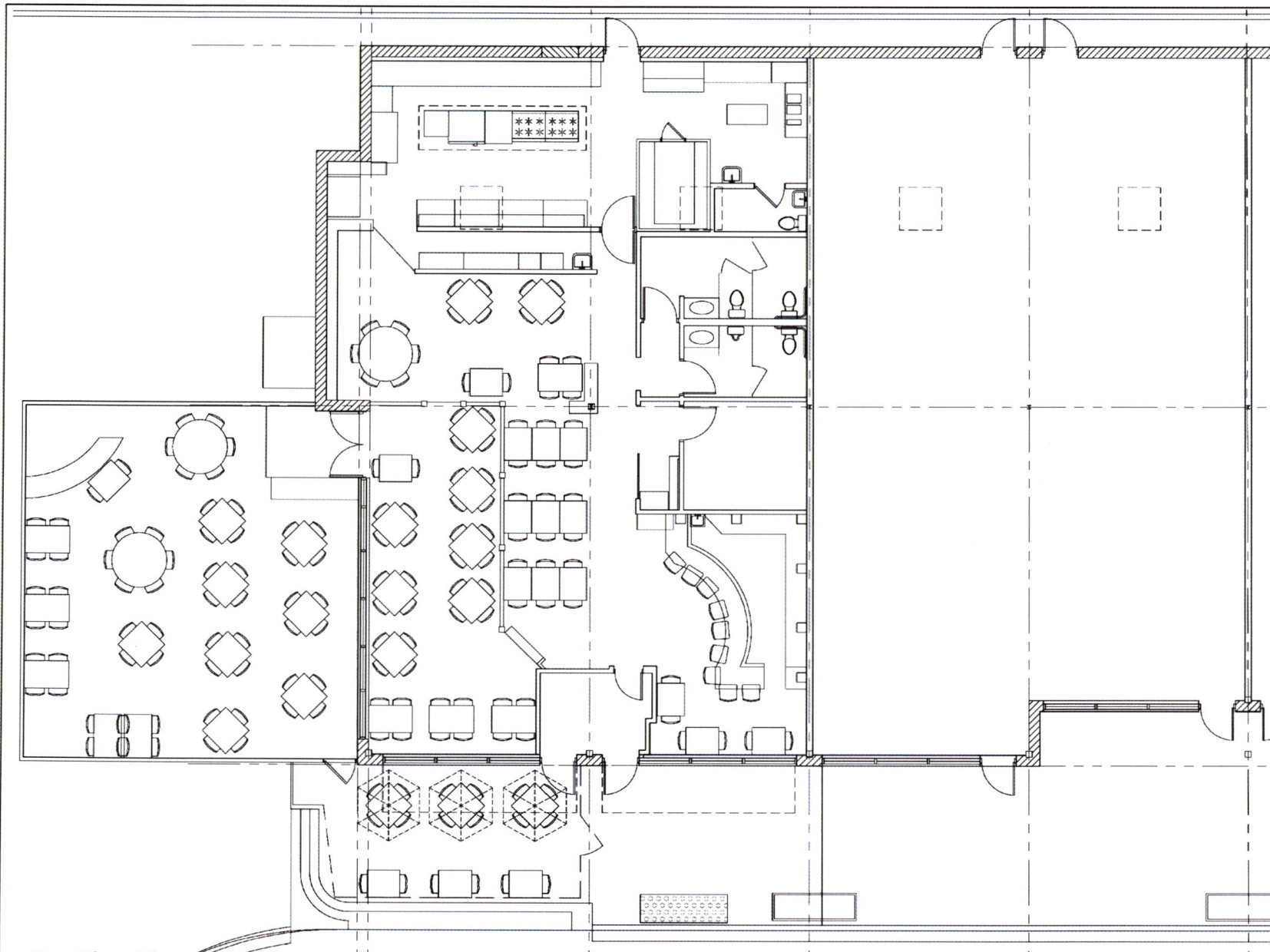
  
\_\_\_\_\_  
Print Name

  
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Title

  
\_\_\_\_\_  
Michael Grasso, President, BLU Valet

  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Title



**Richard  
Thomas  
Architects**

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

REVISIONS		

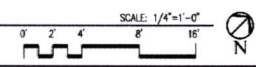
**Capri  
Ristorante**

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

**EXISTING  
FLOOR PLAN**

SCALE: AS NOTED	DRAWING NO.
BY: LDC	A0.1
DATE: 11/20/2014	

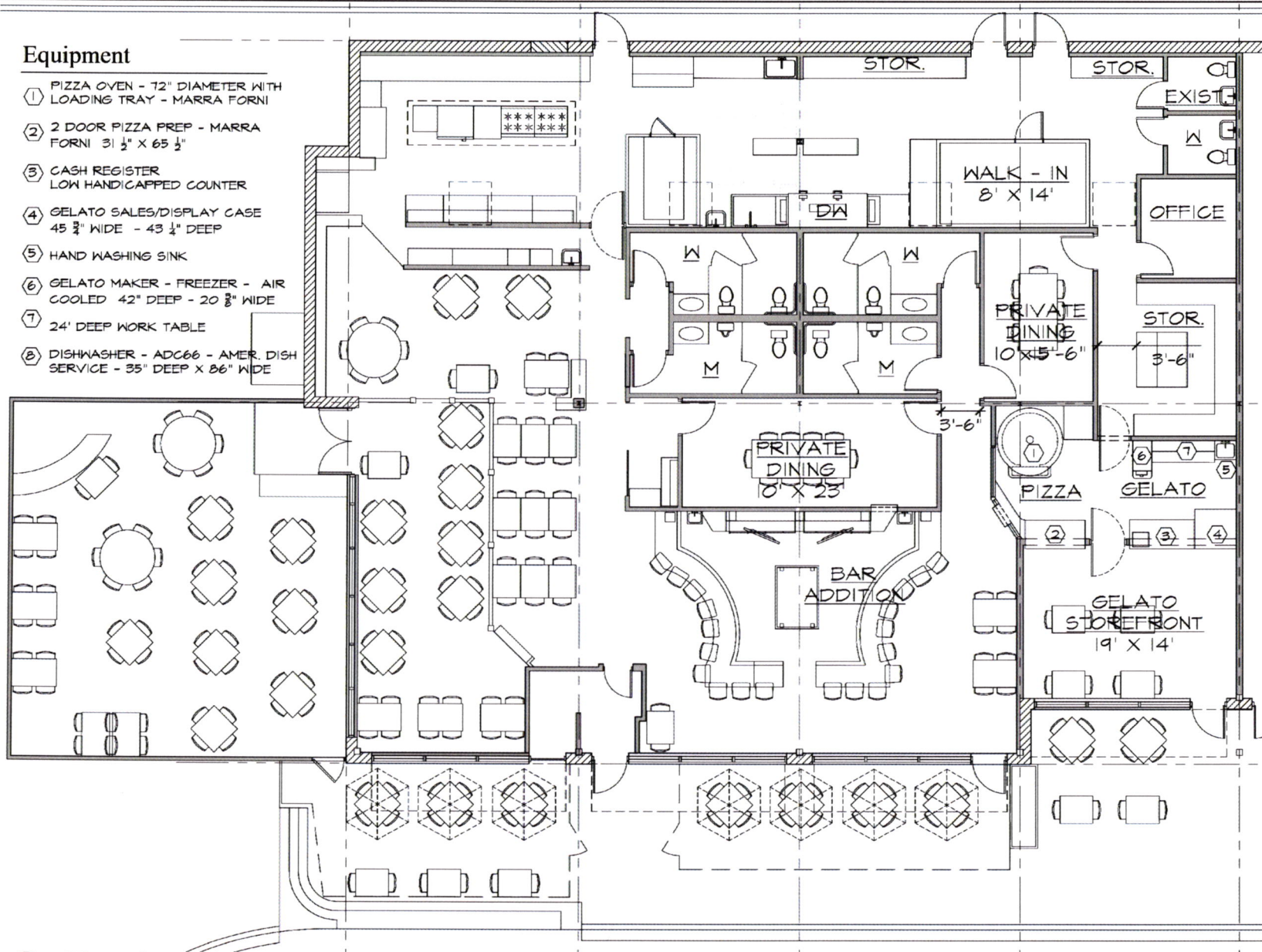
1 Floor Plan





## 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

SCALE: 1/4"=1'-0"  
0 2 4 8 16'



**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

BY: LCG

DATE: 12/15/2014

DRAWING NO.

**A1**

Richard  
Thomas  
Architects

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



Existing Restaurant

New Expansion

New Gelato Storefront

① Front Elevation

SCALE: 1/4"=1'-0"  
0' 2' 4' 8' 16'

REVISIONS:

Capri  
Ristorante

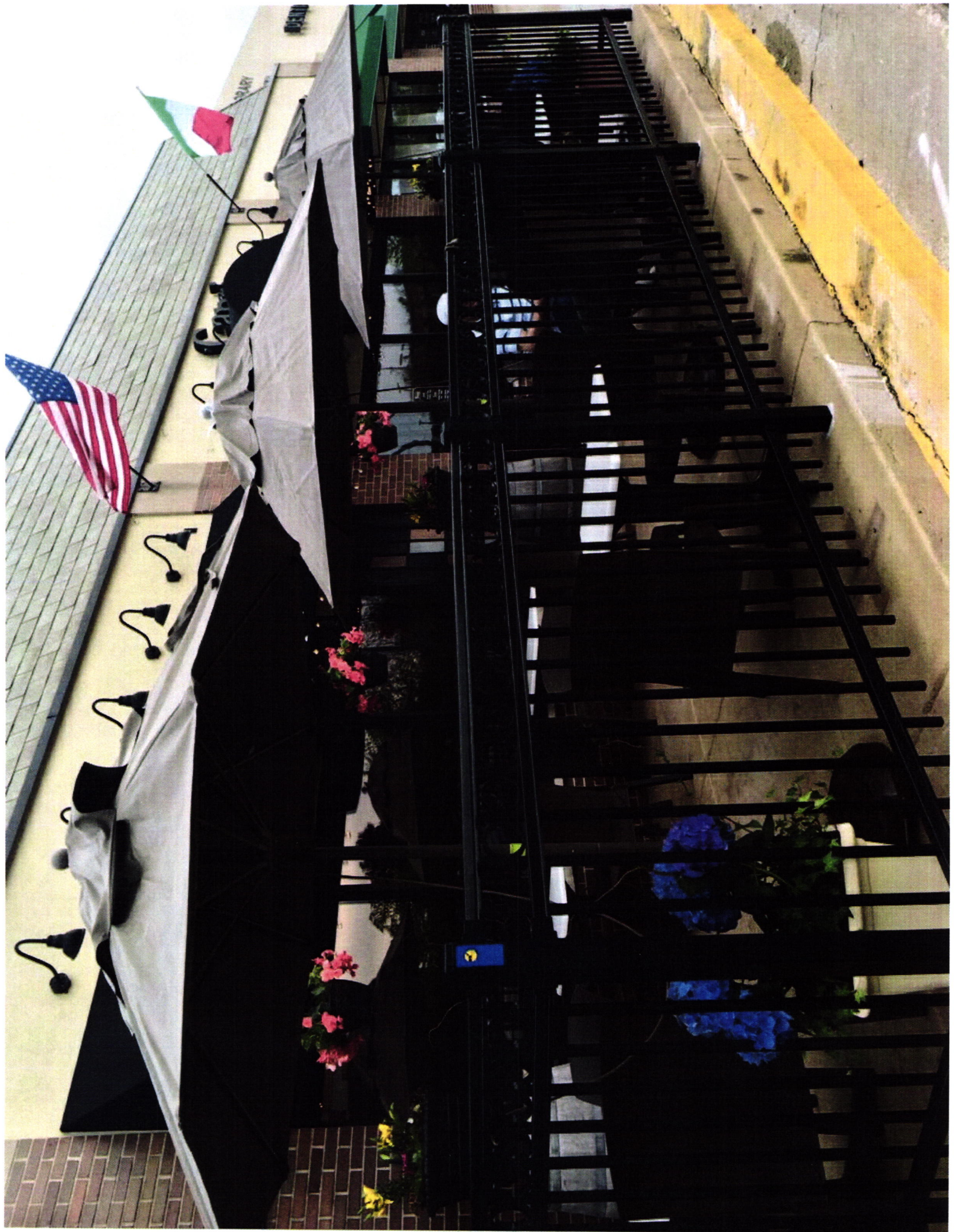
324 Burr Ridge Pkwy #1,  
Burr Ridge, IL 60527

RESTAURANT  
EXPANSION  
ELEVATION

SCALE: AS NOTED  
BY: LCG  
DATE: 12/15/2014

DRAWING NO.  
A1.2









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

**Z-05-2015; Oak Knoll and Buege Lane; Recommendation from the Community Development Department to rezone certain properties that were annexed in 2013 from the R-1 District to the R-2A Single-Family Residence District; said properties being located in the vicinity of Oak Knoll Drive and Buege Lane.**

**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:** February 16, 2015

**GENERAL INFORMATION**

<b>Petitioner:</b>	Burr Ridge Community Development Department	
<b>Property Owner:</b>	Various Property Owners	
<b>Petitioner's Status:</b>	Village Staff	
<b>Land Use Plan:</b>	Recommends Single Family Residential Use	
<b>Existing Zoning:</b>	R1 Single Family Residence District	
<b>Existing Land Use:</b>	Single-Family Residences	
<b>Site Area:</b>	@55 Acres	
<b>Subdivision:</b>	Oak Knoll and Buege Lane	

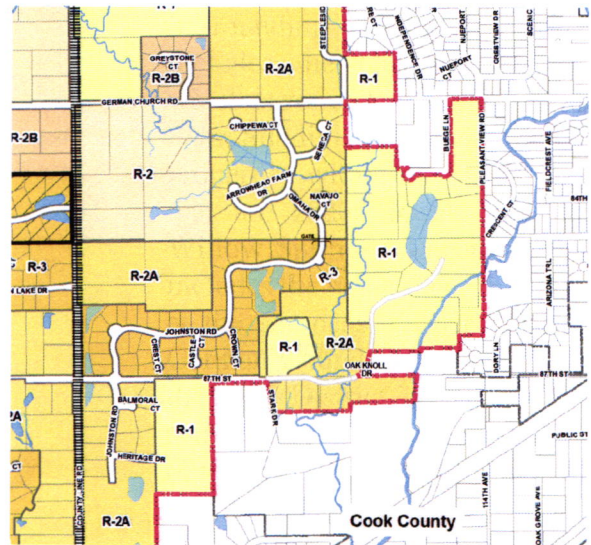
## SUMMARY

Approximately 55 acres located between German Church Road and 87<sup>th</sup> Street were annexed by the Village of Burr Ridge in 2013. As per Illinois State Statutes, the properties were annexed with the lowest density residential district – for Burr Ridge, that is the R-1 District. Five acres, located at the southeast corner of Buege lane and German Church Road, were rezoned from the R-1 District to the R-2B District in 2014. The remaining 50 acres remain in the R-1 District. This petition seeks to rezone those remaining properties to the R-2A District. The petition for rezoning also includes two other properties that were annexed to the Village several years ago but never rezoned.

The R-2A District requires a minimum lot size of 40,000 square feet. The R-1 District requires a minimum lot size of 5 acres.

Five of the properties have frontage on Buege Lane, one of the parcels has access via an easement from German Church Road, one has access from Pleasant View Road and the remaining parcels have access via 87<sup>th</sup> Street and Oak Knoll Drive. Four of the Buege Lane properties are existing platted lots that are 40,000+ square feet in area. These lots cannot reasonably be subdivided. The Oak Knoll properties are part of the Oak Knoll Subdivision with access via a private street. Other properties that were previously annexed to the Village within the Oak Knoll Subdivision have already been zoned to the R-2A District. The lots in Oak Knoll range from one acre to five acres.

Surrounding zoning and development includes the Highland Fields Subdivision which is zoned R-3 and R-2A, the Arrowhead Farm Subdivision which is zoned R-2A, other properties within the Oak Knoll Subdivision that are zoned R-2A, and the Village of Willow Springs. Recent zoning in the area includes the rezoning of the five acre property at the southeast corner of Buege Lane and German Church Road which was rezoned to the R-2B District in 2014 (the rezoning is not shown on the map to the right) and rezoning of the Village pump station property at 11680 German Church Road in 2013.



The Comprehensive Plan recommends single-family residential use for this property and recommends that all new residential development be on lots of 30,000 square feet or more. The proposed zoning is consistent with the Comprehensive Plan.

### Findings of Fact and Recommendations

Attached are findings of fact prepared by staff and that may be adopted if the Plan Commission is in agreement with those findings. Based on those findings, staff recommends approval of a rezoning of the subject properties from the R-1 Single Family Residence District to the R-2A Single Family Residence District.





**FINDINGS OF FACT**  
**FOR A MAP AMENDMENT (REZONING) PURSUANT  
TO THE BURR RIDGE ZONING ORDINANCE**

**Z-05-2015; Oak Knoll Buege Land Rezoning**

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The Village of Burr Ridge Plan Commission recommends to the Board of Trustees the rezoning of the 16 parcels located on Oak Knoll Drive and Buege Lane from the R-1 District to the R-2A District. The following findings are adopted by the Plan Commission in support of its recommendation.

*Existing uses of property within the general area of the property in question.*

The property is bounded by single-family residences in all directions and the proposed zoning is a single-family residential district.

*The zoning classification(s) of property within the general area of the property in question.*

The property is bounded by the R-2A District to the west and to the south. Other properties within the Oak Knoll Subdivision are already within the R-2A District. The Buege Lane properties are already platted with approximately 40,000 square feet of lot area consistent with the R-2A District. The proposed zoning is consistent with the adjacent zoning districts.

*The suitability of the property in question to the uses permitted under the existing zoning classification.*

Most of the parcels are already improved with single family homes that generally comply with the R-2A District. A few parcels are larger and may be split but would remain consistent with the R-2A District.

*The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.*

All development in the area has been for single-family homes on relatively large lots. The proposed zoning is consistent with this trend. There have been no other recent changes in zoning in this area.

*The impact upon the objectives of the Official Comprehensive Plan of the Village of Burr Ridge, as amended.*

The Comprehensive Plan recommends single-family residential use for this property and recommends that all new residential development be on lots of 30,000 square feet or more. The proposed zoning is consistent with the Comprehensive Plan.



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527  
(630) 654-8181 • Fax (630) 654-8269 • [www.burr-ridge.gov](http://www.burr-ridge.gov)

**Mickey Straub**  
Mayor

**Karen J. Thomas**  
Village Clerk

**Steven S. Stricker**  
Village Administrator

January 29, 2015

## NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

**Z-05-2015: Oak Knoll Drive and Buege Lane;** the Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a recommendation from the Community Development Department to rezone certain properties that were annexed in 2013 from the R-1 District to the R-2A Single-Family Residence District; said properties being located in the vicinity of Oak Knoll Drive and Buege Lane. A public hearing to consider this petition is scheduled for:

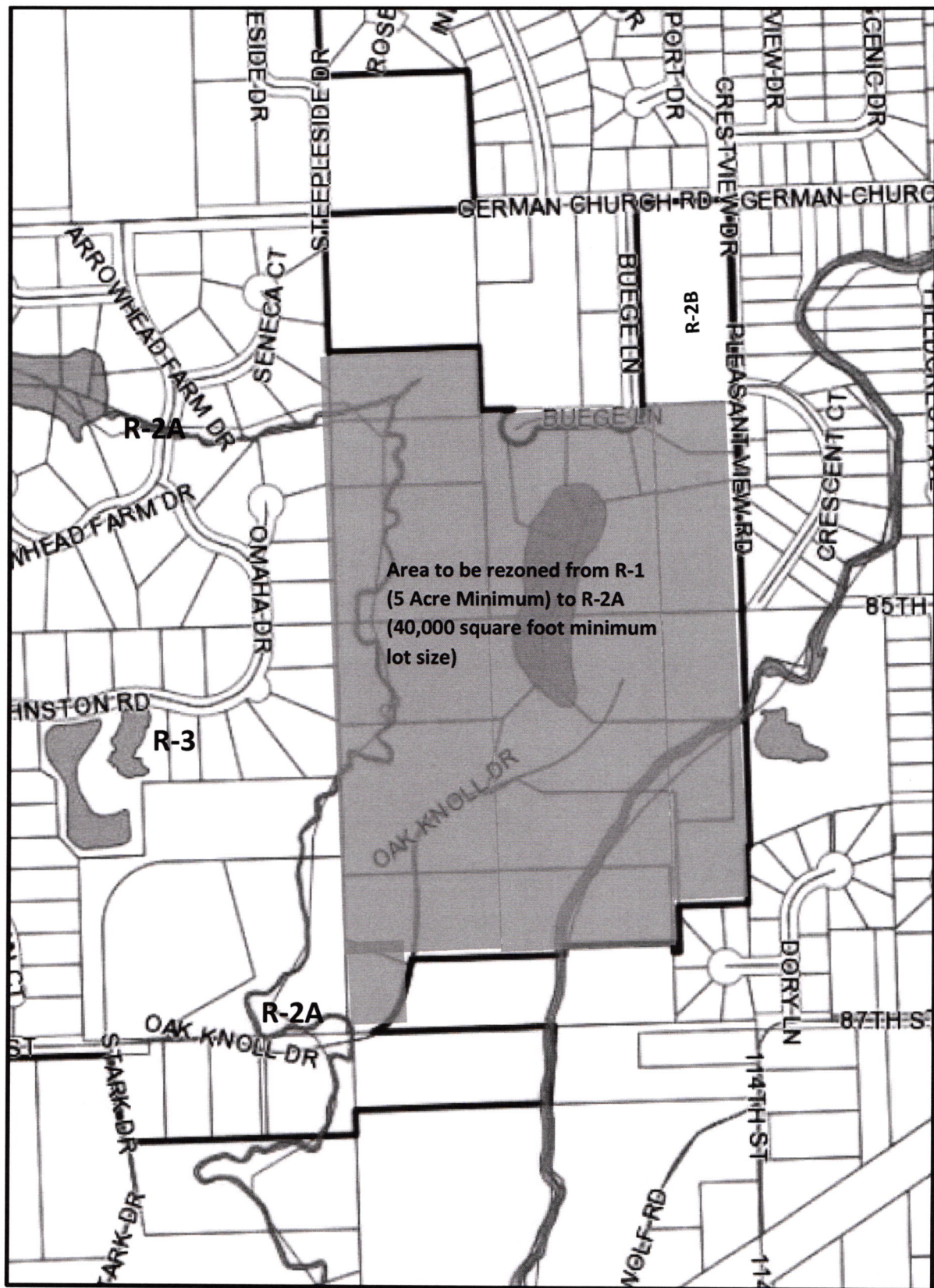
Date: February 16, 2015  
Time: 7:35 P.M. or as soon thereafter as the matter may be heard.  
Location: Village of Burr Ridge  
Board Room  
7660 South County Line Road  
Burr Ridge, IL 60527

Additional information is on file and available for public review at the Burr Ridge Village Hall or contact:

Doug Pollock, Community Development Director  
(630) 654-8181 ext. 3000  
[dpollock@burr-ridge.gov](mailto:dpollock@burr-ridge.gov)

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall by the Wednesday preceding the public hearing.





## Douglas Pollock

---

**From:** Muawia Martini <martinimu@yahoo.com>  
**Sent:** Wednesday, February 11, 2015 5:12 PM  
**To:** Douglas Pollock  
**Subject:** Re zoning

Dear Burr Ridge Zoning Board,

I am writing to you today to express my opposition to re-designating the properties near Oak Knoll Dr. and Buege Lane from an R-1 district to an R-2A single family residence district. During my time being a resident of Burr Ridge, I have thoroughly enjoyed the abundant wildlife and the privacy that the wilderness surrounding my property has afforded me. The re-zoning proposal would allow the development of the land, which would lead to the destruction of wildlife habitats and natural scenery. Part of the allure of Burr Ridge is its abundance of wooded areas. Developing this land would make Burr Ridge like any other suburb. The re-zoning of this property not only goes against my interests, but the interests of every Burr Ridge resident who lives on its periphery. It's the Zoning Board's job to protect the interests of its residents, yet the enactment of this proposal would be to the detriment of more residents than it would benefit.

Thank you,

Dr. Muawia Martini, M.D.





## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Doug Pollock, AICP

**DATE:** February 12, 2015

**RE:** Board Report for February 16, 2015 Plan Commission Meeting

At its January 26, 2015 and February 9, 2015 meetings, 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 approved an Ordinance granting special use approval for an amendment to the Village Center PUD to add “dental offices with ancillary retail sales” to the list of special uses on the first floor of the building commonly known as 450 Village Center Drive and granting a special use approval to permit a dental office with ancillary retail sales within the tenant space at 410 Village Center Drive.

**Z-02-2015: 201 Bridewell Drive (Eddie Merlot’s Restaurant);** The Board of Trustees approved 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 approved an Ordinance denying this request for an extension of hours for temporary right of way signs.

**Z-13-2014: 1333 Burr Ridge Parkway (InSite Real Estate);** The Board of Trustees concurred with the Plan Commission and approved Ordinances amending the Zoning Ordinance to add Business Vocational School to the list of special uses in the O-2 District; granting special use approval to permit a Business Vocational School in an existing office building at 1333 Burr Ridge Parkway and granting a variation from the Zoning Ordinance for a reduction in parking for a vocational school and office building.

**Z-03-2015: 505 Village Center Drive (Sticks and Stones);** The Board of Trustees concurred with the Plan Commission and approved Ordinances granting special use approval to permit a restaurant with alcoholic beverage sales and with outdoor dining.

**Resignation of Commissioner Prashant Sheth;** The Board received the resignation of Plan Commissioner Preshant Sheth. Attached is an email from Mr. Sheth in that regard.

**Douglas Pollock**

---

**From:** shethpcs@yahoo.com  
**Sent:** Tuesday, February 3, 2015 5:31 PM  
**To:** mickey@mayormickey.com; Steve Stricker; gtrzupek@esa-inc.com; Douglas Pollock  
**Subject:** Plan Commission Resignation

Dear Mayor Mickey and Chairman Trzupek,

My travel schedule and personal commitments is keeping me from providing my full attention to my plan commissioner role. Therefore effective immediately I hereby resign from my role as Plan Commissioner. I appreciate the opportunity that was provided to me.

Sincerely,

Prashant Sheth  
630 903 8919

[Sent from Yahoo Mail on Android](#)

02/06/2015

## Permits Applied For January 2015



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-15-001	01/12/2015	90 North Frontage Rd	Prodigy Construction Corporati	2120 High Wickham Pl. Louisville KY 40245	Com Alteration
JCA-15-017	01/21/2015	901 McClintock Dr.	Dillon Transport	901 McClintock, 3rd Floor Burr Ridge IL 60527	Com Alteration
JDS-15-008	01/14/2015	7616 Drew Ave	Gander Builders, Inc.	P.O. Box 437 Frankfort IL 60423	Demolition Structure
JDS-15-014	01/21/2015	15W 260 PLAINFIELD RD	A & E Luxury Homes	4995 Keller St Lisle IL 60532	Demolition Structure
JELV-15-018	01/16/2015	15W 241 81st St.	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator
JGEN-15-010	01/15/2015	8802 Aintree Ln	Penco Electric Inc	7133 N Austin Ave Niles IL 60714	Generator
JID-15-011	01/15/2015	166 Shore Dr	Greg Ginger	15 Deer Path Tr Burr Ridge IL 60527	Interior Demo
JPAT-15-019	01/23/2015	2 Seneca Ct	County Wide Landscaping	42W891 Beith Rd. Elburn IL 60119	Patio Permit
JPR-15-003	01/13/2015	15W 455 79th St.	ComEd New Business	1040 N. Janes Av. Bolingbrook IL 60440	ROW Permit
JPR-15-004	01/06/2015	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	ROW Permit
JPR-15-005	01/06/2015	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	ROW Permit
JPR-15-006	01/06/2015	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	ROW Permit
JPR-15-007	01/13/2015	ROWs Ck Cty Locations	AT&T	1000 Commerce Dr. Oak Brook IL 60523	ROW Permit
JPR-15-012	01/21/2015	231 Vine St.	H&R Construction	6 Wild Plum Ct. Lemont IL 60439	ROW Permit
JPS-15-002	01/12/2015	490 Village Center Dr	Integrity Sign	18621 S. 81st Ave. Tinley Park IL 60487	Sign Permit
JPS-15-009	01/14/2015	1333 Burr Ridge Pkwy	Doyle Signs, Inc	232 W. Interstate Rd. Addison IL 60101	Sign Permit
JRAL-15-015	01/20/2015	675 Grant Ct	Design First Builders	1201 Norwood Ave Itasca IL 60143	Residential Alteration

02/06/2015

## Permits Applied For January 2015



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-15-016	01/21/2015	6706 Fieldstone Dr	Design First Builders	1201 Norwood Ave Itasca IL 60143	Residential Alteration
JRPE-15-013	01/16/2015	9S 227 MADISON ST	Trademark Electric	273 Nuttall Rd Riverside IL 60546	Res Electrical Permit
<b>TOTAL:</b>	<b>19</b>				



02/06/2015

## Permits Issued January, 2015



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-14-354	01/16/2015	490 Village Center Dr	Evereve	4388 France Ave South, #200 Minneapolis MN 55410	Com Alteration \$197,264	2,486
JDS-14-353	01/06/2015	10S 231 Madison ST	KLF Enterprises	2300 W 167th St Markham IL 60428	Demolition Structure	
JID-15-011	01/22/2015	166 Shore Dr	Greg Ginger	15 Deer Path Tr Burr Ridge IL 60527	Interior Demo	
JPF-14-346	01/27/2015	6545 County Line Rd	Mariani Landscape	300 Rockland Road Lake Bluff IL 60044	Fence Permit	
JPR-15-003	01/05/2015	15W 455 79th St.	ComEd New Business	1040 N. Janes Av. Bolingbrook IL 60440	ROW Permit	
JPR-15-007	01/13/2015	ROWs Ck Cty Locations	AT&T	1000 Commerce Dr. Oak Brook IL 60523	ROW Permit	
JPR-15-012	01/26/2015	231 Vine St.	H&R Construction	6 Wild Plum Ct. Lemont IL 60439	ROW Permit	
JRAL-14-289	01/06/2015	6424 St James Ct	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration \$27,000	360
JRAL-14-347	01/09/2015	3 Rucci Ct	Euro-Tech Cabinetry & Remod	12515 Rhea Dr Plainfield IL 60585	Residential Alteration \$20,475	273
JRAL-14-358	01/07/2015	104 Burr Ridge Club Dr	Lamantia Construction	9100 Ogden Ave Brookfield IL 60513	Residential Alteration \$21,000	280
JRAL-14-362	01/22/2015	8426 Heather Ct	Matrix Basement	1435 Algonquin Rd Arlington Heights IL 60005	Residential Alteration \$37,050	494
JRAL-14-363	01/27/2015	301 Burr Ridge Club Dr	Benish	301 Burr Ridge Club Dr Burr Ridge IL 60527	Residential Alteration \$97,650	1,302
JRDB-14-350	01/14/2015	11314 W 79th St	Michael B Donohue	1657 N Rockwell Chicago IL 60647	Residential Detached Building \$38,400	512
JRSF-14-267	01/22/2015	9225 Forest Edge LN	Christopher Glasper	102 S Wheeling Rd Prospect Heights IL 60070	Residential New Single Family \$673,050	4,487
JRSF-14-312	01/29/2015	6679 Lee Ct	Kay Bros Ent	549 E 7th St, PO Box 431 Hinsdale IL 60521	Residential New Single Family \$1,015,800	6,772
JRSF-14-320	01/07/2015	7905 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family \$390,000	2,600

02/06/2015

## Permits Issued January, 2015



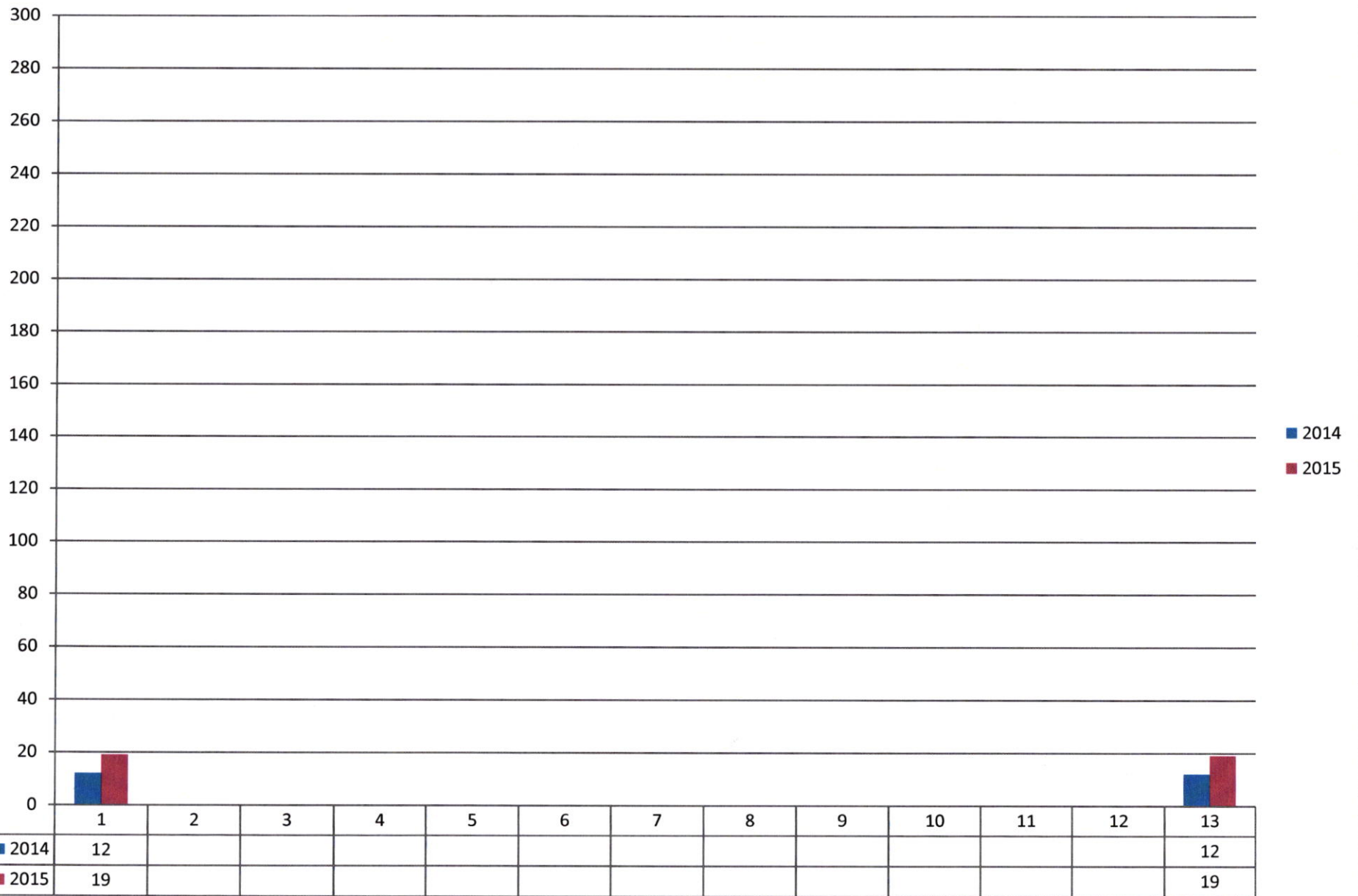
Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JRSF-14-352	01/21/2015	11810 Crosscreek CT	Atlantic Homes, Inc.	17061 Kerry Ave. Orland Park IL 60467	Residential New Single Family \$711,600 4,744
JRSF-14-364	01/23/2015	8712 Polo Ridge Ct	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family \$450,450 3,003
JRSF-14-365	01/30/2015	15W 780 87th St.	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$454,050 3,027
<b>TOTAL:</b>	<b>19</b>				

02/06/15

## Occupancy Certificates Issued January 2015



CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF15002	12/15/14	William & Darlene Zitko	7615 Hamilton Ave
OF15003	01/05/15	Future Tenants	16W 285 83RD ST
OF15004	01/05/15	Future Tenants	16W 289 W 83RD ST

[illegible]

## Village of Burr Ridge 2015 New Housing Starts Compared to 2014

[illegible]

## MONTHLY SURVEY OF BUILDING PERMITS - 2015

(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$3,694,950	\$241,575		\$197,264	\$4,133,789
	[6]	[6]		[1]	
FEBRUARY					
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
<b>2014 TOTAL</b>	<b>\$3,694,950</b>	<b>\$241,575</b>	<b>\$0</b>	<b>\$197,264</b>	<b>\$4,133,789</b>
	[6]	[6]		[1]	





## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Doug Pollock, AICP  
Community Development Director

**DATE:** February 12, 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  
Facsimile (630) 655-9808  
WWW.GSRNH.COM  
WWW.GSRNHFAMILYLAW.COM

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

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

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

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

December 10, 2014

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

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

Dear Mr. Pollock:

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

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

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



Douglas Pollock  
December 10, 2014  
Page 2

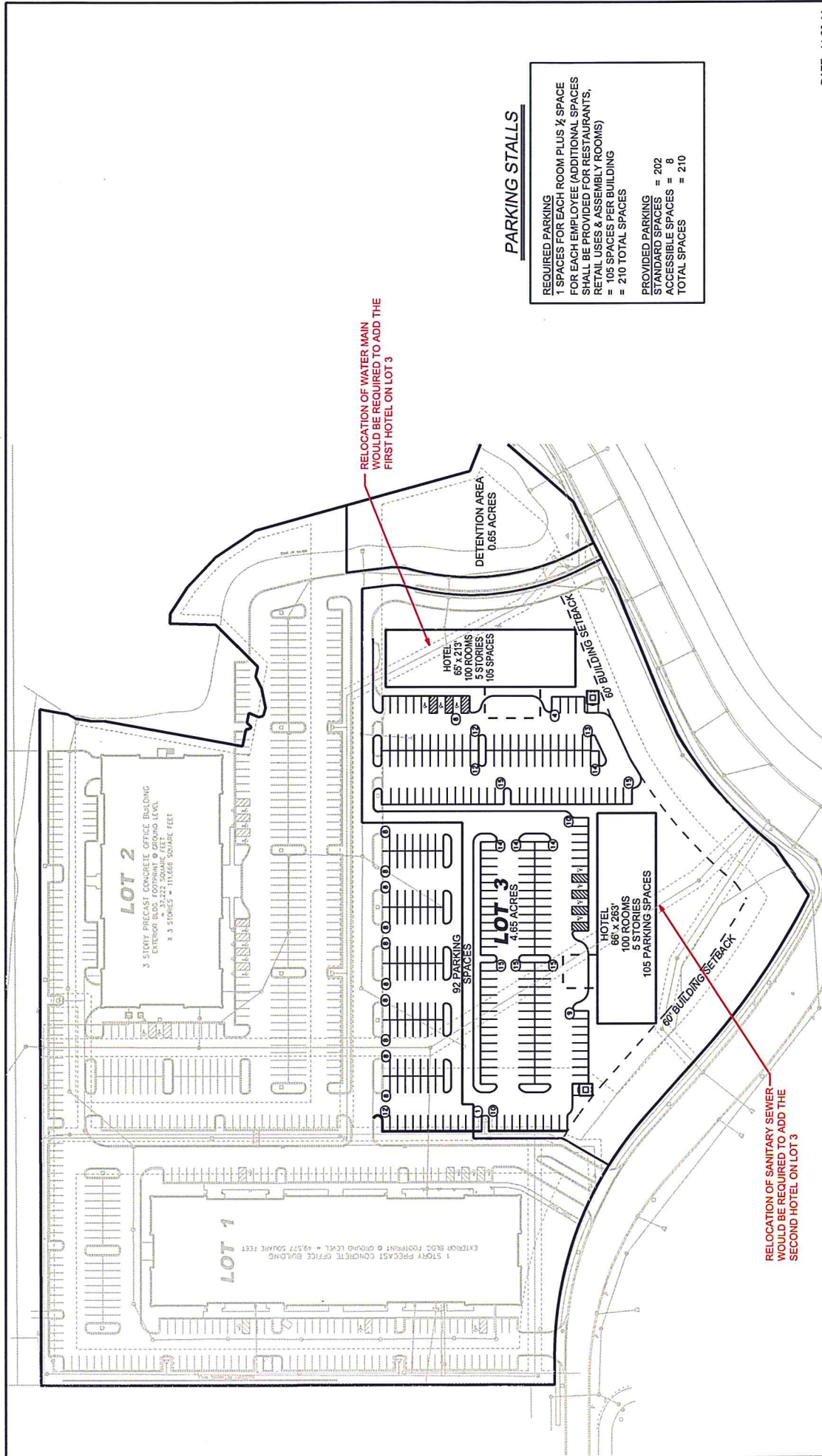
Should you have any questions, please do not hesitate to call.

Very truly yours,



James E. Olguin

JEO/jak  
Attachment



### PARKING STALLS

REQUIRED PARKING  
1 SPACES FOR EACH ROOM PLUS 1/4 SPACE  
FOR EACH EMPLOYEE (ADDITIONAL SPACES  
SHALL BE PROVIDED FOR RESTAURANTS,  
RETAIL USES & ASSEMBLY ROOMS)  
= 105 SPACES PER BUILDING  
= 210 TOTAL SPACES

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

DATE: 11-20-14



SCALE: 1" = 100'

## ESTANCIA EXECUTIVE CENTER

ILLINOIS

BURR RIDGE



V3 Companies  
7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
630.724.9202 fax  
www.v3co.com

VERSUS VISION...THE WAY TO TRANSFORM WITH EXCELLENCE™

E:\200210213\Drawings\Main\IS041011\Main - Conceptual Site Plan - Estancia Exec Center - Burr Ridge.dgn 11/20/2014 11:29:03 AM



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

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**S-08-2014; Sign Ordinance Text Amendment; Consideration of an amendment to the Sign Ordinance to permit temporary “grand opening” signs for new businesses.**

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**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:** February 16, 2015

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**SUMMARY**

At the January 5, 2015 meeting, the Plan Commission discussed a possible amendment to the Sign Ordinance to permit new businesses to erect temporary banner signs and right of way signs to announce their opening for business. Businesses that ask about these signs are typically retail or restaurant businesses but sometimes other types of businesses want to advertise their new location. At the January meeting, the Plan Commission agreed to further consider this matter.

Attached is a list of temporary signs permitted by the Sign Ordinance. If temporary grand opening signs were to be added, staff would suggest something similar to the following:

- F. **Grand Opening Signs:** Temporary grand opening signs may be used by a new business as follows:
1. Grand Opening Banners subject to the following:
    - a. A professionally printed banner not to exceed 12 square feet in area securely attached to the wall of the building so as not to move in the wind.
    - b. Banners shall be removed within 14 days after the opening of the business.
  2. Right-of-way signs subject to the following:
    - a. All terms and conditions for right of way signs in Section 55.09, Paragraph E, except as modified herein.
    - b. Right of way signs for temporary grand openings may be used continuously (i.e. not limited to Saturdays and Sundays) for a period of up to 14 days after the business opens.

The above regulations are intended for further discussion by the Plan Commission.



### Article III. Temporary, Exempt and Prohibited Signs

Sec. 55.09.

#### Temporary Signs

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

- A. **Construction Signs:** Not more than two (2) construction signs with a total combined surface area not to exceed thirty-two (32) square feet and a maximum height, to the top of each sign, of eight (8) feet. The signs shall be confined to the site of construction, may be erected after a complete building permit application is submitted, and shall be removed within seven (7) days after the issuance of an occupancy permit.
- B. **Real Estate Signs:** Real estate signs not exceeding a total area of twelve (12) square feet and a maximum height, to the top of each sign, of five (5) feet advertising the sale, rental or lease of all, or part, of the premises on which the signs are displayed. One such sign is permitted for each lot or parcel and such signs shall be removed within seven (7) days after the sale is closed or the lease is signed.
- C. **Political Campaign Signs:** Political campaign signs, as defined herein, not exceeding sixteen (16) square feet in area for each lot. Maximum height, to the top of such signs, shall be five (5) feet. These signs shall be confined within private property and shall be removed within seven (7) days after the date of the election.
- D. **Development Signs:** Development signs not exceeding one hundred (100) square feet in area. Maximum height to the top of such signs shall be twenty (20) feet. One such sign shall be permitted for each thoroughfare or highway frontage of the development. Development signs may be erected upon approval of a preliminary plat of subdivision or upon submission of a building permit application and shall be removed within seven (7) days after the last lot or unit is sold.
- 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.
10. That signs which are removed will be kept by the Village for a period of no more than three (3) weeks. In order to retrieve the signs, the fine must be paid within the three week period of time, otherwise they will be discarded.
11. Any noncomplying sign shall be removed.



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Doug Pollock, AICP   
Community Development Director

**DATE:** February 12, 2015

**RE:** PC-01-2015; Annual Zoning Ordinance Review

Attached are summaries of all zoning actions considered by the Plan Commission in 2014. Staff is presenting this information for the annual Zoning Ordinance review. The annual zoning review is an opportunity to identify areas where the Zoning Ordinance may need to be updated to remain consistent with the Village's Comprehensive Plan, to keep up with property trends, to resolve conflicts, or address unintended consequences of zoning regulations.

**Zoning Variations – 2014:** There were 7 zoning variations approved in 2014; 3 for accessory residential structures on three separate properties; 2 for the Anthem Memory Care facility at 15W150 South Frontage Road; and 2 parking related variations for non-residential uses. One of the variations, for the setback of rooftop solar panels, was negated by a text amendment for solar panels.

**Zoning Petitions – 2014:** The Plan Commission considered 13 petitions for rezoning, text amendments and/or special uses in 2014. That number was down from 22 in 2013.

**Other Updates;** During the course of each year, staff keeps track of issues that arise that may need to be addressed via an amendment to the Zoning Ordinance. For example, in 2012 staff reported that there were a large number of permit requests for outdoor kitchens. As a result, the Plan Commission recommended and the Board approved amendments to add specific regulations for outdoor kitchens. The purpose of providing the attached summary of zoning petitions is in part to identify trends or conflicts that may need to be revised to keep our Zoning Ordinance up to date; remembering that the primary purpose of the Zoning Ordinance is to implement the Village's land use policies and goals as iterated in the Comprehensive Plan.

**Conclusion;** Staff does not have any recommendations for potential amendments to the Zoning Ordinance. If the Plan Commission identifies any issues that may warrant further consideration, a request to the Board of Trustees for authorization to conduct a public hearing should be made.

# Zoning Variations - 2014

## Village of Burr Ridge Plan Commission

<b>Petition</b>	<b>Address</b>	<b>Petitioner</b>	<b>PC</b>	<b>BOT</b>	<b>Ordinance</b>
V 01 2014	8426 Meadowbrook Dr	Kazimierz Leja	2/3/2014	2/24/2014	A-834-01-14
<i>Variation Type:</i> Accessory Buildings			Approval	Approved	
Requests a variation from Section IV.I.1 of the Burr Ridge Zoning Ordinance to permit a detached accessory building (garage) to be located in a side yard rather than in the rear yard. The proposed garage would be an expansion of the existing garage and would also replace an existing shed					
V 02 2014	15W050 87th St	Renewable Energy Alternatives	3/3/2014	3/24/2014	A834-02-14
<i>Variation Type:</i> Other Variations			Approval	Approved	
Requests a variation from Section IV.N.2.b of the Burr Ridge Zoning Ordinance to permit rooftop solar energy panels located less than the required five feet from the perimeter of the building.					
V 03 2014	15W281 91st St	Borla, North, and Associates	7/21/2014	10/13/2014	A-834-15-14
<i>Variation Type:</i> Building Setback(s)			Approval	Approved	
Requests a variation from Section IV.H.4 of the Burr Ridge Zoning Ordinance to permit the construction of an accessory building (a garage) 3 feet from the rear lot line rather than the required 10 feet.					
Z 06 2014	15W150 South Frontage Rd	Anthem Memory Care	7/7/2014	7/28/2014	A-834-10-14
<i>Variation Type:</i> Other Variations			Approval	Approved	
Requests variation from Section XI.D.7.q to permit a 48,200 square foot building without the required loading berth.					
Z 06 2014	15W150 South Frontage Rd	Anthem Memory Care	7/7/2014	7/28/2014	A-834-10-14
<i>Variation Type:</i> Parking & Landscaping			Approval	Approved	
Requests variation from Section XI.C.8 of the Zoning Ordinance to permit parking located between the building and the front lot line					
Z 07 2014	60 Shore Dr	Forklift Exchange	7/7/2014	7/28/2014	A-834-12-14
<i>Variation Type:</i> Parking & Landscaping			Approval	Approved	
Requests a variation from Section XI.C.8 to permit parking in front of the building.					
Z 13 2014	1333 Burr Ridge Pkwy	InSite Real Estate	12/15/2014	2/9/2015	A-834-03-15
<i>Variation Type:</i> Parking & Landscaping			Approval	Approved	
Requests a variation from Section XI.C.13 of the Burr Ridge Zoning Ordinance for a reduction in parking for a vocational school and office building.					



# Zoning Petitions - 2014

## Village of Burr Ridge Plan Commission

<b>Petition</b>	<b>Address</b>	<b>Petitioner</b>	<b>PC</b>	<b>BOT</b>	<b>Ordinance</b>
Z 01 2014	590 Village Center Dr	Wok N Fire Burr Ridge LLC	4/7/2014	5/12/2014	A-834-04-14
<i>Request:</i> Special Use			Approval	Approved	
Requests special use approval as per Section VIII.C.2.e of the Burr Ridge Zoning Ordinance to permit an outdoor dining area.					
Z 02 2014		Village Of Burr Ridge	4/7/2014	4/28/2014	A-834-03-14
<i>Request:</i> Text Amendment			Approval	Approved	
Consideration of an amendment to Section IV.N.2.b of the Burr Ridge Zoning Ordinance to modify the requirement for rooftop solar energy panels to be located five feet from the perimeter of the building.					
Z 03 2014		Village of Burr Ridge	4/7/2014	5/27/2014	A-834-05-14
<i>Request:</i> Text Amendment			Approval	Approved	
Consideration of an amendment to Section IV.I of the Burr Ridge Zoning Ordinance to add regulations for backyard or hobby beekeeping and related structures.					
Z 04 2014	503 Village Center Dr	Gopal Radadia (Red Mango)	5/5/2014	5/27/2014	A-834-06-14
<i>Request:</i> Special Use			Approval	Approved	
Requests special use approval as per Section VIII.C.2.e of the Burr Ridge Zoning Ordinance to permit a sidewalk seating area for an existing restaurant					
Z 05 2014	10S231 Vine St	Joseph Pizzuto, Mirro Krelina	5/5/2014	7/11/2014	A-834-07-14
<i>Request:</i> Rezoning Upon Annexation			Approval	Approved	
Request to consider rezoning from the R-1 Single-Family Residence District to the R-2B Single-Family Residence District upon annexation of the properties located at 10S265 and 10S231 Vine Street.					
Z 06 2014		Anthem Memory Care	7/7/2014	7/28/2014	A-834-10-14
<i>Request:</i> Text Amendment			Approval	Approved	
Modify Section IX.D.2 of the Zoning Ordinance to modify the listing for Senior Housing as follows: Senior Housing with independent living units, assisted living units, or skilled care facilities					
Z 06 2014	15W150 South Frontage Rd	Anthem Memory Care	7/7/2014	7/28/2014	A-834-09-14
<i>Request:</i> Special Use			Approval	Approved	
Requests special use approval permit a Dementia Care Community Facility on the subject property.					
Z 07 2014	60 Shore Dr	Forklift Exchange	7/7/2014	7/28/2014	A-834-11-14
<i>Request:</i> Special Use			Approval	Approved	
Requests special use approval as per Section X.F.2.a and X.F.2.k to permit sales of new construction equipment with outdoor display of product.					



<b>Petition</b>	<b>Address</b>	<b>Petitioner</b>	<b>PC</b>	<b>BOT</b>	<b>Ordinance</b>
Z 08 2014	11411 German Church Rd	Refaat and Waff Abdel-Malek, LLC	7/21/2014		
<i>Request:</i> Rezoning			Denial	Withdrawn	
Requests rezoning from the R-1 Single Family Residential District to the R-3 Single-Family Residential District.					
Z 09 2014		Village of Burr Ridge	7/21/2014	9/22/2014	
<i>Request:</i> Text Amendment			Withdrawal	Withdrawn	
Consideration of an amendment to Section IV.H of the Burr Ridge Zoning Ordinance to consider modification to the required setbacks for accessory residential buildings.					
No action taken					
Z 10 2014	15W320 North Frontage Rd	Jerry Vanderwerk	8/18/2014		
<i>Request:</i> Text Amendment			Denial	Withdrawn	
Requests an amendment to Section VIII.C.2 of the Burr Ridge Zoning Ordinance to add retail sales of fishing, hunting and firearms to the list of special uses in the B-2 Business District					
Z 10 2014	15W320 North Frontage Rd	Jerry Vanderwerk	8/18/2014	8/25/2014	
<i>Request:</i> Special Use			Denial	Withdrawn	
Requests special use approval as per the amended B-2 District to approve retail sales of fishing, hunting and firearms in an existing building.					
Z 11 2014	14111 German Church Rd	Community Development Dept	8/18/2014	8/25/2014	A-834-13-14
<i>Request:</i> Rezoning			Approval	Approved	
Rezone annexed property to R-2B district.					
Z 12 2014	16W030 83rd St	Next Level Baseball, LLC, d/b/a Team Demarini	9/15/2014	10/13/2014	A-834-14-14
<i>Request:</i> Special Use			Approval	Approved	
Requests special use approval as per Section X.F.2.f of the Burr Ridge Zoning Ordinance to permit an Indoor Private Athletic Training and Practice Facility					
Z 13 2014	1333 Burr Ridge Pkwy	InSite Real Estate	12/15/2014	2/9/2015	A-834-02-15
<i>Request:</i> Special Use			Approval	Approved	
Requests a special use approval to permit a Business Vocational School in an existing office building					
Z 13 2014	1333 Burr Ridge Pkwy	InSite Real Estate	12/15/2014	2/9/2015	A-834-01-15
<i>Request:</i> Text Amendment			Approval	Approved	
Amendment to Section IX.D of the Burr Ridge Zoning Ordinance to add Business Special Use for a Vocational School to the list of special uses in the O-2 Office and Hotel District.					