



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

**October 5, 2015  
7:30 P.M.**

**I. ROLL CALL**

**Greg Trzupek, Chairman**

**Mike Stratis  
Dehn Grunsten  
Robert Grela**

**Luisa Hoch  
Greg Scott  
Mary Praxmarer  
Jim Broline, Alternate**

**II. APPROVAL OF PRIOR MEETING MINUTES**

- A. September 21, 2015 Plan Commission Regular Meeting**

**III. PUBLIC HEARINGS**

- A. Z-14-2015: 100 Harvester Drive (Estancia); PUD Amendment and Findings of Fact**

Requests an amendment to the Estancia Planned Unit Development, Ordinances A-834-08-04 and A-834-33-06, to permit the re-subdivision of the three lots to accommodate the construction of additional parking on the currently vacant Lot 3 for the benefit of the three story office building on Lot 2.

- B. Z-15-2015: 8080 Madison Street (Black & Decker); Special Use and Findings of Fact**

Requests special use approval as per Section X.F.2.o of the Burr Ridge Zoning Ordinance to permit retail sales of power tools, hand tools, and related items accessory to a warehouse and management office.

- C. Z-16-2015: 7950 Bucktrail Drive (McNaughton Brothers); Rezoning and Findings of Fact**

Requests rezoning of a five acre parcel from the R-1 District to the R-2B Single-Family Residence District of the Burr Ridge Zoning Ordinance

**IV. CORRESPONDENCE**

- A. Board Report – September 28, 2015**

**V. OTHER CONSIDERATIONS**

**A. Preliminary Plat Review (McNaughton Brothers) – Bucktrail Estates**

**VI. FUTURE SCHEDULED MEETINGS**

**A. October 19, 2015:** The following public hearings are scheduled:

- Z-13-2015: 15W300 South Frontage Road (Vega Hospitality); Special Use and Variation
- Z-17-2015: 78-324 Burr Ridge Parkway (County Line Square); Special Use and Variation

**B. November 2, 2015:** The filing deadline for this meeting is October 12, 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 October 12, 2015 Regular Meeting beginning at 7:00 P.M. Commissioner Grunsten is the scheduled Plan Commission representative for the October 12, 2015 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**

**VILLAGE OF BURR RIDGE**

**MINUTES FOR REGULAR MEETING OF**

**September 21, 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:** 7 – Stratis, Hoch, Grunsten, Praxmarer, Broline, Grela and Trzupek

**ABSENT:** 1 – Scott

Also present was Community Development Director Doug Pollock. In the audience were Trustees Schiappa and Franzese.

**2. APPROVAL OF PRIOR MEETING MINUTES**

Commissioner Broline noted that the voting for Z-11-2015 was incorrect in the minutes. He said the voting to approve the rezoning to the R-3 District should have been Scott and Broline as ayes and Grunsten and Trzupek as nays and the voting to deny the R-3 District should have been the same with the ayes voting nay and the nays voting aye. Mr. Pollock said he would correct the minutes.

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Broline to approve minutes of the August 17, 2015 Plan Commission meeting with the change to the voting for Z-11, 2015 as described herein.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Grunsten, Broline and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 4 – Stratis, Hoch, Praxmarer, and Grela

**MOTION CARRIED** by a vote of 3-0.

**3. PUBLIC HEARINGS**

Chairman Trzupek confirmed all those wishing to speak during any public hearing on the agenda for tonight's meeting.

**A. V-01-2015: 512 Kirkwood Cove (Bennett); Fence Variation and Findings of Fact**

At the direction of Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner owns a corner lot at Kirkwood Cove and Walredon Avenue (south of 83rd Street). The home had a legally established wood fence enclosing the rear and side yards which was erected prior to the current regulations that permit only open fences and restrict fences to the rear yard. The petitioner replaced the wood fence in the rear yard with a conforming aluminum fence. Due to the current prohibition on fences in side yards, she did not replace the wood fence in the side yard. The petitioner seeks a variation to permit

the replacement of the non-conforming fence in a side yard. The replacement fence would be identical to the aluminum fence already erected in the rear yard of the property and would conform to the Zoning Ordinance except that it would be located in a side yard.

The petitioner said they have nothing to add. There being no public comment, Chairman Trzupek asked for comments and question from the Plan Commission.

Commissioner Stratis asked if the existing fence conforms to the 50% open requirement. Mr. Pollock said that portions of the existing wood fence conform but other portions are solid and do not conform. Commissioner Stratis said he is a bit concerned about precedent.

Commissioner Hoch asked if the immediate neighbor objected. Mr. Pollock said the neighbor has submitted a written statement supporting the request for variation.

Commissioner Broline said he is swayed by the neighbor's support.

Commissioners Praxmarer and Grela said they agreed and support the request for variation.

Chairman Trzupek said that the corner lot and the orientation of the home to the corner side lot line.

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

At 7:45 p.m. a **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to close the hearing for V-01-2015.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Grela, Hoch, Stratis, Grunsten, 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 Stratis to adopt the petitioner's findings of fact and to recommend that the Board of Trustees approve V-01-2015 as per the submitted plans.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

#### **B. V-02-2015: 39 Fawn Court (Beck); Variation**

Chairman Trzupek asked Mr. Pollock to summarize this request.

Mr. Pollock summarized the request as follows. The subject property has a non-conforming patio with seat walls located in a side and rear yard. That portion of the patio and seat walls located in the front yard is non-conforming as the Zoning Ordinance restricts patios and patio seat walls to side and rear yards. The petitioner seeks a variation to replace the patio and the seat walls and to add a built-in fireplace and outdoor kitchen. Outdoor fireplaces and kitchens are restricted to rear yards.

Chairman Trzupek asked the petitioner for their presentation. Mr. Beck said that due to the way the house is situated and the location of patio doors, there is no other logical place to put a patio.

Chairman Trzupek asked for public comments.

Ms. Pat Svatos, 7506 Hamilton, said that she is concerned with the precedent of this request. She asked if a permit were issued for the construction of the patio.

There was no one else present to speak at this hearing. Chairman Trzupek asked for comments from the Plan Commission.

Commissioner Grela said that replacement of a patio in the side and front yard was okay but that outdoor kitchens and fireplaces are restricted to the rear yard and should remain in the rear yard. He said the house is unique with the patio doors facing the front yard and with the existing patio in the front yard. He said that he is not comfortable with allowing the addition of a permanent built-in grill and fireplace in a front yard.

Commissioner Praxmarer said the plans were beautiful but she agreed with Commissioner Grela regarding the grill and fireplace.

Commissioner Broline asked if the immediate neighbor was present. He was not. Mr. Beck said that the neighbor was given the drawings and is helping chose the stone. He said the outdoor kitchen is just a built in grill and he already has a portable grill on the patio. Commissioner Broline said that he is struggling with adding the fireplace and grill to the patio and is not sure if that expansion is okay.

Commissioner Grunsten said she would have liked to have something in writing from the neighbor. She noted that the landscaping will conceal the patio from the adjacent property and from the street.

Commissioner Hoch said the house style is unique with the location of the front door and the patio doors for the patio. She said the patio will be hidden with the landscaping and that the petitioner should be able to continue to use the patio and to upgrade the patio.

Commissioner Stratis said he agrees with Commissioner Hoch and does not believe this would be precedent setting as the house and property are unique. He confirmed that the new patio will be within the footprint of the existing patio.

Chairman Trzupek said he has no problem replacing what is there now but is concerned about adding the outdoor kitchen and fireplace.

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

At 8:03 p.m. a **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Stratis to close the hearing for V-02-2015.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grunsten to adopt the petitioner's findings of fact and to recommend that the Board of Trustees approve V-02-2015 as per the submitted plans.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Hoch, Grunsten, Stratis, and Praxmarer

**NAYS:** 2 – Grela and Trzupek

**MOTION CARRIED** by a vote of 4-2.

Chairman Trzupek said he voted no as he is concerned that adding the fireplace and the outdoor kitchen was an addition to the existing patio and would set a precedent.

Commissioner Grela said he agrees that the property is unique but only in regards to the patio. He said that a fireplace and outdoor kitchen should not be permitted in a front yard.

Chairman Trzupek asked if anyone objected to considering PC-05-2015 next since the other hearings may take longer. There were no objections.

## **5. CONSIDERATIONS**

### **A. PC-05-2015: Subdivision Fence Approval; Carriageway Club**

Chairman Trzupek asked Mr. Pollock to describe this request. Mr. Pollock described the request as follows: The Carriageway Club Subdivision requests approval to replace a subdivision fence located on the south side of the subdivision adjacent to the Tower Drive business park. Fences owned, maintained, and constructed for the benefit of subdivisions are regulated differently than private fences for private residential properties. The proposed subdivision fence does not conform to the regulations of the Subdivision Ordinance. It is proposed to be 8 feet tall rather than the permitted 6 feet; of solid wood construction rather than being at least 50% open; and located on an interior lot line rather than adjacent to an arterial street. The height of the fence, its solid/opaque design, and its location on an interior lot line is intended to provide a screen between the residential properties in Carriageway Club and the industrial park to the south. There is currently a fence in this location but it is shorter, the height does not provide the screening desired by the residents, and it is in need of repair.

Mr. Pollock further recommended that if the Plan Commission approves this request, they should consider amending the Subdivision Ordinance to permit this type of fence when a residential subdivision abuts non-residential property.

Chairman Trzupek asked if there were many other locations where residential subdivision abut non-residential uses. Mr. Pollock said there were some but not a lot. He mentioned the Ambriance! subdivision where it abuts County Line Square.

Mr. Greg Sengpiel was there from the Carriageway Club Homeowners' Association. He said that Carriageway Condos next to his subdivision has an 8 foot solid wood fence abutting the Tower Drive businesses.

Commissioner Stratis said this was a good idea and he agrees with staff. All of the other Commissioners indicated their agreement.

Chairman Trzupek suggested that staff come back with an amendment to the Subdivision Ordinance and that this request for approval proceed.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees approve the proposed subdivision fence for the Carriageway Club subdivision.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, Hoch, Grunsten, Broline, Praxmarer, Grela and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

### **3. PUBLIC HEARINGS**

#### **C. Z-12-2015: 15W800 91<sup>st</sup> Street and 9101 Kingery Highway (Spectrum); Rezoning Upon Annexation and Planned Unit Development**

Chairman Trzupek asked Mr. Pollock to summarize this request. Mr. Pollock stated that this hearing was continued from August 17, 2015 and that the petitioner has responded to questions and comments that were made at that hearing.

Mr. David Shaw, attorney for the petitioner, introduced Mr. Mike Longfellow of Spectrum Senior Living. Mr. Shaw described the various changes that were made to the plans in response to the hearing on August 17, 2015. Mr. Longfellow described the architectural changes. He introduced Mr. Steve Cross who described the changes to the site plan.

Commissioner Grela asked about the access to the retail from Kingery Highway. He asked if additional driveways should be provided. Mr. Cross said that Kingery Highway is a Strategic Regional Arterial and that IDOT was unlikely to allow more than one driveway.

Mr. Longfellow further summarized the development and described his company, Spectrum Senior Living. Mr. Cross continued with a discussion of the stormwater management facilities. Mr. Larry Dziurdik, Landscape Architect for the project, described the changes to the landscaping plan.

Chairman Trzupek asked for public comments.

A resident who lives on Cascade Circle said he was concerned about security and the need for fencing between the Fallingwater properties and the proposed development.

Ms. Laurie Chang, 9550 Pacific Court, said that the development should provide a security fence for the entire length of the property where it abuts Fallingwater Subdivision. Ms. Chang also stated that she did not receive notice for the hearing and that others in Fallingwater also did not received notice. Mr. Pollock stated that all property owners within 750 feet of the property were mailed a public notice letter and that a sign is posted on the property.

Mr. Shaw added that they have contacted the officers of the Homeowners Association and have met with them on several occasions. He said an email was sent to the property manager with all of the plans and a request to distribute the plans to the residents.

Mr. Martin McGuire, 8 Shenandoah Court, stated that he believes the project will cause traffic problems and he is concerned about property values in the area.

Mr. Longfellow reiterated that Spectrum is the owner and operator of senior living facilities and that this land use was one of the lowest traffic generators of any land use. He said the project will be of high quality and well managed. He said it is 190 units, but it is not the same impact as 190 multi family units as many units do not even have kitchens. He said that 45% of the floor area is common space. He said that Spectrum will agree to construct a fence along the entire east boundary line if that is desired by the residents and the Village.

Mr. Ray Baldi, 9204 Fallingwater Drive East, suggested that a fence should be constructed along the east property line. He asked if the cottages were for sale and if there is any public financing or subsidies of the project. Mr. Longfellow said the cottages are not for sale and that the entire project is 100% privately financed with no public subsidies.

Mrs. Sonia Soni, 9100 Fallingwater Drive West, said she is concerned with security and the impact on property taxes.

Chairman Trzupek asked Mr. Longfellow if he would work with the residents and construct a fence along the east lot line. Mr. Longfellow said he would.

Mr. McGuire said that the project could be switched to subsidized housing in the future.

Mr. Marty Gleason, 15W035 80<sup>th</sup> Street, said that senior housing will not generate any children but will contribute to the tax base and thus is good for the community. He said this project could be a very large benefit to the community and that this type of housing is needed.

Laurie Gane, 9502 Palisades, said she was concerned with traffic and the potential for cut through traffic in her neighborhood. Mr. Longfellow responded that senior living was one of the lowest traffic generators possible. He said the employees shifts are staggered so there is not one large peak traffic time. He said there are employees on the premises 24 hours a day. He said that all of the employees and staff are very security oriented and are quick to call attention to any outsiders on the property.

Ms. Chang asked if the parking areas would be lit. Mr. Longfellow said they would but they would use the shortest light poles possible, and there would be no spillage onto adjacent properties.

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

Commissioner Stratis said that he is concerned with the commercial area and that he will not support three drive through windows. He said that three drive through windows is not consistent with a senior housing project. Mr. Shaw said that they do not have any plans for the commercial area and that they can revise the plan to remove all improvements on the commercial property.

Commissioner Stratis questioned the peak hour traffic counts and said he is concerned with cueing problems at the share driveway on 91<sup>st</sup> Street. He said the project should have a fence on the east lot line. He said he prefers to maintain the internal drive connection. Commissioner Stratis said his primary concern is the commercial portion of the development.

Chairman Trzupek said he does not agree with the consultant regarding alignment of the shared driveway with O'Neil Drive. He prefers to move it further east away from the intersection of Kingery Highway and 91<sup>st</sup> Street.

Commissioner Hoch said she thinks the driveway should align with O'Neil Drive. She also agrees that the internal drive should remain. She asked what could be built on the property if the senior housing is not built. Mr. Pollock said the existing Du Page County zoning is for 10,000 square foot residential lots. Commissioner Hoch said she agrees that a fence should be provided on the east side.



Commissioner Grunsten said that the petitioner has done all that they were expected to do in regards to notifying the residents. She also said they have revised the plans to respond to all of the concerns mentioned at the previous hearing.

Commissioner Broline said this type of project is needed in Burr Ridge. He said it will increase the tax base without any negative impact on the schools. He said he needs to know more about the commercial project and that further consideration of the commercial area should be delayed.

Commissioner Praxmarer asked the petitioner about the monthly cost for residents. She asked if Fallingwater has 24 hour security which was confirmed by one of the residents.

Commissioner Grela noted that state law only requires notices to owner within 250 feet and the Village goes to 750 feet. He said he agrees that the senior living is a low traffic generator and is generally a good use for this property. He said the senior living was one of the most compatible land uses that Fallingwater could hope for. He said that the retail on Kingery Highway was an essential component of this development.

Chairman Trzupek said that he agrees the residential is a good use for this property but he is not sure about the commercial. He asked Mr. Pollock what might be the options for proceeding with the approval given the concerns about the commercial portion. Mr. Pollock suggested either not rezoning the commercial in which case it would be annexed as an R-1 property or they could recommend the B-2 District but with no plan and with the requirement that plans be submitted for Plan Commission review.

In regards to requiring the relocation of driveways and similar changes, Chairman Trzupek asked Mr. Pollock about the Commission discretion. Mr. Pollock said that the recommendation could include full discretion to relocate the driveways and to approve all other aspects of the site and building plans for the commercial project. He said that if there were any entitlement assumed by recommending the B-2 zoning, at most it would be limited to the full compliance with the B-2 District which would include only one building and no drive through windows or other uses that would require special use approval.

Mr. Shaw responded that there is really no alternative to the retail on Kingery Highway. He said the senior housing should not be located that close to a highway. He said the petitioner would be glad to revise the plan to eliminate all buildings on the retail property, and he agreed that the Plan Commission would have broad discretion over the site and building plans for future development of the retail property.

Commissioner Stratis said that he recommends further review of the 91<sup>st</sup> Street access and turn lanes including left and right turn lanes and the alignment or non-alignment with O'Neil Drive.

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

At 10:29 p.m., a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to close the hearing for Z-12-2015.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Hoch, Stratis, Grunsten, Praxmarer, Broline, Grela, and Trzupek

**NAYS:** 0 – None

**MOTION APPROVED** By a vote of 7 – 0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Stratis to adopt the petitioner's findings of fact and recommend that the Board of Trustees rezone the subject property from the R-1 District to the B-2 and O-2 Districts as requested by Z-12-2015.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Grela, Stratis, Hoch, Grunsten, Praxmarer, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION APPROVED** By a vote of 7 – 0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Stratis to adopt the petitioner's findings of fact and recommend that the Board of Trustees grant a special use for a Planned Unit Development as requested by Z-12-2015 and subject to the following conditions:

- A.** The alignment of the shared driveway on 91<sup>st</sup> Street (western driveway) and the provision of right and left turn lanes on 91<sup>st</sup> Street shall be subject to further review by the Village staff and traffic consultant.
- B.** The site plan shall be modified to eliminate the buildings and site improvements on the retail portion of the development and all such improvements shall be subject to review by the Plan Commission and approval by the Board of Trustees.
- C.** A fence shall be provided along the entire east boundary line of the property subject to the review by the Fallingwater Homeowners Association and approval by Village staff.
- D.** All other improvements shall comply with the submitted plans.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Grela, Stratis, Hoch, Grunsten, Praxmarer, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION APPROVED** By a vote of 7 – 0.

**D. Z-13-2015: 15W300 South Frontage Road (Vega Hospitality); Special Use**

As directed by Chairman Trzupek, Mr. Pollock summarized this request as follows: The owner of the former Quality Inn is in the process of changing the hotel to a Crown Plaza Hotel. The conversion includes construction of two building additions, remodeling of the interior and exterior of the building, and resurfacing and landscaping of the parking lot and parking lot perimeter. Hotels are categorized as special uses in the B-2 District. Any expansion of a special use requires the review and approval of a new special use application. The proposed building additions also require a special use for site and building plan approval.

Mr. Pollock said that after the petition was filed and legal notice published for this request, it was determined that the building additions result in the building exceeding the floor area ratio limit and that sufficient parking is not available. Mr. Pollock said that a new legal notice is required to include the floor area and parking variations. He said that the

petitioner was hoping to get some initial feedback from residents and from the Commissioners but understood that the hearing would be continued.

Commissioner Stratis questioned whether it was worth proceeding with a legal notice for the floor area and parking variations if the Commission did not see merit in those requests. Chairman Trzupek said that he would share that concern except that there are no new rooms proposed for the hotel and the floor area addition was primarily for office and other ancillary space.

Mr. Sanjay Sukhramani said he was the manager of the hotel. He said he has been trying for several years to get financing and a new and better franchise for the hotel. He said the additions and the façade improvements will enhance the hotel and create a building for which the Village will be proud. He introduced his architect to speak about the improvements.

Mr. Michael Maust, architect, said that Crown Plaza has requirements for its entryway and lobby area and that necessitated building a new office space. He said they were only adding 271 square feet of banquet room floor area, the rest being hallways, rest rooms, and similar uses. He also described the new façade design and materials.

Chairman Trzupek asked for public comments.

Mr. John Giacomini, 15W220 75<sup>th</sup> Street, asked when the project would be completed. Mr. Sukhramani said it would be done by first or second quarter of 2016. Mr. Giacomini said the last time they started remodeling the project was never completed.

Chairman Trzupek asked if they had a signed franchise agreement. Mr. Sukhramani said they did have a signed agreement.

Ms. Pat Svatos, 7506 Drew Avenue, asked if evergreen trees could be placed along the south lot line rather than the deciduous trees and shrubs. Mr. Sukhramani said they can do that. Mrs. Svatos said also that the parkway along 75<sup>th</sup> Street is all weeds and needs proper planting.

Mr. Sukhramani said that he has agreed to construct a fence along the south lot line. Ms. Svatos asked what type of fence. Mr. Pollock said that he recommends a decorative aluminum fence with landscaping but that a solid wood fence may be considered if preferred by the property owners.

Mr. Mark Tomas, 7515 Drew Avenue, said he hopes the parked van will be removed. He said there was a larger stormwater run-off at the southeast corner of the property and requested that something be done to control that run-off.

Commissioner Grela said he has no questions at this time.

In response to Commissioner Praxmarer, Mr. Sukhramani said the franchise agreement does have an expiration where it has to be renewed but he did not recall the date

In response to Commissioner Broline, Mr. Sukhramani said that the triangle area at the southwest corner was green space. He said it could possible use used for expanded parking.

Commissioner Grunsten asked that the petitioner look into providing the drainage requested by the neighbor.

Commissioner Hoch said she is pleased to see the planned improvements.

Commissioner Stratis said he has no questions at this time.

Chairman Trzupek said that he had met with Mr. Pollock and the petitioner and reviewed the building elevations. He said he emphasized that there should be no EIFS where it does not currently exist, that the fence should be provided along the south side of the property, and that the petitioner should look at stormwater drainage improvements.

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

At 11:10 p.m., a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to continue the hearing for Z-13-2015 to the October 19, 2015 meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, Grunsten, Hoch, Praxmarer, Broline, Grela, and Trzupek

**NAYS:** 0 – None

**MOTION APPROVED** By a vote of 7 – 0.

#### **4. CORRESPONDENCE**

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

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

Mr. Pollock said the next scheduled meeting is October 5, 2015.

#### **7. ADJOURNMENT**

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to **ADJOURN** the meeting at 11:17 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 11:17 p.m.

**Respectfully  
Submitted:**

**October 5, 2015**

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J. Douglas Pollock, AICP



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Doug Pollock, AICP

**DATE:** October 1, 2015

**RE:** Board Report for October 5, 2015 Plan Commission Meeting

At its September 28, 2015 meetings, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

**V-01-2015: 512 Kirkwood Cove (Bennett);** The Board concurred with the Plan Commission and directed staff to prepare an Ordinance granting the requested fence variation.

**V-02-2015: 39 Fawn Court (Beck);** The Board concurred with the Plan Commission and directed staff to prepare an Ordinance granting the requested variations for the reconstruction of the patio.

**Z-12-2015: 15W800 91st Street and 9101 Kingery Highway (Spectrum);** The Board concurred with the Plan Commission and directed staff to prepare an Annexation Agreement and Ordinances rezoning the property upon annexation and granting a special use for a Planned Unit Development.

**PC-05-2015: Subdivision Fence Approval; Carriageway Club;** The Board concurred with the Plan Commission and directed staff to prepare a resolution approving this subdivision fence.



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

**Z-14-2015; 100 Harvester Drive (BJF Estancia); Requests an amendment to the Estancia Planned Unit Development, Ordinances A-834-08-04 and A-834-33-06, to permit the re-subdivision of the three lots to accommodate the construction of additional parking on the currently vacant Lot 3 for the benefit of the three story office building on Lot 2.**

**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:** October 5, 2015

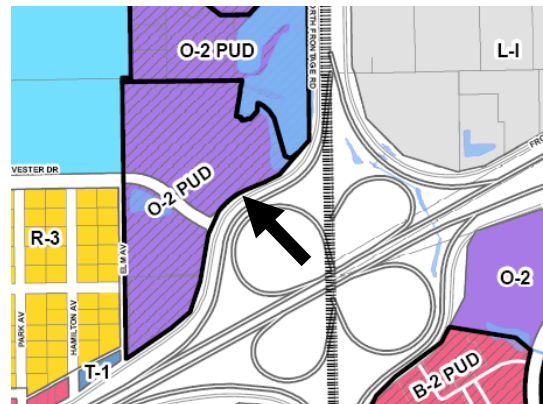
**GENERAL INFORMATION**

**Petitioner:** BJF Estancia II, LLC

**Property Owner:** BJF Estancia II, LLC

**Petitioner's Status:** Owner and Developer

**Land Use Plan:** Recommends office uses.



**Existing Zoning:** O-2 Planned Unit Development

**Existing Land Use:** Office

**Site Area:**

**Subdivision:** Estancia Planned Unit Development



### **SUMMARY**

The petitioner is the owner of the property known as the Estancia Planned Unit Development. The Estancia PUD was approved in 2004. Two of the three buildings have been constructed. The foundation for the third building was constructed in 2007, but work on the building was halted after the foundation was completed. The petitioner reported that the work stoppage was due to the lack of tenants and financing.

This petition seeks an amendment to the PUD to permit the reconfiguration of the three lots to accommodate the construction of 108 additional parking spaces for the three-story building on Lot 2. The remainder of the unimproved Lot 3 would be planned for a four story office building.

The approved PUD includes three office buildings. Two of the office buildings have been built and are occupied. The third office building was started in 2007 but not finished. A foundation was built but no vertical construction was begun. In 2011, an amendment to the PUD was approved for a four story building with a parking deck. The four story building contained 120,000 square feet of floor area.

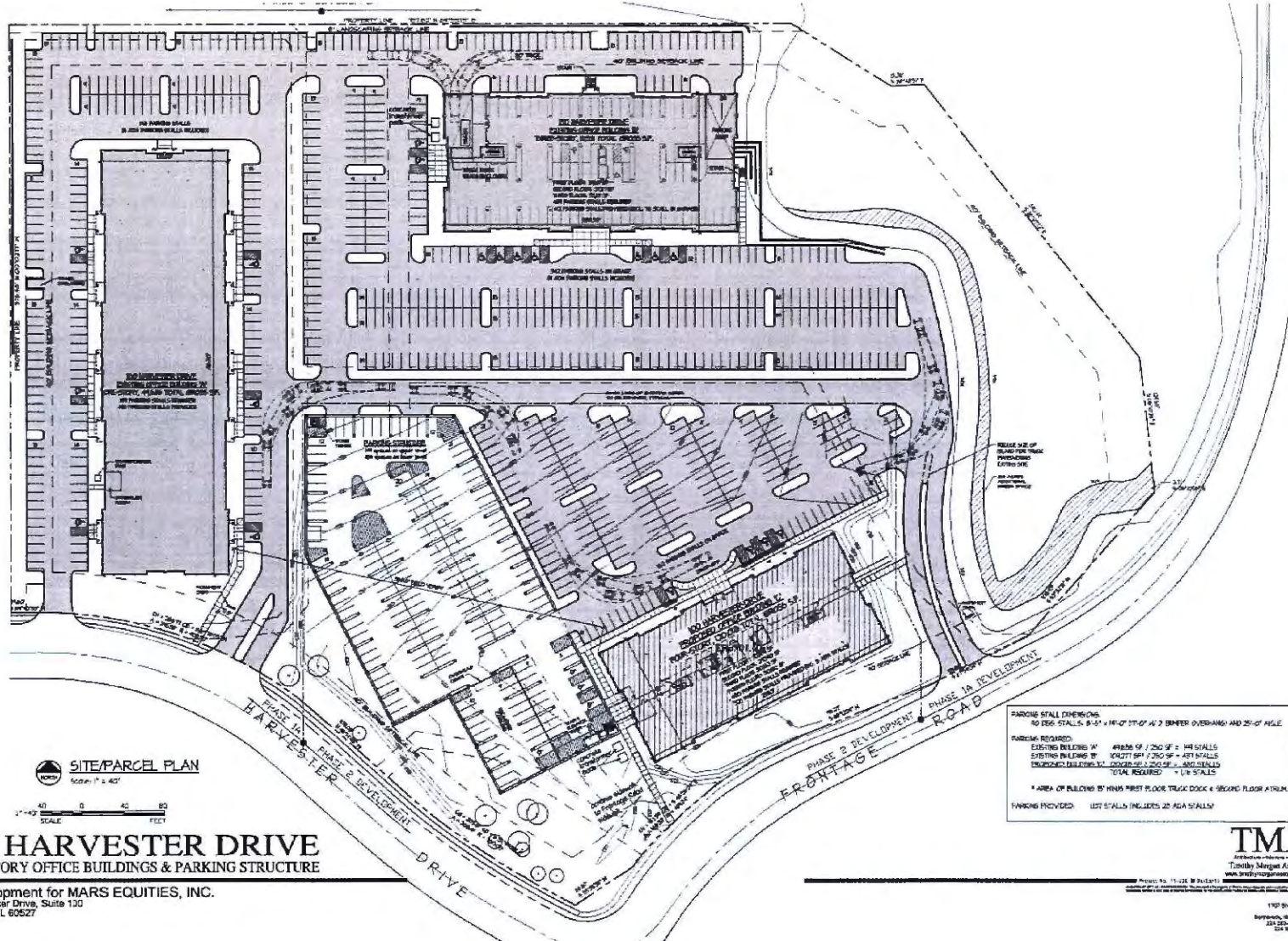
The proposed amendment seeks final PUD approval for the reconfiguration of the three lots and for the construction of the additional 108 parking spaces. Preliminary PUD approval is requested for the four story, 80,000 square foot building on Lot 3. The new Lot 3 can accommodate 331 parking spaces. The 80,000 square foot building requires 320 parking spaces. If approved as submitted, the final plans, including site, landscaping, and building elevation plans for Lot 3 would have to be submitted for review by the Plan Commission and approval by the Board of Trustees.

### **Findings of Fact and Recommendations**

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement. The findings of fact are attached. Approval of this amendment will allow the petitioner to proceed with application for a building permit and construction of the 108 parking spaces. The office building on Lot 3 would not be able to proceed until final plans are reviewed by the Plan Commission and approved by the Board of Trustees.



Z-12-2011





## Estancia Executive Center

### Amendment to PUD

#### Description of Request

The Applicant, BJF Estancia I, LLC, is requesting an amendment to the existing O-2 PUD which applies to the Estancia Executive Center. The amendment would allow the construction of additional parking for the benefit of tenants at the previously constructed office buildings. The application plans include a re-subdivision plat to allow the additional parking to be incorporated into the existing improved lot to the north. This will allow the orderly development of the subdivision.



## 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 application is merely an amendment to the existing PUD which provides for office and associated parking. The amendment requested allows for the construction of additional parking and re-subdivides the property to allow for better lot configuration. The services and opportunity for the community have not changed since the original approval of the project. Consequently, the same public necessity exists.

- 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 maintains the same high safety standards as was originally approved. The proposed use remains the same. The only change is the realignment of lot lines to allow the construction of additional parking. Consequently, the requested amendment will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

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

The requested amendment maintains the same use as originally approved. Consequently, as no change in use is occurring, there will be no injury to other properties in the immediate vicinity. It continues to be designed to fit in with the other office uses located in the Estancia Executive Center. The Village, as part of the prior approvals, has already determined that no injury will result from the office uses.

- 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 properties in the vicinity are already developed. Consequently, the minor amendment and re-subdivision requested will in no way impede their normal and orderly development.

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

The adequacy of utilities, access roads, drainage and other facilities were required as part of the original approvals of the Estancia Executive Center. The proposed amendment maintains these items. Consequently, the adequacy of the improvements provided will remain.

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.

Adequate ingress and egress was included as part of the original approvals of the Estancia Executive Center. No changes to the intensity of the use on the site or the existing ingress and egress locations are being requested. Consequently, no impact on the congestion in the public streets will occur.

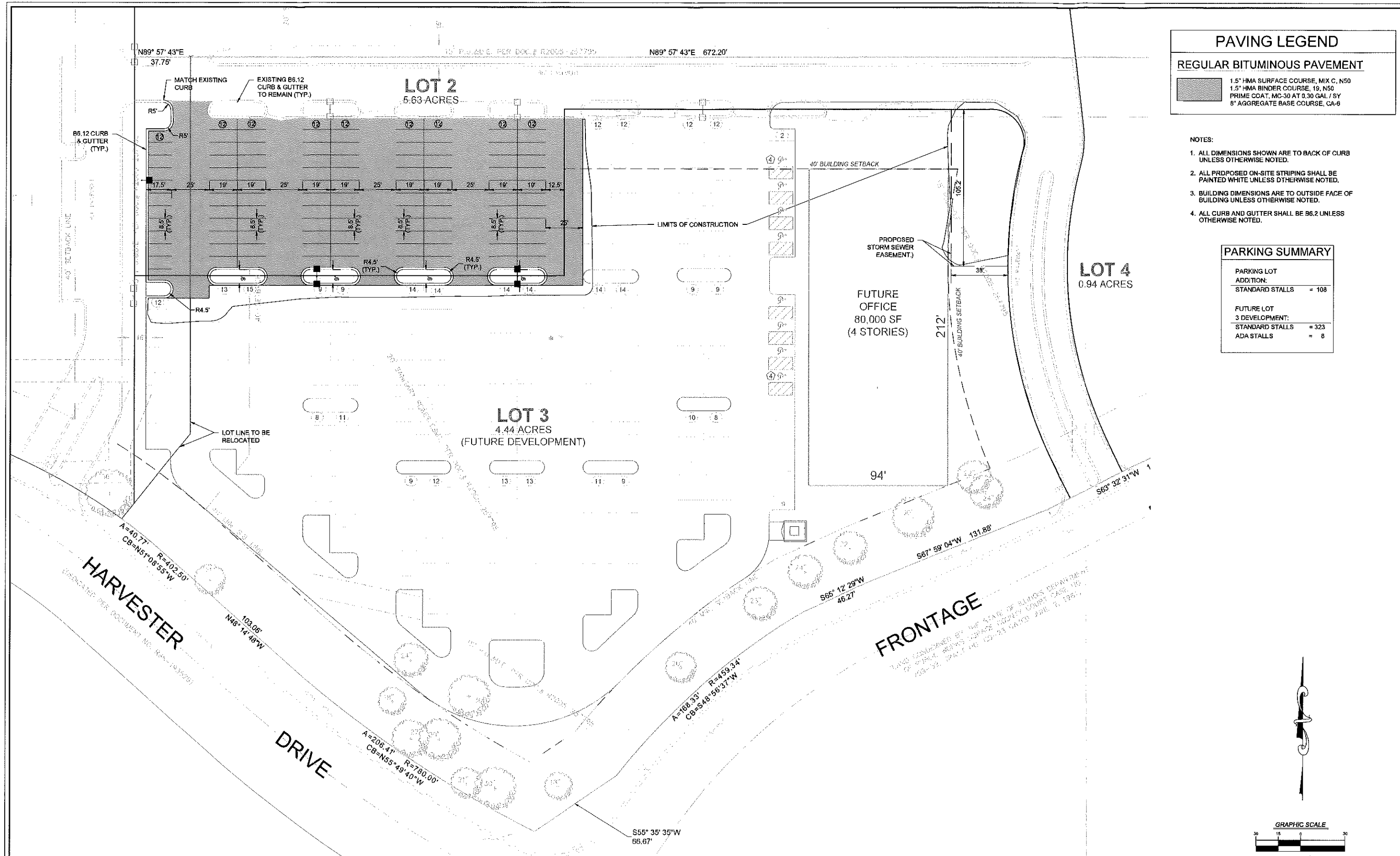
g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

The use of this area for office use is consistent with the Comprehensive Plan and with the prior approvals on the site.

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 site design was made to conform with the regulations of the Village except as previously approved, identified in the attached plans, or as may be recommended and approved by the Village.

(Please transcribe or attach additional pages as necessary)



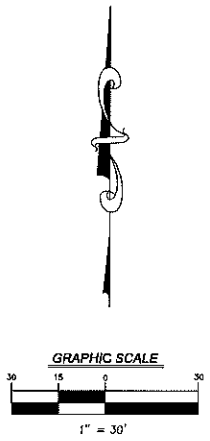
**PAVING LEGEND**

**REGULAR BITUMINOUS PAVEMENT**

1.5" HMA SURFACE COURSE, MIX C, N50  
1.5" HMA BINDER COURSE, 19, N50  
PRIME COAT, MC-30 AT 0.30 GAL / SY  
8" AGGREGATE BASE COURSE, CA-6

- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
  3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  4. ALL CURB AND GUTTER SHALL BE B6.2 UNLESS OTHERWISE NOTED.

PARKING SUMMARY	
PARKING LOT ADDITION:	
STANDARD STALLS	= 108
FUTURE LOT 3 DEVELOPMENT:	
STANDARD STALLS	= 323
ADA STALLS	= 8



 V3 Companies 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com	<b>REVISIONS</b>				<b>PROJECT NO.:</b> 02136.MARS S04		<b>DESIGNED BY:</b> MTB		<b>PARKING LOT EXPANSION AT ESTANCIA EXECUTIVE CENTER</b>	<b>LAYOUT AND PAVING PLAN</b>	<b>C3.0</b>
					<b>FILE NAME:</b> C3.0 LAY02136.MARS		<b>DRAWN BY:</b> NRS				
					<b>ORIGINAL ISSUE DATE:</b> 08-24-15		<b>CHECKED BY:</b> AMP				
					<b>SCALE:</b> 1"=30'		<b>PROJECT MANAGER:</b> AMP				
<b>BURR RIDGE      PHASE      ILLINOIS</b>											

02136.MARS S04 - LAYOUT AND PAVING PLAN

# GENERAL NOTES

- ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF SIMILAR SIZE AND TYPE.
- SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- QUANTITIES SHOWN ON THE DRAWING AND IN THE PLANT LIST ARE PROVIDED ONLY FOR THE CONTRACTOR'S CONVENIENCE. THE NUMBER OF PLANT SYMBOLS SHOWN ON THE DRAWINGS SUPERCEDE ALL QUANTITIES PROVIDED. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES ON THE DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS PER THE PLANT SYMBOLS SHOWN ON THE DRAWINGS.
- ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AREA, FENCES, SITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THESE EXISTING AREAS OR FEATURES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS SHALL BE TILLED, RE-GRADED, TOPSOIL ADDED AS NEEDED AND BE RESTORED WITH SOD. REPLACED FEATURES, PLANTS AND SOD SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR.
- IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM, COMPRISED OF BETWEEN 20% AND 50% SILT, 32% AND 25% CLAY, AND 30% AND 60% SAND. THE PH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 6%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUIRED ABOVE. IF TESTED TOPSOIL REQUIRES AMENDMENTS TO COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL AMEND THE TOPSOIL, RE-TEST AND RESUBMIT THE ANALYSIS FOR APPROVAL PRIOR TO BRINGING THE TOPSOIL ON SITE.
- SOD SHALL BE A TALL FESCUE BLEND SOD, SUCH AS RHIZOMATOUS TALL FESCUE (RTF) BLACK BEAUTY OR APPROVED EQUAL. BLUEGRASS BLEND SOD IS NOT ACCEPTABLE, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY, TRUE TO SPECIES AND VARIETY, WITH FULL, DENSE AND HEALTHY FORMS. PLANTS THAT ARE NOT SPECIMEN QUALITY WILL NOT BE ACCEPTED. ALL PLANTS MUST HAVE BEEN LOCALLY GROWN AT A STATE INSPECTED AND CERTIFIED NURSERY, LOCATED WITHIN 50 MILES OF THE PROJECT SITE.
- ALL DECIDUOUS TREES THAT ARE 36" HEIGHT OR TALLER ARE TO HAVE FREELY DUG, BALLED AND BURLAPPED ROOT BALLS WITH SIZES THAT MEET THE STANDARDS OF THE AMERICAN NURSEMTEN'S ASSOCIATION.
- ALL TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT, AT THE NURSERY, PRIOR TO DIGGING. TREES THAT ARE ACCEPTABLE WILL BE SEALED. ALL SEALS APPLIED BY THE LANDSCAPE ARCHITECT MUST REMAIN ON THE TREES AND ARE NOT TO BE REMOVED BY THE CONTRACTOR. ALL TREES MUST HAVE SEALS IN PLACE AT TIME OF ACCEPTANCE OR WILL BE AUTOMATICALLY REJECTED. HEELED-IN TREES WILL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT. PHOTOS MAY BE SUBMITTED IF ALLOWED BY LANDSCAPE ARCHITECT.
- ALL TREES TO REMAIN AS NOTED ON THE DRAWINGS ARE TO BE ENCLOSED WITH A TREE PROTECTION FENCE PRIOR TO THE START OF CONSTRUCTION. THE FENCE SHALL CONSIST OF A 4' TALL ORANGE PLASTIC FENCE WITH METAL POSTS SPACED NO FURTHER THAN 6' APART. THE FENCE IS TO BE LOCATED UNDER THE OUTER EDGES OF THE TREE'S CANOPY BUT NO CLOSER THAN 5' AWAY FROM THE TREE TRUNK.
- PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:  
DECIDUOUS TREES AND SHRUBS: APR 1 THROUGH NOV 5
- TEST TREE FITS AND PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT FIT WITH 12" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
- PLANTING MIX FOR ALL PLANTINGS SHALL BE AS FOLLOWS. MIXING OF PLANTING MIX COMPONENTS SHALL BE THOROUGHLY BLENDED OUTSIDE THE PLANTING FITS, PRIOR TO PLANTING.  
TREES AND SHRUBS: 80% TOPSOIL, 10% SAND, 10% PINE FINES
- FOR PLANTING MIXES, SAND SHALL BE ANGULAR, COARSE SAND AND PINE FINES SHALL BE 3/8" SOUTHERN PINE BARK FINES.
- EXCAVATE PARKING LOT ISLANDS AND CURBED PLANTERS TO A DEPTH OF 18" AND BACKFILL WITH TOPSOIL. BERM PLANTERS AND ISLANDS TO A HEIGHT OF 6" ABOVE TOP OF CURB.
- THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING UPON SUBSTANTIAL COMPLETION FOR "ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE OR OUTSTANDING ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED AND REVIEWED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "ACCEPTANCE".
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF "ACCEPTANCE". AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR "FINAL ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY REPLACED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "FINAL ACCEPTANCE".

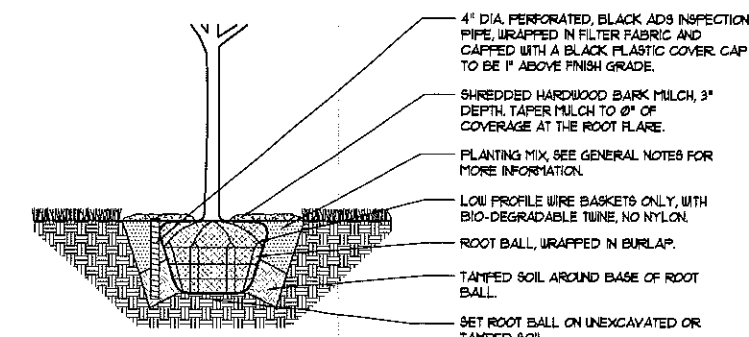
## LANDSCAPE PLAN

SCALE: 1"=30'-0"

### PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TOTAL	ADDITIONAL NOTES
DECIDUOUS TREES						
GD	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	3" CALIPER	B + B	1	BRANCHED UP 6'
GT	GLIEDTSA T. VAR. INERTIS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CALIPER	B + B	4	BRANCHED UP 6'
UT	ULMUS X MORTON GLOSSY	TRIUMPH ELM	3" CALIPER	B + B	4	BRANCHED UP 6'

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE FIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE FIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. LOCATE IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TUNES FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



## DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



**DANIEL WEINBACH  
&  
PARTNERS, LTD.**

Landscape Architects

53 W. Jackson Blvd.  
Suite 250  
Chicago, IL 60604

312 427-2888  
www.dwpd.com

### Revisions

- 
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- 
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1. ISSUED FOR PERMIT 08/24/15

### Project

**ESTANCIA  
EXECUTIVE  
CENTER  
PARKING LOT  
EXPANSION**

BURR RIDGE, ILLINOIS

### Sheet Title

**LANDSCAPE  
PLAN**

Date

08/24/15

Scale

1"=30'-0"

Drawn By

MBM

Approved

WS

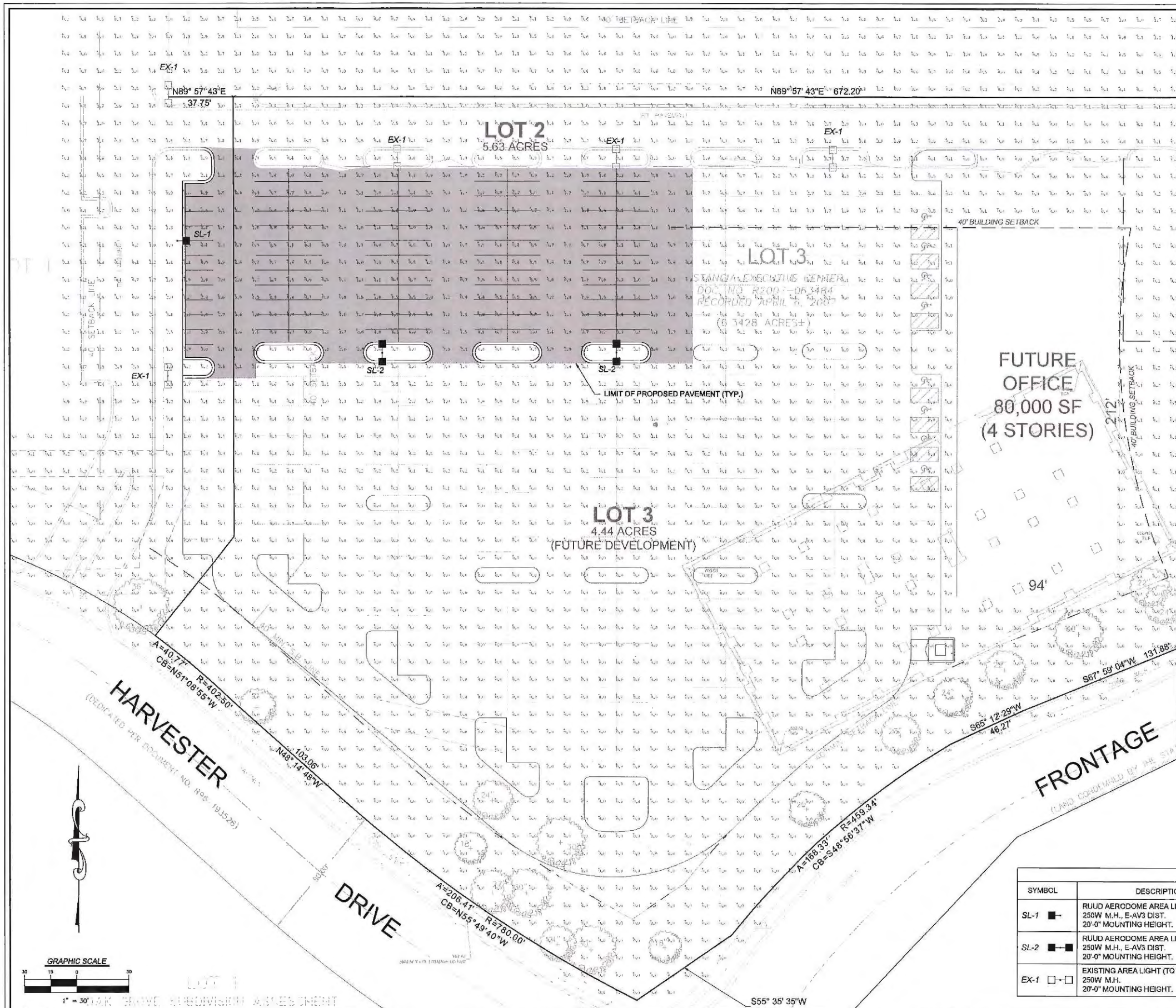
Project No.

DWP 15-166

Sheet No.

**L-1.0**





CALCULATED LIGHTING LEVELS (FOOT CANDLES)					
	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PROPOSED PARKING LOT PAVEMENT	1.53	5.2	0.4	3.83	13.00

NOTES:

- THE LIGHT POLE LOCATIONS ON THIS PLAN SHOW THE RECOMMENDED PLACEMENT. ADJUSTMENTS TO THESE LOCATIONS MAY BE REQUIRED TO ACCOMMODATE SITE CONDITIONS.
- PAVEMENT CALCULATION AREAS ARE TAKEN WITHIN THE LIMIT LINE SHOWN ON THIS PLAN.
- THE PHOTOMETRIC PLAN WAS PREPARED USING THE PROPOSED FIXTURES IN THE SCHEDULE ON THIS SHEET AND THE EXISTING FIXTURES LOCATED ON SITE. NO OFFSITE FIXTURES WERE INCLUDED IN THE CALCULATIONS.

**AERODOME® AREA LIGHT (E-AV SERIES)**

Applications: Roadway and parking areas, sales lots and tennis courts.  
Typical Mounting Height: 15 to 30 feet. Typical Spacing: 3 to 5 times the mounting height.

Catalog #	Wattage	Housing Size
E-AV3P25QM	250-watt Pulse Start Metal Halide (PSMH)	20"
E-AV3P30QM	300-watt Pulse Start Metal Halide (PSMH)	20"
E-AV3P40QM	400-watt Pulse Start Metal Halide (PSMH)	20"
E-AV3P50QM	500-watt Pulse Start Metal Halide (PSMH)	25"
E-AV3P60QM	600-watt Pulse Start Metal Halide (PSMH)	25"

Specify distribution, S-Mile throw, or forward throw S-Symmetrical

**Performance**  
• 3-year warranty  
• 100,000 hours life expectancy  
• 100% recyclable  
• 100% energy efficient  
• 100% mercury free  
• 100% lead free  
• 100% cadmium free  
• 100% chromium free  
• 100% nickel free  
• 100% zinc free  
• 100% copper free  
• 100% iron free  
• 100% aluminum free  
• 100% magnesium free  
• 100% silicon free  
• 100% phosphorus free  
• 100% sulfur free  
• 100% chlorine free  
• 100% bromine free  
• 100% iodine free  
• 100% fluorine free  
• 100% helium free  
• 100% neon free  
• 100% argon free  
• 100% krypton free  
• 100% xenon free  
• 100% cesium free  
• 100% barium free  
• 100% strontium free  
• 100% calcium free  
• 100% sodium free  
• 100% potassium free  
• 100% lithium free  
• 100% beryllium free  
• 100% boron free  
• 100% carbon free  
• 100% nitrogen free  
• 100% oxygen free  
• 100% hydrogen free  
• 100% helium free  
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• 100% argon free  
• 100% krypton free  
• 100% xenon free  
• 100% cesium free  
• 100% barium free  
• 100% strontium free  
• 100% calcium free  
• 100% sodium free  
• 100% potassium free  
• 100% lithium free  
• 100% beryllium free  
• 100% boron free  
• 100% carbon free  
• 100% nitrogen free  
• 100% oxygen free  
• 100% hydrogen free

**Electrical**  
Regulatory  
• UL listed  
• ETL listed  
• cUL listed  
• CE marked  
• RoHS compliant  
• REACH compliant  
• WEEE compliant  
• PSE compliant  
• CCC compliant  
• CB certified  
• EMC compliant  
• LVD compliant  
• ENEC compliant  
• TUV certified  
• GS certified  
• CE marked  
• RoHS compliant  
• REACH compliant  
• WEEE compliant  
• PSE compliant  
• CCC compliant  
• CB certified  
• EMC compliant  
• LVD compliant  
• ENEC compliant  
• TUV certified  
• GS certified

**Construction & Materials**  
• 100% recyclable  
• 100% energy efficient  
• 100% mercury free  
• 100% lead free  
• 100% cadmium free  
• 100% chromium free  
• 100% nickel free  
• 100% zinc free  
• 100% copper free  
• 100% iron free  
• 100% aluminum free  
• 100% magnesium free  
• 100% silicon free  
• 100% phosphorus free  
• 100% sulfur free  
• 100% chlorine free  
• 100% bromine free  
• 100% iodine free  
• 100% fluorine free  
• 100% helium free  
• 100% neon free  
• 100% argon free  
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• 100% xenon free  
• 100% cesium free  
• 100% barium free  
• 100% strontium free  
• 100% calcium free  
• 100% sodium free  
• 100% potassium free  
• 100% lithium free  
• 100% beryllium free  
• 100% boron free  
• 100% carbon free  
• 100% nitrogen free  
• 100% oxygen free  
• 100% hydrogen free

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SITE LIGHTING FIXTURE SCHEDULE						
SYMBOL	DESCRIPTION	QUANTITY	LLF	COLOR	MOUNTING	CONFIG. CATALOG NUMBER
SL-1	RUUD AERODOME AREA LIGHT, 250W M.H., E-AV3 DIST, 20'-0" MOUNTING HEIGHT.	1	0.70	4000K	17'-6" SQUARE POLE, STRAIGHT STEEL, 2'-6" CONC. FOUNDATION	1 FIXTURES E-AV3P25QM
SL-2	RUUD AERODOME AREA LIGHT, 250W M.H., E-AV3 DIST, 20'-0" MOUNTING HEIGHT.	2	0.70	4000K	17'-6" SQUARE POLE, STRAIGHT STEEL, 2'-6" CONC. FOUNDATION	2 FIXTURES @ 180 DEG. E-AV3P25QM
EX-1	EXISTING AREA LIGHT (TO REMAIN), 250W M.H., 20'-0" MOUNTING HEIGHT.	N/A	0.70	EX.	SQUARE POLE (EX.), STRAIGHT STEEL, 2'-6" CONC. FOUNDATION	2 FIXTURES @ 180 DEG. EXISTING

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

**REVISIONS**

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PROJECT NO.: 02136.MARS S04  
FILE NAME: C5.0 UTL02136.MARS  
ORIGINAL ISSUE DATE: 08-18-15  
SCALE: 1"=30'

DESIGNED BY: MTB  
DRAWN BY: NRS  
CHECKED BY: AMP  
PROJECT MANAGER: AMP

**PARKING LOT EXPANSION AT ESTANCIA EXECUTIVE CENTER**

BURR RIDGE ILLINOIS

**PHOTOMETRIC PLAN**

**P1.0**

DRAWING NO.



PRELIMINARY PLAT OF SUBDIVISION  
OF  
**ESTANCIA EXECUTIVE CENTER II**  
BURR RIDGE, IL



VICINITY MAP  
NOT TO SCALE

**BASIS OF BEARINGS**

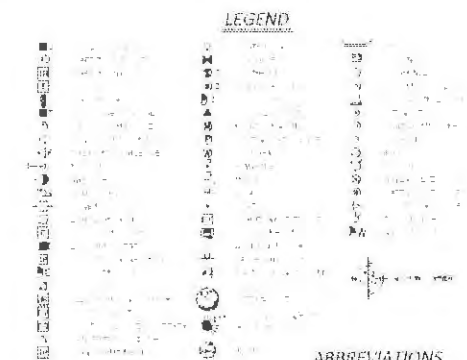
ASSUMED THE NORTH LINE OF LOT 3 TO BE:  
N 89°57'43" E

**FLOOD HAZARD NOTE**

THIS PROPERTY IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF NAPERVILLE, ILLINOIS, COMMUNITY PANEL NO. 17043C0909H, EFFECTIVE DATE DECEMBER 16, 2004.

**AREA SUMMARY TABLE**

PARCEL	SQUARE FEET	ACRES
LOT 1	165,670	3.8033
LOT 2	245,107	5.6269
LOT 3	193,401	4.4399
LOT 4	41,025	0.9417
TOTAL SUB.	645,203	14.8118



**ABBREVIATIONS**

---	SUBDIVISION PROPERTY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	EXISTING UNDERLYING LOT LINE
---	PROPOSED LOT LINE
---	E.C. & P.D. CENTERLINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	PROPOSED BUILDING SETBACK LINE
---	SECTION LINE

**BENCHMARKS**

- BM#1  
NORTHWEST BONNET BOLT OF FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF AMERISUITES.  
ELEV. = 711.22
- SBM#1  
EAST FLANGE BOLT OF FIRE HYDRANT LOCATED EAST SIDE OF EASTERLY DRIVEWAY TO SITE ± 57' NORTHERLY OF FRONTAGE ROAD INTERSECTION.  
ELEV. = 898.98
- SBM#2  
NORTHERLY BOLT IN BASE OF LIGHT STANDARD LOCATED NORTHEASTERLY OF HARVESTER DRIVE ± 145' NORTHERLY OF FRONTAGE ROAD INTERSECTION.  
ELEV. = 707.49

**LEGAL DESCRIPTION**

LOTS 1, 2 AND 3 IN ESTANCIA EXECUTIVE CENTER, BEING PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 2007 AS DOCUMENT NO. R2007-063484, IN DU PAGE COUNTY, ILLINOIS.

TOGETHER WITH THAT PART OF OUTLOT "A" IN FAIR OAKS AT COUNTY LINE SUBDIVISION PER PLAT OF SUBDIVISION RECORDED NOVEMBER 12, 2004 AS DOCUMENT NUMBER R2004-288801, DESCRIBED AS FOLLOWS: COMMENCING AT NORTHEAST CORNER OF LOT 2 IN SAID ESTANCIA EXECUTIVE CENTER SUBDIVISION; THENCE SOUTH 01 DEGREES 19 MINUTES 53 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 2, ALSO BEING THE SOUTHWESTERLY LINE OF SAID OUTLOT "A", A DISTANCE OF 216.45 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST, 118.53 FEET TO SAID EASTERLY LINE OF LOT 2, ALSO BEING THE SOUTHWESTERLY LINE OF SAID OUTLOT "A"; THENCE WESTERLY ALONG SAID EASTERLY LINE OF LOT 2, ALSO BEING THE SOUTHWESTERLY LINE OF SAID OUTLOT "A", THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 44 DEGREES 46 MINUTES 26 SECONDS WEST, 44.75 FEET; 2) NORTH 79 DEGREES 03 MINUTES 07 SECONDS WEST, 91.30 FEET; 3) NORTH 01 DEGREES 19 MINUTES 53 SECONDS EAST, 14.85 FEET TO THE PLACE OF BEGINNING.

ZONED O-2 P.U.D.

LOT 3  
FAIR OAKS AT COUNTY LINE  
RESUBDIVISION NO. 1 PER  
DOC. # R2006-073568

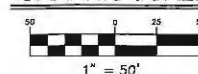
LOT 2  
FAIR OAKS AT COUNTY LINE  
RESUBDIVISION NO. 1 PER  
DOC. # R2006-073568

S. LINE OF THE SE 1/4 OF SEC. 24-38-11  
N. LINE OF THE NE 1/4 OF SEC. 25-38-11



ASSUMED  
MERIDIAN

**GRAPHIC SCALE**



ESTANCIA EXECUTIVE CENTER  
DOC. NO. R2007-063484  
RECORDED APRIL 6, 2007

ZONED O-2 P.U.D.  
**LOT 2**  
245,107 SF  
5.6269 AC  
P.I.N. 09-25-200-018

**LOT 1**  
165,670 SF  
3.80 AC  
P.I.N. 09-25-200-017  
ZONED O-2 P.U.D.

**LOT 4**  
41,025 SF  
0.94 AC

**LOT 3**  
193,401 SF  
4.44 AC  
P.I.N. 09-25-200-019  
ZONED O-2 P.U.D.

ZONED O-2 P.U.D.

LOT 1  
DAX GROVE SUBDIVISION ASSESSMENT  
PLAT NUMBER 1 AS PER DOC. #  
R1998-121633

**OWNER / DEVELOPER**

BJF ESTANCIA, LLC  
150 Harvester Drive  
Suite 100  
Burr Ridge, Illinois 60527

**ENGINEER/SURVEYOR**

V3 Companies of Illinois, Ltd.  
7325 Janes Avenue, Suite 100  
Woodridge, Illinois 60517  
630.724.9200

**NOTES**

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- SEE PROPOSED ENGINEERING PLANS PREPARED BY V3 COMPANIES FOR PROPOSED UTILITIES AND GRADING INFORMATION.
- AN EASEMENT FOR DRAINAGE & DETENTION MAINTENANCE SHALL BE GRANTED OVER ALL OF LOT 4.



Engineers  
Scientists  
Surveyors

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0384 fax  
v3co.com

PREPARED FOR:  
BJF Estancia I, LLC  
150 Harvester Drive  
Burr Ridge, IL 60527  
630-230-2000

NO.		DATE		DESCRIPTION	

**PRELIMINARY PLAT OF SUBDIVISION**

ESTANCIA EXECUTIVE CENTER II, BURR RIDGE, IL

DRAFTING COMPLETED: 08-18-15  
FIELD WORK COMPLETED: N/A

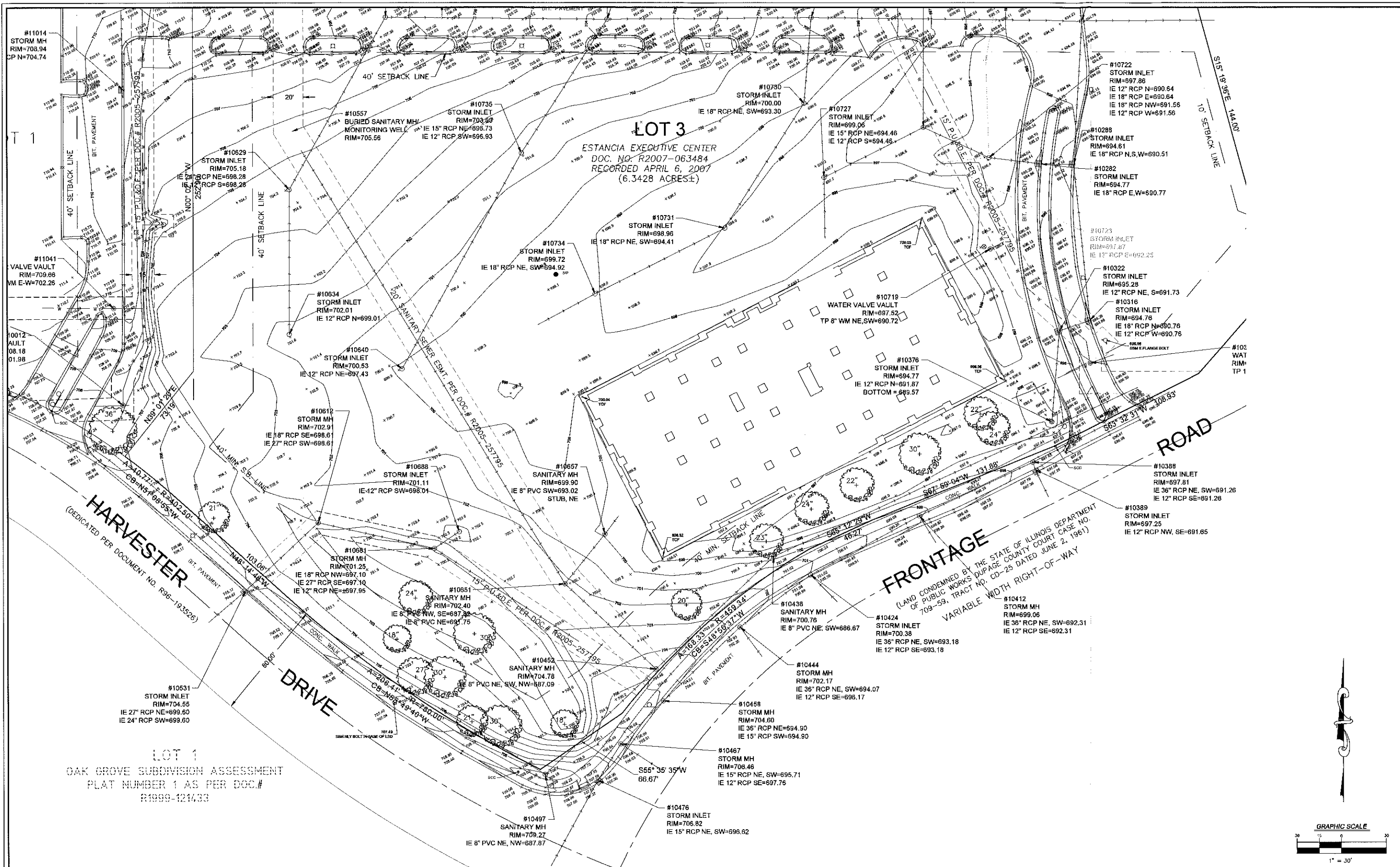
DRAWN BY: SPK  
CHECKED BY: CWB


PROJECT MANAGER: CWB  
SCALE: 1" = 50'

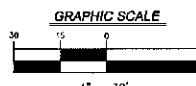
Project No: 02136.MARS  
Group No: VP04.1

SHEET NO.  
1 of 1





 <div>V3 Companies 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com</div> <div>Visio, Vertere, Virtute... 'The Vision to Transform with Excellence'</div>	REVISIONS				PROJECT NO: 02136.MARS S04	DESIGNED BY: MTB	<div>PARKING LOT EXPANSION AT ESTANCIA EXECUTIVE CENTER</div> <div>BURR RIDGEILLINOIS</div>	<div>EXISTING CONDITIONS PLAN</div> <div>C2.0</div>	<div>DRAWING NO.</div>		
	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION				FILE NAME: C2.0 ECP02136	DRAWN BY: NRS
										ORIGINAL ISSUE DATE: 08-24-15	CHECKED BY: AMP
										SCALE: 1"=30'	PROJECT MANAGER: AMP





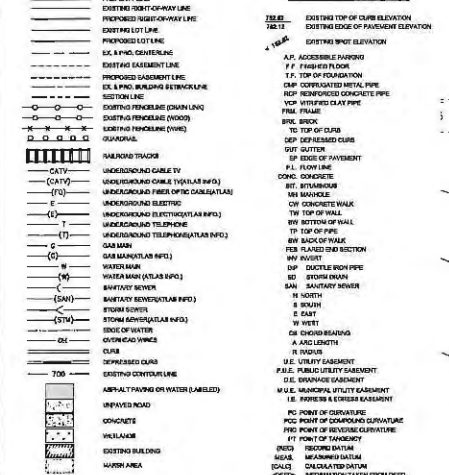


VICINITY MAP  
NOT TO SCALE

LEGEND



ABBREVIATIONS



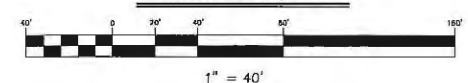
GENERAL NOTES

1. COMPARE ALL POINTS IN FIELD PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
2. FOR BUILDING RESTRICTIONS AS ESTABLISHED BY LOCAL ORDINANCES NOT SHOWN HEREON, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.
3. DO NOT SCALE DIMENSIONS FROM THIS MAP.
4. CALL J.U.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
5. UTILITIES AND IMPROVEMENTS SHOWN HEREON BASED ON VISIBLE FIELD VERIFIED STRUCTURES.
6. THE OWNER SHOULD COMPARE THE DESCRIPTION ON THIS MAP, IF ANY EXISTS, WITH HIS, OR HER DEED ABSTRACT, OR TITLE POLICY AND NOTIFY SURVEYOR OF ANY DIFFERENCES.
7. ONLY PRINTS WITH AN EMBOSSED SEAL SHALL BE CONSIDERED OFFICIAL COPIES AND WERE PREPARED FOR THE SOLE USE OF THE CLIENT SHOWN HEREON AND ARE NOT TRANSFERABLE.
8. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH RECORD UTILITY INFORMATION PREPARED BY V3 COMPANIES.

BOUNDARY & TOPOGRAPHIC SURVEY  
OF  
ESTANCIA EXECUTIVE CENTER  
BURR RIDGE, IL

LOT 3 IN ESTANCIA EXECUTIVE CENTER, BEING PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 2007 AS DOCUMENT NO. R2007-063484, IN DU PAGE COUNTY, ILLINOIS.

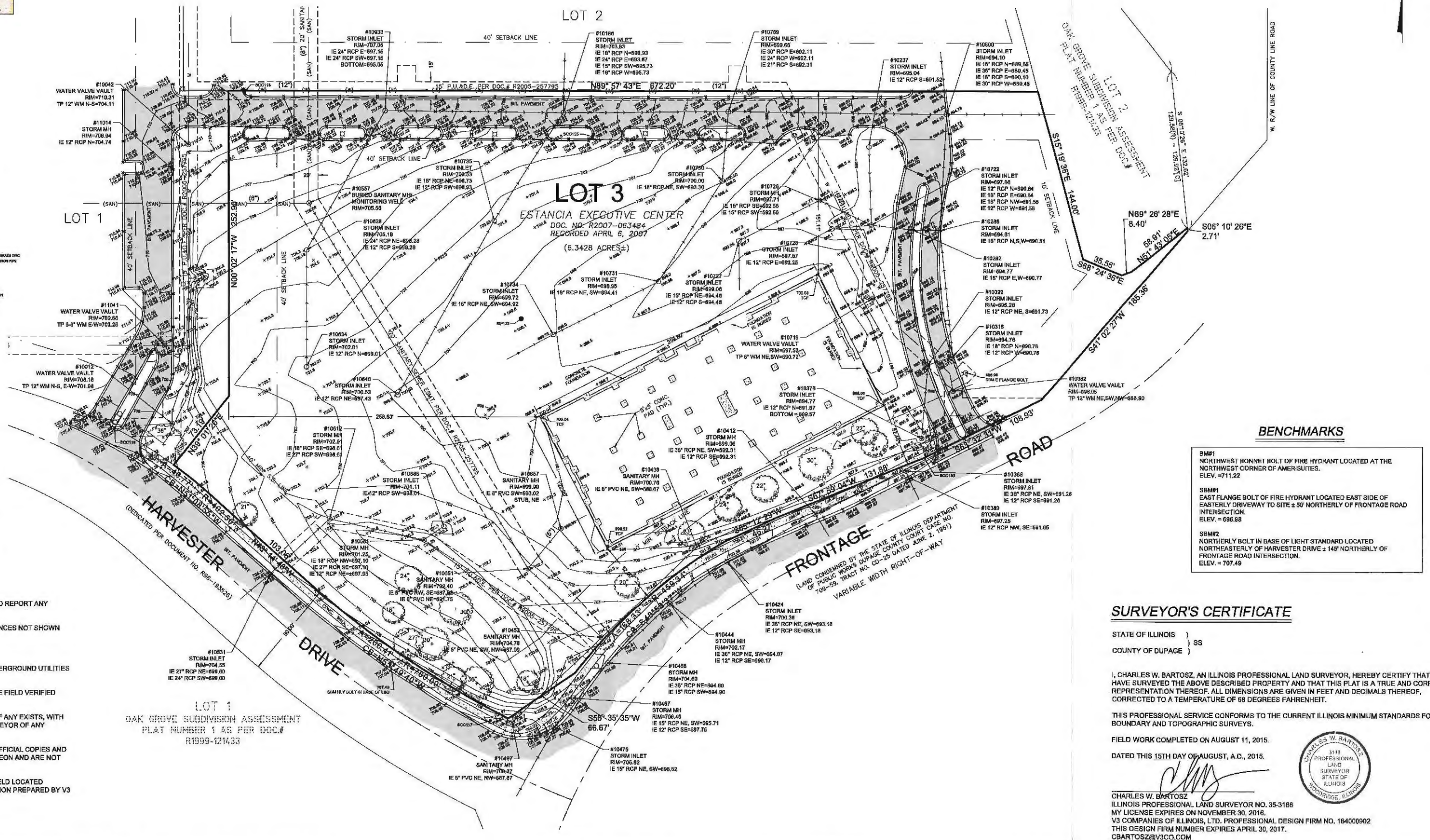
GRAPHIC SCALE



1" = 40'

BASIS OF BEARINGS

ASSUMED THE NORTH LINE OF LOT 3 TO BE:  
N 89°57'43" E.



BENCHMARKS

- BM#1  
NORTHWEST CORNER BOLT OF FIRE HYDRANT LOCATED AT THE  
NORTHWEST CORNER OF AMERISUITES.  
ELEV. = 711.22
- SBM#1  
EAST FLANGE BOLT OF FIRE HYDRANT LOCATED EAST SIDE OF  
EASTERN DRIVEWAY TO SITE ± 50' NORTHERLY OF FRONTAGE ROAD  
INTERSECTION.  
ELEV. = 696.88
- SBM#2  
NORTHERLY BOLT IN BASE OF LIGHT STANDARD LOCATED  
NORTHEAST OF HARVESTER DRIVE ± 148' NORTHERLY OF  
FRONTAGE ROAD INTERSECTION.  
ELEV. = 707.49

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DU PAGE } SS

I, CHARLES W. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

FIELD WORK COMPLETED ON AUGUST 11, 2015.

DATED THIS 15TH DAY OF AUGUST, A.D., 2015.

CHARLES W. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188  
MY LICENSE EXPIRES ON NOVEMBER 30, 2016.  
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2017.  
CBARTOSZ@V3CO.COM



Engineers  
Scientists  
Surveyors

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0384 fax  
v3co.com

PREPARED FOR:  
BJF Estancia I, LLC  
150 Harvester Drive  
Burr Ridge, IL 60527  
630-230-2000

NO.		DATE		DESCRIPTION	

BOUNDARY & TOPOGRAPHIC SURVEY

ESTANCIA EXECUTIVE CENTER, BURR RIDGE, IL

DRAFTING COMPLETED: 08-14-15  
FIELD WORK COMPLETED: 08-11-15  
DRAWN BY: SPK  
CHECKED BY: CWB  
PROJECT MANAGER: CWB  
SCALE: 1" = 40'

Project No: 02136.MARS  
Group No: VP03.1  
SHEET NO.  
1 of 1





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

**Z-15-2015; 8080 Madison Street (Black & Decker); Requests special use approval as per Section X.F.2.o of the Burr Ridge Zoning Ordinance to permit retail sales of power tools, hand tools, and related items accessory to a warehouse and management office.**

**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:** October 5, 2015

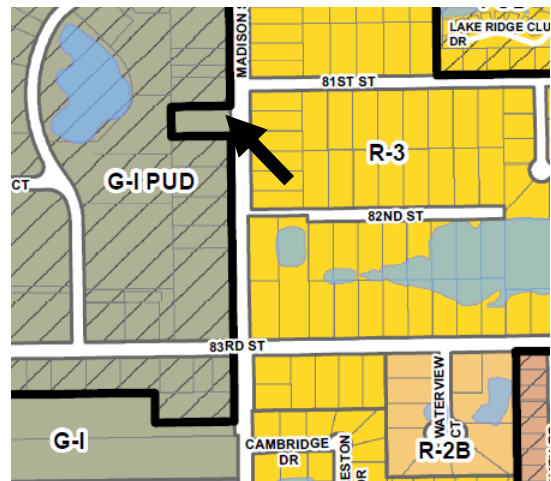
**GENERAL INFORMATION**

**Petitioner:** Black & Decker, U.S., Inc.

**Property Owner:** 8080 Madison LLC

**Petitioner's Status:** Potential Tenant

**Land Use Plan:** Recommends light industrial uses.



**Existing Zoning:** GI General Industrial

**Existing Land Use:** Light Industrial

**Site Area:** 57,000 square feet

**Subdivision:** Hinsdale Industrial Park



## **SUMMARY**

The petitioner seeks special use approval for retail sales accessory to a permitted use. The building consists of 21,163 square feet. 6,000 square feet would be used for office space, 13,163 square feet would be used as a warehouse and repair of equipment and tools, and 2,000 square feet would be used as a showroom for retail sales.

Section XI.F.1 of the Zoning Ordinance lists warehouses and equipment repair as permitted uses. Section XI.F.2 lists “retail uses accessory to either a permitted or special use in this district” as a special use in the GI District.

The GI District does not permit retail uses but there are a limited number of commercial/retail uses that are classified as special uses in the GI District. Those uses include automobile sales, health and wellness clinics, private indoor athletic facilities, banks, and retail when accessory to a permitted use. Within the immediate area, the following special uses have been granted over the last several years: School for Developmentally Disabled Children at 8320 Madison Street; Health and Wellness Clinic at 8010 Madison Street; Martial Arts Training School at 7960 Madison Street; Baseball Training Academy at 16W030 83<sup>rd</sup> Street; Dog Day Care Facility at 16W129 83<sup>rd</sup> Street; gymnastics studio at 16W110 83<sup>rd</sup> Street; and Automobile Sales at 60 Shore Drive. Attached is a complete listing of businesses within the Hinsdale Industrial Park.

## **Findings of Fact and Recommendations**

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement. The findings of fact are attached. The intent of the classifying retail and similar uses as a special use in the GI District is to provide flexibility to permit non-industrial uses but at the same time to regulate uses that may be incompatible with industrial uses (e.g. attract traffic not typical of industrial area) and to ensure that the character of the area remains suitable for industrial uses. Based on a review of the attached list of uses and the limited nature of the proposed retail use, it would appear that this use would be suitable for this location.

**EDC Area # 10 - Hinsdale Industrial Park  
Current Occupancies**

<b>Location</b>	<b>Business</b>	<b>Type</b>	<b>Floor Area (Sq. Ft.)</b>
16W020 79th St	Lyons Truck Sales, LLC	Commercial	3,500
16W020 79th St	Lyons Truck Sales		0
16W030 83rd St	Team DeMarini Baseball /Next Level	Commercial	9,200
16W030 83rd St	Third Coast Popcorn Partners LLC D	Industrial	35,000
16W070 83rd St	Fauske & Associates, Inc.	Industrial	10,000
16W110 83rd St	BIG Gymnastics, Inc.	Commercial	15,600
16W115 83rd St	RCM Data Corp.	Industrial	8,000
16W115 83rd St	Printermaxx LLC	Industrial	8,000
16W129 83rd St	Chicago Canine Club (DBA)	Commercial	12,000
16W153 83rd St	R. J. Hughes Sales, Inc.	Industrial	8,960
16W171 83rd St	Angle Pattern and Mold Corporation	Industrial	16,860
16W210 83rd St	Meaden Precision Machined Product	Industrial	45,000
16W215 83rd St A	North Country Business Products	Office	4,305
16W215 83rd St D	Convergence Technologies, Inc.	Office	7,500
16W235 83rd St A	Inverom Corp	Industrial	9,213
16W235 83rd St C	Medlin Communications, Inc.	Office	6,000
16W240 83rd St	Next Door and Window	Industrial	23,400
16W260 83rd St	Tower Communications Expert, LLC	Industrial	15,600
16W273 83rd St A	Dennis A. Quinn & Assoc., LTD	Office	1,204
16W273 83rd St A2	MTS Direct Inc.	Office	460
16W273 83rd St B-1	First Horizon Home Care, LLC	Office	1,204
16W273 83rd St C	Premier Home Mortgage Inc.	Office	1,576
16W277 83rd St B-1	Jim B. McWethy	Office	700
16W277 83rd St D	The Dealer Group Midwest, Inc.	Office	1,900
16W277 83rd St Suite A	Leads Construction Company, LLC	Office	1,832
16W281 83rd St B	MBF Merchant Capital, LLC	Office	1,200
16W289 83rd St	Janet S. Stopka DDS P.C.	Office	1,600
16W300 83rd St 108	VPNP	Office	7,980

Location		Business	Type	Floor Area (Sq. Ft.)
16W300 83rd St	108	MedSupport Inc.	Office	3,894
16W300 83rd St	1D	A & G Radio and TV Inc	Industrial	5,000
16W343 83rd St	A & B	TRC, Inc. (Transportation Regs Corp	Office	3,200
16W343 83rd St	C	EIS Group Inc.	Office	1,604
16W345 83rd St	A	Air Line Pilots Assoc. Federal Credit	Office	2,344
16W345 83rd St	D2	Arrowhead Steel Company Inc.	Office	1,100
16W347 83rd St	A	W. H. McNaughton Builders, Inc. DB	Office	2,488
16W347 83rd St	B	All Pro Construction Services, Inc.	Office	1,500
16W347 83rd St	C	Chatt & Prince P.C.	Office	1,576
16W375 83rd St	1st Floor	Ameriprise Financial	Office	1,000
16W375 83rd St	1st floor south	Dr. Todd A. Molis	Office	1,470
7900 Madison St		Personalization Mall.com	Industrial	18,000
7928 Madison St		Burr Ridge Fitness-DBA CrossFit Bur	Commercial	2,780
7930-7932 Madison St		Thatcher Retractable Products Inc.	Industrial	2,100
7934 Madison St		Convergence Technologies, Inc	Industrial	5,000
7938 Madison St		Augusta Label and Printing	Industrial	2,640
7940 Madison St		Pride Nutrition, Inc.	Industrial	2,720
7942 Madison St		Asplundh Tree Expert Co.	Office	2,600
7944 Madison St		Right Angle Installations, Inc.	Industrial	2,508
7950 Madison St		Polymer Ventures Inc.	Industrial	1,500
7952 Madison St		Polymer Ventures, Inc.	Industrial	2,059
7958 Madison St		Holophane (Acuity Brands Lighting)	Office	1,700
7960 Madison St		Force Jiu Jitsu & Team Toro Muay T	Commercial	3,500
7962 Madison St	B & D	Safar International, Inc.	Office	571
7962 Madison St	C	Seattle Sutton's Healthy Eating (SSH	Industrial	500
7964 Madison St		Midwest Time Recorder, Inc.	Industrial	7,900
7966 Madison St		Floor Chem, Inc.	Industrial	2,626
7968 Madison St		Twin Contractors Inc. (TCI, Inc)	Office	1,600
7970 Madison St		Radon Detection Specialists, Inc	Office	800
8000 Madison St		Strategic Solutions, Inc.	Industrial	2,801

<b>Location</b>	<b>Business</b>	<b>Type</b>	<b>Floor Area (Sq. Ft.)</b>
8002 Madison St	Pneumatics Inc.	Industrial	2,700
8006 Madison St	S.O.E. Digital Office Systems	Office	2,790
8008 Madison St	Cold Flow Corporation	Industrial	8,000
8040 Madison St	Loomis	Industrial	38,000
8120 Madison St	Fletcher Chicago Inc.	Industrial	18,500
8128 Madison St	ET Products LLC	Office	3,440
8160 Madison St	Chubb Fire and Security Systems	Industrial	8,596
8164 Madison St	Excalibur Refreshment Concepts, Inc	Industrial	6,958
8168 Madison St	Bannerville, USA	Industrial	3,200
8170 Madison St	Business Machine Agents, Inc.	Industrial	4,760
8230 Madison St	Med Logic Sales, Inc.	Industrial	14,000
8236 Madison St	Alliance Systems Group, Inc.	Industrial	2,200
8238 Madison St	4PATH Ltd.	Industrial	3,444
8300 Madison St	Willowbrook/Burr Ridge Chamber of	Office	450
8300 Madison St	MB Financial	Commercial	11,633
8320 Madison St 1	Soaring Eagle Academy	Institutional	13,000
8330 Madison St 50	Soaring Eagle Academy	Institutional	21,000
8330 Madison St 60	Innova Systems, Inc.	Industrial	1,400
8330 Madison St 70	True Productions	Industrial	2,100
8330 Madison St 90	Lifecare Innovations, Inc.	Office	6,947
8340 Madison St 110	Tiles In Style, LLC	Industrial	900
8340 Madison St 60	Card Frenzy, Inc.	Industrial	2,400
8340 Madison St 70	Excel Mechanical Services	Office	2,200
8350 Madison St 1	Orr Corporation	Industrial	4,000
8500 Madison St	Tuthill Corporation	Office	50,700
16W224 Shore Ct	BG Survey	Office	3,000
171 Shore Ct	Premier Tool Works	Industrial	9,000
221 Shore Ct	Midco Inc.	Industrial	25,000
260 Shore Ct	Package Containers, Inc.	Industrial	15,000
260 Shore Ct	Wholesale Point, Inc.	Industrial	16,000

Location		Business	Type	Floor Area (Sq. Ft.)
261 Shore Ct	A & B	Metric & Multistandard Comp. Corp.	Industrial	20,000
262 Shore Ct		Event Technology, LLC	Industrial	10,000
262 Shore Ct		Show Services	Industrial	11,700
100 Shore Dr		Precision Gage Co., Inc.	Industrial	10,000
100 Shore Dr	2	Layland & Associates, LLC	Office	1,000
101 Shore Dr		Packaging Design Corporation	Industrial	34,450
109 Shore Dr		Techny Advisors LLC, dba Gifts for Y	Industrial	35,300
111 Shore Dr		Midwest Outdoors	Industrial	8,000
114 Shore Dr		School of Rock, LLC	Office	8,400
114 Shore Dr		Everest Group Management, Inc.	Office	8,582
136 Shore Dr		Jan-Pro of Northern Illinois	Industrial	5,000
150 Shore Dr		A+ Home Remodeling Co. d/b/a A+	Industrial	11,000
166 Shore Dr		Laboratory Builders, Inc	Office	6,000
220 & 240 Shore Dr		Bronson & Bratton, Inc.	Industrial	57,000
261 Shore Dr		Goodman Distribution	Industrial	27,833
280 Shore Dr		Gatehouse Media, Inc. AKA My Subr	Industrial	13,000
281 Shore Dr	B	BDI	Industrial	13,000
281 Shore Dr	C	World Office Cleaning Co	Industrial	12,000
281 Shore Dr	D	U.S.A. Drives, Inc.	Industrial	11,500
281 Shore Dr	Unit A	Equipment Depot of Illinois, Inc.	Industrial	12,000
311 Shore Dr		GSI Technologies, LLC	Industrial	40,650
329 Shore Dr		Northwestern Terrazzo, Inc.	Industrial	10,000
333 Shore Dr		Fauske & Associates LLC	Office	2,000
340 Shore Dr		Menza Foods	Industrial	10,000
341 Shore Dr		Fauske and Associates LLC	Industrial	10,000
360 Shore Dr		CM International Industries Corporati	Industrial	29,000
51 Shore Dr		Personalization Mall	Industrial	110,000
51 Shore Dr		Campus Communications d/b/a E2E	Industrial	1,415
60 Shore Dr		Personalization Mall	Industrial	20,000
60 Shore Dr	A	Brandmax Motors, Inc	Commercial	7,500

Location		Business	Type	Floor Area (Sq. Ft.)
60 Shore Dr	B	Baffley Technology Industries	Office	1,500
60 Shore Dr	C	Corvette Mike	Commercial	10,000
116 Shore Dr.		ABS Medical Inc.	Industrial	14,000
16W181 South Frontage Rd		ALCO Sales and Service Co.	Industrial	9,450
16W211 South Frontage Rd		Midwest Promotional Group, Inc.	Industrial	25,000
16W231 South Frontage Rd	1	Strategic Solutions Inc	Industrial	9,397
16W231 South Frontage Rd	10	Metropolitan Architectural Brick, Inc.	Office	2,200
16W231 South Frontage Rd	11	Shop Melee Inc.	Industrial	7,500
16W231 South Frontage Rd	15	Independent Bearing, Inc.	Industrial	1,900
16W231 South Frontage Rd	16	Central Locating Services, Ltd	Office	2,500
16W231 South Frontage Rd	18	Consolidated Bearings Company of Il	Industrial	5,000
16W231 South Frontage Rd	5	Industrial Valve & Automation Co.	Industrial	1,900
16W231 South Frontage Rd	6	Mettler-Toledo, Inc.	Industrial	2,300
16W241 South Frontage Rd	35	The Center for Hope and Healing	Commercial	3,500
16W241 South Frontage Rd	37	Mitel Network Solutions	Industrial	1,200
16W241 South Frontage Rd	38	Blade Technologies, Inc.	Office	1,713
16W241 South Frontage Rd	39	Alert IT, LLC	Office	1,713
16W241 South Frontage Rd	43	C. Hofbauer, Inc.	Office	1,300
16W241 South Frontage Rd	45	Silver Leaf Construction and Renovat	Office	1,237
16W241 South Frontage Rd	46	Primerica, A Member of CitiGroup	Office	1,209
16W241 South Frontage Rd	47	J-M Trading Corp.	Office	907
16W241 South Frontage Rd	48	Illinois Pain Consultants, SC	Office	728
16W251 South Frontage Rd	20	Sentry Therapy Systems, Inc.	Industrial	1,859
16W251 South Frontage Rd	21	Delivery & Distribution Solutions LLC	Industrial	4,027
16W251 South Frontage Rd	23	Intelligent Instrument	Industrial	2,010
16W251 South Frontage Rd	25	Elite Facility Professionals	Industrial	1,800
16W251 South Frontage Rd	26	Burr Ridge Kettlebell LLC	Commercial	2,000
16W251 South Frontage Rd	28	Wagner Office Machines Sales and	Industrial	1,264
16W251 South Frontage Rd	29	Physicians at Your Door Inc.	Office	1,000
16W251 South Frontage Rd	29	Prestige Senior Services Inc.	Office	340

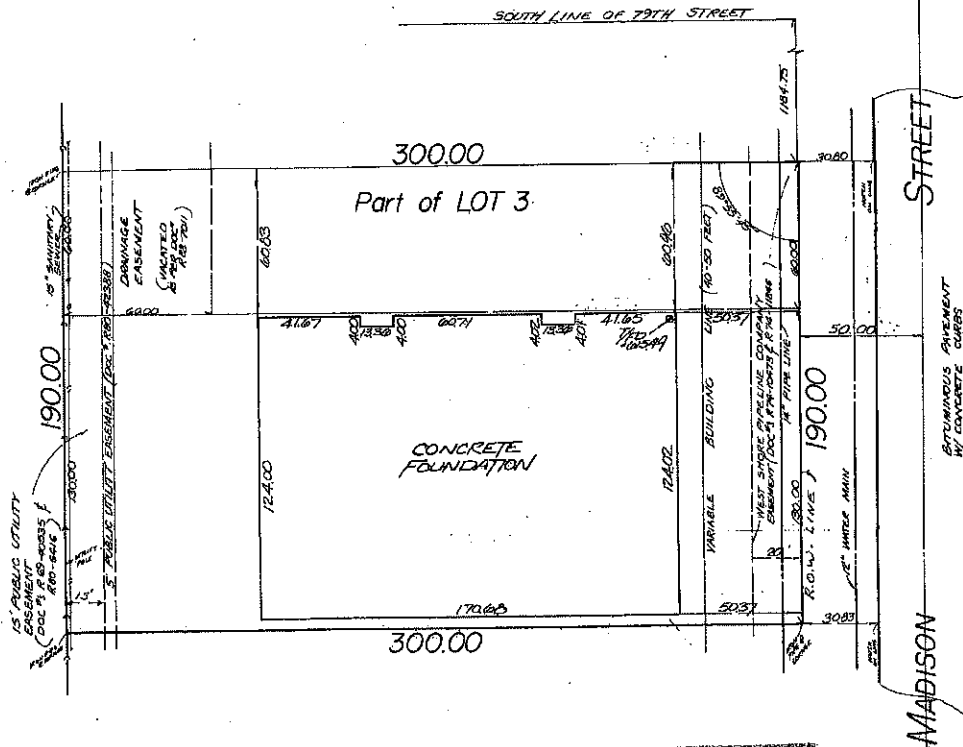


Location		Business	Type	Floor Area (Sq. Ft.)
16W251 South Frontage Rd	30	Baird's Decorating Services, Inc. (R&	Office	1,300
16W291 South Frontage Rd		Industrial Electric Supply	Industrial	12,000
16W301 South Frontage Rd		Wegener Welding LLC	Industrial	10,000
16W341 South Frontage Rd		Public Storage, Inc.	Commercial	150
16W361 South Frontage Rd	10	NYCE Hearing Center, P.C.	Office	1,840
16W361 South Frontage Rd	10	Ballinprior LLC	Office	1,600
16W361 South Frontage Rd	10	Great Clips Training Center	Industrial	1,260
16W361 South Frontage Rd	10	Stewart-Keator-Kessberger & Ledere	Office	3,000
16W361 South Frontage Rd	10	RWE Management Company	Office	1,500
16W361 South Frontage Rd	10	Realinfo, LLC	Office	1,400
16W361 South Frontage Rd	12	Integra Logistics Services, Inc.	Office	1,500
16W361 South Frontage Rd	12	Chemetron Fire Systems	Office	9,603
16W361 South Frontage Rd	12	International Assoc of Machinists & A	Office	3,800
16W361 South Frontage Rd	12	Visible Spectrum Inc	Office	6,000
16W361 South Frontage Rd	13	Pure Wine Company	Office	2,000
16W361 South Frontage Rd	13	By Your Side LLC	Institutional	6,100
16W401 South Frontage Rd	B	Family Chiropractic of Burr Ridge	Office	1,000
16W401 South Frontage Rd	C	Law Office of Saulius V. Modestas	Office	200
16W401 South Frontage Rd	C	Midwest Products and Consultants, I	Industrial	1,000
<b>Grand Total</b>				<b>1,390,230</b>

Black & Decker (U.S.), Inc., a subsidiary of Stanley Black and Decker, Inc., ("Stanley") is requesting the use of 8080/8100 S. Madison in Burr Ridge be modified to allow for a small component of the building to be used for retail sales. The building is a 21,163 square foot industrial/office facility which was constructed in 1989. The building presently includes approximately 8000 square feet of finished office space with the remainder being warehouse/manufacturing. There are two loading docks, 2 drive in doors and 60 parking spaces on site. Stanley is requesting that approximately 2000 sq. ft. of the existing 8000 sq. ft. of office space be associated with showroom and retail sales for power tools, hand tools and related items. This is less than 10% of the existing finished space with the remaining space to be used for general office/management, warehouse and equipment repair. This facility would be a consolidation of 4 regional facilities. Stanley does not require any variances for the outdoor storage of trucks and does not anticipate additional truck or auto traffic from the previous users.

LOT 3 (EXCEPT THE NORTH 90.00 FEET EASEMENT AND THE NORTH 10.00 FEET OF LOT 4) IN  
UNITY SUBDIVISION, BEING A PART OF THE 10.00 AC. OF LAND IN SECTION 18, TOWNSHIP 38, N.,  
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT THEREOF FILED  
JANUARY 28, 1980 AS DOCUMENT NUMBER 144-06110, IN BUTLER COUNTY, ILLINOIS.

**N**  
1 INCH = 30 FEET



ADDRESS: 8080 SOUTH M  
 SURVEYED FOR: CRAIG - S  
 ORDERED BY: KANTER & M  
 ORDER NO. 2949-85

[illegible]

ESTABLISHED AND ASSURED  
DATED AT WORTH, ILLINOIS THIS 19TH DAY OF JUNE, 1989

Foundation added July 8, 1985

\*NO PART OF THE PROPERTY IS LOCATED  
IN A FLOOD PRONE OR HAZARDOUS AREA  
AS IDENTIFIED BY THE SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT FEDERAL  
INSURANCE ADMINISTRATION SPECIAL FLOO

THE SURVEYOR UNDER TRUSTS  
AND EMINENT DOMAIN  
AND IMPROVEMENT  
AND CAPPING SURVEYS  
AND DEVELOPED LAND  
AND OPEN GROUND (11)  
AND EMINENT DOMAIN, LINDAVILLE, ALL  
THESE ARE THE TYPES OF SURVEYS  
MADE BY THE STATE AND NO IMPROVEMENTS OR SAID  
THESE ARE NO VIOLATIONS OF EMINENT  
AND ARE AWARE, WITH REFERENCE TO THE  
AND THE CAPPING SURVEYS, THE ACTION  
CONDUCTED BY IMPROVEMENTS LOCATED ON  
LANDS EXISTING FOR THE BENEFIT OF LAND  
THE SURVEY, (17) THERE ARE NO  
AND ADJOINING SURVEYS, IMPROVEMENTS  
AND ALL UTILITY SERVICES REQUIRED FOR  
JOINING PUBLIC STREETS, OR THE SURVEY  
THROUGH OR ARE LOCATED ON ADJOINING  
AND DEVELOPED SURVEYS, THE TYPE  
FOR THE COLLECTION AND DISPOSAL OF  
WATER OR OTHER CONVEYANCE SYSTEM IS  
WITHIN ANY PLOTTED HAZARD AREA  
AND DEVELOPMENT, GENERAL INSURANCE  
NUMBER OF PARKING SPACES IS NONE, THIS  
IMPROVEMENTS FOR LAND TITLE SURVEYS JOINTLY

STONER SURVEY COMPANY  
BY: *Wm. D. Stoner*  
REGISTERED LAND SURVEYOR #1702



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

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

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

*See following pages.*

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

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

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

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

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

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

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

(Please transcribe or attach additional pages as necessary)

### Responses to Findings of Fact

- a. The proposed use is for a Stanley Black & Decker service center comprising office, showroom, warehouse, repair and retail space. There is no other Stanley Black & Decker facility in the Village
- b. The proposed use will not adversely impact the public health, safety or general welfare.
- c. We do not believe the use will adversely impact the use or enjoyment of surrounding property or negatively impact property values in the area.
- d. The proposed use (of an existing facility) will not in any way impact the development or improvement of surrounding property.
- e. Adequate utilities, access roads and drainage already exist at the site.
- f. Current ingress and egress are adequate and no additional congestion is expected.
- g. We do not believe the proposed use is contrary to any Village plans.
- h. Confirmed.



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

**Z-16-2015; 7950 Bucktrail Drive (McNaughton Brothers); Requests rezoning from the R-1 District to the R-2B Single Family Residence District.**

**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:** October 5, 2015

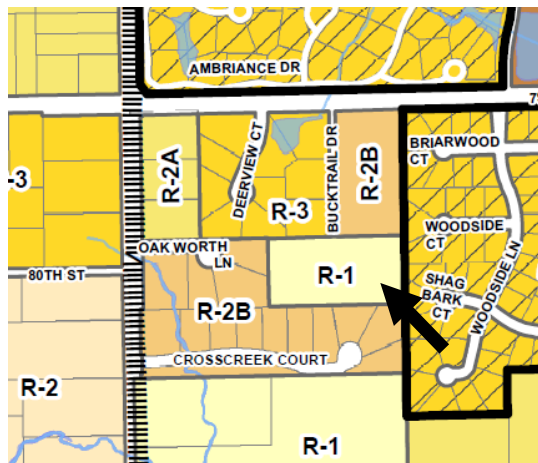
**GENERAL INFORMATION**

**Petitioner:** McNaughton Brothers  
Construction

**Property Owner:** Bucktrail Estates, LLC

**Petitioner's  
Status:** General Contractor

**Land Use Plan:** Recommends Single Family  
Residences



**Existing Zoning:** R-1 Single Family Residence  
District

**Existing Land Use:** One, Single-Family  
Residence

**Site Area:** 5.034 Acres

**Subdivision:** None



## **SUMMARY**

This petition seeks to rezone a five acre property from the R-1 District to the R-2B District. The petitioner is the general contractor for the property owners who intend to subdivide the property into five lots and extend Bucktrail Drive. A preliminary plat of subdivision is also on this agenda.

### **Compliance with the Comprehensive Plan**

The Comprehensive Plan recommends single-family residences for the subject property. The Plan also states that future residential development should be encouraged to have 30,000 square foot lot sizes.

### **Compatibility with Surrounding Zoning and Development**

The property is bounded by the R-2B District to the south, west, and northeast. It is adjacent to the R-3 District to the east and northwest. All of the surrounding properties are developed as single family residences. To the south and west are the Crosscreek and Oak Werth Subdivisions with average lot sizes exceeding 30,000 square feet. The Deerview Subdivision is located to the northwest and has lots on Bucktrail Drive exceeding 30,000 square feet. The property to the northeast is zoned R-2B and is a single, five acre lot. The Burr Oaks Glen South Subdivision is located to the east and generally averages 15,000 to 20,000 square foot lots.

### **Findings of Fact and Recommendations**

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement. The findings of fact are attached. The proposed R-2B District is consistent with the Comprehensive Plan and is compatible with the surrounding zoning and development.





## Findings of Fact For a Map Amendment (Rezoning) to the Village of Burr Ridge Zoning Ordinance

In order for a map amendment (rezoning) 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. Existing uses of property within the general area of the property in question.

Single Family use

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

Cross Creek Subdivision - R2B, Oak North Subdivision - R2B,  
Deerview Court Subdivision - R3, Burr Oak Glen Subdivision - R3,  
and lots on East side of Bucktrail Dr are R-2B.

We are Requesting R-2B.

- c. The suitability of the property in question to the uses permitted under the existing zoning classification. R-2B is for lots 30,000 square feet. Our property is 219,062<sup>square feet</sup> and therefore we can obtain 30,000 square feet per lot.

- d. 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; and

Cross Creek subdivision was rezoned to R-2B and has similar new construction homes being built as we would at our property. As well as Savoy Club was rezoned to R3 in the past years.

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

Requesting R-2B will still accomplish the plan of having low density given that the lot sizes will be 30,000 square feet.



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

**Preliminary Plat of Subdivision – Bucktrail Estates; 7950 Bucktrail Drive (McNaughton Brothers); Requests approval of a preliminary plat of subdivision to divide a five acre property into five single-family residential lots and requests a variation from Section VII.G.9 of the Subdivision Ordinance to permit stormwater detention outlot without the required public street frontage and lot width.**

**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:** October 5, 2015

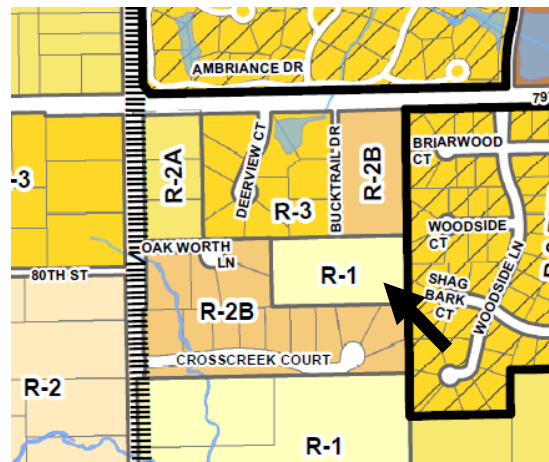
**GENERAL INFORMATION**

**Petitioner:** McNaughton Brothers  
Construction

**Property Owner:** Bucktrail Estates, LLC

**Petitioner's Status:** General Contractor

**Land Use Plan:** Recommends Single Family Residences



**Existing Zoning:** R-1 Single Family Residence District

**Existing Land Use:** One, Single-Family Residence

**Site Area:** 5.034 Acres

**Subdivision:** None



## **SUMMARY**

Concurrent with this request for preliminary plat approval, the contract purchaser is seeking to rezone the subject property. If the property is not rezoned it cannot be re-subdivided. This summary is written contingent upon the rezoning of the property.

### **Compliance with the Zoning Ordinance**

If the property is rezoned to the R-2B District, the developer proposes to subdivide the property into five residential lots with one outlot for stormwater detention. The R-2B District regulations for lot size are as follows:

- The minimum lot area is 30,000 square feet; except that Section VI.A.2 of the Zoning Ordinance permits the minimum lot size to be 25% less than the minimum provided the average lot area meets the minimum of the district. For the R-2B District, the minimum lot area is 22,500 square feet provided the average lot area is 30,000 square feet. The proposed plat complies with the R-2B District lot area requirements. The smallest lot is 26,581 square feet, the largest lot is 47,270 square feet and the average lot size is 34,052 square feet.
- The minimum lot width is 125 feet. For lots on cul de sac turnarounds, the lot width is measured within 30 feet behind the front setback (the point at which the lot meets the 125 foot width requirement becomes the front setback line) and there is a requirement that each cul de sac lot have at least 62.5 feet of street frontage (50% of required lot width). For other lots, the lot width is measured at the front lot line. The proposed plat complies with the R-2B District lot width and frontage requirements.

### **Compliance with the Subdivision Ordinance**

Section VII.G.9 of the Subdivision Ordinance states that “*Outlots for stormwater detention and other purposes shall be provided with public street frontage as required by the Zoning Ordinance for private lots.*” The proposed plat would create a separate outlot for stormwater detention but the outlot does not meet the lot width and lot frontage requirements of the R-2B District. The outlot would be located behind Lots 1 and 2 and would have a 10 foot wide strip of land extending to the street to provide access to the outlot; rather than the required 125 feet of lot width and 62.5 feet of lot frontage. The developer’s engineer has configured the lots in this manner because the low area of the property is along the east lot line and that is the logical location for stormwater detention.

One purpose of the preliminary plat review process is to ensure that sufficient infrastructure can be provided for the number of lots created and the configuration of the lots. At this time, the Village Engineer has reviewed the preliminary engineering and provided the attached comments. The developer’s engineer has been in contact with the Village Engineer and is in the process of addressing the engineering review comments. Further information will be provided at Monday’s Plan Commission meeting.

### **Recommendations**

The proposed Preliminary Plat of Subdivision complies with all applicable regulations of the Zoning Ordinance (assuming rezoning of the property to the R-2B District). However, a variation

from the Subdivision Ordinance is requested relative to lot width and street frontage of the stormwater outlot.

The standard for considering a subdivision variation is provided in Section III.C.3 of the Subdivision Ordinance as follows: *The Plan Commission may recommend variations from the requirements of this ordinance in specific cases which, in its opinion, do not adversely affect the Comprehensive Plan or intent of this ordinance.* Please note that this standard is much different from the findings/standards required for a zoning variation.

If the Plan Commission recommends approval of the preliminary plat and the variation, staff recommends that the approval be subject to the following terms and conditions:

1. Final approval of the preliminary plat shall be subject to further review and approval by the Village Engineer.
2. The Final Plat shall substantially comply with the submitted Preliminary Plat.
3. Final Engineering and Landscaping Plans shall be subject to staff review and approval and shall comply with all current regulations and include an engineer's cost estimate for all required subdivision and landscaping improvements.
4. Application for a final plat of subdivision shall be made within one year after approval of the preliminary plat by the Board of Trustees.
5. Payment of the required school impact fee in effect at the time of approval of the final plat of subdivision - estimated at this time to be \$31,430.80.
6. Payment of the required park impact fee in effect at the time of approval of the final plat of subdivision – estimated at this time to be \$41,719.60.

## M E M O

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**To:** Doug Pollock, Director of Community Development  
**From:** David Preissig, P.E., Director of Public Works & Village Engineer  
**Date:** September 28, 2015  
**Subject:** Bucktrail Estates: Preliminary Engineering Review

---

The following are review comments for the subject development preliminary plat and preliminary engineering plan dated September 11, 2015, and the preliminary stormwater report of September 2015:

### **Preliminary Plat**

1. Along north lot line from Bucktrail Court right-of-way (to be dedicated) and east to Outlot A, please provide a 15' public utility and detention easement, consistent with the west half of the lot, that would be sufficient for maintenance of proposed storm sewer. Also between Lots 2 and 3 and along south line of Lot 2, please provide a 15' public utility and drainage easement that would be sufficient for maintenance of a proposed storm sewer.
2. Dimension the width of Outlot A between Lots 1 and 2.

### **Preliminary Engineering**

3. The MWRD Watershed Management Ordinance (WMO) must be followed in accordance with all provisions, requirements, submittal forms, and supporting documentation.
4. Burr Ridge Municipal Code Sec. 8.02 Release Rate provides conditions and stormwater release rates applicable to this development. The release rate is more stringent than the WMO but is in accordance with Section 202(3.) of the WMO.
5. A drainage boundary exists across Parcel 1 running southwest to northeast. Its course is approximately from the lot line between Cross Creek Lots 6 and 7, then north to the northwest corner of existing residence, then eastnortheast to approximately the northeast corner of Parcel 1. Correct the "Existing Hydrology" description, assess and map the exact limits of the ridgeline, and consider its impact on detention and stormwater outfalls.
6. Proposed storm sewers and detention would be collecting all stormwater from this proposed development into a single detention basin in Outlot A. The proposed detention area would include wet-bottom infiltration. As designed, it would have a direct discharge into the Burr Oaks Glen South rear yard storm sewer system and an overland outfall into the sideyard drainage swale of Lot 58 in Burr Oaks Glen South.

7. The Burr Ridge municipal code places certain maintenance obligations on sites with wet (retention) stormwater storage facilities. Please review Chapter 8 of the Municipal Code to ensure compliance with the concept of a native-bottom basin.
8. The outfall from the proposed detention basin is an 8" PVC pipe. This pipe accommodates only rear yard drainage from adjacent lots of the Burr Oaks Glen South subdivision and is not by itself a suitable outlet for stormwater discharge. Other suitable outfalls must be investigated, which may include storm inlets on Bucktrail Drive or a storm inlet between lots 9 and 10 of the Cross Creek Subdivision.
9. The proposed storm manhole with restrictor should be easily accessible from the roadway. Consider a location between the southeast corner of Lot 1 and northeast corner of Lot 2, so that it can be easily accessed through the direct access path of Outlot A.
10. Proposed watermain must be extended in proposed PU&D easements between Lots 2 and 3 and connect to the existing 16" watermain running alongside the east lot line of proposed development. Pressure connections in valve vaults at both ends will be required. Show proposed fire hydrant behind the sidewalk in the easement between Lots 2 and 3.
11. Proposed sanitary sewer is shown beyond the proposed right-of-way of Bucktrail Court. Locate proposed sewer entirely within rights-of-way or provide additional easement through Lot 5. Additionally, proposed watermain could be located along the east side of Bucktrail Court to avoid lateral separation requirements.
12. Proposed streetlight should be shown in the island's center.





LEGAL DESCRIPTION

PARCEL 1:  
THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER  
OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
EASEMENT FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS RESERVED IN  
WARRANTY DEED FROM FLETCHER F. GRUTHOFF AND EVELYN GRUTHOFF, HIS  
WIFE, AND JOSEPH HEITLINGER TO JOESPH DIGLES AND ELISE M. DIGLES, HIS  
WIFE, DATED FEBRUARY 16, 1965 AND RECORDED FEBRUARY 18, 1965 AS  
DOCUMENT NUMBER 19386701 FOR INGRESS AND EGRESS OVER AND UPON THE  
WEST 10 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP  
38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

PARCEL 2:  
EASEMENT FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS CREATED BY THE  
DEED FROM FLETCHER GRUTHOFF AND EVELYN GRUTHOFF, HIS WIFE, AND  
JOSEPH HEITLINGER TO ELDON A. DUMROSE AND BARBARA A. DUMROSE, HIS  
WIFE, DATED JANUARY 14, 1966 AND RECORDED JANUARY 19, 1966 AS  
DOCUMENT NUMBER 19715247 FOR OVER THE EAST 10 FEET OF THE WEST HALF  
OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 219,294 SQUARE FEET OR 5.034 ACRES MORE OR LESS.

KNOWN AS: 7950 S. BUCK TRAIL DR., BURR RIDGE IL.

PRELIMINARY PLAT  
BUCKTRAIL ESTATES  
BURR RIDGE, ILLINOIS

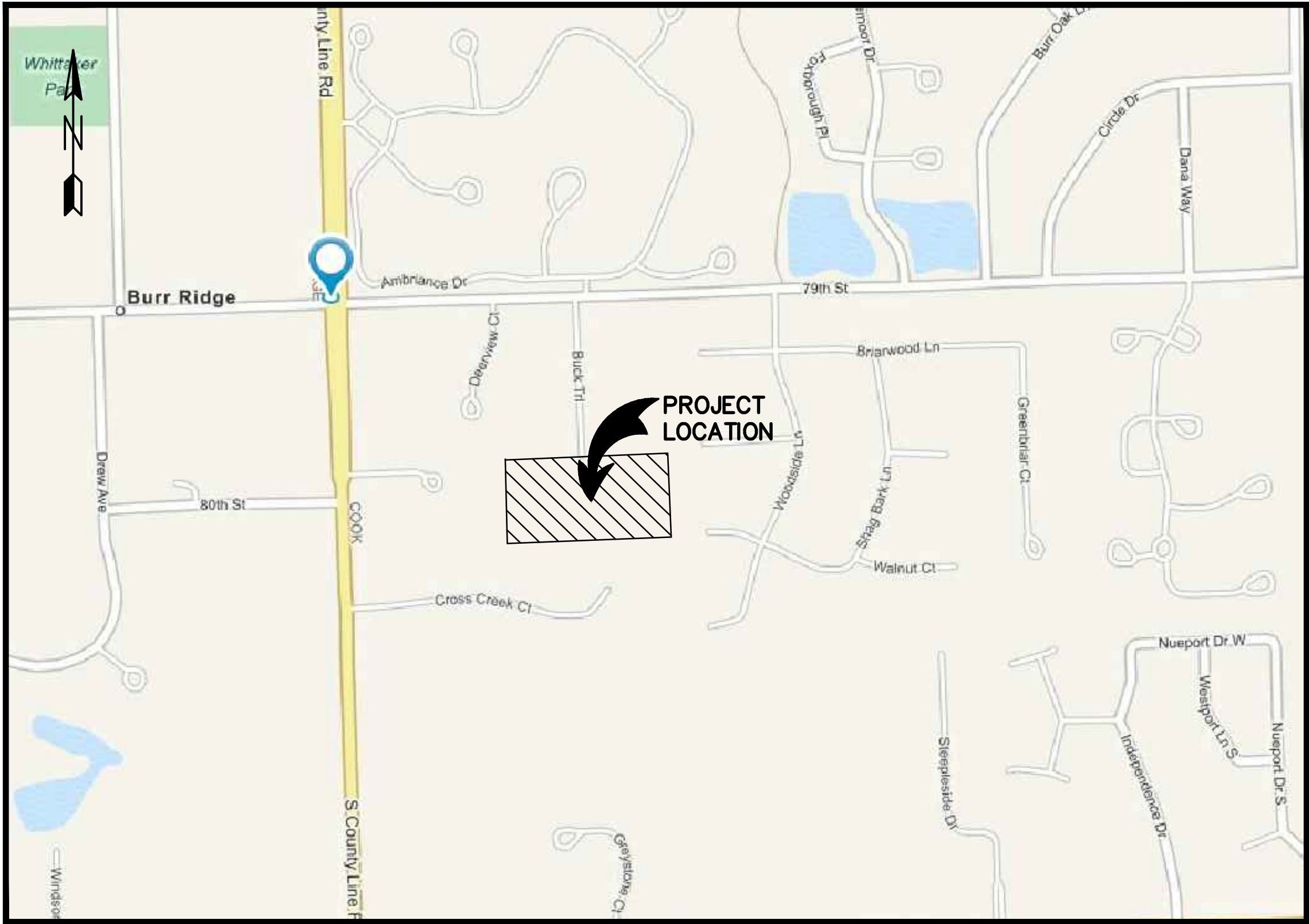
GROSS PROJECT AREA 219,294 SQ. FT. (MEAS.) OR 5.03 ACRES (MEAS.)  
P.I.N. 18-31-100-007-0000  
COMMON ADDRESS: 7950 BUCKTRAIL DRIVE, BURR RIDGE, ILLINOIS  
CURRENT ZONING: R-1  
PROPOSED ZONING: R-2B

INDEX TO DRAWINGS

- 1. COVER SHEET
- 2. EXISTING CONDITIONS PLAN
- 3. PRELIMINARY PLAT
- 4. PRELIMINARY ENGINEERING PLAN

LOT DATA TABLE			
LOT NO.	GROSS SQUARE FEET	LARGEST LOT	SMALLEST LOT
1	26,581	----	26,581
2	34,424	----	----
3	27,577	----	----
4	47,270	47,270	----
5	36,636	----	----
OUTLOT A	31,824	----	----
AVERAGE	34,052	--	--

LEGEND	
EXISTING	PROPOSED
CURB & GUTTER	CURB & GUTTER
WATER	WATER
ELECTRIC	ELECTRIC
GAS	GAS
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
MANHOLE	MANHOLE
CATCH BASIN	CATCH BASIN
INLET	INLET
VALVE VAULT	VALVE VAULT
VALVE & BOX	VALVE & BOX
BUFFALO BOX	BUFFALO BOX
GAS VALVE	GAS VALVE
HYDRANT	HYDRANT
HANDICAPPED RAMP	HANDICAPPED RAMP
FILL STRUCTURE	FILL STRUCTURE
ADJUST STRUCTURE	ADJUST STRUCTURE
ELEVATION	ELEVATION
CONTOUR	CONTOUR
FLOW	FLOW
OVERFLOW ROUTE	OVERFLOW ROUTE
STRAW BALES	STRAW BALES
SILT FENCE	SILT FENCE
WATERLINE	WATERLINE



LOCATION MAP



ENGINEERING RESOURCE ASSOCIATES, INC.  
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

2416 GALEN DRIVE  
CHAMPAIGN, ILLINOIS 61821  
PHONE (217) 351-6268  
FAX (217) 355-1902

3S701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-3060  
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
CHICAGO, ILLINOIS 60606  
PHONE (312) 474-7841  
FAX (312) 474-6099

REVISED PLAN DATED: SEPTEMBER 30, 2015  
ORIGINAL SUBMITTAL: SEPTEMBER 11, 2015

ERA JOB NO.: 150801  
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

SURFACE WATER DRAINAGE CERTIFICATE  
STATE OF ILLINOIS)  
COUNTY OF COOK)

WE HEREBY CERTIFY THAT THE TOPOGRAPHICAL AND PROFILE STUDIES REQUIRED  
BY THE ILLINOIS PLAT ACT, ILL.REV.STAT., CH 109, SEC. 1 ET SEQ., AS NOW OR  
HEREAFTER AMENDED, HAVE BEEN FILED WITH THE VILLAGE OF BURR RIDGE, A MUNICIPAL  
CORPORATION IN COOK AND DUPAGE COUNTIES, ILLINOIS, AND THE CERTIFICATION AS  
TO DRAINAGE REQUIRED BY SAID ACT MADE HEREON.

DATED THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_.

REGISTERED PROFESSIONAL ENGINEER, \_\_\_\_\_ OWNER(S) OF DULY AUTHORIZED ATTORNEY  
LICENSE NO. \_\_\_\_\_

NOTICE OF APPROVAL OF PRELIMINARY PLAT

"NOTICE IS HEREBY GIVEN THAT THE PRELIMINARY PLAT OF SUBDIVISION  
SHOWN HEREON HAS RECEIVED APPROVAL BY THE BOARD OF TRUSTEES OF  
THE VILLAGE OF BURR RIDGE, ILLINOIS, AND UPON COMPLIANCE BY THE  
SUBDIVIDER WITH REQUIREMENTS OF QUALIFICATIONS GOVERNING THE  
APPROVAL OF PRELIMINARY PLATS AND WITH OTHER REVISIONS AND  
STIPULATIONS THAT MAY BE REQUIRED, THE BOARD OF TRUSTEES WILL  
RECEIVE THE FINAL PLAT FOR CONSIDERATION WHEN SUBMITTED BY THE  
SUBDIVIDER IN SUCH FORM AND WITHIN SUCH TIME AS REQUIRED BY THIS  
ORDINANCE."  
THE BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE, IL  
DATE: \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
PRESIDENT

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

OWNER:  
JOHN L. ZAVISLAK  
7950 S. BUCKTRAIL DRIVE  
BURR RIDGE, ILLINOIS 60525

DEVELOPER:  
BUCKTRAIL ESTATES, LLC  
16W347 83RD STREET, SUITE A  
BURR RIDGE, IL 60527  
PHONE: (630) 986-8485

SITE BENCHMARKS:  
SITE BENCHMARK #1:  
ARROW BOLT ON FIRE HYDRANT ALONG THE EAST SIDE OF  
BUCKTRAIL DRIVE APPROX. 14 FEET NORTH OF PROJECT SITE.  
ELEV: 705.88 (NAVD 88)  
SITE BENCHMARK #2:  
ARROW BOLT ON FIRE HYDRANT ALONG THE EAST SIDE OF  
BUCKTRAIL DRIVE APPROX. 315 FEET NORTH OF PROJECT SITE.  
ELEV: 699.05 (NAVD 88)

ZONE X (AREA OUTSIDE OF 100-YR FLOODPLAIN) PER FEMA  
FIRM PANEL NO. 17031C0581F DATED NOVEMBER 6, 2000.

Jon P. Green, P.E.  
IL. P.E. NO. 062-052108  
Expires November 30, 2015

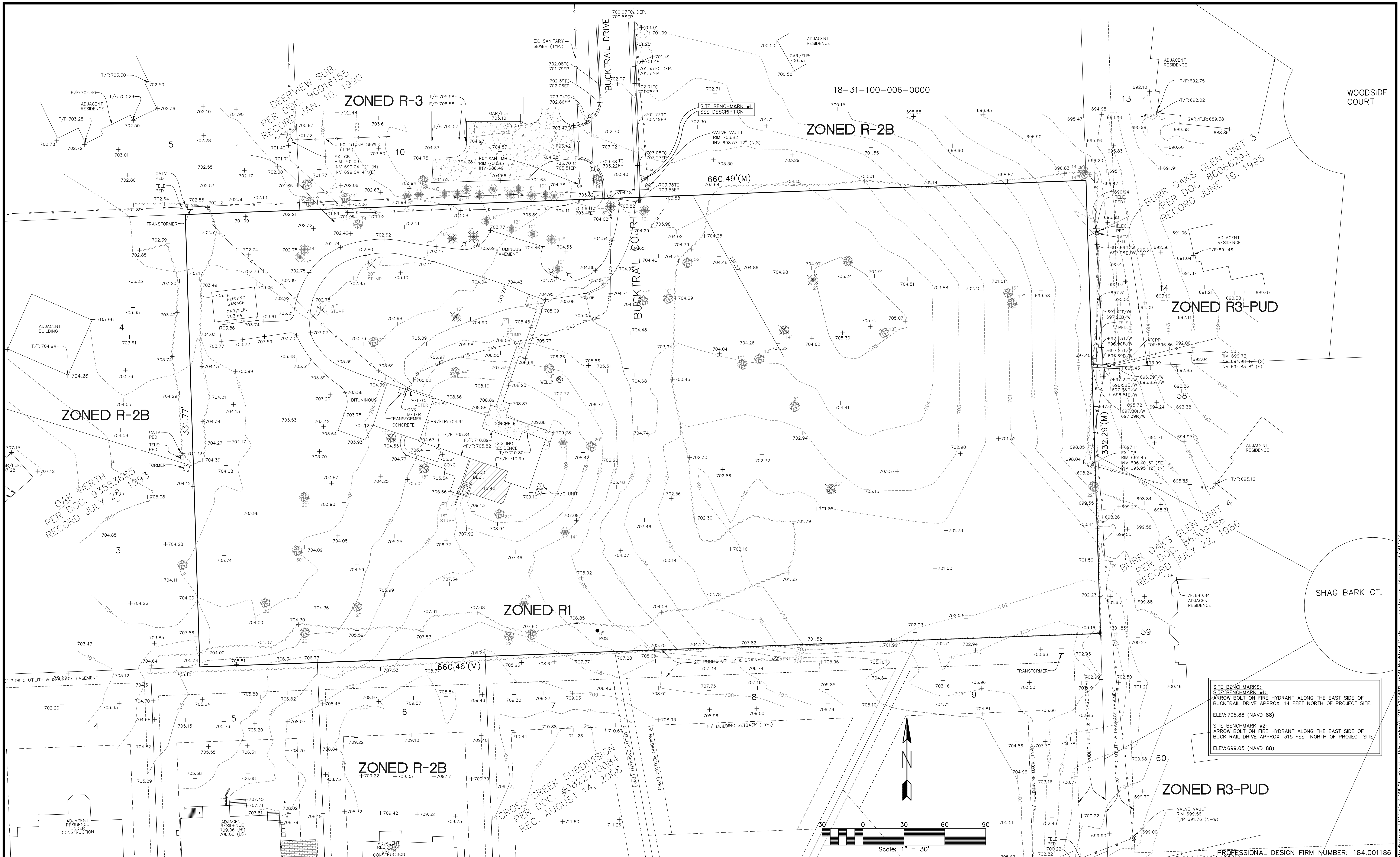
It's smart

It's free

It's the law

Call before  
you dig  
800.892.0123





REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09/30/15	BL	VILLAGE COMMENTS			

DRAWN BY: B.L.  
CHECKED BY: A.K.  
APPROVED BY: J.G.



ENGINEERING  
RESOURCE  
ASSOCIATES, INC.  
CONSULTING ENGINEERS, SCIENTISTS  
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35701 WEST AVENUE, SUITE 150  
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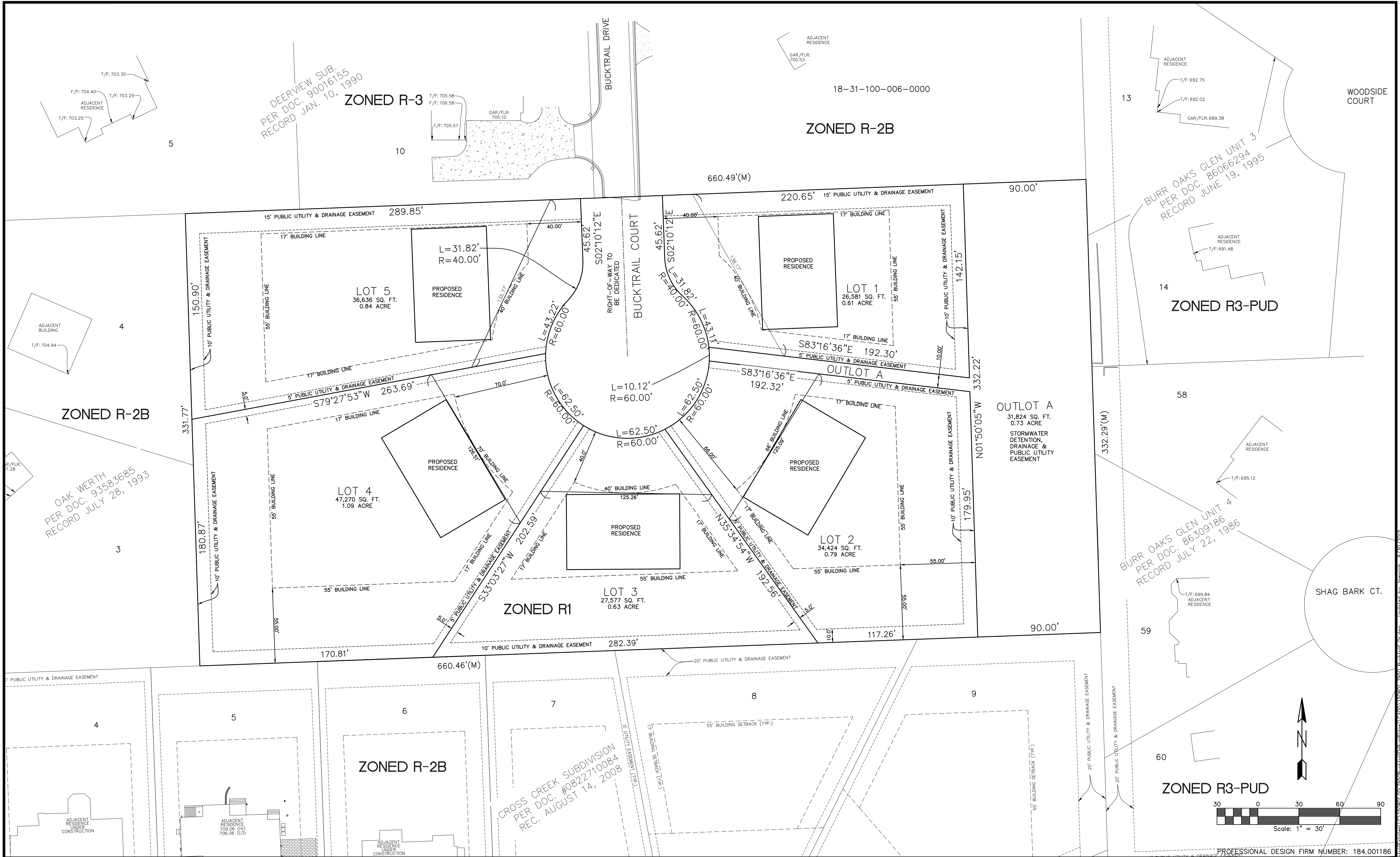
2416 GALEN DRIVE  
CHAMPAIGN, ILLINOIS 61821  
PHONE (217) 351-6268  
FAX (217) 355-1902

BUCKTRAIL ESTATES, LLC

TITLE: EXISTING TOPOGRAPHICAL PLAN  
BUCKTRAIL ESTATES  
BURR RIDGE, IL

SCALE: 1"=30'  
DATE: 09/11/15  
JOB NO: 150801  
SHEET 2 of 4





REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09/30/15	BL	VILLAGE COMMENTS			

DRAWN BY: B.L.  
CHECKED BY: A.K.  
APPROVED BY: J.G.



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RESOURCE  
ASSOCIATES, INC.  
CONSULTING ENGINEERS, SCIENTISTS  
& SURVEYORS

35701 WEST AVENUE, SUITE 150  
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BUCKTRAIL ESTATES, LLC

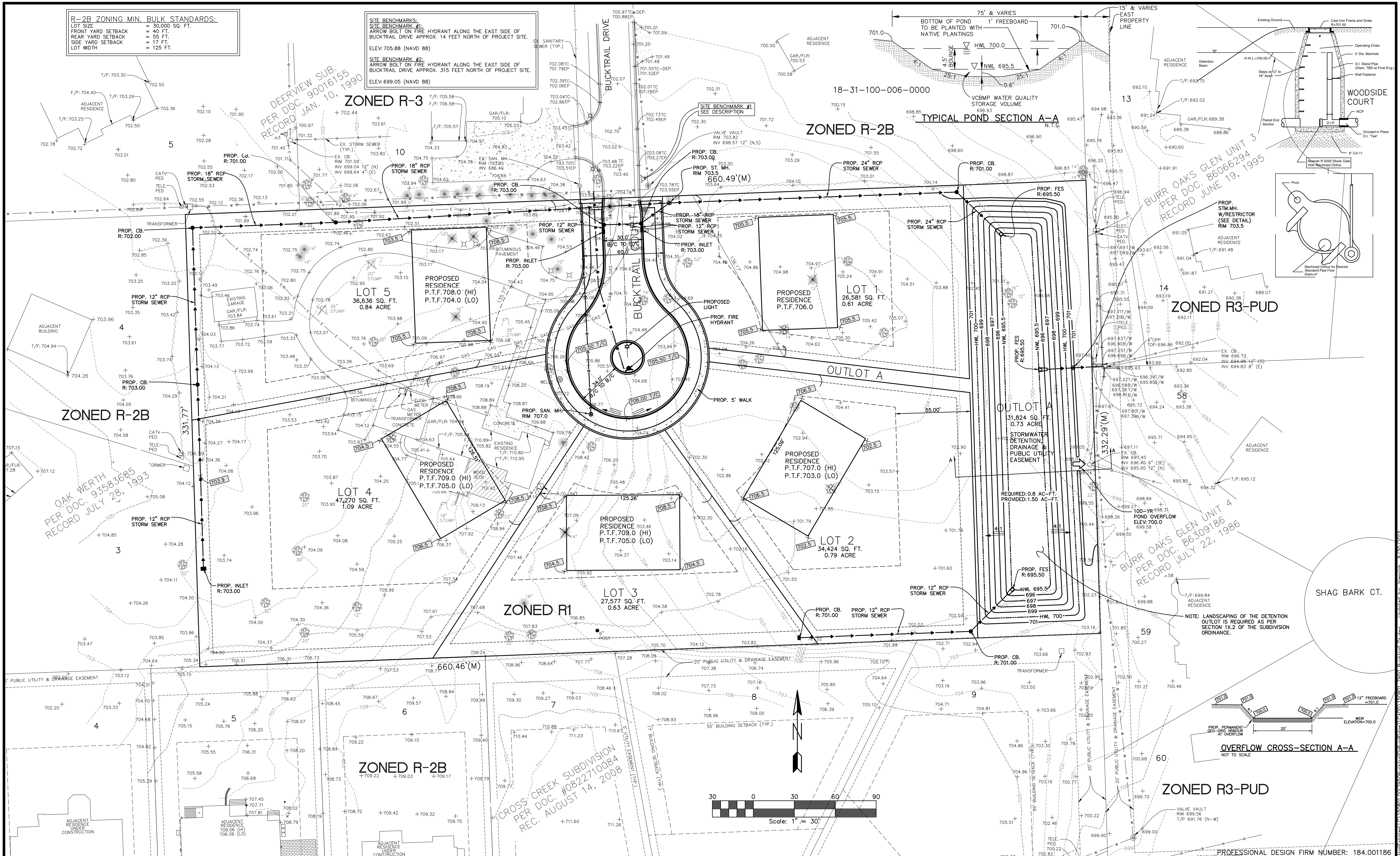
TITLE:

PRELIMINARY PLAT  
BUCKTRAIL ESTATES  
BURR RIDGE, IL

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

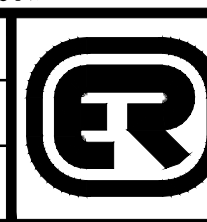
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DATE: 09/11/15  
JOB NO: 150801  
SHEET 3 of 4





REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09/30/15	BL	VILLAGE COMMENTS			

DRAWN BY: B.L.  
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**BUCKTRAIL ESTATES, LLC**

**TITLE: PRELIMINARY ENGINEERING PLAN  
BUCKTRAIL ESTATES  
BURR RIDGE, IL**

SCALE: 1"=30'  
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SHEET 4 OF 4