



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

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

III. PUBLIC HEARINGS

A. Z-13-2015: 15W300 South Frontage Road; (Vega Hospitality); Special Use, Variations, and Findings of Fact; Continued from September 21, 2015

Requests special use approval as per Sections VIII.C.2.w and VIII.A.9 of the Burr Ridge Zoning Ordinance to permit additions to an existing hotel and remodeling of the building façade and for variations from Sections VIII.C.4 and XI.D.a(1) to increase the maximum floor area ratio to approximately 0.42 rather than the permitted 0.40 and to reduce the required parking from approximately 212 parking spaces required to 193 parking spaces provided.

B. Z-17-2015: 78-324 Burr Ridge Parkway (County Line Square); Special Use, Variations, and Findings of Fact

Requests special use approval as per Section VIII.A.9 of the Burr Ridge Zoning Ordinance to provide for site plan review for a proposed parking lot reconfiguration and variations from Section XI.C of the Burr Ridge Zoning Ordinance to provide for the parking lot reconfiguration without the required landscaping islands and related parking lot design requirements.

IV. CORRESPONDENCE

A. Board Report – October 12, 2015

B. Building Report – September 2015

C. Subdivision Report –October 15, 2015

V. OTHER CONSIDERATIONS

There are no other considerations scheduled.

VI. FUTURE SCHEDULED MEETINGS

- A. November 2, 2015:** There are no public hearings scheduled. The filing deadline for this meeting was October 12, 2015
- B. November 16, 2015:** The filing deadline for this meeting is October 26, 2015

VII. ADJOURNMENT

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 26, 2015 Regular Meeting beginning at 7:00 P.M. Commissioner Hoch is the scheduled Plan Commission representative for the October 26, 2015 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

October 5, 2015

1. ROLL CALL

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

ROLL CALL was noted as follows:

PRESENT: 5 – Praxmarer, Broline, Grela, Scott, and Trzupek

ABSENT: 3 – Stratis, Hoch, and Grunsten

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

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to approve minutes of the September 21, 2015 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 4 – Grela, Praxmarer, Broline and Trzupek

NAYS: 1 – Scott

ABSTAIN: 4 – Stratis, Hoch, and Grunsten

MOTION CARRIED by a vote of 4-0.

3. PUBLIC HEARINGS

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

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

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The subject property is within 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. 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.

Chairman Trzupek asked if the parking was for the building on Lot 2 and if Lot 3 would still have enough parking. Mr. Pollock confirmed both and added that the approval for the building and parking on Lot 3 is preliminary and final building elevations will require Plan Commission review and approval.

The petitioner was represented by Attorney Jim Oguin. In response to Chairman Trzupek, Mr. Oguin said that the new plan would preclude any use of the existing foundation and that the foundation would have to be removed above grade to accommodate the parking lot for the building on Lot 3.

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

Commissioner Scott asked how many parking spaces are currently available on the property. Mr. Oguin said he did not have that information available. Mr. Pollock said he did not either but that he knows there are at least four spaces per 1,000 square feet of floor area as required by the Zoning Ordinance.

Commissioner Grela asked what the intentions are regarding the existing caissons that are in the ground. Mr. Oguin said they would remove the top of the caissons at such time that a building and parking lot were built on Lot 3. Commissioner Grela said he will recommend that they be removed concurrent with the proposed parking lot. He suggested removing the top 3 feet of the caissons, grading over the caissons with top soil, and establishing a ground cover. He said the appearance of the property needs to be improved and not wait for construction of a building.

Commissioner Praxmarer said she agrees with Commissioner Grela. She also asked if the developer intends to construct a parking deck. Mr. Oguin said they do not.

Commissioner Broline said he had no further questions and he agrees with Commissioner Grela regarding the removal of the caissons and restoration of the property.

Chairman Trzupek asked about the parking and if the petitioner was concerned if similar uses that demand more parking were to locate in the future office building, the building would have to be made smaller. Mr. Oguin said he understood this and that they are not sure what use may be proposed in the future for Lot 3 but that they fully understand an office building on the property will not have a lot of extra parking. He said, however, that it will satisfy the code regarding the number of parking spaces for an 80,000 square foot building.

Chairman Trzupek asked if they intend to do the additional parking area this year. Mr. Oguin said they do.

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

At 7:53 p.m. a **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to close the hearing for Z-14-2015.

ROLL CALL VOTE was as follows:

AYES: 5 – Grela, Praxmarer, Broline, Scott, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to adopt the petitioner's findings of fact and to recommend that the Board of Trustees approve Z-14-2015 subject to the following conditions:

- A. Improvements for the additional 108 parking spaces on the reconfigured Lot 2 shall comply with the submitted plans.
- B. Preliminary plan approval is granted for a maximum 80,000 square foot office building and parking on Lot 3 as shown on the plans. Final approval of the site, landscaping, and building elevation plans for Lot 3 shall be subject to Plan Commission review and Board of Trustees approval.
- C. In advance of the construction of the additional parking on Lot 2, the existing caissons on Lot 3 shall be removed to a depth of 3 feet below grade, the area shall be graded and a turf ground cover shall be established.

ROLL CALL VOTE was as follows:

AYES: 5 – Grela, Scott, Praxmarer, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

B. Z-15-2-15; 8080 Madison Street (Black & Decker); Special Use and Findings of Fact

Chairman Trzupek asked Mr. Pollock to summarize this request.

Mr. Pollock summarized the request as follows: The petitioner seeks special use approval for retail sales accessory to a permitted use. The primary use of the building would be for warehouse and equipment repair. The petitioner proposes to use 2,000 square feet of the 21,163 square foot building for a retail sales showroom. The Zoning Ordinance lists warehouses and equipment repair as permitted uses and classifies retail uses accessory to either a permitted or special use in this district as a special use in the GI District.

Chairman Trzupek asked the petitioner for their presentation.

Mr. Harly Korman said that he is the owner of the building and that his company owns most of the block frontage on Madison Street. He said that the property has about 53 parking spaces and that it will attract about half of the cars that the prior tenant attracted. He estimated that would be about 20 customer trips per day and 18 employees.

A representative from Black & Decker said that they may only use 1,200 square feet for the show room. He said that most of the shipping would be via UPS trucks with about 84 trips per week.

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

Commissioner Broline noted that there was parking on the side and rear of the property. He asked who the customers and visitors would be. Mr. Korman said that about 10% of the visitors would be retail customers and the rest are business customers that use the back of the building for access.

Commissioners Praxmarer and Grela agreed that this is a good use for this location.

Commissioner Scott asked about distribution and truck parking. Mr. Korman said that there would be no trucks parked overnight on the property and that the normal hours would be 8 to 5 on Mondays through Friday.

Chairman Trzupek reminded the petitioner that they would have to deal with signs separately.

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

At 8:09 p.m. a **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grela to close the hearing for Z-15-2015.

ROLL CALL VOTE was as follows:

AYES: 5 – Scott, Grela, Praxmarer, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Broline to adopt the petitioner's findings of fact and to recommend that the Board of Trustees approve Z-15-2015 granting a special use for accessory retail sales.

ROLL CALL VOTE was as follows:

AYES: 5 – Scott, Broline, Grela, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

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

Chairman Trzupek asked for a summary from Mr. Pollock. Mr. Pollock summarized this request as follows: 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. The proposed R-2B District is consistent with the Comprehensive Plan and is compatible with the surrounding zoning and development. A preliminary plat to divide the property is also on the agenda.

Mr. Bill McNaughton, 16W347 83rd Street, was present representing McNaughton Brothers. He said that this is a committed project in the sense that there all five lots are under contract for new single family homes. He said three of the buyers are Burr Ridge residents and the other two were raised in Burr Ridge.

Chairman Trzupek asked for public comments and questions.

Mr. Michael Koren, 11782 Shag Bark Lane, said that he was concerned with grading and stormwater and in particular that the stormwater pond would be a wet pond. He said he does not want a wet pond behind his property.

Chairman Trzupek said that the public hearing was for the zoning and that the subdivision plat with preliminary engineering plans was on the agenda separately. He said that for the convenience of the residents, they would speak to both the zoning and preliminary plat at this time.

Mr. McNaughton described the drainage and said that the stormwater pond would be designed to be dry pond only holding water during and immediately after a storm.

Mr. Jon Green, Engineering Resources, said he was the project engineer. He said the pond would hold 70,000 cubic feet of water and release in into a 4 inch restrictor. He further described how stormwater would be piped to the pond.

Mr. Rudy Valenta, 7919 Bucktrail Drive, said he lives adjacent the property. He asked where the pond overflows, if it will increase run off from the property onto his property, and if setbacks will be provided for buildings. He said adding five lots would destroy the integrity of the street.

Mr. Pollock was asked to describe the surrounding zoning. He said that there was R-2B zoning on three sides and R-3 on two sides.

Mr. Green said that he has responded to all of the review comments from the Village Engineer and that the development will comply with all stormwater regulations. He described the location of the outfall.

Mr. Mark Cabana, 7924 Bucktrail Drive, said that water collects on his common lot line with the property and asked how that would be managed. Mr. Green explained that there is an inlet for a storm pipe in that area and all water will be collected by the inlet and piped to the stormwater pond.

Ms. Linda Inzano, 11794 Shag Bark Lane, described the history of drainage problems on her property that she said was caused by adjacent properties and by the inadequate removal of the pathway behind the property. In response, Chairman Trzupek said the developer cannot raise the grade at the property line and they will collect the run off and release it at a controlled rate. He said it should improve the drainage problems from the subject property.

In response to additional comments from Mr. Koren, Mr. Green said that he has agreed to relocate the outfall to the south and construct an additional 200 feet of storm sewer to reduce the impact on the Shag Bark Lane properties.

Chairman Trzupek confirmed that the storm sewer on the Shag Bark Lane property will no longer have to accept run off from the subject property.

Mr. Pollock added that the Village staff will meet with the Shag Bark Lane homeowners when final engineering is prepared so they will see the final plans before construction.

Mr. Guy Franzese said he is the President of the Burr Oaks Glen South Homeowners Association and that the Association supports the R-2B zoning. He said a resident of Woodside Court was present but had to leave. She asked for more information regarding the stormwater improvements. Mr. Green responded.

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

Commissioner Scott said that the R-2B zoning is the proper zoning for the property.

Commissioner Grela said he applauds the developer for requesting the R-2B District rather than going for a higher density. He said he is sympathetic to the concerns from neighbors about stormwater as he has stormwater issues on his property. Commissioner Grela said he was initially concerned about the creation of a flag lot for the stormwater outlot but given that it is not a buildable lot and the subdivision complies with the Comprehensive Plan relative to the R-2B zoning, he does not have a problem with the flag lot configuration.

Commissioner Praxmarer said she agrees with Commissioners Grela and Scott.

Commissioner Broline said that he appreciates that the development is not speculative and they have home owners ready to proceed. He said that the testimony and plans indicate that the stormwater pond will be adequate.

Chairman Trzupek asked the developer if they will be able to construct marketable homes on the lots without requesting variations. Mr. McNaughton confirmed that they will.

Chairman Trzupek asked about whether an easement on the north side of Lot 1 might be better than the flag lot. Mr. Pollock said there were pros and cons either way and that staff did not have a preference. Mr. McNaughton said he considered both and also does not have preference. Chairman Trzupek said that given no strong preference from the Plan Commission, they would leave that up to staff.

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

At 9:08 p.m. a **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grela to close the hearing for Z-16-2015.

ROLL CALL VOTE was as follows:

AYES: 5 – Scott, Grela, Praxmarer, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grela to recommend that the Board of Trustees approve the preliminary plat of subdivision for Bucktrail Estates subject to the following 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.

ROLL CALL VOTE was as follows:

AYES: 5 – Scott, Grela, Broline, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Chairman Trzupek said that they would consider the Preliminary Plat at this time.

V. CONSIDERATIONS

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

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to adopt the petitioner's findings of fact and to recommend that the Board of Trustees approve Z-16-2015 rezoning the subject property from the R-1 District to the R-2B District.

ROLL CALL VOTE was as follows:

AYES: 5 – Grela, Scott, Broline, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

IV. CORRESPONDENCE

There was no discussion regarding the Board Report.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock said the next scheduled meeting is October 19, 2015.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Praxmarer to **ADJOURN** the meeting at 9:14 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:14 p.m.

**Respectfully
Submitted:**

October 19, 2015

J. Douglas Pollock, AICP



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

Z-13-2015: 15W300 South Frontage Road (Vega Hospitality); Requests special use approval as per Sections VIII. C.2.w and VIII.A.9 of the Burr Ridge Zoning Ordinance to permit additions to an existing hotel and remodeling of the building façade and variations from Sections VIII.C.4 and XI.D.a(1) to increase the maximum floor area ratio to approximately 0.42 rather than the permitted 0.40 and to reduce the required parking from approximately 212 parking spaces required to 193 parking spaces provided.

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 19, 2015, continued from September 21, 2015

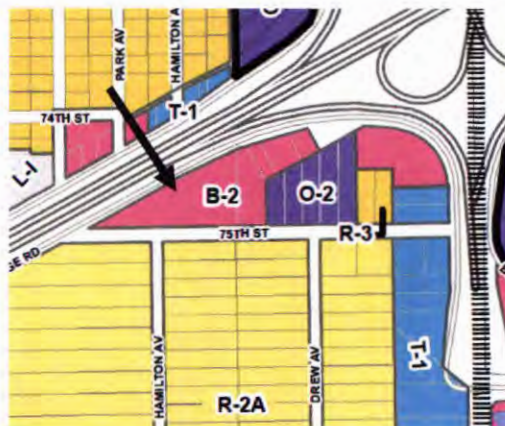
GENERAL INFORMATION

Petitioner: Vega Hospitality Group

Property Owner: Suresh Sukhramani

Petitioner's Status: Hotel Owner and Manager

Land Use Plan: Recommends Commercial Uses



Existing Zoning: B-2 General Business District

Existing Land Use: Hotel

Site Area: Approximately 4 Acres

Subdivision: None



SUMMARY

This petition was continued from the September 21, 2015 meeting to accommodate an amendment to the petition and the required legal notices. It was determined just before the September hearing date that the proposed additions created a need for a floor area variation and a parking variation. The petitioner amended the request and new notices have been provided.

The amended petition requests special use approval for additions to a hotel and variations to permit an increase in floor area ratio and a decrease in the required parking. The hotel is being remodeled and changed 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. The proposed building additions include a 971 square foot addition to be used as office space and a 2,299 square foot addition to be used as additional meeting and banquet facilities.

Compliance with the Zoning Ordinance

Hotels are listed as a special use in the B-2 District. The addition of floor area to the building requires special use approval for the expansion of a special use as well as for the site, landscaping, and building elevation plan approval.

Variations are also requested as the existing floor area already exceeds the maximum permitted floor area and the required parking already exceeds the number of available parking spaces. The maximum permitted floor area for the property, based on a 0.40 floor area ratio, is 73,215 square feet. The existing floor area is 73,520 square feet. The combined floor area of the building additions is 3,270 square feet. The FAR would be increased to 0.419.

The required parking is based on the number of guest rooms, the floor area of banquet rooms, meeting rooms, and the restaurant, and the peak number of employees. The existing parking requirement is 194 parking spaces. The property has 195 parking spaces. With the additional meeting/banquet space proposed, the number of required parking spaces increases to 208. Thus, with the additions, the property is 13 spaces short of the required parking.

Site and Building Plan Review

The proposed building additions are part of a larger building façade remodeling. Building elevations have been provided and are attached. The petitioner also intends to resurface the parking lot and repair perimeter curbing. Landscaping islands within the parking lot and perimeter landscaping are also planned. Staff has also suggested the installation of an underground storm sewer pipe in the southeast corner of the property that would help drain the parking lot and mitigate existing flow onto 75th Street.

Findings of Fact and Recommendations

Findings of fact for the variation and for the special use have been prepared and are attached. If the Plan Commission agrees with those findings, they may adopted in support of a recommendation to approve this petition.

The use of the property as a hotel is consistent with the historical use of the property and is consistent with the Comprehensive Plan recommendation for continued commercial use of the property. In regards to the special use for plan review and approval, staff notes that the petitioner has proposed improvements to the parking lot that would substantially bring the property into conformance with the Zoning Ordinance. The existing stucco on the façade is being replaced, however, the amount of stucco covering the façade would remain the same.

The variations requested are relatively minimal. There is land are available on the property to expand the parking if necessary. In regards to the floor area variation, there is recent precedent in the Village for non-residential FAR variations. In 2012, a variation to permit a 0.445 FAR was approved for 7749 Grant Street and in 2011, a variation to permit a 0.47 FAR was approved for 220-240 Shore Drive.

If the Commission recommends approval of this request, it is suggested that the parking variation be subject to conditions requiring the construction of additional parking if and when the Village determines there is a need for additional parking and requiring the installation of a storm sewer in the southeast corner of the property. It is also suggested that the Plan Commission consider amending the FAR for non-residential uses. That process would be considered separately from this pending petition.



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

Z-13-2015

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 property has been used as a hotel and banquet facility serving the community for many years. This special use will allow the hotel to improve its service to the community.

- 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 hotel has operated and will continue to operate without detriment to the community.

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

The improvements will enhance the neighborhood and its property values.

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

The continued operation of the property as a hotel with the improvements planned will be a benefit to the development and improvement of surrounding property.

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

Existing utilities, streets and drainage can accommodate the building additions.

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

Existing ingress and egress is adequate to accommodate traffic to the property.

- 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 Comprehensive Plan recommends continued commercial use of the property.

- 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 additions to the hotel will comply except as specifically authorized by the Village.



Findings of Fact

Variation from the Village of Burr Ridge Zoning Ordinance

Z-13-2015

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

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

The continued success and improvement of the property depends upon the ability to add floor area which will allow the hotel to be competitive with other similar properties.

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

The property has not yielded reasonable returns in recent years due to the outdated facilities. The additions will bring the property up to date and allow the hotel to be competitive.

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

The hotel is the only older hotel building in the Village and as such is not competitive with the similar properties.

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

The purpose is to bring the property into a competitive balance with the similar properties in the area.

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

The hardship has been caused by the imposition of the Zoning Ordinance and the larger, more modern hotels in the area.

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

The variation will in fact allow the property to be improved in a manner that will benefit the surrounding area.

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

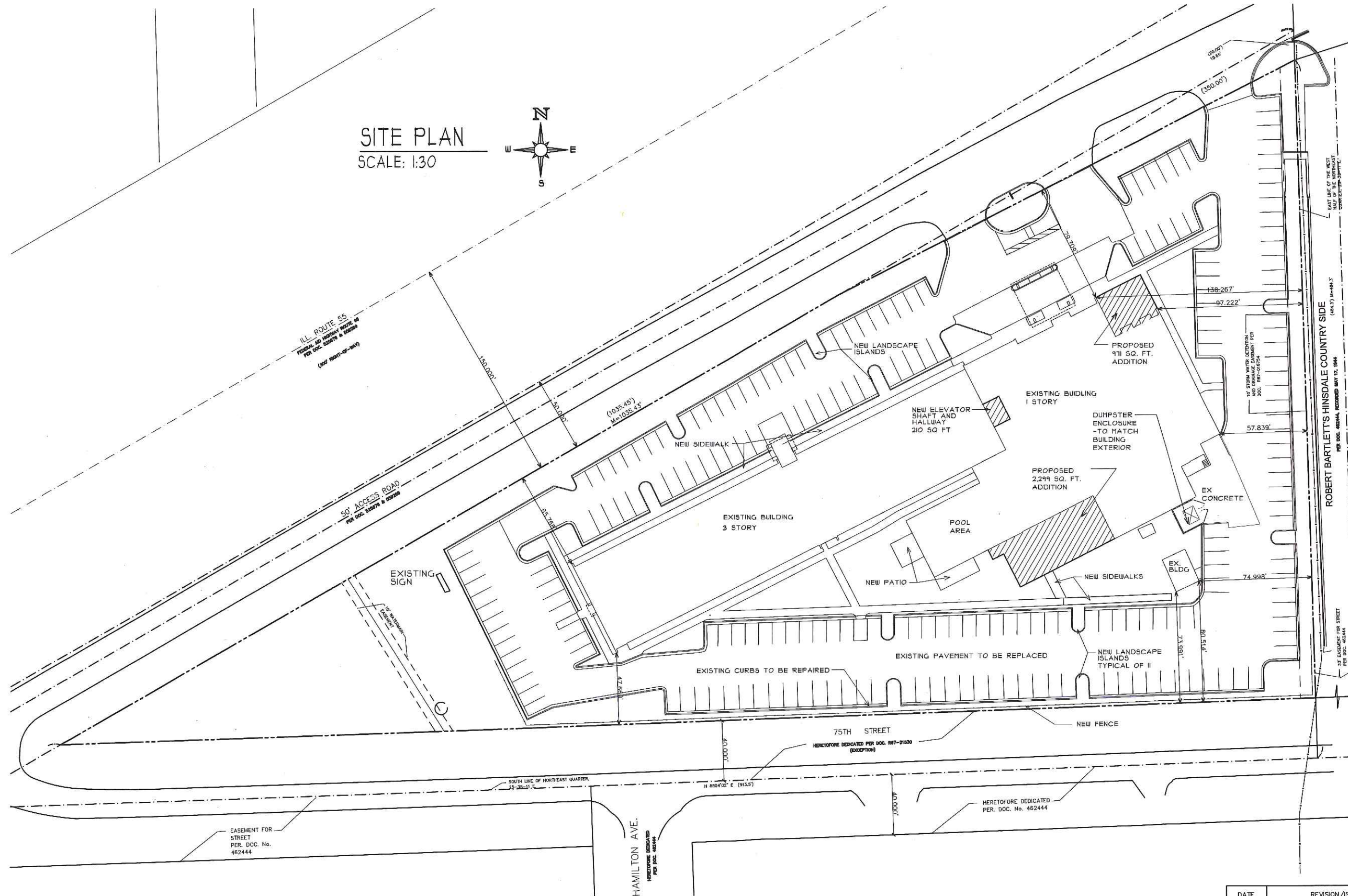
The hotel has existed at this location for many years.

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

The variations will not impact the surrounding environment.

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

The Comprehensive Plan recommends continued commercial use of the property and this variation enhances the commercial use of the property.



GENERAL NOTES

- ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF REPRODUCTION. DIMENSIONS SHOULD BE DERIVED FROM DIMENSIONED PLANS.
- ALL DIMENSIONS, ROUGH OPENING SIZES, AND ELEVATION MARKERS MUST BE FIELD VERIFIED BY THE GENERAL CONTRACTOR. MAUST ARCHITECTURAL SERVICES SHALL NOT BE HELD RESPONSIBLE FOR ANY DIMENSIONAL DISCREPANCIES OR OMISSIONS THAT HAVE NOT BEEN BROUGHT TO THEIR ATTENTION PRIOR TO CONSTRUCTION.

MICHAEL L. MAUST
ARCHITECT



CROWNE PLAZA
HOTELS & RESORTS

BURR RIDGE
CROWNE
PLAZA
CONVERSION












300 FRONTAGE RD.
BURR RIDGE, IL
60527

SITE
PLAN

DRAWN : MM	CHECKED : MM
DATE : 11/8/12	
SCALE : AS NOTED	
JOB NO. : MAS-12-144	
SHEET	
C101	
OF	

DATE	REVISION/ISSUE

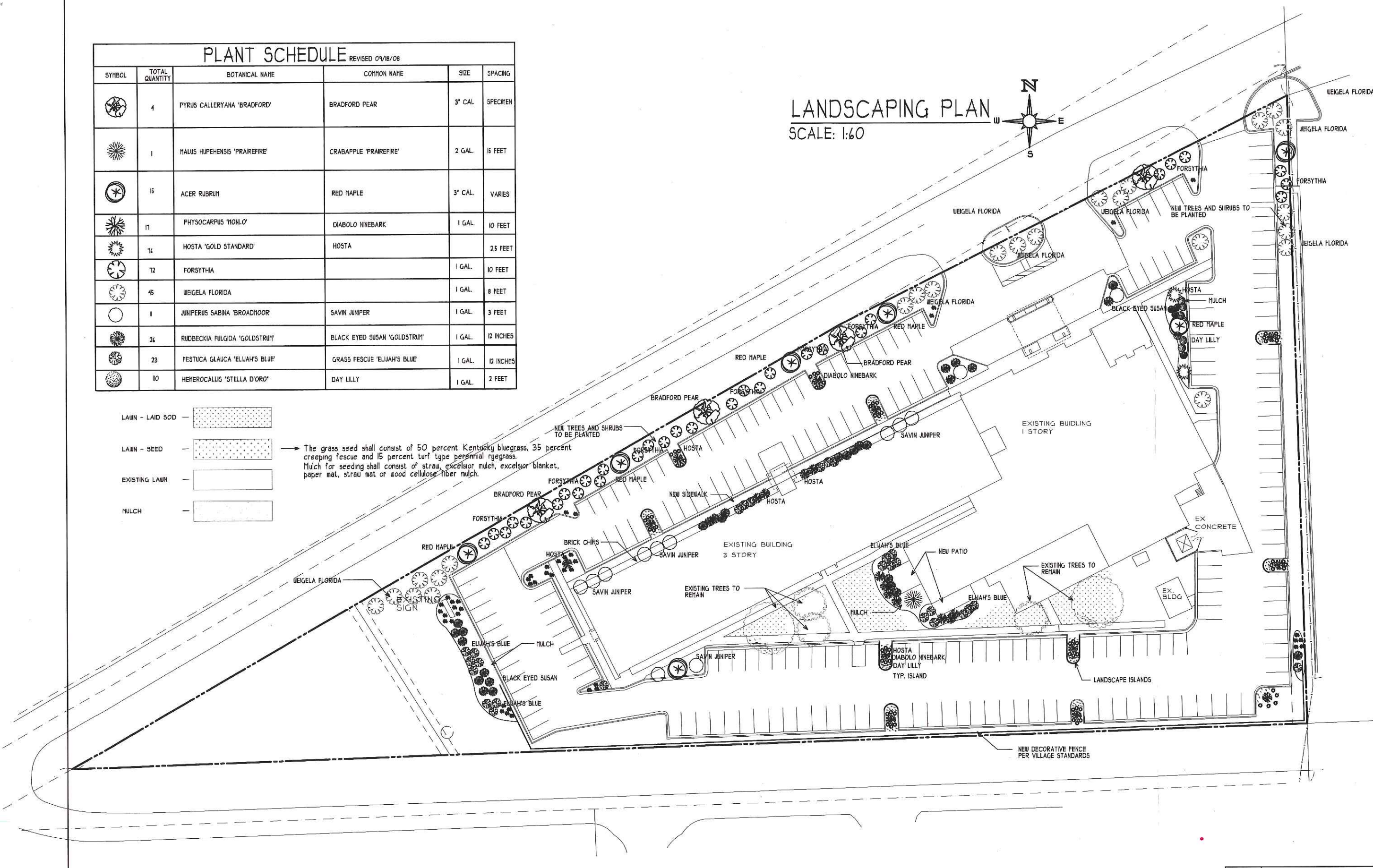
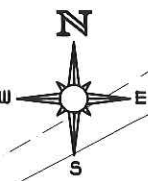
PLANT SCHEDULE REVISED 09/18/08

SYMBOL	TOTAL QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	4	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	3" CAL.	SPECIMEN
	1	MALUS HUPEHENSIS 'PRAIREFIRE'	CRABAPPLE 'PRAIREFIRE'	2 GAL.	15 FEET
	15	ACER RUBRUM	RED MAPLE	3" CAL.	VARIES
	11	PHYSOCARPUS 'MONLO'	DIABOLO NINEBARK	1 GAL.	10 FEET
	14	HOSTA 'GOLD STANDARD'	HOSTA		2.5 FEET
	12	FORSYTHIA		1 GAL.	10 FEET
	45	WEIGELA FLORIDA		1 GAL.	8 FEET
	11	JUNIPERUS SABINA 'BROADHOOR'	SAVIN JUNIPER	1 GAL.	3 FEET
	24	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN 'GOLDSTRUM'	1 GAL.	12 INCHES
	23	FESTUCA GLAUCA 'ELIJAH'S BLUE'	GRASS FESCUE 'ELIJAH'S BLUE'	1 GAL.	12 INCHES
	110	HEYEROCALLUS 'STELLA D'ORO'	DAY LILLY	1 GAL.	2 FEET

- LAWN - LAID SOD
- LAWN - SEED
- EXISTING LAWN
- MULCH

The grass seed shall consist of 50 percent Kentucky bluegrass, 35 percent creeping fescue and 15 percent turf type perennial ryegrass. Mulch for seeding shall consist of straw, excelsior mulch, excelsior blanket, paper mat, straw mat or wood cellulose fiber mulch.

LANDSCAPING PLAN
SCALE: 1:60



GENERAL NOTES

•ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF REPRODUCTION. DIMENSIONS SHOULD BE DERIVED FROM DIMENSIONED PLANS.
•ALL DIMENSIONS, ROUGH OPENING SIZES, AND ELEVATION MARKERS MUST BE FIELD VERIFIED BY THE GENERAL CONTRACTOR. MAUST ARCHITECTURAL SERVICES SHALL NOT BE HELD RESPONSIBLE FOR ANY DIMENSIONAL DISCREPANCIES WHICH HAVE NOT BEEN BROUGHT TO THEIR ATTENTION PRIOR TO CONSTRUCTION.

MICHAEL L. MAUST
ARCHITECT



CROWNE PLAZA
HOTELS & RESORTS

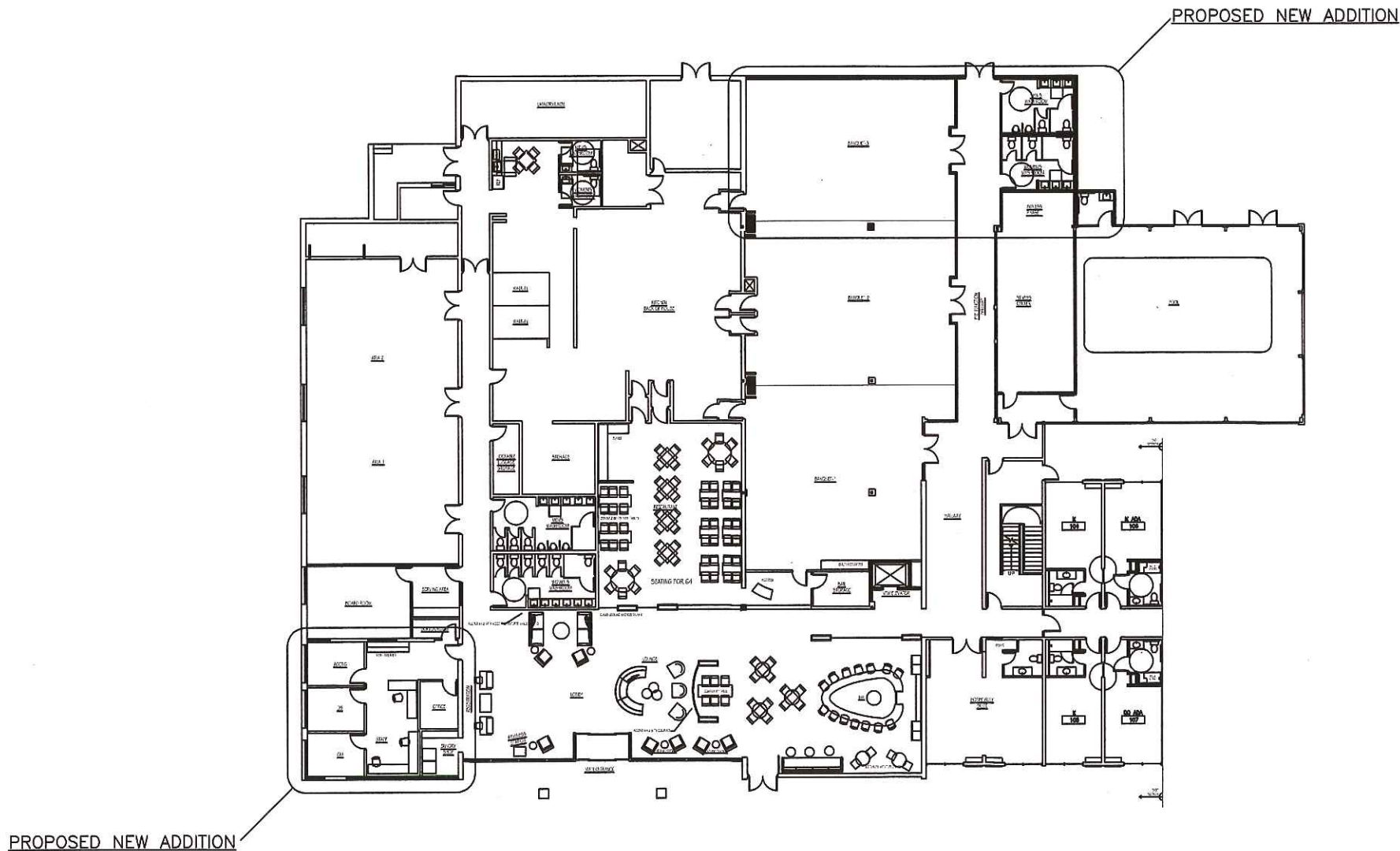
BURR RIDGE
CROWNE
PLAZA
CONVERSION

300 FRONTAGE RD.
BURR RIDGE, IL
60527

LANDSCAPING PLAN
& SCHEDULE

DRAWN : MM	CHECKED : NAME
DATE : 11/8/12	
SCALE : AS NOTED	
JOB NO. : MAS-12-144	
SHEET	
C103	
OF 6 SHEETS	

DATE	REVISION/ISSUE
DATE	REVISION
DATE	REVISION
DATE	REVISION



PROPOSED
1 1ST FLOOR PLAN EAST
SCALE: 1/32"=1'-0"

DATE	REVISION/ISSUE

GENERAL NOTES

- ALL DIMENSIONS ARE DRAWN TO SCALE. THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF REPRODUCTION. DIMENSIONS SHOULD BE DERIVED FROM DIMENSIONED PLANS.
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M MICHAEL L. MAUST
ARCHITECT



BURR RIDGE
CROWNE
PLAZA
CONVERSION

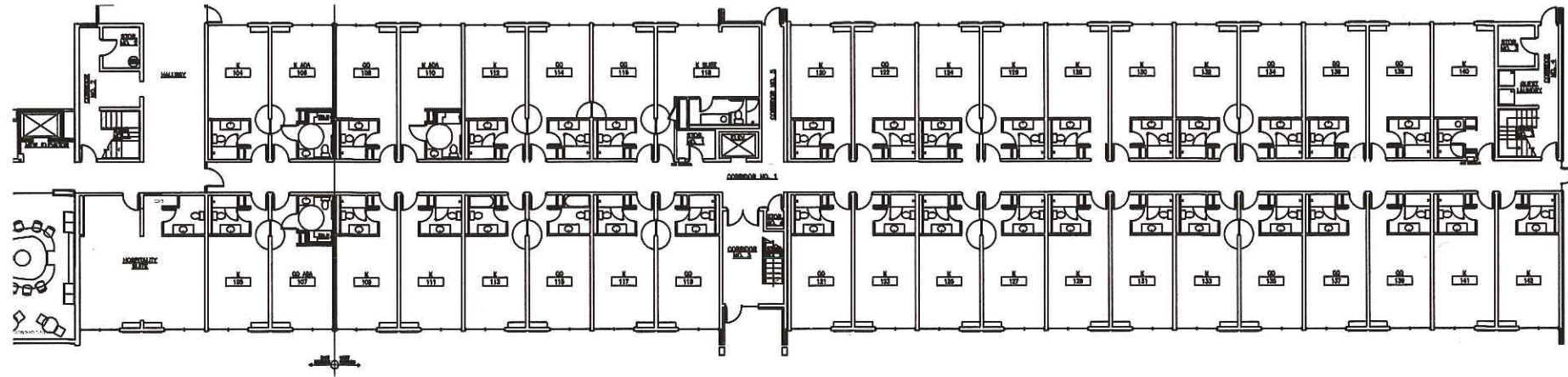
300 FRONTAGE RD.
BURR RIDGE, IL
60527

FIRST FLOOR
PLAN EAST HALF

DRAWN: JWC	CHECKED:
DATE: 8/11/2015	
SCALE: AS NOTED	
JOB NO.:	

SHEET
A101.1
OF 6 SHEETS

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PROPOSED
1 1ST FLOOR PLAN WEST
SCALE: 1/32"=1'-0"

DATE	REVISION/ISSUE

GENERAL NOTES

ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE INFORMATION SHOWN HEREON IS NOT TO BE TAKEN AS A GUARANTEE OF REPRODUCTION. DIMENSIONS SHOULD BE DERIVED FROM DIMENSIONED PLANS.

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M MICHAEL L. MAUST
ARCHITECT

CROWNE PLAZA
HOTELS & RESORTS

**BURR RIDGE
CROWNE
PLAZA
CONVERSION**

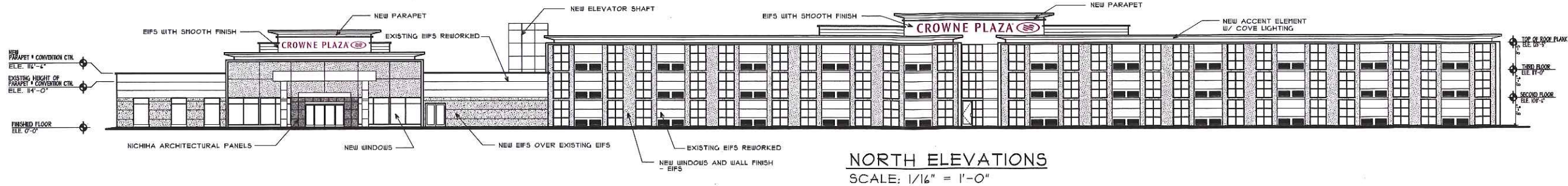
300 FRONTAGE RD.
BURR RIDGE, IL
60527
FIRST FLOOR
PLAN WEST HALF

DRAWN :
JWG
DATE: 8/11/2015
SCALE: AS NOTED
JOB NO.:
SHEET
A101.2
OF 8 SHEETS









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



NORTH ELEVATIONS
SCALE: 3/32" = 1'-0"



CONVENTION CENTER ELEVATION
SCALE: 3/32" = 1'-0"

GENERAL NOTES

-ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWINGS CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF REPRODUCTION. DIMENSIONS SHOULD BE DERIVED FROM DIMENSIONED PLANS.
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**MICHAEL L. MAUST
ARCHITECT**



**CROWNE PLAZA
HOTELS & RESORTS**

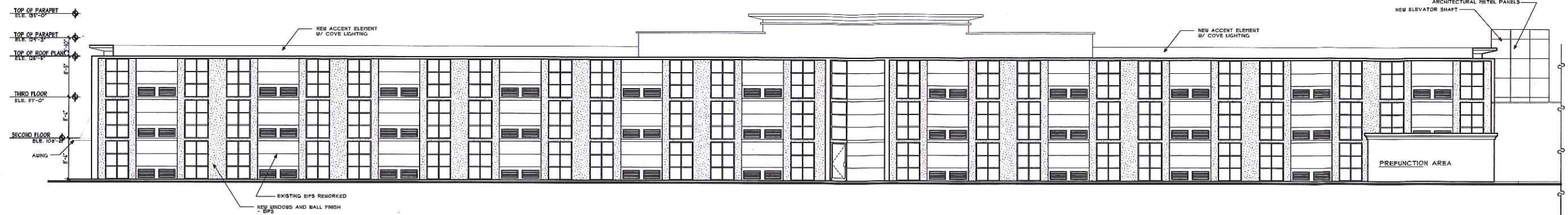
**BURR RIDGE
CROWNE
PLAZA
CONVERSION**

300 FRONTAGE RD.
BURR RIDGE, IL
60527

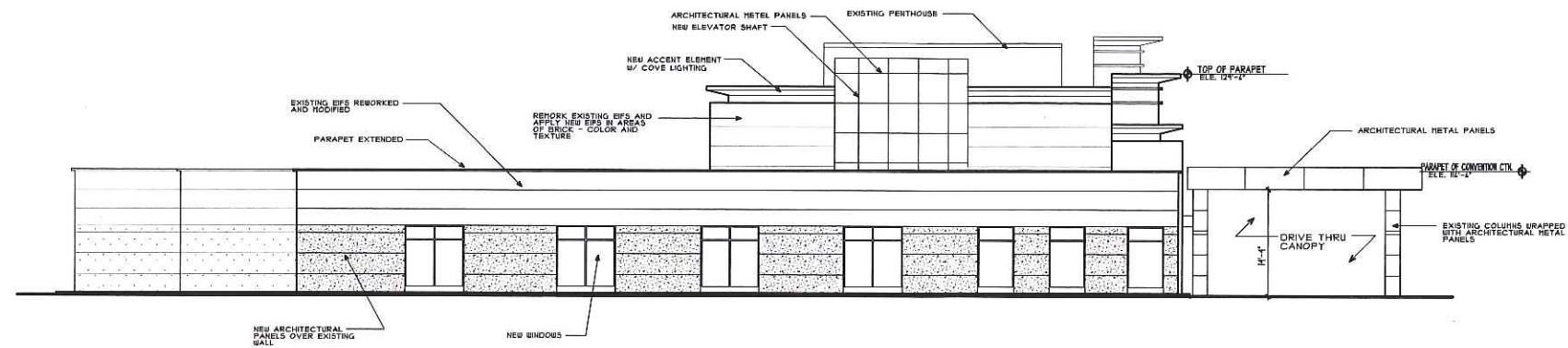
**BUILDING
ELEVATIONS**

DRAWN : MM
CHECKED :
DATE : 11/8/12
SCALE : AS NOTED
JOB NO. : MAS-12-144
SHEET
A201
OF

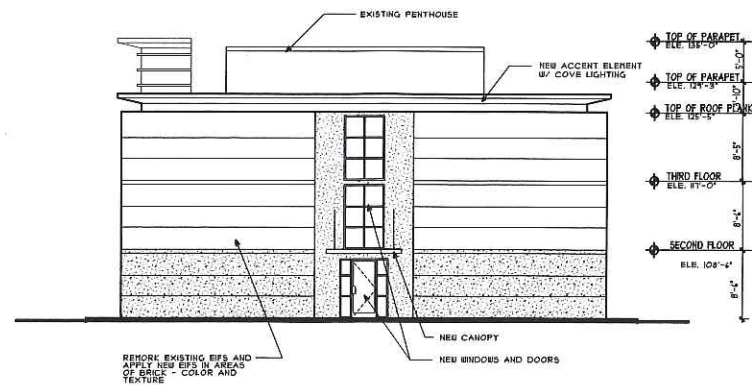
DATE	REVISION/ISSUE



SOUTH ELEVATIONS
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"

GENERAL NOTES

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**MICHAEL L. MAUST
ARCHITECT**



CROWNE PLAZA[®]
HOTELS & RESORTS

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**BURR RIDGE
CROWNE
PLAZA
CONVERSION**

300 FRONTAGE RD.
BURR RIDGE, IL
60527

**BUILDING
ELEVATIONS**

DRAWN : MM
CHECKED :
DATE : 11/8/12
SCALE : AS NOTED
JOB NO. : MAS-12-144
SHEET

A202
OF

DATE	REVISION/ISSUE



VILLAGE OF BURR RIDGE
MEMORANDUM

TO: Burr Ridge Plan Commission
Greg Trzupek, Chairman

FROM: Doug Pollock, AICP; Community Development Director

DATE: October 15, 2015

RE: **Z-17-2015: 78-324 Burr Ridge Parkway (County Line Square); Special Use, Variations, and Findings of Fact**

This petition was filed seeking special use approval for the construction of additional parking spaces in the County Line Square shopping center and for variations to eliminate landscaping islands for the additional parking. The petitioner intends to amend this petition to include a parking variation for a specific business to be located in the shopping center. Legal notices for the parking variation would be provided for the November 16 meeting. Thus, a continuance to the November 16, 2015 meeting is requested by the petitioner.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: October 15, 2015

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

At its October 12, 2015 meeting, 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 approved an Ordinance granting the requested fence variation.

V-02-2015: 39 Fawn Court (Beck); The Board approved an Ordinance granting the requested variations for the reconstruction of the patio.

PC-05-2015: Subdivision Fence Approval; Carriageway Club; The Board approved a resolution approving this subdivision fence.

Z-14-2015: 100 Harvester Drive (Estancia); The Board concurred with the Plan Commission and directed staff to prepare an Ordinance granting this PUD amendment.

Z-15-2015: 8080 Madison Street (Black & Decker); The Board concurred with the Plan Commission and directed staff to prepare an Ordinance granting this special use.

Z-16-2015: 7950 Bucktrail Drive (McNaughton Brothers); The Board concurred with the Plan Commission and directed staff to prepare an Ordinance rezoning this property to the R-2B District.

Preliminary Plat Review (McNaughton Brothers) – Bucktrail Estates: The Board concurred with the Plan Commission and directed staff to prepare a Resolution approving this preliminary plat of subdivision.

10/15/2015

Permits Applied For September 2015



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-15-206	09/30/2015	11747 Briarwood Ct	Lamantia Construction	9100 Ogden Ave Brookfield IL 60513	Com Alteration
JCA-15-250	09/22/2015	570 Village Center Dr.	Wells Street Design		Com Alteration
JCMSC-15-234	09/29/2015	6801 High Grove Blvd	Construction Management Ass	419-C Harrison St. Oak Park IL 60304	Commercial Miscellaneous
JDEK-15-213	09/08/2015	130 Oak Ridge Dr	Tom's Creative Landscape	US 30 Sugar Grove IL 60554	Deck Permit
JDEK-15-230	09/29/2015	455 62nd St	Fuller's Home & Hardware	35 E. First St. Hinsdale IL 60521	Deck Permit
JDS-15-247	09/18/2015	440 W 63rd ST	Colm Connolly Builders, Inc.	12907 S. Ridgeland Av. Palos Heights IL 60463	Demolition Structure
JGEN-15-215	09/01/2015	65 Cabernet Ct	JDS Home Builders, Inc	16W528 Bluff Rd Burr Ridge IL 60527	Generator
JPAT-15-245	09/17/2015	600 Briarwood Dr.	Grant & Power	700 E. Roosevelt Rd. West Chicago IL 60185	Patio Permit
JPAT-15-248	09/21/2015	1475 Tomlin Dr	Grant & Power Landscaping In	700 E. Roosevelt Rd. West Chicago IL 60185	Patio Permit
JPF-15-221	09/09/2015	17 Ridge Farm Rd	Jen & Joe Donnan	17 Ridge Farm Rd Burr Ridge IL 60527	Fence Permit
JPPL-15-220	09/09/2015	17 Ridge Farm Rd	Black Creek Canyon	P.O. Box 54 Lockport IL 60441	Pool Permit
JPPL-15-252	09/28/2015	11300 W 73rd Pl	Expert Pool Builders	13314 Crane Ridge Dr. Fenton MI 48430	Pool Permit
JPR-15-233	09/04/2015	8133 Kathryn Ct	Lara Enterprises LLC	3172 Bennett Pl Aurora IL 60502	ROW Permit
JPR-15-235	09/10/2015	1200 Burr Ridge Pkwy	Western Utility		ROW Permit
JPR-15-236	09/16/2015	8811 Wedgewood Dr	Rich Concrete	12120 W. 167th St. Homer Glen IL 60491	ROW Permit
JPR-15-237	09/09/2015	134 Chestnut Hill Cir	Adams, James H	134 Chesnut Hills Cr Burr Ridge IL 60527	ROW Permit
JPR-15-244	09/30/2015	8990 Enclave Dr	Grant & Power Landscaping In	700 E. Roosevelt Rd. West Chicago IL 60185	ROW Permit

10/15/2015

Permits Applied For September 2015



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRDB-15-243	09/18/2015	8484 Carlisle Ct	Filkovic, Toma & Aniela	8484 Carlisle Ct Burr Ridge IL 60521	Residential Detached Building
JRDB-15-249	09/22/2015	7320 Giddings Ave	George's Garages	4921 W. 95th St. Oak Lawn IL 60453	Residential Detached Building
JRES-15-242	09/17/2015	9200 Fallingwater Dr W	CCA Restoration, Inc	11610 S Mayfield Alsip IL 60803	Residential Miscellaneous
JRSF-15-241	09/15/2015	8405 Oak Knoll Dr.	DiCosola Group LLC	2150 S. Canalport Chicago IL 60608	Residential New Single Family
JRSF-15-246	09/18/2015	440 W 63rd ST	Colm Connolly Builders, Inc.	12907 S. Ridgeland Av. Palos Heights IL 60463	Residential New Single Family
TOTAL:	22				

10/15/2015

Permits Issued September 2015



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	
					Value & Sq Ftg	
JCA-15-206	09/30/2015	11747 Briarwood Ct	Lamantia Construction	9100 Ogden Ave Brookfield IL 60513	Res Com Alteration \$17,550	234
JCAD-15-045	09/29/2015	16W 20 79TH ST # W	Rose Development Corp	7851 W Ogden Ave Lyons IL 60534	Com Addition \$365,301	2,279
JCMSC-15-211	09/22/2015	Burr Ridge Village Center	Trademark Property	701 Village Center Dr. Burr Ridge IL 60527	Commercial Miscellaneous	
JDEK-15-213	09/15/2015	130 Oak Ridge Dr	Tom's Creative Landscape	US 30 Sugar Grove IL 60554	Deck Permit	
JDEK-15-216	09/24/2015	8437 Park Ave	Ridgeland Construction	2364 Essington Rd Joliet IL 60435	Deck Permit	
JELV-15-194	09/15/2015	6679 Lee Ct	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator	
JGEN-15-165	09/08/2015	16W 70 83RD ST	Powerlink Electric	400 Corporate Woods Pkwy. Vernon Hills IL 60061	Generator	
JPF-15-219	09/14/2015	6679 Lee Ct	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit	
JPF-15-223	09/11/2015	6545 County Line Rd	Starr Fence Mariani Landscape	1000 Vandustrial Westmont IL 60559	Fence Permit	
JPPL-15-189	09/30/2015	402 Ambriance	Sonco Pools & Spas Inc	8100 E Riverside Blvd Loves Park IL 61111	Pool Permit	
JPPL-15-209	09/28/2015	15W 170 60th ST	Platinum Poolcare Aquatech, L	300 Industrial Ln. Wheeling IL 60090	Pool Permit	
JPR-15-124	09/15/2015	5922 Elm St	Day, Douglas B	5922 S Elm St Burr Ridge IL 60521	ROW Permit	
JPR-15-203	09/14/2015	15W 463 87TH ST	Signature, Inc.	1056 N. LaFox Rd. South Elgin IL 60177	ROW Permit	
JPR-15-212	09/03/2015	Garfield Av.	American Sealcoating	8620 S. 77th Av. Bridgeview IL 60455	ROW Permit	
JPR-15-231	09/09/2015	8550 Clyndervan Rd	LPI Construction & Paving LL	2275 Holt Rd. Minooka IL 60447	ROW Permit	
JPR-15-233	09/11/2015	8133 Kathryn Ct	Lara Enterprises LLC	3172 Bennett Pl Aurora IL 60502	ROW Permit	

10/15/2015

Permits Issued September 2015



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JPR-15-235	09/10/2015	1200 Burr Ridge Pkwy	Western Utility		ROW Permit
JPR-15-236	09/16/2015	8811 Wedgewood Dr	Rich Concrete	12120 W. 167th St. Homer Glen IL 60491	ROW Permit
JRAL-15-173	09/18/2015	3 Bridget Ct	Matrix Basement	1435 Algonquin Rd Arlington Heights IL 60005	Residential Alteration \$144,225 1,923
JRAL-15-207	09/15/2015	6726 Fieldstone Dr	McNaughton Brothers Constr	16W347 83rd St. Burr Ridge IL 60527	Residential Alteration \$100,950 1,346
JRAL-15-226	09/01/2015	16W 341 94th PL	Andrzej Tkacz	16W341 94th Pl. Burr Ridge IL 60527	Residential Alteration
JRAL-15-227	09/15/2015	8728 Wedgewood Dr	Plahn, Barbara Dawn	8728 Wedgewood Dr Burr Ridge IL 60521	Residential Alteration \$149,100 1,988
JRDB-15-222	09/10/2015	4 Norris Dr	Premier Landscape Contractors	16W179 Jeans Rd. Lemont IL 60439	Residential Detached Building
JRDB-15-228	09/11/2015	8533 Heather Dr	Nancy D'Alessio	8533 Heather Dr. Burr Ridge IL 60527	Residential Detached Building
JRPE-15-251	09/25/2015	7808 County Line Rd	All A Electric	28W706 Ferry Rd. Warrenville IL 60555	Res Electrical Permit
JRSF-15-142	09/28/2015	11998 Crosscreek CT	Anmol Kapur	358 Buck Thorn Ln Elgin IL 60120	Residential New Single Family \$924,600 6,164
JRSF-15-162	09/25/2015	304 Burr Ridge Club Dr.	RLC Development and Constr	6201 S Grant St Burr Ridge IL 60527	Residential New Single Family \$900,450 6,003
TOTAL:	27				

10/15/15

Occupancy Certificates Issued September 2015



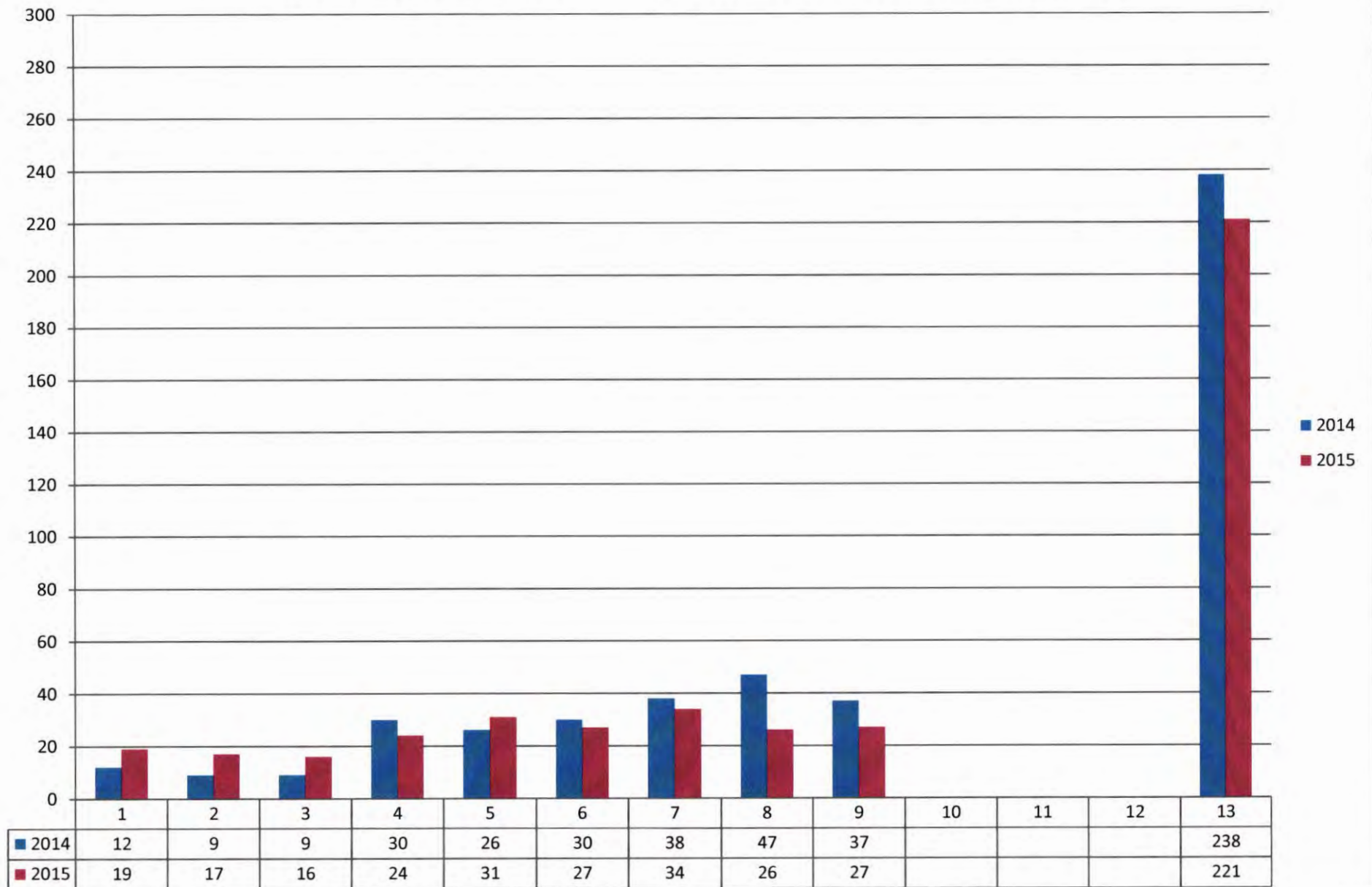
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF15030	09/11/15	Michael Pizzuto	8335 County Line Rd
OF15031	09/11/15	Michael Pizzuto	8335 County Line Rd
OF15032	08/26/15	Amarik & Shveta Singh	8650 Castle Ct

MONTHLY SURVEY OF BUILDING PERMITS - 2015

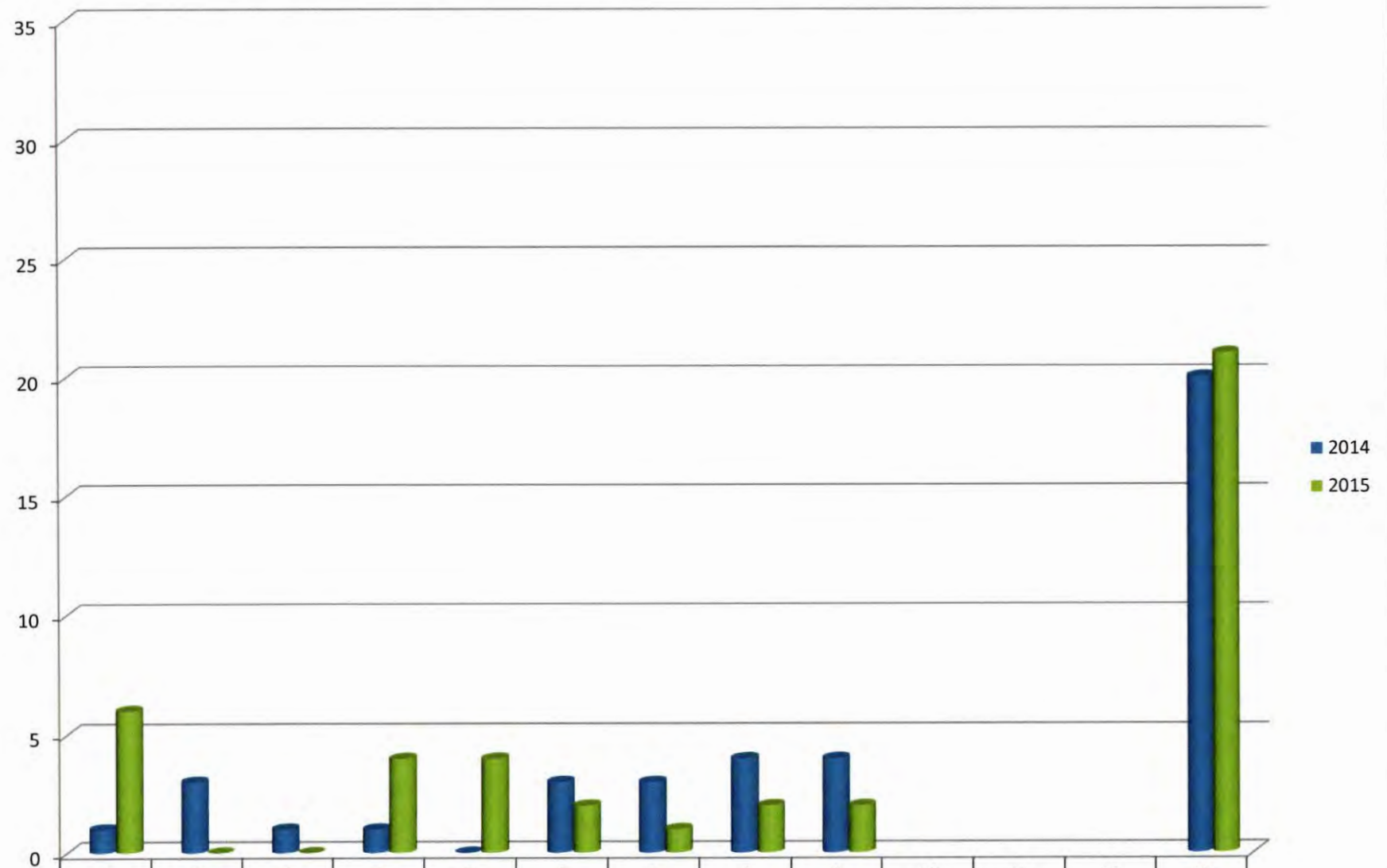
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$3,694,950	\$241,575		\$197,264	\$4,133,789
	[6]	[6]		[1]	
FEBRUARY		\$547,575		\$562,880	\$1,110,455
		[4]		[2]	
MARCH		\$255,975	\$6,542,562	\$1,074,284	\$7,872,821
		[4]	[1]	[3]	
APRIL	\$2,901,750	\$306,225		\$139,405	\$3,347,380
	[4]	[9]		[1]	
MAY	\$2,399,700	\$57,700		\$136,312	\$2,593,712
	[4]	[5]		[1]	
JUNE	\$1,948,500	\$278,400		\$280,621	\$2,507,521
	[2]	[4]		[2]	
JULY	\$568,350	\$580,050		\$369,230	\$1,517,630
	[1]	[4]		[1]	
AUGUST	\$1,521,750	\$841,275		\$1,912,138	\$4,275,163
	[2]	[6]		[4]	
SEPTEMBER	\$1,825,050	\$411,825		\$365,301	\$2,602,176
	[2]	[4]		[1]	
OCTOBER					
NOVEMBER					
DECEMBER					
2015 TOTAL	\$14,860,050	\$3,520,600	\$6,542,562	\$5,037,435	\$29,960,647
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Village of Burr Ridge 2015 Building Permit Activity Compared to 2014



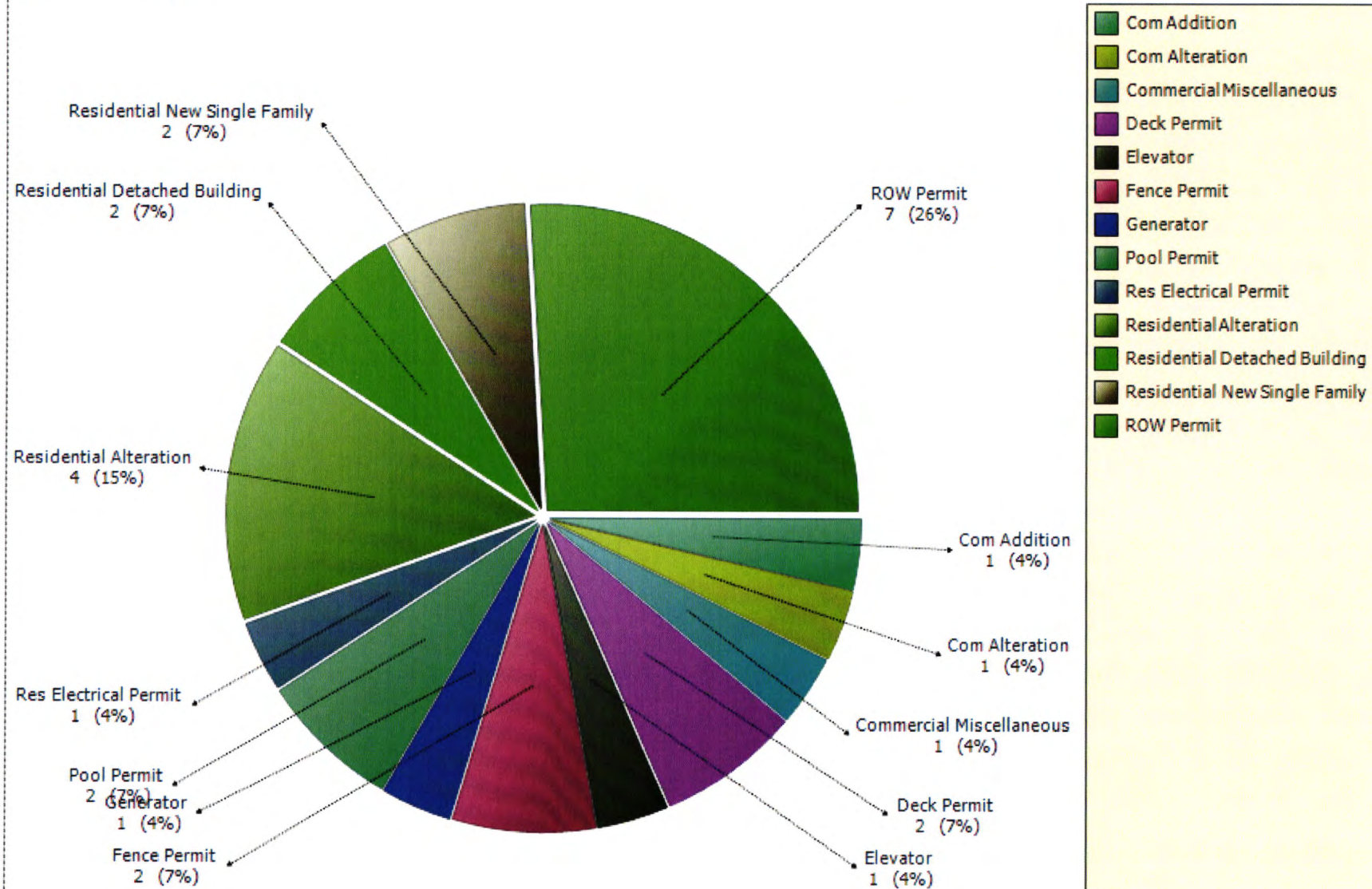
Village of Burr Ridge 2015 New Housing Starts Compared to 2014



■ 2014	1	3	1	1	0	3	3	4	4				20
■ 2015	6	0	0	4	4	2	1	2	2				21

Breakdown of Projects by Project Type

Permits by Type





Village of Burr Ridge

Subdivision Status Report - Plats Under Review

<i>Subdivision and Subdivision Location</i>	<i>Plat Type and Lot</i>	<i>Developer</i>	<i>Development Status</i>
Bucktrail Estates	Single-Family Residential	McNaughton Brothers	Plat Review
7950 Bucktrail Drive	5 lots	Construction	
Developer: McNaughton Brothers Co	Engineer: Engineering Resources - Jon Green (630) 393-3060		
<i>Preliminary Plat Approval - BOT:</i>	10/12/2015	<i>Next Action:</i>	
<i>Final Plat Approval - BOT:</i>		2015-10-05: Rezoning and Preliminary Plat approved by the Plan Commission	
<i>Deadline for Sub Improvements:</i>		2015-10-12: Rezoning and Preliminary Plat approved by the Board of Trustees	
<i>Deadline for Other Improvements.:</i>		<i>Other Notes:</i>	
<i>BOT Acceptance:</i>			
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i>	\$0.00		
<i>Original Letter of Credit Amount</i>	\$0.00		
<i>Letter of Credit Expiration Date</i>			
Highland Fields - Unit 3A	Single-Family Residential	Billy Johnston	Plat Review
Heritage Drive	4 lots		
Developer: Billy Johnston	Engineer:		
<i>Preliminary Plat Approval - BOT:</i>	6/28/1999	<i>Next Action:</i>	
<i>Final Plat Approval - BOT:</i>		2015-07-13: Annexation Agreement Amendment approved by Board of Trustees including approval of preliminary plat	
<i>Deadline for Sub Improvements:</i>		2015-07-13: Final Plat and Final Engineering review comments (#2) sent to developer/engineer	
<i>Deadline for Other Improvements.:</i>		<i>Other Notes:</i>	
<i>BOT Acceptance:</i>		Amendment to Annexation Agreement to be scheduled.	
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i>		Unit 1 and Unit 2 are combined with one LOC and one Plat.	
<i>Original Letter of Credit Amount</i>			
<i>Letter of Credit Expiration Date</i>			

<i>Subdivision and Subdivision Location</i>	<i>Plat Type and Lot</i>	<i>Developer</i>	<i>Development Status</i>
Rule's Forest Edge Re-Subdivision	Single-Family Residential	Cindy Rule	Plat Review
Forest Edge Drive	3 lots		
Developer: Cindy Rule	Engineer:		
Preliminary Plat Approval - BOT:	10/23/2000	Next Action:	
Final Plat Approval - BOT:		2015-03-16: Review comments sent to property owner.	
Deadline for Sub Improvements:			
Deadline for Other Improvements.:			
BOT Acceptance:		Other Notes:	
BOT Acceptance - Other Imp.:			
Maintenance Expiration			
Maintenance Expiration - Other			
Outstanding Letter of Credit Amount	\$0.00	car6747@sbcglobal.net	
Original Letter of Credit Amount	\$0.00		
Letter of Credit Expiration Date			



Village of Burr Ridge

Subdivision Status Report - Subdivisions Under Construction

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

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
SAIA Water Main Extension	15W460 North Frontage Road	Utility Extension	0 lots	SAIA	Improvement Period
<i>Preliminary Plat Approval - BOT:</i>			<i>Next Action:</i> 2015-07-15: Property owner in process of completing punch list. <i>Other Notes:</i>		
<i>Final Plat Approval - BOT:</i>					
<i>Deadline for Sub Improvements:</i>	7/2/2015				
<i>Deadline for Other Improvements.:</i>					
<i>BOT Acceptance:</i>					
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>					
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>					
\$159,194.44					
<i>Original Letter of Credit Amount</i>					
\$159,194.44					
<i>Letter of Credit Expiration Date</i>					
7/2/2015					



Village of Burr Ridge

Subdivision Status Report - Subdivisions in Maintenance

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
Vine Street Water Main Extension	8900 Vine Street	Utility Extension	0 lots 0 Available		Maintenance Period
<i>Preliminary Plat Approval - BOT:</i>			<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>			Cash was provided in lieu of a letter of credit.		
<i>Deadline for Sub Improvements:</i>					
<i>Deadline for Other Improvements.:</i>					
<i>BOT Acceptance:</i>		1/12/2015	<i>Other Notes:</i>		
<i>BOT Acceptance - Other Imp.:</i>					
Maintenance Expiration		1/12/2016			
Maintenance Expiration - Other					
<i>Outstanding Letter of Credit Amount</i>		\$6,813.85			
<i>Original Letter of Credit Amount</i>		\$85,172.00			
<i>Letter of Credit Expiration Date</i>		1/14/2015			