



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

**December 7, 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. November 16, 2015 Plan Commission Regular Meeting**

**III. PUBLIC HEARINGS**

**A. Z-18-2015: 8310-8350 Madison Street (McCormick III, LLC); Variation and Findings of Fact**

Requests a variation from Section XI.C.8 of the Burr Ridge Zoning Ordinance to permit the construction of additional parking in the front of the building and a variation from Section XI.C.11.a.2.c of said Ordinance to permit parking along the south lot line located less than the required 8 feet from the side lot line.

**B. Z-19-2015: 7100 Grant Street (Com Ed); Special Use, Variations, and Findings of Fact**

Requests special use approval as per Section VI.B.2.1 of the Burr Ridge Zoning Ordinance to permit construction of an additional building for an electrical sub-station and requests variations from Section VI.B.7 of the Zoning Ordinance to reduce the required perimeter building setbacks.

**IV. CORRESPONDENCE**

**A. Board Report – November 23, 2015**

**B. Building Report – October, 2015**

**V. OTHER CONSIDERATIONS**

- A. S-01-2015: 150 Harvester Drive (Brookfield); Sign Variation**

**VI. FUTURE SCHEDULED MEETINGS**

- A. December 21, 2015:** There are no public hearings scheduled. The filing deadline for this meeting was November 30, 2015
- B. January 4, 2015:** The filing deadline for this meeting is December 14, 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 December 14, 2015 Regular Meeting beginning at 7:00 P.M. Commissioner Grela is the scheduled Plan Commission representative for the December 14, 2015 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**

**VILLAGE OF BURR RIDGE**

**MINUTES FOR REGULAR MEETING OF**

**November 16, 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 – Stratis, Hoch, Broline, Grela, and Trzupek

**ABSENT:** 3 – Grunsten, Praxmarer, and Scott

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 Hoch and **SECONDED** by Commissioner Stratis to approve minutes of the October 19, 2015 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Hoch, Stratis, Broline, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 1 – Grela

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

**3. PUBLIC HEARINGS**

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

**A. Z-17-2015; 78-324 Burr Ridge Parkway (County Line Square/Cycle Bar); Text Amendment, Special Use, Variations and Findings of Fact**

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner is the owner of the County Line Square shopping center and is representing a potential tenant with the shopping center. The petitioner seeks to reconfigure the parking lot within the shopping center and seeks a parking variation for a new tenant. The tenant is a business that conducts exercise classes and is seeking to occupy a tenant space at 124 Burr Ridge Parkway. Since the new tenant requires more parking than the previous tenant and the shopping center does not have sufficient parking spaces to accommodate the new tenant's additional parking, a parking variation is being requested.

Mr. Pollock added that the proposed use, a health and athletic club, is not specifically listed in the B-2 District but that there are similar uses listed as permitted uses in the B-1 District. He said that based on that similarity, staff is recommending that Health and Athletic Club consistent of less than 7,000 square feet of floor area be added as a permitted use in the B-1 District.

Chairman Trzupek asked Mr. Pollock to further explain the parking. Mr. Pollock said that the current uses within the shopping center require 463 parking spaces and that the shopping center only has 426 parking spaces. He explained that as long as the shopping center is deficient in parking, any new use cannot move in unless it has the same parking requirement as the prior use. Mr. Pollock said that the proposed Cycle Bar requires 19 parking spaces and that the prior tenant, an interior design store, only required 10 spaces.

Chairman Trzupek asked the petitioner for their presentation.

Mr. Jim DeBruyn, attorney for the property owner, said that County Line Square is landlocked and unable to add more parking. He said in order to lease to new tenants, they need relief from the parking requirements. He said that they are proposing an additional 26 parking spaces and that Capri restaurant is using offsite parking and valet service. He said that this measures should accommodate the parking for existing businesses and the proposed business. Mr. DeBruyn said that the impact on green space from the additional parking is less than 400 square feet.

Chairman Trzupek asked about snow removal in the winter time and noted that in past years, snow has been piled over parking spaces thus reducing the number of parking spaces available.

Mr. Pollock said that the shopping center owner has been told that they cannot store snow over parking spaces. He said that because the shopping center does not have extra parking, any reduction in parking caused by snow storage or any other reason, becomes a violation of the Zoning Ordinance parking requirements. Mr. Pollock said that the owner was informed of this requirement in writing.

Ms. Susan Grant introduced herself as the owner of the Cycle Bar business. She said that the peak hours for her business would be early in the morning when other businesses are not open. She said the evening classes tend to be much smaller.

There were no comments from the public. Chairman Trzupek asked for questions and comments from the Commissioners.

Commissioner Stratis asked if the new parking configuration was in compliance with all green space requirements. Mr. Pollock said that they are not providing the islands at the end of each parking row but it was otherwise in compliance. He said there is no green space percentage in the Business Districts.

Commissioner Stratis said he is not concerned with the proposed use but said he was disappointed the owner did not get creative with the parking configuration when Capri came to the Village for a variation.

Commissioner Hoch said this was a good use and that the proposed parking will exceed the increased parking required for the Cycle Bar. She said she is concerned with the loss of green space but sees the parking as a greater need.

Commissioner Broline said this will improve the overall parking in County Line Square and that the use is appropriate.

Commissioner Grela said the business plan for Cycle Bar is well prepared. He said he is happy that the parking lot is being filled as that means the businesses are doing well. He questioned whether there was a hardship to justify the variation. In response, Mr. DeBruyn

said that the hardship is the need to lease to a business that provides a service to the community.

In response to Commissioner Grela, Mr. Pete Kramer, Architect for the petitioner, said that the existing storm sewers were sufficient to handle the additional parking spaces.

Commissioner Grela also asked if additional accessible parking spaces were being provided. Mr. Kramer said additional spaces are not being provided and that the minimum spaces are already existing.

Commissioner Stratis said he does not agree that the desire to meet a community need and the lack of parking is a hardship. He did say, however, that he believes that because the tenant space is a corner spot and those spaces are hard to fill, that a hardship could be justified.

Mr. Pollock added that he believes the concept of hardship should be judged relative to the degree of variation being requested. He said that in this case, the degree of variation is relatively minor as they will provide 452 of the required 463 parking spaces. He also said that in some zoning ordinances, a multi-use shopping center is allowed a 5 to 10 percent discount in the required number of parking spaces to reflect that the various uses have different peak hours of operation.

Commissioner Hoch asked when the parking lot improvements would be completed. She said she would prefer to see the parking added before Cycle Bar opens. Mr. DeBruyn said they would like the same but he does not think they will have time before winter.

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

At 8:22 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to close the hearing for Z-17-2015.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Grela, Hoch, Broline and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

Mr. Pollock suggested three separate motions; one to consider adding Health and Athletic Club to the list of permitted uses in the B-1 District, a second to consider approval of a special use for site plan approval relative to the parking lot reconfiguration, and a third to consider the variations for the elimination of the landscaping islands for the additional parking spaces and reduction of the parking for the proposed health and athletic club.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and to recommend that the Board of Trustees amend Section VIII.B.1 of the Zoning Ordinance to add "Health and Athletic Club with less than 7,000 square feet of floor area" to the list of permitted uses in the B-1 District.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Grela, Hoch, Stratis, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and to recommend that the Board of Trustees grant a special use for site plan approval for the reconfigured parking in County Line Square subject to compliance with the submitted plans and completion of the parking lot improvements by June 1, 2016.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Grela, Hoch, Stratis, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and to recommend that the Board of Trustees grant a variation to permit a Health and Athletic Club with less than 7,000 square feet in the tenant space at 124 Burr Ridge Parkway without the required number of parking spaces in the shopping center subject to compliance with the submitted plans.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

The alternate Plan Commissioner, Commissioner Broline, does not vote on motions for variations.

#### **4. OTHER CONSIDERATIONS**

##### **A. PC-06-2015: 2016 Plan Commission Meeting Schedule**

Commissioner Stratis said that while he can attend the January 11 Board meeting, he would not be at the January 4, 2016 Plan Commission meeting. Commissioner Grela said he would trade his April 11 meeting and attend the January 4 meeting.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to approve the 2016 Plan Commission meeting scheduled as modified.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Grela, Hoch, Broline and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

#### **5. CORRESPONDENCE**

There was no discussion regarding the Board Report.

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

Mr. Pollock said the next scheduled meeting is December 7, 2015.

**7. ADJOURNMENT**

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 8:35 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:35 p.m.

**Respectfully  
Submitted:**

**December 7, 2015**

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J. Douglas Pollock, AICP



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

**Z-18-2015; 8310-8350 Madison Street (McCormick III, LLC); Requests a variation from Section XI.C.8 of the Burr Ridge Zoning Ordinance to permit the construction of additional parking in the front of the building and a variation from Section XI.C.11.a.2.c of said Ordinance to permit parking along the south lot line located less than the required 8 feet from the side lot line.**

**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:** December 7, 2015

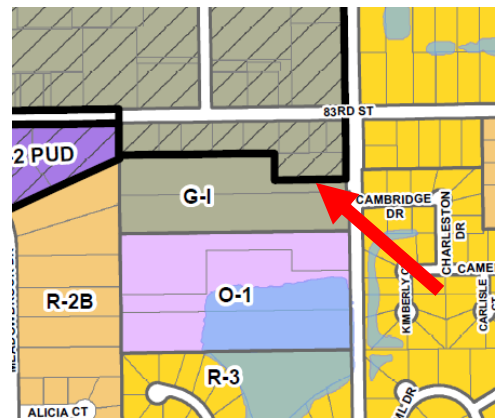
**GENERAL INFORMATION**

**Petitioner:** McCormick III, LLC

**Property Owner:** McCormick III, LLC

**Petitioner's Status:** Property Owner

**Land Use Plan:** Recommends Light Industrial Uses

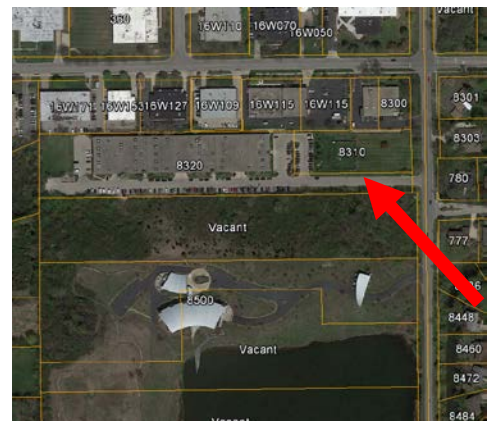


**Existing Zoning:** GI General Industrial

**Existing Land Use:** Industrial

**Site Area:** 6.5 Acres

**Subdivision:** None





## **SUMMARY**

The petitioner owns the building at 8310-8350 Madison Street. One of the current tenants, Soaring Eagle Academy, is moving out. A potential new tenant (a call center) would like more parking spaces than are currently available. To accommodate the new tenant, the petitioner proposes to construct 160 additional parking spaces. The parking spaces would be located in front of the building.

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

The Zoning Ordinance prohibits parking between a street and a building in the GI District as well as within all other manufacturing and all office districts and requires an 8 foot setback from side lot lines. The petitioner requests variations to permit the parking in the front yard and to permit parallel parking spaces along the main entry drive without the required 8 foot setback from the side (south) lot line. The parking will comply with the design requirements of the Zoning Ordinance (9 x 18' spaces with a 24' aisle).

### **Zoning History**

A 1986 variation was granted to permit parking to be constructed in front of the building. That variation was limited to the parking that was built and required a landscape berm to screen the parking from Madison Street. There are also parallel parking spaces located south of the building that do not comply with the required 8 foot setback. Those spaces were built prior to the 1997 update of the Zoning Ordinance at which time the 8 foot setback was added to the Zoning Ordinance.

Special use approvals and variations were also granted in 2009 and 2013 for the location of a school for developmentally disabled children and for a play area for the school. The school is moving out and the play area will be removed.

### **Compatibility with Existing Development**

As noted above, there is existing parking located in the front yard as well as within the 8 foot side yard setback. The front yard parking is there by grant of variation and the parking in the 8 foot setback is legally non-conforming.

Surrounding development includes industrial and office buildings to the north, vacant industrial land to the south, and residential development to the east. The parking lot will provide a 72 foot setback from the front lot line which will be a greater setback than the existing building to the north and greater than the minimum required 40 foot front building setback.

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

This petition seeks variations to permit parking between a building and a street and to permit parallel parking spaces along the main entry drive without the required 8 foot setback from the side (south) lot line. Given the existing configuration of the building, it is not possible to add more parking to the property anywhere except in the front yard. There is existing front yard parking on the property, the proposed parking would exceed the minimum front yard building setback, and the petitioner has also proposed to erect a landscaped berm that would provide screening of the parking lot.

There are options relative to the parallel parking and the required 8 foot setback. The site plan includes a 20 foot landscape strip along the north side of the drive which could be reduced to provide additional area for landscaping along the south lot line. This may not be a concern now due to the property to the south being undeveloped, but if the adjacent property were developed,

providing an area for landscaping along the south lot line of the subject property would be important.

The petitioner has completed findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Commission does recommend this request, staff suggests the following conditions:

1. The improvements shall comply with the submitted plans except as modified herein.
2. The site plan shall be reconfigured to provide a minimum 5 foot setback between the parallel parking spaces and the south lot line.
3. A landscaped berm shall be provided between the parking lot and Madison Street with final landscaping subject to staff review and approval.



## Findings of Fact

### Variation from the Village of Burr Ridge Zoning Ordinance

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

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

OWNER HAS OPPORTUNITY TO LEASE SPACE TO USER WITH A HIGHER PARKING NEED THAN WHAT IS CURRENTLY AVAILABLE. WITHOUT PARKING LOT EXPANSION WE SUFFER ECONOMIC HARDSHIP DUE TO LOST LEASING OPPORTUNITY.

- 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.

THIS VARIANCE ALLOWS OWNERSHIP TO LEASE 15,000 SQUARE FEET OF SPACE FOR A CALL CENTER FUNCTION.

- 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 VACANT PARCEL OUT FRONT ALLOWS US AMPLE ROOM TO EXPAND PARKING AREA WHILE ADHERING TO AESTHETIC GUIDELINES

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

YES. THIS HELPS OWNERSHIP OFFSET THE LOSS OF SEARING EQUUS TENANCY (APPROX. 23,000 \$) AT END OF 2015.

- 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.

OWNERSHIP HAS NOT CAUSED DIFFICULTY OR HARDSHIP.

- 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.

PARKING LOT EXPANSION WILL BE DONE IN SUCH FASHION AS TO STILL PROVIDE LANDSCAPE SCREENING FROM THE NORTH AND EAST SIDES TO REDUCE VISIBILITY FROM STREET.

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

THIS DOES NOT CHANGE INTENDED USE OF PROPERTY OR IMPACT NEIGHBORHOOD.

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

THE CONSTRUCTION OF PARKING LOT EXPANSION, IF APPROVED, WILL NOT HAVE DETRIMENTAL IMPACT TO ANY ITEMS MENTIONED ABOVE.

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

TO THE BEST OF OUR KNOWLEDGE, THIS REQUEST DOES NOT CONFLICT WITH COMPREHENSIVE PLAN.

(Please transcribe or attach additional pages as necessary.)





## FINDINGS OF FACT

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

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

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

WITHOUT APPROVAL OF EXPANDED PARKING LOT, UNDERSERVED LOSES LEASING OPPORTUNITY FOR 15,000 SQUARE FOOT CALL CENTER FOR A 10 YEAR TERM.

- 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.

CONSTRUCTION AND MAINTENANCE OF PARKING LOT WILL BE DONE IN COMPLIANCE WITH ALL CODES AND DOES NOT POSE RISK OR SAFETY HAZARD TO GENERAL PUBLIC.

- 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.

THIS USE WILL NOT BE INJURIOUS TO USES AND ENJOYMENT OF NEIGHBORING PROPERTY. THE ECONOMIC CLIMATE/MARKET DOES NOT LEAD ITSELF TO THE CONSTRUCTION OF A BUILDING ON THIS LAND PARCEL.

- 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 SURROUNDING PROPERTY WILL NOT BE IMPACTED AND IS GENERALLY FULLY DEVELOPED CURRENTLY.

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

THIS WILL BE INCORPORATED INTO THE DESIGN/PERMIT PLANS.

- 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.

ALL TRAFFIC STACKING WILL REMAIN ON-SITE AND NOT ADD TO PUBLIC STREET CONGESTION.

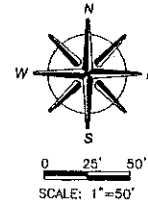
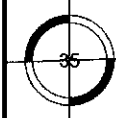
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

TO THE BEST OF OUR KNOWLEDGE THERE IS NO CONFLICT.

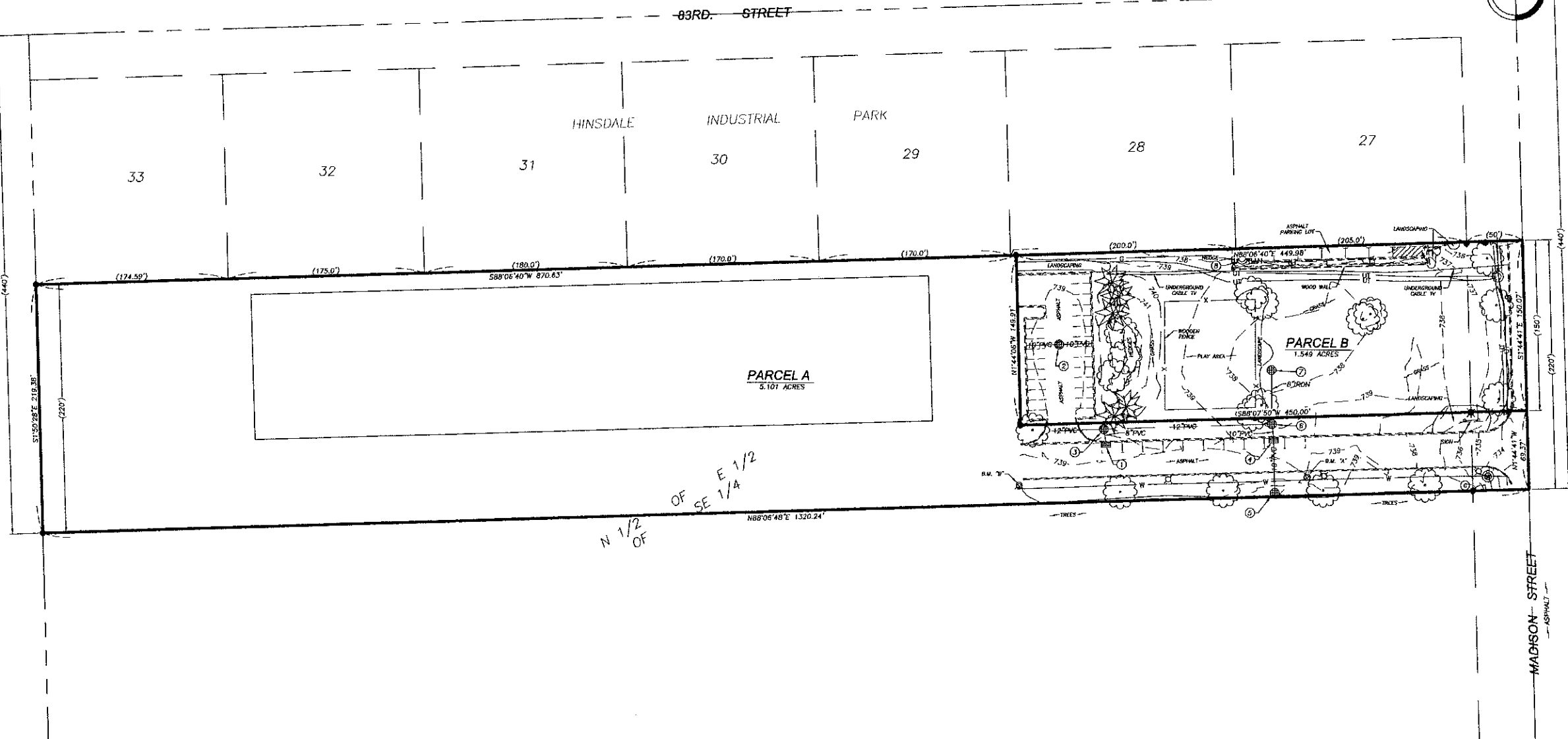
- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

CONSTRUCTED AND DESIGN OF PARKING LOT EXPANSION AND USE  
WILL <sup>AND</sup> CONFORM WITH CURRENT ZONING AND OUR ADJACENT USE.

(Please transcribe or attach additional pages as necessary)



STR. NO.	RIM	INVERT
1	736.36	735.99
2	737.93	734.80
3	739.14	733.65
4	738.16	735.01
5	737.12	735.50
6	739.19	734.49
7	737.05	735.45
8	N/A	N/A



LEGEND	
TOPOGRAPHIC	SURVEY
BOUNDARY OF SURVEY	STEEL PIN FOUND
SECTION LINE	STEEL PIN SET
RIGHT OF WAY LINE	SET SURVEY MARK
CENTERLINE	A.G.M. MARKER
BUILDING SETBACK (B.S.)	CHISELED "X"
EASEMENT (E.S.)	STONE FOUND
GAS MAIN	
WATER MAIN	
OVERHEAD ELECTRIC LINE	PROPOSED SANITARY SEWER
UNDERGROUND ELECTRIC LINE	PROPOSED SANITARY MANHOLE
OVERHEAD TELEPHONE LINE	PROPOSED SANITARY SERVICE
UNDERGROUND TELEPHONE LINE	PROPOSED WATER MAIN
FIBER OPTIC LINE	PROPOSED WATER SERVICE
POLE LINE	PROPOSED WATER VALVE
STORM SEWER	PROPOSED FIRE HYDRANT
CURB AND GUTTER	PROPOSED STORM SEWER
DEPRESSED CURB	PROPOSED STORM INLET
EXISTING CONTOUR LINE	PROPOSED STORM MANHOLE
MANHOLE FOR ELECTRIC	PROPOSED DRAIN TILE
DAY MARK	PROPOSED END SECTION
STREET LIGHT	PROPOSED R.P. MARK
PAVE HYDRANT	PROPOSED DIRECTION OF FLOW
MANHOLE	PROPOSED 100 YEAR FLOOD ROUTE
CLEARCUT	TOP OF FOUNDATION
WATER VALVE	PROPOSED CONTOUR LINE
GAS VALVE	PROPOSED CURB & GUTTER
DRAIN INLET	
INLET	
IGN	

**PLAT OF SURVEY**

**PARCEL A**  
OF PROPERTY DESCRIBED AS: The South 200 feet of the North 440 feet of the North Half (N1/2) of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Thirty-eight (38) North, Range Eleven (11) East of the Third (3rd) Principal Meridian (except the North 150 feet of the East 450 feet thereof) in DuPage County, Illinois; SUBJECT TO an easement for ingress and egress over and across the East 450 feet of the South 220 feet of the North 440 feet aforesaid, as per Document R88-131716, recorded November 16, 1988 in the Office of the DuPage County Recorder.

**PARCEL B**  
The North 150 feet of the East 450 feet of the following described tract: The South 220 feet of the North 440 feet of the North Half (N1/2) of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Thirty-eight (38) North, Range Eleven (11) East of the Third (3rd) Principal Meridian, in DuPage County, Illinois.

**SURVEYORS STATEMENT**  
This plat and the survey it represents was made under my direct supervision; all monuments and markers exist as shown hereon; all dimensional and geodetic details are to the best of my knowledge correct as shown hereon. Dimensions are in feet and decimals of a foot unless otherwise specified. Bearing, distance and area shown hereon are based on grid coordinates using the US State Plane 1983 Coordinate System. Bearings or angles are in degrees, minutes and seconds, unless otherwise specified. No warranty is made or implied as to the existence or location of any public or private easements that may affect the platted property unless shown hereon. Also, no warranty is made or implied as to compliance with 76SALCS-205/1a of the Illinois Compiled Statutes. This Professional Service conforms with the Current Illinois Minimum Standards of Practice for Boundary Surveys.

Dated this 20th day of October, A.D., 2015. Dixon, Illinois.

DAVID D. SCOWEL  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
NO. 35-3138  
My license expires November 30, 2016.

**BENCHMARK INFORMATION**

B.M. "A" - SET CHISELED "X" ON TOP OF SOUTH BONNET BOLT OF 1ST. FIRE HYDRANT WEST OF MADISON STREET, SOUTH SIDE OF "MADISON RIDGE" ENTRANCE ROAD. ELEV=741.52

B.M. "B" - SET CHISELED "X" ON TOP NORTH BONNET BOLT OF 2ND. FIRE HYDRANT WEST OF MADISON STREET, SOUTH SIDE OF "MADISON RIDGE" ENTRANCE ROAD. ELEV=742.16

**UTILITY NOTE:**  
THE LOCATION AND SIZE OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED UPON INFORMATION PROVIDED BY OTHERS. WENDLER ENGINEERING SERVICES, INC. MAKES NO GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, FOR THE ACCURACY AND LOCATION OF THE UNDERGROUND UTILITIES. CONTACT J.U.L.I.E. AT 1-800-892-0123 A MINIMUM OF 48 HOURS BEFORE YOU DIG.

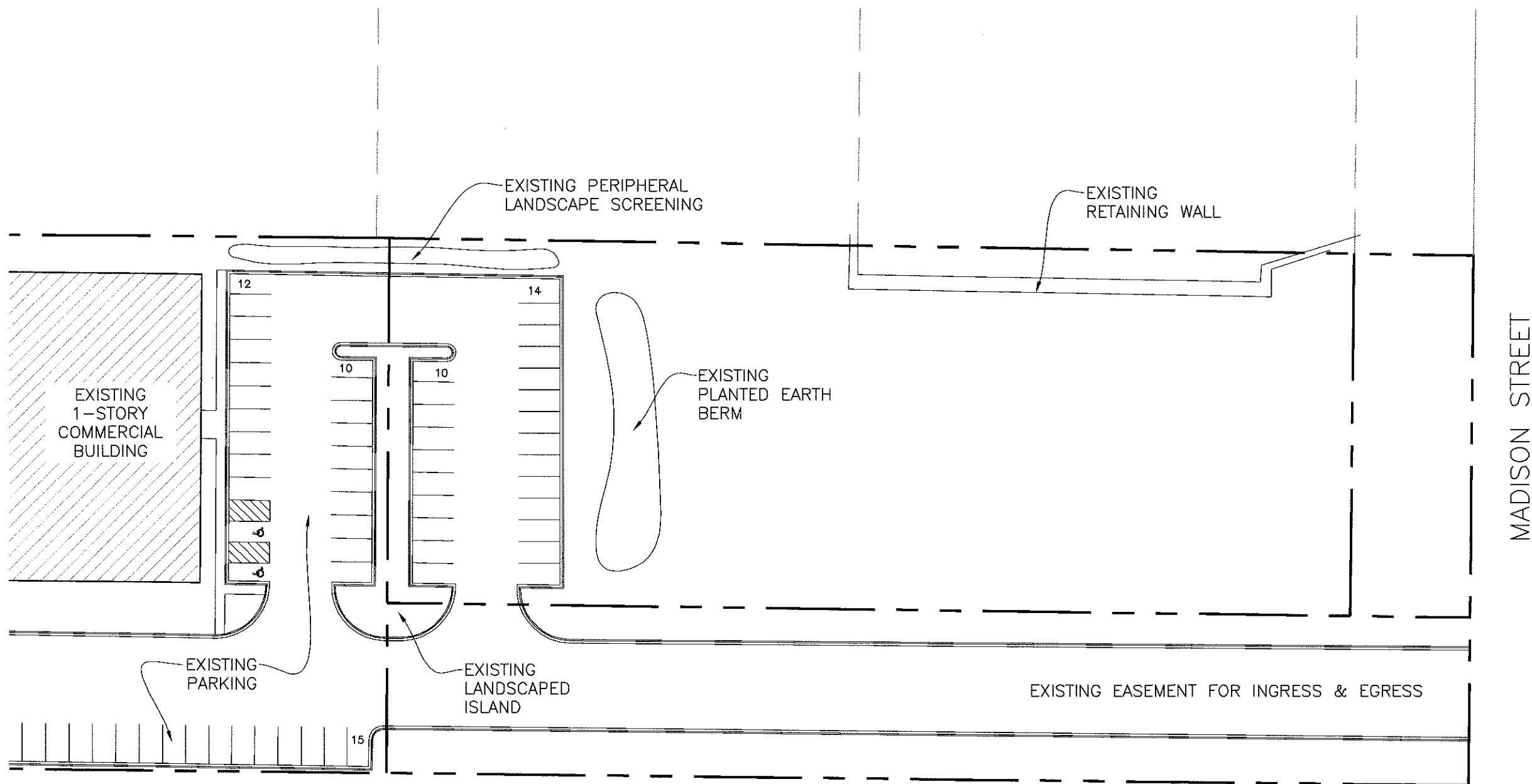
wendler engineering services, inc.  
GROUND-BREAKING SOLUTIONS  
engineers • surveyors • scientists  
www.wendlergs.com ph: 815.288.2261  
Illinois Professional Design Firm No. 184-000848

DATE: 10/19/2015  
JOB NO: 2150237  
SURVEYED BY: J.D.B. MARK  
DESIGN NO: 333-8  
DRAWN BY: O.S.V.  
DRAWING NAME: 2150237  
REVISION:

**BOUNDARY & TOPOGRAPHIC SURVEY**  
FOR  
**McCORMICK 111, LLC**





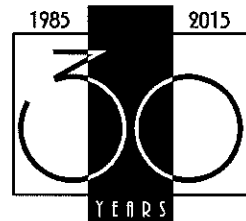


EXISTING SITE PLAN

SCALE: 1"=50'-0"



# IDG



THE INTERIOR DESIGN GROUP LTD.

646 ROOSEVELT ROAD GLEN ELLYN, ILLINOIS 60137-5819  
PHONE: (630) 348-0400 FAX: (630) 348-0388  
WWW.IDGLTD.COM

#### PROJECT DESIGN TEAM

ARCHITECT: LARRY DOHRER

DESIGNER: RYAN DEBARI

REVIEWER: DIANE HANSA

DRAWN BY: RYAN DEBARI

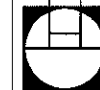
REVISED BY:



**Cawley Chicago**  
Commercial Real Estate Company

Responsive | Accountable | Customized

3000 WOODCREEK DRIVE  
DOWNERS GROVE, IL 60515



TENANT:

### MADISON RIDGE (PROPOSED PARKING EXPANSION)

8320-8350 S. MADISON ST.  
BURR RIDGE, ILLINOIS 60527

PROJ. NO. 20271-15

SUBMITTED:

DATE:

FOR APPROVAL: 08/13/15

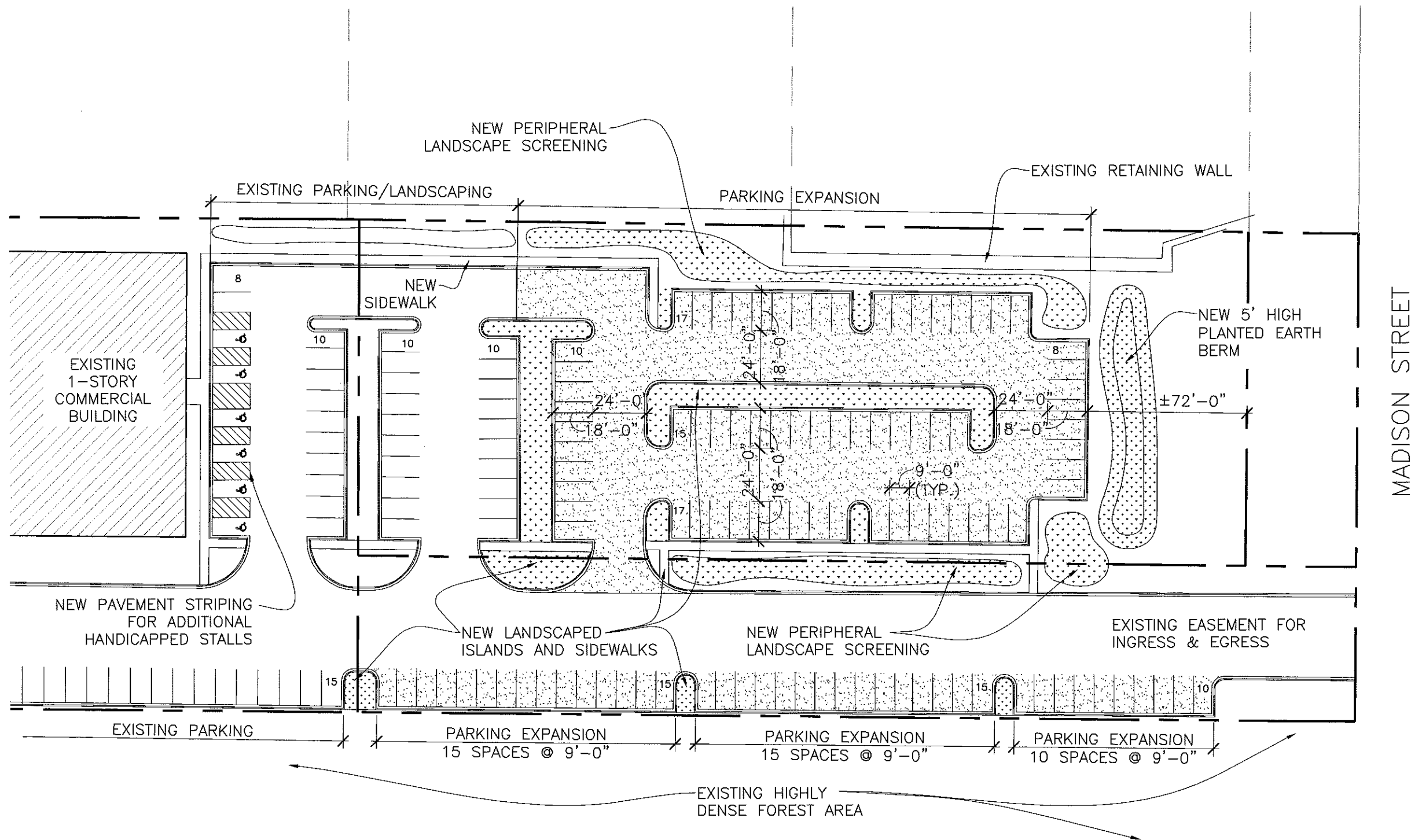
DRAWN: 08/13/15

SHEET TITLE:

EXISTING SITE PLAN

SHEET NO.:

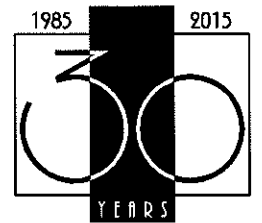
SP-1



## PROPOSED SITE PLAN

(160 TOTAL PARKING SPACES INCLUDING 6 H.C.)

# IDG



THE INTERIOR DESIGN GROUP LTD.

646 ROOSEVELT ROAD GLEN ELLYN, ILLINOIS 60137-5819  
PHONE: (630) 548-0400 FAX: (630) 548-0388  
WWW.IDGLTD.COM

### PROJECT DESIGN TEAM

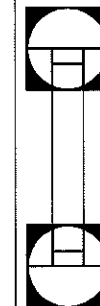
ARCHITECT: LARRY DOHRER

DESIGNER: RYAN DEBARI

REVIEWER: TERISIA WERNETT

DRAWN BY: RYAN DEBARI

REVISED BY:



**Cawley Chicago**  
Commercial Real Estate Company

Responsive | Accountable | Customized

3000 WOODCREEK DRIVE  
DOWNERS GROVE, IL 60515

TENANT:

## MADISON RIDGE (PROPOSED PARKING EXPANSION)

8320-8350 S. MADISON ST.  
BURR RIDGE, ILLINOIS 60527

PROJ. NO. 20271-15

SUBMITTED:

DATE:

FOR APPROVAL: 08/17/15

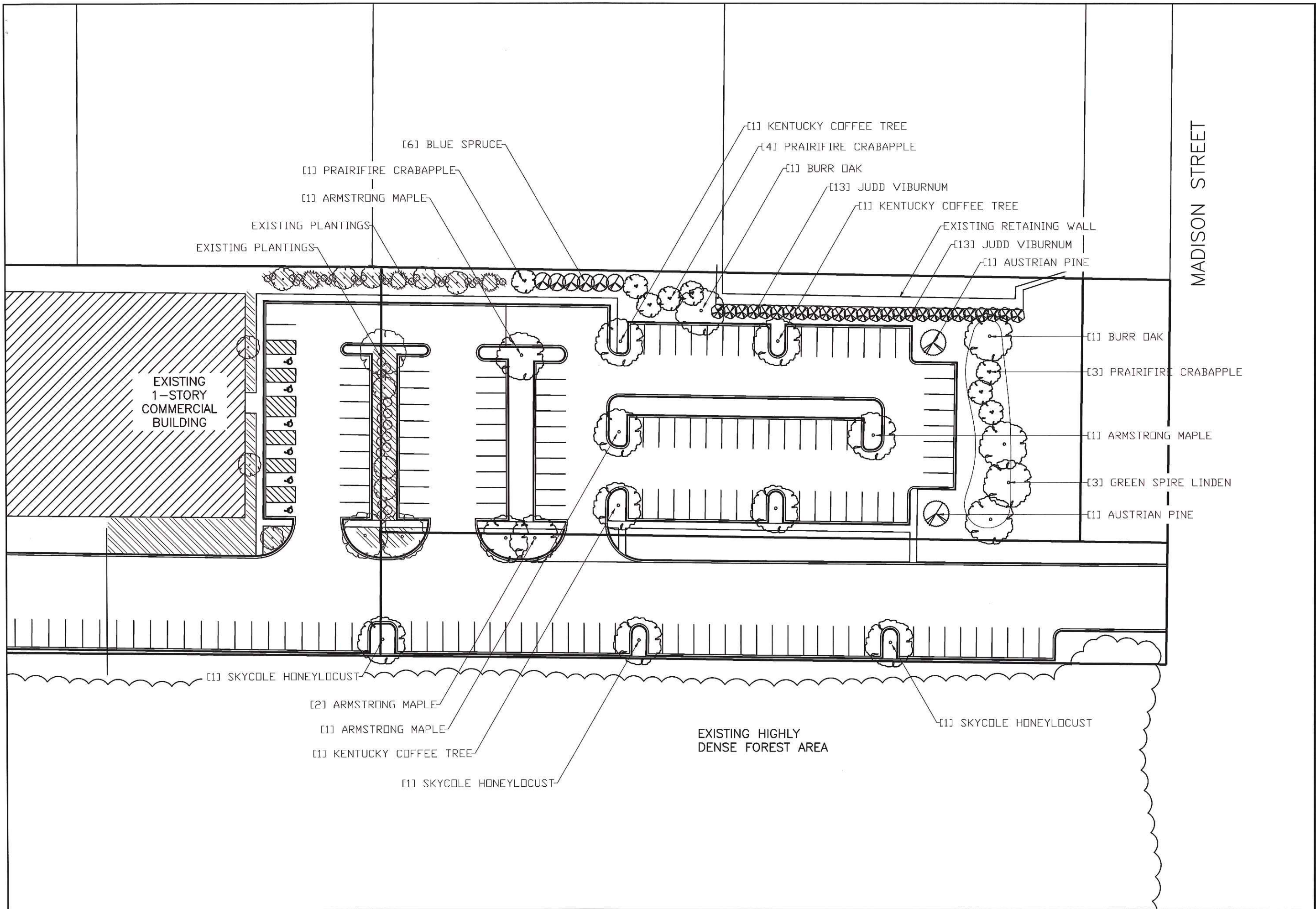
DRAWN: 08/17/15

SHEET TITLE:

PROPOSED SITE PLAN

SHEET NO.:

SP-2



Date: 9-20-2015  
 Scale: 1" = 50'  
 Design By: J. Czaja

**Madison Ridge**  
 8320-8350 S. Madison St.  
 Burr Ridge, IL  
**Parking Lot Expansion**





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

**Z-19-2015; 7100 Grant Street (Com Ed); Requests special use approval as per Section VI.B.2.I of the Burr Ridge Zoning Ordinance to permit construction of an additional building for an electrical sub-station and requests variations from Section VI.B.7 of the Zoning Ordinance to reduce the required perimeter building setbacks.**

**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:** December 7, 2015

**GENERAL INFORMATION**

**Petitioner:** Primera Engineers on behalf  
of Commonwealth Edison

**Property Owner:** Commonwealth Edison

**Petitioner's  
Status:** Engineer for Property Owner

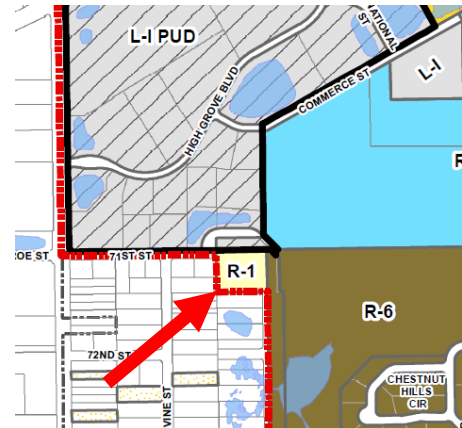
**Land Use Plan:** Recommends Park and Open  
Space

**Existing Zoning:** R-1 Single Family  
Residential

**Existing Land Use:** Com Ed Substation

**Site Area:** 3 Acres

**Subdivision:** Babson Park



## **SUMMARY**

Commonwealth Edison has an electrical substation on 71<sup>st</sup> Street between Madison Street and Harvester Park. They are proposing to upgrade the station to be a “Smart Substation.” A substation is where “voltage is transformed from high to low in order to be distributed to customers in the area.” The upgrade requires the construction of an additional building to house equipment. The building will contain relays, switches, and batteries to accommodate the conversion of this substation to a smart substation.

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

The property is zoned R-1 Single Family Residence District. The R-1 District classifies “Utility Substations” as a special use. Thus, an expansion of the use that was not previously authorized by a special use approval requires special use approval. The existing substation is legally non-conforming having been constructed prior to annexation into the Village.

Additionally, the minimum required building setbacks for a special use in the R-1 District is 100 feet from a front and rear lot line and 40 feet from a side lot line. Thus, the building requires a 100 foot setback from the north lot line (71<sup>st</sup> Street) and south lot line and a 40 foot setback from the east and west lot lines. The existing “control building” is located 50 feet from the north lot line. There are three options proposed for the new building all of which would be less than 100 feet from the north lot line.

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

This petition requests special use approval for the construction of a building for an existing utility substation and a variation from the required 100 foot front yard setback. The petitioner has completed findings of fact which may be adopted if the Plan Commission is in agreement with those findings.

The property has been used as an electrical substation for many years. The upgrading of the substation is a benefit to the community in terms of improving electrical service. The proposed building is generally consistent in appearance and size with the existing structures on the property.

The use and location of the property is unique relative to the required front yard setback. The front yard of the property is not immediately adjacent to other front yards. Thus, a reduction of the front yard setbacks does not directly impact adjacent properties. Additionally, the location is primarily dictated by the existing electrical facilities on the property.

For the expansion of a special use, the Plan Commission typically recommends additional improvements to bring the property closer to compliance with current parking and landscaping requirements. The non-conforming conditions on the property include a chain link fence, gravel driving and parking areas, and no perimeter landscape screening. The petitioner has provided a photo as an example of a solid fence with landscaping that would be provided. Also attached are photos of the property showing the areas that are most in need of upgrades to the fencing and landscaping. In particular, the east, north, and west side of the property would benefit from the use of solid fence with landscaping. Along the northeast side of the property, the fence should be moved away from the street to provide a 10 to 20 foot landscape area. Landscaping should be a mixture of shrubs along the fence and taller evergreen trees in the yards adjacent to the fence.

In regards to the gravel parking and driving areas, the property does not get daily use from vehicles. Therefore, staff suggests that resources should be focused on the perimeter landscaping and fencing and suggests the following conditions for approval of this request:



1. Solid fencing a minimum of 8 feet in height shall be provided around the perimeter of the property in place of the existing chain link fence.
2. The fence along the northeast side of the property shall be relocated 15 feet from the 71<sup>st</sup> Street curb to accommodate planting of trees and shrubs.
3. Landscaping shall be provided around the perimeter of the property as follows:
  - a. Landscaping in the form of shrubs and similar foundation plantings shall be provided along approximately 50% of the base of the fence on the north, northeast, and east sides.
  - b. A mixture of evergreen and deciduous trees shall be provided along the north, northeast, and east sides of the property at an appropriate spacing to ensure a continuous line of vegetation at plant maturity. Evergreen trees shall be at least 6 feet tall and deciduous trees at least 3 inch caliper at the time of planting.
4. Final fencing and landscaping plans shall be subject to staff review and approval prior to issuance of a building permit.

**Description of the requested special use:**

To allow for the operation of a ComEd substation TSS136 Burr Ridge located at 7100 Grant Street in the Village of Burr Ridge. A substation is part of the ComEd electrical system, where voltage is transformed from high to low in order to be distributed to customers in the area. The proposed prefab building will house additional relays, switches and batteries that will enable ComEd to upgrade and operate TSS136 Burr Ridge as a Smart Substation.

A Smart Substation uses state-of-the-art technology to reduce the frequency and duration of power outages and improves the ability to proactively monitor the electrical system and respond quickly to potential issues. An "Intelligent Substation Dashboard" provides information on the overall health of the substation components and communicates directly to ComEd when something is wrong. Sensors analyze up to 1,500 pieces of information every two seconds. Digital technology makes it easier for ComEd to identify fault locations so that crews can be sent quickly and directly to problem areas.



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

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

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

The proposed prefab building will house electric relay switches and batteries to upgrade and operate the existing substation as a smart substation. A smart substation will ensure continuous and reliable electric service to the residents of Burr Ridge.

- 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 new building will not be detrimental to, nor endanger the health and safety of the general public.

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

The proposed new building in an existing ComEd substation property will not diminish nor be injurious to the surrounding properties or neighborhood.

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

The proposed special use permit will not impede the orderly development or improvement of surrounding properties.



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

Existing roads and utilities servicing the existing substation are adequate to support the proposed building.

- 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 road serving the substation is adequate for the needs of the station, including the addition of the proposed building.

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

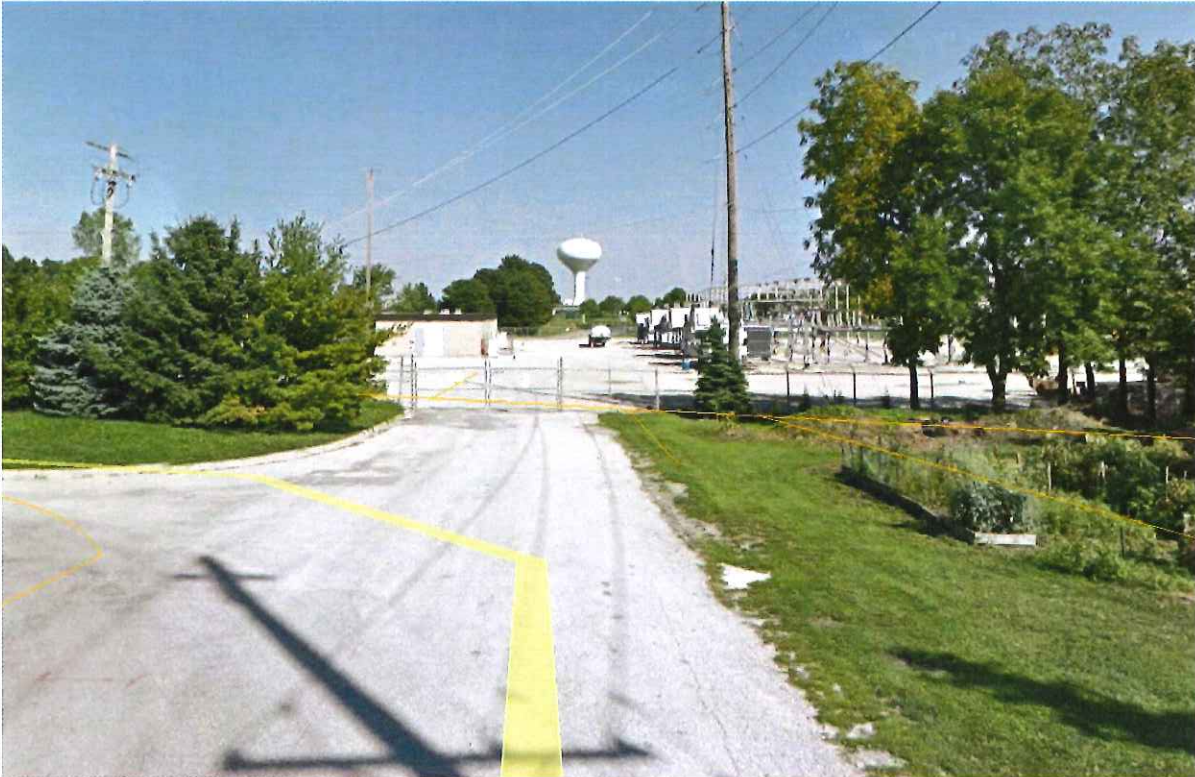
The proposed special use is not contrary to the objectives and principals of the village's comprehensive plan.

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

It is intended that if granted the special use will conform to the regulations of the R1 Single Family Residence district.

(Please transcribe or attach additional pages as necessary)

**Z-19-2015: 7100 Grant Street (Com Ed)**



71<sup>st</sup> Street Looking East – West side of Property

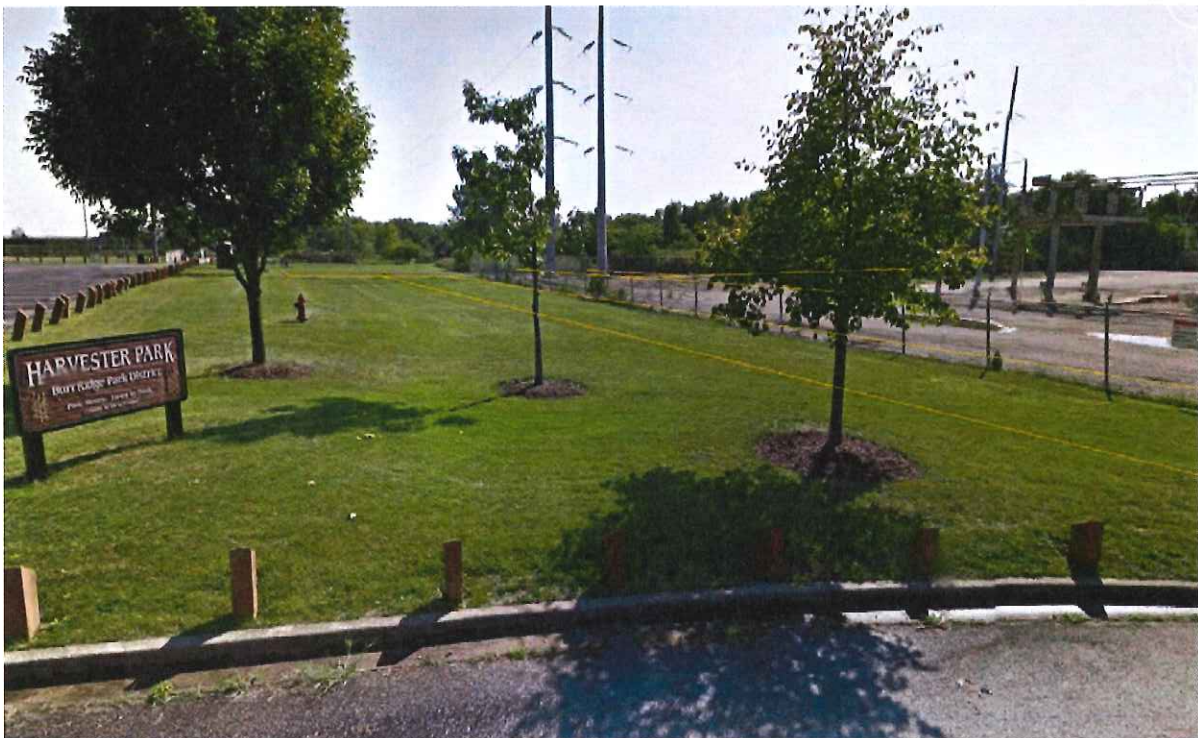


71<sup>st</sup> Street Looking Southeast – North side of Property





71<sup>st</sup> Street Looking West – Northeast Corner of Property



71<sup>st</sup> Street Looking South – Northeast Corner of Property



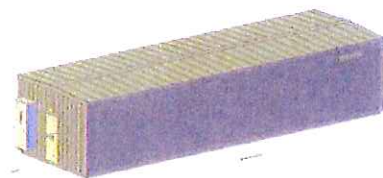


SAMPLE

Wunderlich-Malec Modular Integrated Control Enclosure (MICE) for Typical Control House Applications;

### Dimensions

Base footprint;	15 Feet Wide X 50 Feet Long
Base Height including floor;	10 Inches
Exterior Clearance;	<16 Feet Wide X ~ 51 Feet Long X ~12 Feet High Pending Detail Design



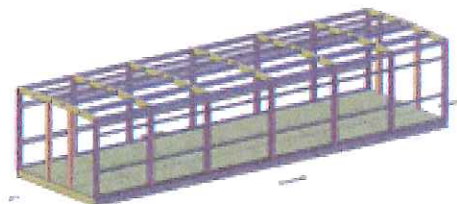
*Typical Building Exterior View*

## Materials

Base;	Steel I & C Beam
Framing Structural;	Columns, Roof; W6X15 Steel I Beam
Roof;	RWP 24 GA. Over 26 GA. White Color Coated Galvalume Steel Panels
Wall;	ESP Color Coated Galvalume Steel Panels
Interior Walls:	22 GA. Artisan Liner

## Design

Modular <i>Clear Span</i> Enclosed	No cross bracing under roof
Ground Snow Load;	85 P.S.F.
Roof Snow Load;	85 P.S.F.
Collateral Load;	10 P.S.F.
Wind Load;	125 (options to 185) M.P.H.
Roof;	Gabled, ½ to 12
Building Code;	IBC-2006
Deflection;	L960

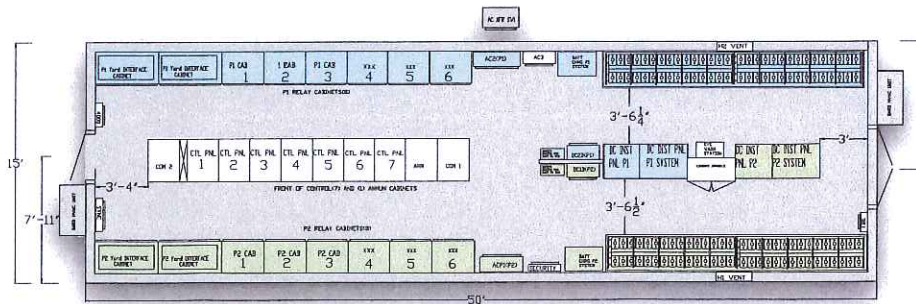


*Typical Framing View*

## Insulation

Roof;	3" Insulated RWP Roof Panel; R21 or better
Wall;	2 1/2" Insulated ESP Wall Panel; R21 or better
Floor;	Foam; R21 or better (connector plates locations excluded)

## Space Planning



FLOOR PLAN 15' X 50' W/ AC AND DC DISTRIBUTION

Telephone 823-7952

Albert Schmitt, Pres.

Albert G. Schmitt, Secy.-Treas.

**Service Surveying & Engineering Company**  
950 BUSSE HIGHWAY PARK RIDGE, ILLINOIS

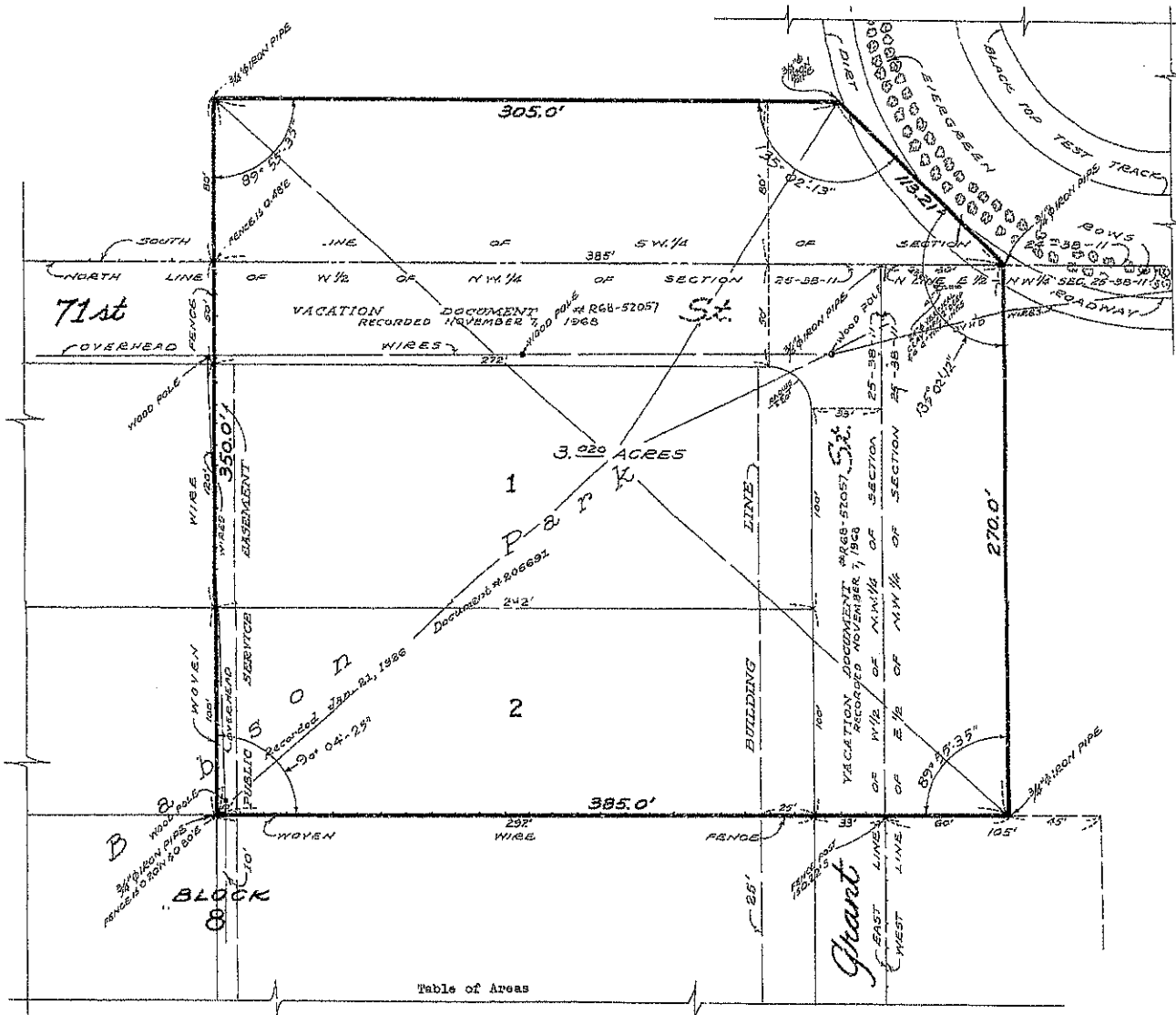
**PLAT of SURVEY**



Of

Lots 1 and 2 in Block 8 in Mason Park, a subdivision of the West half of the Northwest quarter of Section 25, Township 38 North, Range 11, East of the Third Principal Meridian, as shown on plat thereof recorded January 21, 1926, as Document No. 206691, together with that part of vacated Grant Street in said subdivision lying North of the South line of said Lot 2 extended East, and also together with that part of vacated 71st Street in said subdivision lying East of the West line of said Lot 1 extended North; also the West 60 feet of that part of the Northeast quarter of the Southwest quarter of said Section 25 lying North of the South line of said Lot 2 extended East; also that part of the Southwest quarter of Section 24 in aforesaid Township and Range described as follows: Beginning at a point on the South line of said Southwest quarter which is a distance of 60 feet East of the Southwest corner of the East half of said Southwest quarter; thence West along the South line of said Southwest quarter a distance of 385 feet to the extension North of the West line of said Lot 1; thence North along the extension North of said Lot 1 a distance of 80 feet; thence East along a line drawn parallel with the South line of said Southwest quarter a distance of 305 feet; thence Southeasterly a distance of 113.21 feet to the point of beginning, all in Du Page County, Illinois.

Containing 3.020 acres including vacated streets



23,596 sq. ft. in vacated streets
34,954 sq. ft. in Lot 1
29,200 sq. ft. in Lot 2
16,200 sq. ft. in E. 1/2 of N.W. 1/4 of Sec. 25
27,600 sq. ft. in S.W. 1/4 of Sec. 24
131,550 sq. ft. = 3.020 Acres Total.

For **Commonwealth Edison Co.**

Ordered by **E. R. CARTER**

Order No. **7614-REF. 7443**

Scale 1 inch = **40** Feet

Dimensions are in Feet and **DECIMALS**  
Angles Added Feb 24, 1969

**NOTICE**

COMPARE POINTS WITH SURVEY BEFORE  
BUILDING AND REPORT DIFFERENCE AT ONCE

FOR BUILDING LINE REFER TO YOUR DEED, CONTRACT OR ABSTRACT

STATE OF ILLINOIS  
COUNTY OF COOK

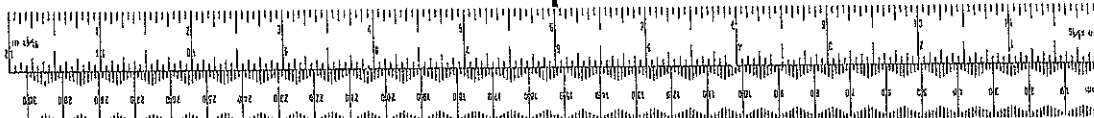
**ALBERT G. SCHMITT**

an Illinois Land Surveyor, do hereby certify that I  
have surveyed the property described above and  
that the plat hereon drawn is a correct representation  
thereof.

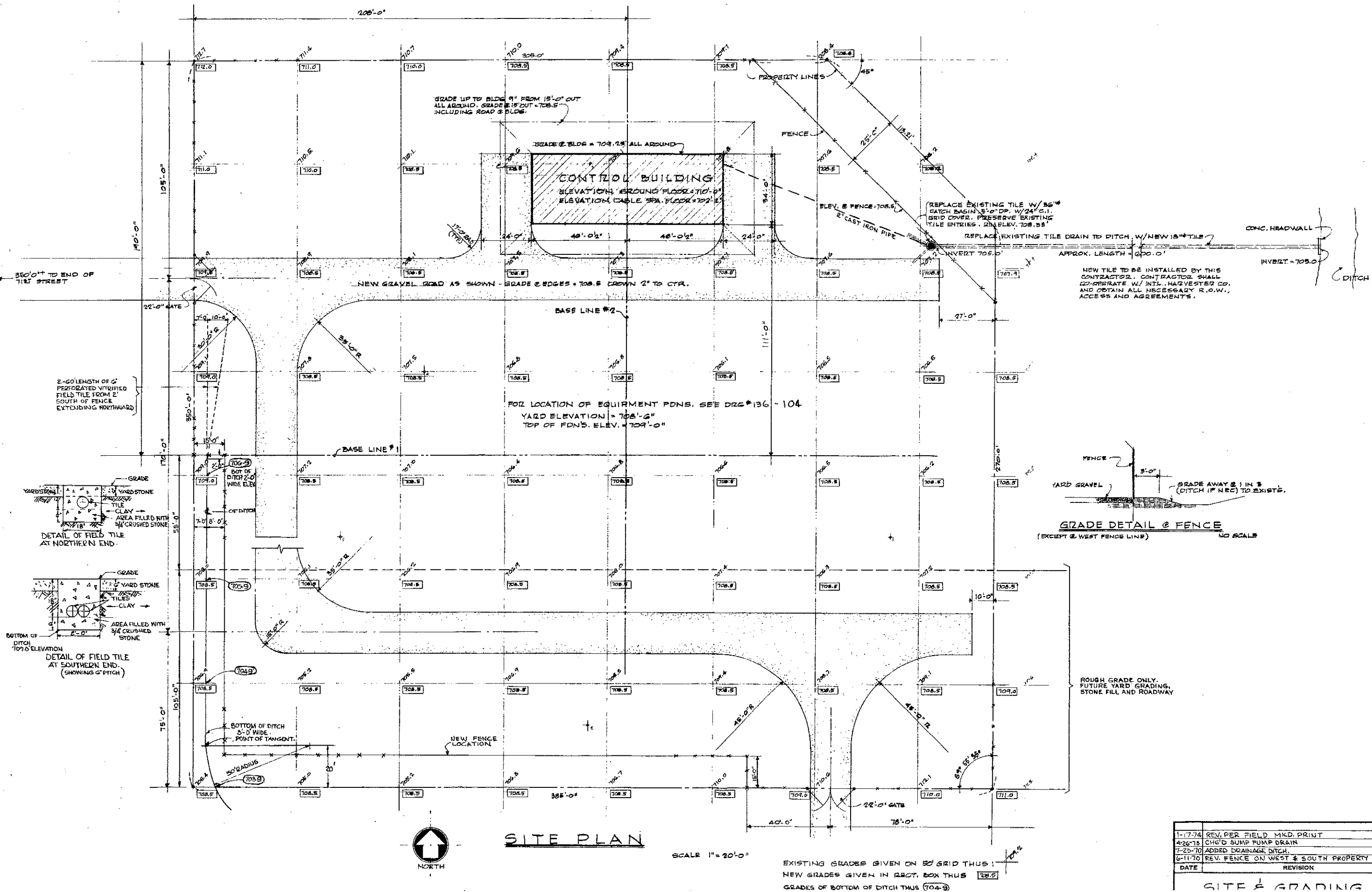
All dimensions are corrected to +62° F

Park Ridge, **DECEMBER 23, 1969**

**Albert G. Schmitt**  
Illinois Land Surveyor

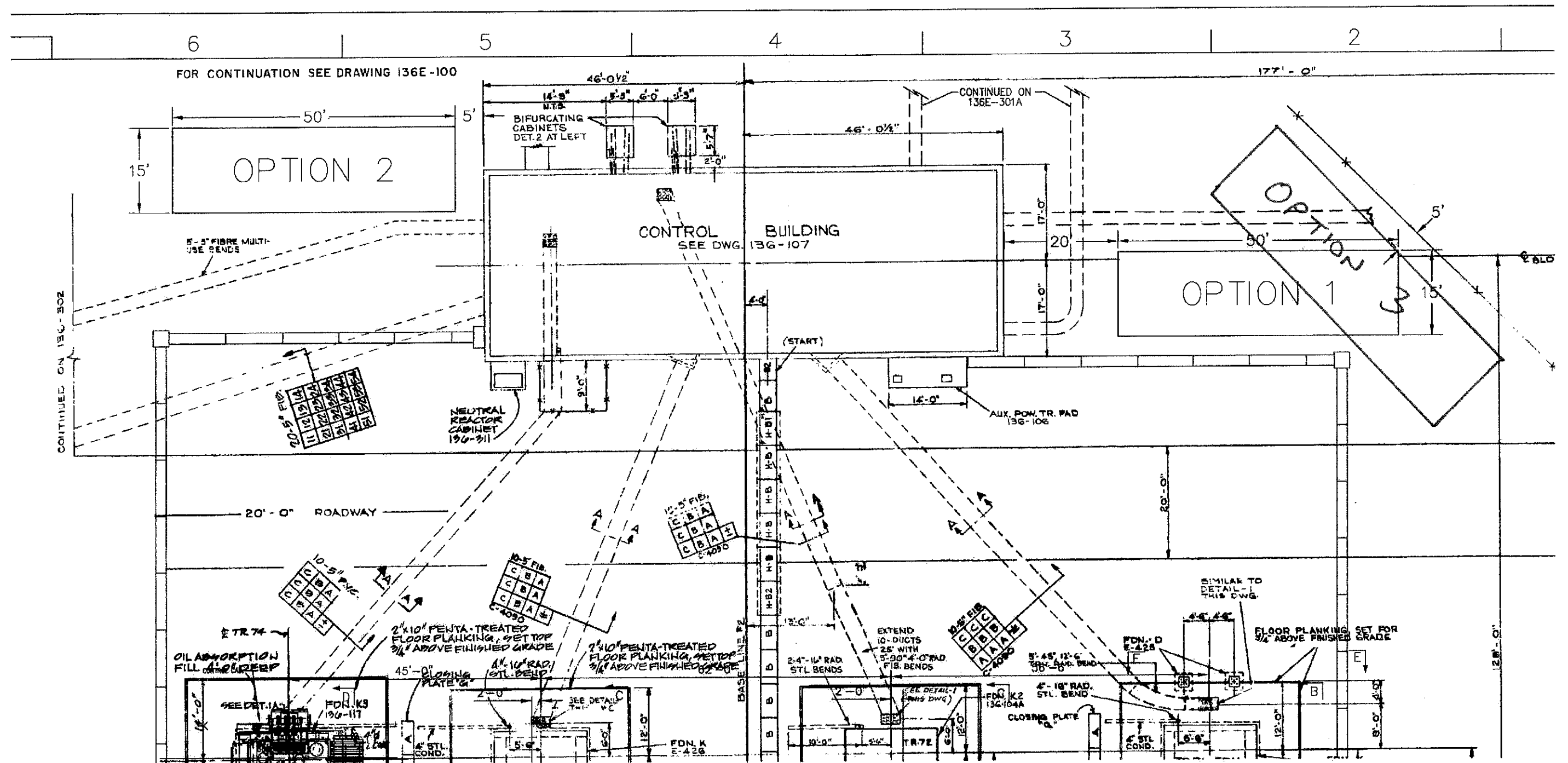






1-17-74	REV. PER FIELD MKD. PRINT		JEK
4-26-73	CIVIC DUMP PUMP DRAIN	390	AK
7-25-70	ADDED DRAINAGE DITCH.		AK
6-11-70	REV. FENCE ON WEST & SOUTH PROPERTY LINE		AK
DATE	REVISION		BY

SITE & GRADING







## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Doug Pollock, AICP

**DATE:** December 3, 2015

**RE:** Board Report for December 7, 2015 Plan Commission Meeting

At its November 23, 2015 meeting, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

**Z-17-2015: 78-324 Burr Ridge Parkway (County Line Square/Cycle Bar);** The Board concurred with the Plan Commission and directed staff to prepare an Ordinance adding Health and Athletic Club with less than 7,000 square feet to the list of permitted uses in the B-1 District, to approve the site plan for the reconfiguration of the parking lot, to grant a variation to waive the required landscaping islands for the new parking spaces, and to grant a variation to permit Cycle Bar with less than the required parking spaces.

11/25/2015

## Permits Applied For October 2015



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-15-271	10/14/2015	410 Village Center Dr.	Abela Construction	2233 S. Highland Av. Lombard IL 60148	Com Alteration
JCA-15-283	10/28/2015	450 Village Center Dr. 414	All Pro Construction Services	16W347 83rd St. Ste. B Burr Ridge IL 60527	Com Alteration
JCMSC-15-278	10/15/2015	150 Harvester Dr.	BJF Estancia I, LLC	150 Harvester Dr #120 Burr Ridge IL 60527	Commercial Miscellaneous
JCMSC-15-282	10/22/2015	15W 460 North Frontage Rd.	Abbey Paving Co., Inc.	1949 County Line Rd. Aurora IL 60502	Commercial Miscellaneous
JDEK-15-239	10/12/2015	265 Dartmouth Ct	Kai Zhao	265 Dartmouth Ct. Burr Ridge IL 60527	Deck Permit
JDEK-15-288	10/28/2015	15W 540 60TH PL	M & R Tile & Remodeling, Inc	5333 Woodland Ave. Western Springs IL 60558	Deck Permit
JELV-15-266	10/09/2015	300 South Frontage Rd	Urban Elevator	4830 W 16th St. Cicero IL 60804	Elevator
JGEN-15-272	10/15/2015	8023 Savoy Club Ct.	Penco Electric Inc	7133 N Austin Ave Niles IL 60714	Generator
JGEN-15-280	10/19/2015	58 Deer Path Trail	Ritzman Electric	11N530 McGough Rd. Hampshire IL 60140	Generator
JPAT-15-258	10/02/2015	39 Fawn Ct	Beck, Richard A & Jo Ann	39 Fawn Ct Burr Ridge IL 60521	Patio Permit
JPAT-15-265	10/12/2015	266 Lakewood Cir	Montano's Landscaping	1907 Lacey Ave Lisle IL 60532	Patio Permit
JPAT-15-267	10/21/2015	7615 Drew Ave	Stanley Dzierzega		Patio Permit
JPAT-15-281	10/20/2015	6679 Lee Ct	Kozak Custom Landscapes	701 First Street Batavia IL 60510	Patio Permit
JPF-15-256	10/05/2015	1 Hillcrest Ct	First Fence Inc.	10 N Elm St. Hillside IL 60162	Fence Permit
JPF-15-262	10/13/2015	512 Kirkwood Cove	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit
JPF-15-277	10/19/2015	268 60th St	Rosebrook Pools, Inc.	543 North Avenue Libertyville IL 60048	Fence Permit
JPF-15-279	10/19/2015	8212 Kathryn Ct	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit

11/25/2015

## Permits Applied For October 2015



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPPL-15-268	10/12/2015	8592 Johnston Rd	Sonco Pools & Spas Inc	8100 E Riverside Blvd Loves Park IL 61111	Pool Permit
JPR-15-238	10/01/2015	15W 281 91st ST	Unique Plumbing	9408 W. 47th St. Brookfield IL 60513	ROW Permit
JPR-15-261	10/14/2015	11464 73rd Pl	Northshore Service Plumbing	1146 Waukegan Rd. Waukegan IL 60085	ROW Permit
JPR-15-274	10/15/2015	7201 Garfield Ave	Cristinel Juravle	7201 Garfield Av Burr Ridge IL 60527	ROW Permit
JPR-15-289	10/20/2015	ROWs DuPage Locations	Construction by Camco	2125 Oakleaf St. Joliet IL 60436	ROW Permit
JPR-15-291	10/29/2015	8740 Grant St	Prairie Path Pavers	500 E. Cossitt Avenue LaGrange IL 60525	ROW Permit
JRAL-15-264	10/09/2015	8425 Dolfor Cove	Living by Design	601 Princet6on Ln. New Lenox IL 60451	Residential Alteration
JRAL-15-284	10/19/2015	8053 Shag Bark Ln	Airoom Inc	6825 N. Lincoln Lincolnwood IL 60712	Residential Alteration
JRAL-15-285	10/22/2015	1202 Burr Ridge Club Dr	Bruce Smothers	1202 Burr Ridge Club Dr. Burr Ridge IL 60527	Residential Alteration
JRDB-15-240	10/21/2015	125 Circle Ridge Dr	Craftsmanworks Installation So	8201 W. 183rd St. Tinley Park IL 60487	Residential Detached Building
JRDB-15-254	10/15/2015	7245 Fair Elms Ave	Franklin Benitez	7245 Fair Elms Av Burr Ridge IL 60527	Residential Detached Building
JRDB-15-270	10/14/2015	7785 Forest Hill Rd	Ronald & Lynne Sorrentino	7785 Forest Hill Road Burr Ridge IL 60527	Residential Detached Building
JRDB-15-287	10/26/2015	9155 Forest Edge Ln.	Tuff Shed	11039 Gage Av. Franklin Park IL 60131	Residential Detached Building
JRES-15-255	10/12/2015	1 Keri Ln	Paul Signorino	1 Keri Ln. Burr Ridge IL 60527	Residential Miscellaneous
JRES-15-286	10/26/2015	121 Carriage Way Dr.	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Residential Miscellaneous
JRES-15-290	10/29/2015	9225 Forest Edge LN	U.S. Weatherproofing		Residential Miscellaneous
JRES-15-292	10/30/2015	707 Ambriance	Hodgkins Property, Inc.	707 Ambriance Burr Ridge IL 60527	Residential Miscellaneous

11/25/2015

## Permits Applied For October 2015



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRPE-15-273	10/15/2015	7201 Garfield Ave	Conserve Electric, Inc.	9555 Arrowhead Dr. Hickory Hills IL 60457	Res Electrical Permit
JRPF-15-276	10/19/2015	268 60th St	Rosebrook Pools, Inc.	543 North Avenue Libertyville IL 60048	Pool and Fence
JRSF-15-257	10/02/2015	6545 Hillcrest Dr.	Aryan Development	1901 S. Calumet Av. Chicago IL 60616	Residential New Single Family
JRSF-15-260	10/08/2015	11561 W 87th St.	Seif Martini	9377 Madison St. Burr Ridge IL 60527	Residential New Single Family
JRSF-15-263	10/09/2015	11555 W 87th St.	Larry Musiukevicius	1813 N. Cleveland Av. Chicago IL 60614	Residential New Single Family
JRSF-15-269	10/12/2015	28 Hidden Lake Dr	Silver Leaf Construction & Re	241 Frontage Rd., #45 Burr Ridge IL 60527	Residential New Single Family
JRSF-15-275	10/16/2015	6 Shenandoah Ct	Hellyer Custom Builders, Inc.	1999 Bucktail Ln. Sugar Grove IL 60554	Residential New Single Family
<b>TOTAL:</b>	<b>41</b>				



11/25/2015

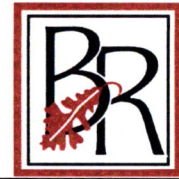
## Permits Issued October 2015



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JCA-15-190	10/30/2015	420 Village Center Dr.	Clarion Construction, Inc	58 Eisenhower Lane N. Lombard IL 60148	Com Alteration \$87,358 1,090
JCMSC-15-234	10/06/2015	6801 High Grove Blvd	Construction Management Ass	419-C Harrison St. Oak Park IL 60304	Commercial Miscellaneous
JDEK-15-230	10/20/2015	15W 455 62ND ST	Fuller's Home & Hardware	35 E. First St. Hinsdale IL 60521	Deck Permit
JDEK-15-239	10/07/2015	265 Dartmouth Ct	Kai Zhao	265 Dartmouth Ct. Burr Ridge IL 60527	Deck Permit
JGEN-15-272	10/28/2015	8023 Savoy Club Ct.	Penco Electric Inc	7133 N Austin Ave Niles IL 60714	Generator
JPAT-15-245	10/15/2015	600 Briarwood Dr.	Grant & Power	700 E. Roosevelt Rd. West Chicago IL 60185	Patio Permit
JPAT-15-248	10/21/2015	1475 Tomlin Dr	Grant & Power Landscaping In	700 E. Roosevelt Rd. West Chicago IL 60185	Patio Permit
JPAT-15-265	10/29/2015	266 Lakewood Cir	Montano's Landscaping	1907 Lacey Ave Lisle IL 60532	Patio Permit
JPAT-15-267	10/21/2015	7615 Drew Ave	Stanley Dzierzega		Patio Permit
JPF-15-256	10/19/2015	1 Hillcrest Ct	First Fence Inc.	10 N Elm St. Hillside IL 60162	Fence Permit
JPF-15-279	10/29/2015	8212 Kathryn Ct	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit
JPPL-15-193	10/02/2015	15W 116 59th St	Platinum Poolcare Aquatech, L	300 Industrial Ln. Wheeling IL 60090	Pool Permit
JPR-15-198	10/01/2015	Woodview Rd.	LaMantia Enterprises, Inc.	5100 Williams St. Downers Grove IL 60515	ROW Permit
JPR-15-244	10/01/2015	8990 Enclave Dr	Grant & Power Landscaping In	700 E. Roosevelt Rd. West Chicago IL 60185	ROW Permit
JPR-15-261	10/15/2015	11464 73rd Pl	Northshore Service Plumbing	1146 Waukegan Rd. Waukegan IL 60085	ROW Permit
JRAL-15-264	10/30/2015	8425 Dolfor Cove	Living by Design	601 Princet6on Ln. New Lenox IL 60451	Residential Alteration \$4,500 60

11/25/2015

## Permits Issued October 2015



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg
JRDB-15-240	10/07/2015	125 Circle Ridge Dr	Craftsmanworks Installation So	8201 W. 183rd St. Tinley Park IL 60487	Residential Detached Building
JRDB-15-254	10/23/2015	7245 Fair Elms Ave	Franklin Benitez	7245 Fair Elms Av Burr Ridge IL 60527	Residential Detached Building
JRDB-15-270	10/29/2015	7785 Forest Hill Rd	Ronald & Lynne Sorrentino	7785 Forest Hill Road Burr Ridge IL 60527	Residential Detached Building
JRES-15-242	10/21/2015	9200 Fallingwater Dr W	CCA Restoration, Inc	11610 S Mayfield Alsip IL 60803	Residential Miscellaneous
<b>TOTAL:</b>	<b>20</b>				

11/25/15

## Occupancy Certificates Issued October 2015



CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF15033	10/02/15	Vacant	15W 221 72nd ST
OF15036	10/28/15	Fred & Carol Hoiberg	15W 170 60th ST
OF15037	10/05/15	Richard & Sharon Zalewski	8712 Polo Ridge Ct
OF15038	10/09/15	Omar & Noura Chahin	15W 215 79TH ST

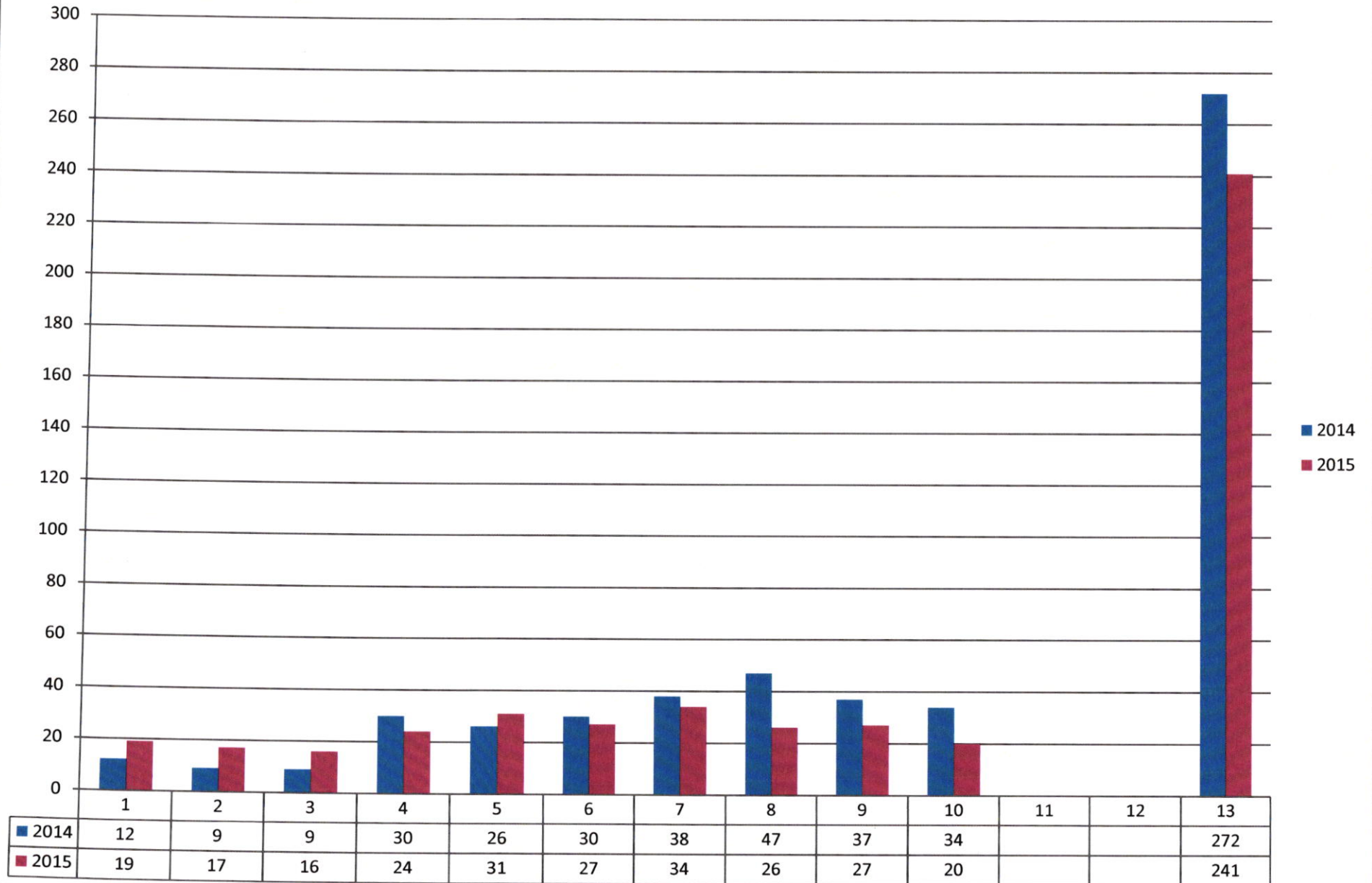
## MONTHLY SURVEY OF BUILDING PERMITS - 2015

(Does not include miscellaneous Permits)

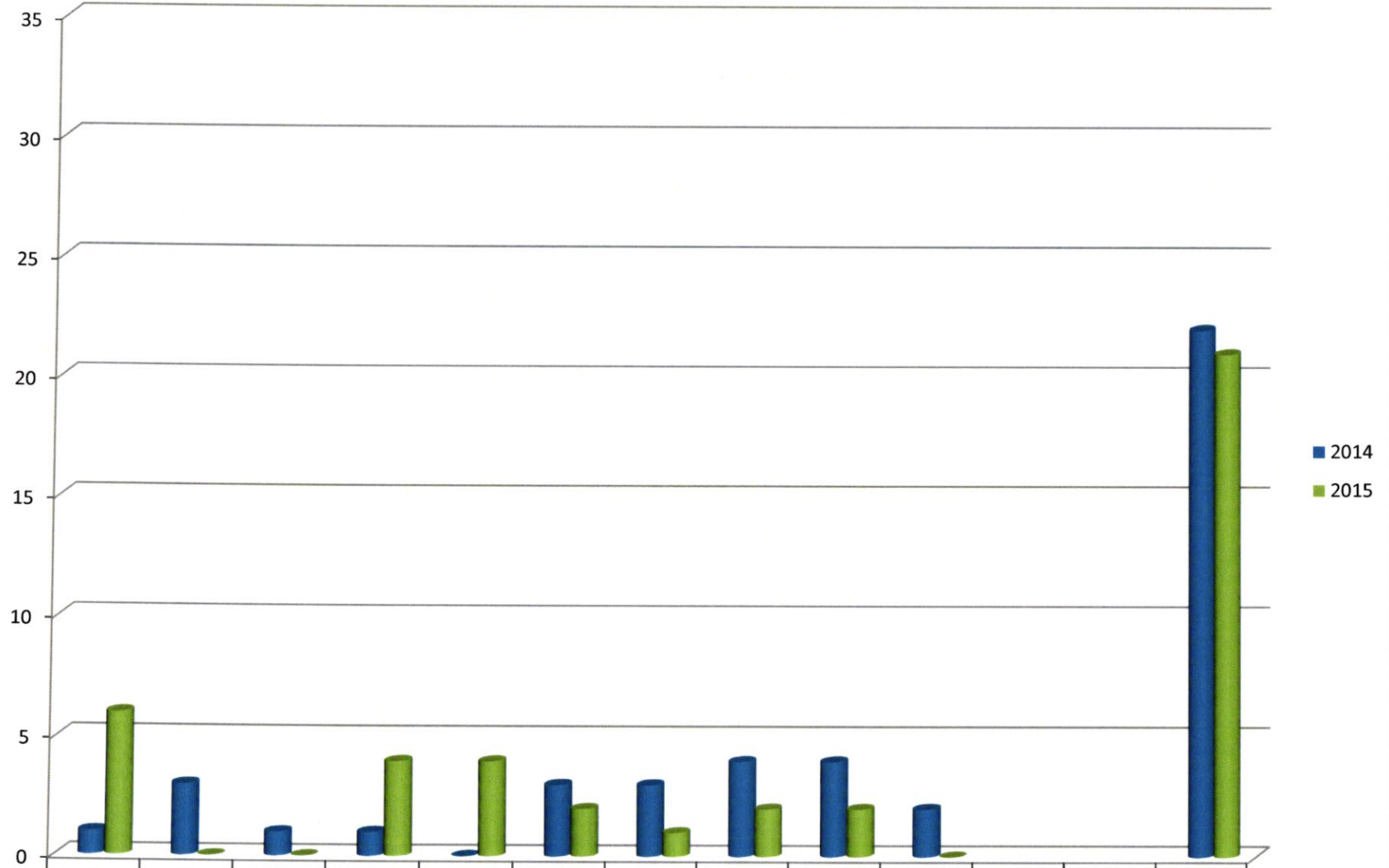
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$3,694,950	\$241,575		\$197,264	\$4,133,789
	[6]	[6]		[1]	
FEBRUARY		\$547,575		\$562,880	\$1,110,455
		[4]		[2]	
MARCH		\$255,975	\$6,542,562	\$1,074,284	\$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		\$4,500		\$87,358	\$91,858
		[1]		[1]	
NOVEMBER					
DECEMBER					
<b>2015 TOTAL</b>	<b>\$14,860,050</b>	<b>\$3,525,100</b>	<b>\$6,542,562</b>	<b>\$5,124,793</b>	<b>\$30,052,505</b>
	[21]	[47]	[1]	[17]	



# Village of Burr Ridge 2015 Building Permit Activity Compared to 2014



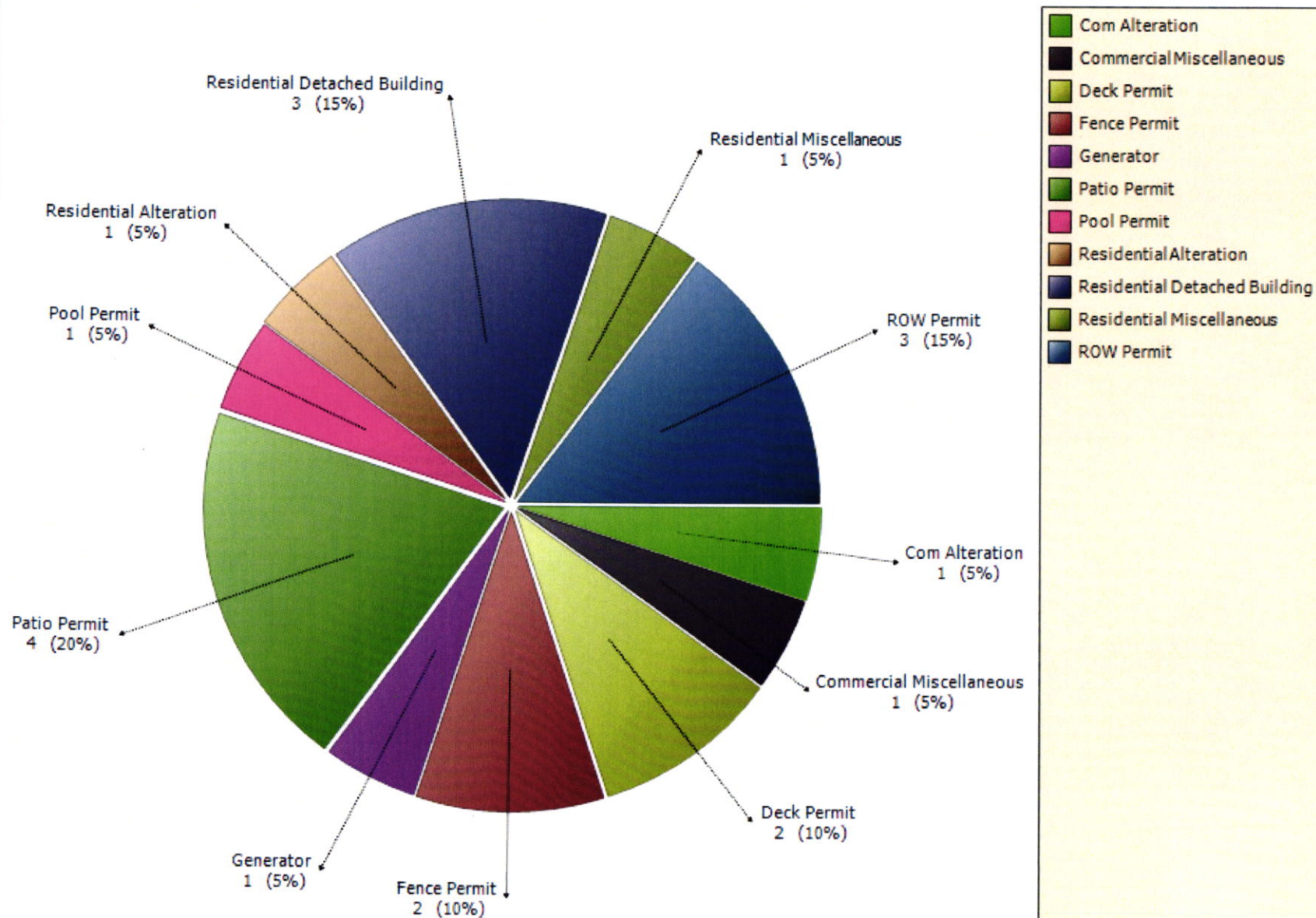
## Village of Burr Ridge 2015 New Housing Starts Compared to 2014



■ 2014	1	3	1	1	0	3	3	4	4	2		11	12	13
■ 2015	6	0	0	4	4	2	1	2	2	0				21

Issued in October 2015

## Permits by Permit Type







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

**S-01-2015; 150 Harvester Drive (Brookfield); Requests conditional sign approval as per Section 55.08.B of the Sign Ordinance to permit a wall sign in addition to two ground signs within this Planned Unit Development.**

**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:** December 7, 2015

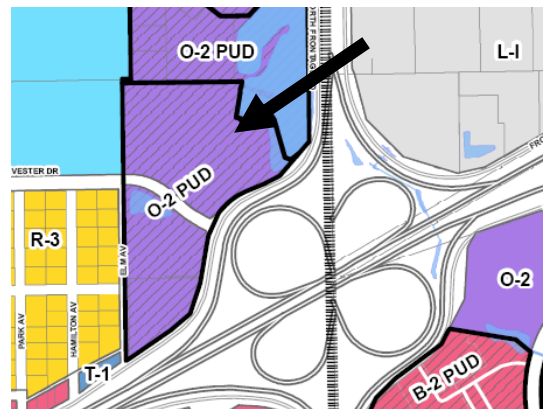
**GENERAL INFORMATION**

**Petitioner:** Brookfield Global  
Relocation Services, LLC

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

**Petitioner's Status:** Tenant

**Land Use Plan:** Recommends office uses



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

**Existing Land Use:** Office

**Site Area:**

**Subdivision:** Estancia Planned Unit  
Development



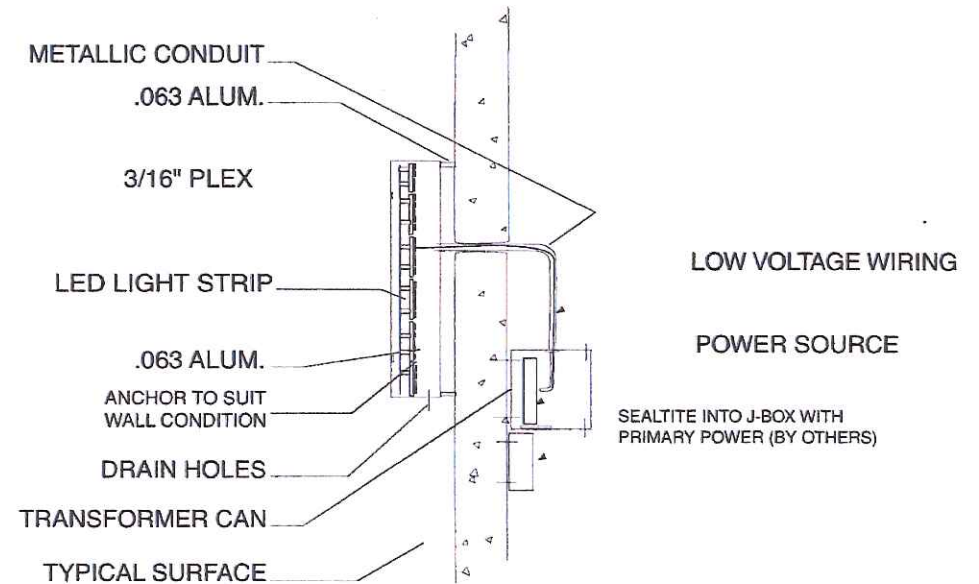
### **SUMMARY**

The petitioner is seeking approval for a 50 square foot wall sign to be erected on the three story office building at 150 Harvester Drive. The building is part of a Planned Unit Development that includes shared parking and access for two existing office buildings and a planned third office building. As a PUD, any new signs require review by the Plan Commission and approval by the Board of Trustees. The following is a summary of relevant facts concerning this request:

- The Sign Ordinance permits one sign per property not exceeding 100 to 250 square feet depending on the size of the building. For the subject 111,000 square foot building, the total sign area permitted is 161 square feet.
- The property has one existing sign; a 40 square foot monument sign with tenant listings for the one story office building.
- In 2006, the Village granted sign approval for a 60 square foot wall sign on the three story building. That sign identified “Insure One” and was mounted on the south façade of the building.
- In 2013, the Village granted sign approval for a second wall sign on the three story building. The second sign was to identify “Brookfield,” was to be mounted on the east façade of the building and was not to exceed 60 square feet.
- Since 2013, the Insure One wall sign has been removed and the Brookfield wall sign was not erected nor was there an application for a sign permit. Thus, the 2013 sign approval expired due to failure to obtain a permit within one year.
- At this time, the petitioner is seeking to erect what was previously the second wall sign on the building but now will be the only wall sign on the building.

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

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement. The proposed sign is the same sign that was approved in 2013. With the removal of the Insure One sign, there is less sign area for the property. Approval of this request will negate the prior approval of two wall signs on the building.



220.25 in

31.7 in

# Brookfield

These drawings are the exclusive property of Integrity Sign Company. Any use other than that intended is not allowed without the express written authorization of Integrity Sign Company. Ideas contained herein are considered intellectual property and are protected under law. © Integrity Sign Company. The prices, specifications and conditions as described are satisfactory and hereby accepted. Integrity Sign Company is authorized to do the work as specified.

Directory Name: \\Ripper\

Customer:

Address:

Current Date: 11/23/2015

File Name: BROOKFIELD.fs

Drawn By: JS

Salesperson:

Approved By:

Date:



18621 S. 81st Ave.  
Tinley Park, IL 60487  
708-532-5038  
708-532-5059

