



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

**October 17, 2016
7:30 P.M.**

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Robert Grela**

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

II. APPROVAL OF PRIOR MEETING MINUTES

A. September 19, 2016 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-11-2016: 440 Village Center Drive (Portillo/Szczodry); Text Amendment, Special Use and Findings of Fact

Requests amendments to Section VIII.C.2 of the Burr Ridge Zoning Ordinance and to the Burr Ridge Village Center Planned Unit Development Ordinance No. A-834-10-05 to add "Golf Simulation Facility with Sales of Alcoholic and non-Alcoholic Beverages and pre-packaged food and snacks" to the list of special uses in the B-2 District and in the Burr Ridge Village Center Planned Unit Development; and requests special use approval to permit said business in the Burr Ridge Village Center.

B. Z-12-2016: 7600 and 7630 County Line Road (Med Properties Group); Special Use, Variations, and Findings of Fact

Requests the following approvals relative the Burr Ridge Zoning Ordinance to accommodate the razing of two existing buildings and construction of a new building on the subject property: special use approval as per Section VII.B.8-10 for site, landscaping and building elevation plan review; special use approval as per Section VII.C.2.i for the use of the property for a medical office; a variation from Section XI.C.11.a(2)(a) to permit the construction of a parking lot and dumpster enclosure 19.76 feet from the rear lot line rather than the required 30 feet or in lieu thereof, a variation from Section VII.C.5.b(1) to permit a reduction of the front yard building setback; a variation from Section XI.C.11.a(2)(c) to permit the parking lot and shared access drive without the required 8 foot setback from the south side lot line; and a variation from Section XI.C.8 to permit a parking lot drive aisle to encroach into the front yard.

C. Z-13-2016: Zoning Ordinance Text Amendment – Front Yard Walls and Monuments

Consideration of an amendment to Section IV.I of the Burr Ridge Zoning Ordinance relative to permitted accessory structures for residential properties and in particular, regulations for architectural entrance structures, walls and masonry piers.

IV. CORRESPONDENCE

- A.** Board Report – September 26, 2016 and October 10, 2016

V. OTHER CONSIDERATIONS

There are no other considerations scheduled

VI. FUTURE SCHEDULED MEETINGS

- A. November 7, 2016:** Not scheduled due to election on November 8, 2016
- B. November 21, 2016:** The filing deadline for this meeting is October 24, 2016.

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 24, 2016 Regular Meeting beginning at 7:00 P.M. Commissioner Broline is the Plan Commission representative for the October 24, 2016 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
SEPTEMBER 19, 2016

I. ROLL CALL

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

ROLL CALL was noted as follows:

PRESENT: 6 – Stratis, Grunsten, Broline, Praxmarer, Grela, and Trzupek

ABSENT: 2 – Hoch and Scott

Also present was Community Development Director Doug Pollock and Trustees Franzese, Schiappa, and Bolos.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Broline to approve the minutes of the August 15, 2016 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 4 – Broline, Stratis, Praxmarer, and Trzupek

NAYS: 0 – None

ABSTAIN: 2 – Grela and Grunsten

MOTION CARRIED by a vote of 4-0.

Chairman Trzupek suggested that the Commission take some items out of order due to the lengthy public hearing anticipated for the last public hearing. The Commission agreed.

V. OTHER CONSIDERATIONS

PC-09-2016: 8405 Oak Knoll Drive; Request for Private Sanitary Sewer System

Mr. Pollock reported that the property owner at 8405 Oak Knoll Drive is constructing a new home and would like to build a private sanitary sewer system. He added that the Village Engineer has recommended a private system as connection to the public sewer would require a private lift station and may cause problems relative to interference with crossing the water main.

Commissioner Grela stated that he has a private septic system at his home and is confident that the system proposed will work well.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to approve the request to build a new home with a private sanitary sewer system.

ROLL CALL VOTE was as follows:

AYES: 6 – Grela, Praxmarer, Stratis, Grunsten, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

V-04-2016: 15W660 79th Street (Mars Chocolate); Findings of Fact

Mr. Pollock stated that the Commission had recommended approval of this variation but directed staff to prepare findings of fact.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to approve the findings of fact as prepared by staff.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Grunsten, Grela, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

V-04-2016: 15W660 79th Street (Mars Chocolate); Review of Landscaping Plan

Mr. Pollock said that the Plan Commission previously recommended approval of a variation to waive the screening for new rooftop equipment in lieu of landscaping to be provided around the perimeter of the property and that the landscaping plan was required to be submitted to the Commission for administrative review. He referenced the landscaping plan submitted by the petitioner.

Commissioner Stratis said that he believes the plan achieves the intended level of screening.

Commissioner Grunsten asked if larger plants could be provided. Mr. Pollock said that the problem with larger plants is that the mortality rate is much higher and if they have to be replaced, the benefit of the larger plant is reduced.

Commissioner Grela said he agrees with the staff report that some additional plants should be provided between the east lot line and the driveway along 79th Street.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Grunsten to approve the submitted landscaping with the condition that additional trees be added along 79th Street between the entrance drive and the east lot line.

ROLL CALL VOTE was as follows:

AYES: 5 – Grela, Grunsten, Stratis, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

III. PUBLIC HEARINGS

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

V-05-2016: 300 Tamerton Parkway (Karls); Variation and Findings of Fact

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner seeks approval to expand a patio and add a fire pit and outdoor kitchen. The Zoning Ordinance permits patios in side yards but does not permit a fire pit or outdoor kitchen in the side yard. The variation seeks approval to place these structures in a side yard.

Chairman Trzupek asked the petitioner to make their presentation. The petitioner said they have nothing to add to the staff report.

Chairman Trzupek described the siting of the house relative to the front lot line. He asked if there was anything proposed for the side yard that would not be allowed in the rear yard. Mr. Pollock said there were none.

Chairman Trzupek asked for public comments and questions. There were none.

Chairman Trzupek asked for comments and questions from the Plan Commission.

Commissioner Grela said that he visited the site and believes that the location of the proposed structures is most appropriate for this site and that given the landscaping, he sees no problem with this variation.

Commissioner Praxmarer said that she agrees with the findings of fact and believes the siting of the house justifies the variation.

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

At 7:44 p.m. a **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Stratis to close the hearing for V-05-2016.

ROLL CALL VOTE was as follows:

AYES: 5 – Grunsten, Stratis, Grela, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to adopt the petitioner's findings of fact and recommend that the Board of Trustees approve V-05-2016 subject to compliance with the submitted plans.

ROLL CALL VOTE was as follows:

AYES: 5 – Grela, Praxmarer, Stratis, Grunsten, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Z-09-2016: 6101 County Line Road (King-Bruwaert House); PUD Amendment and Findings of Fact

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: This petition seeks to remodel a portion of an existing senior housing building to create a bistro. The bistro will be open to the public and will serve alcoholic beverages. Due to technically being open to the public and due to sales of alcoholic beverages, it was determined that an amendment to the Planned Unit Development Ordinance is required.

Chairman Trzupek asked the petitioner to make their presentation. Ms. Cathleen Keating said she was the Attorney for King Bruwaert House. She said there are 85 to 100 residents living in the building and the intent was to create a restaurant where they can buy their own food and drinks and invite guests to join them.

Chairman Trzupek asked for public comments and questions. There were none.

Chairman Trzupek asked for comments and questions from the Plan Commission.

Commissioner Stratis asked for clarification on the location of the bistro. Ms. Keating said it was within the existing building directly north of the entry area. Commissioner Stratis asked about the outdoor dining area and if there will be a wall or fence. Ms. Keating said there is a 3 to 4 foot tall stone wall around the outdoor dining area.

In response to Commissioner Stratis, Ms. Keating said deliveries would not change from the existing deliveries, that all food and beverages would be consumed on-site and there would be no public signs indicating food or beverage sales.

Commissioner Grunsten said she is in favor of the bistro and her only concern is the sale of alcoholic beverages.

Commissioner Broline asked if there were people under 21 working at King Bruwaert. Ms. Keating said there were but they would not be serving alcoholic beverages.

Commissioner Praxmarer asked about the hours for the bistro. Ms. Keating said that the hours would be 11 am to 7 pm.

Commissioner Grela said he supports this request. He clarified that there would be no packaged liquor sales.

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

At 7:57 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to close the hearing for Z-09-2016.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grela, Grunsten, Praxmarer, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to adopt the petitioner's findings of fact and recommend that the Board approve Z-09-2016 subject to final staff review of the wall around the outdoor dining area with the wall being approximately 4 feet in height.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grunsten, Grela, Praxmarer, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-10-2016: 1400 Burr Ridge Parkway and 11650 Bridewell Drive (Weekley); Rezoning, Text Amendment or Variation, Planned Unit Development and Findings of Fact

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The subject property is within the Burr Ridge Corporate Park and the petitioner is seeking rezoning and a Planned Unit Development (PUD) to build 52, detached, single-family clustered homes on private streets. An amendment or variation is also requested to reduce the minimum required area for an R-5 PUD from 40 acres to 20 acres. The petitioner came before the Plan Commission in May for 75 units on this same property. That petition was withdrawn after the Plan Commission held a public hearing and recommended denial based on concerns primarily with density. This petition

reduces the number of units from 75 to 52 with a new streetscape and eliminates one of the two types of homes proposed.

Chairman Trzupek asked the petitioner to make their presentation.

Mr. Kevin Seay was present on behalf of David Weekley Homes. Mr. Seay went through a Power Point presentation with plans and explanation of the proposed development.

Chairman Trzupek asked for public comments and questions.

Ms. Kathleen Blank, 11465 73rd Place, asked why they were able to change the plan and if the reduction of units would change the pricing. Mr. Seay said that the seller was willing to reduce the price of the land and that the anticipated price of the units has not changed.

Ms. Blank asked about the houses being age restricted. Mr. Seay said that it would be age targeted and not restricted. Ms. Blank said that the residents should take into account that there could be younger families and children. Mr. Seay said that the design of the community would not be conducive to families because families could not erect fences or playground equipment on the common space. Ms. Blank said that it is inevitable that someone would be back asking for approval for playground equipment and fences.

Ms. Blank said that she is concerned about 72nd Street traffic. She said that has not been addressed. She added that she has no objection to the zoning and that the parcel should be residential. He is primarily concerned about traffic. Mr. Seay responded that there are existing traffic issues but that the traffic study clearly indicates that the proposed development would not impact traffic in a significant manner.

Ms. Ellen Raymond, 11538 Ridgewood Lane, asked about the number of exterior elevations and the number of bedrooms. Mr. Seay said they would have at least five different home plans each with 3 or 4 elevations. He said the exterior materials would not include vinyl or aluminum siding. He said that 3.8 acres is lake and 3.2 acres of park land next to lake and 2.1 acres of additional open space within the development.

Ms. Raymond also asked about the pathway around the lake. Mr. Seay said they would commit to construct the pathway all the way around the pond. He said he would like to be able to complete the pathway concurrent with the construction of the homes due to the need for an Army Corps of Engineers' permit.

Ms. Janet Shangle, 11441 73rd Place, asked about the price of the homes. Mr. Seay said the homes would be \$680,000 to \$840,000. Ms. Shangle said that as an empty nester she could not afford one of those homes and because of that she does not think this will work for empty nesters and it will attract families.

Mr. Kevin Drass, Oak Park, Illinois, asked how many ranch homes there would be. Mr. Seay said that they have one ranch plan right now and that buyers could choose the ranch or other options.

Chairman Trzupek mentioned the various elevations and plans and said that as presented the Village would not be able to determine whether the homes had front porches or not. He said this is something the Commissioners should consider.

Ms. Beth Burt said she is a resident of Burr Ridge and a real estate agent. She said that the plan is a really nice plan and that there is a huge need for this type of housing.

Mr. Mark Thoma, 7515 Drew Avenue, said that 72nd Street is sub-standard and has no shoulder. He asked about the setback from the street to the houses and if there is a sidewalk. Mr. Seay said that the homes would be 20 feet minimum from the sidewalk and the sidewalk is 5 feet from the street.

Mr. Thoma said that Burr Ridge has been known for large lots and large homes and this is not fitting for Burr Ridge. He said that there are approximately 1300 homes that are smaller out of about 3300 total homes. He said it is wrong to say that we do not have smaller homes or smaller lots. Mr. Thoma wondered if this is the best use of the land.

Janet Podczerwinski, 11475 73rd Street, asked about the sidewalk on Bridewell. Mr. Seay responded.

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

Commissioner Grela said that the submittal package was one of the most comprehensive he has ever seen. He asked for clarification about whether a buyer can design their own home. Mr. Seay said they could not, that Weekley will provide the options for the homes and buyers cannot deviate from the homes to be provided by Weekley. In response to Commissioner Grela, Mr. Seay said that there would be a monotony code to ensure variety.

Commissioner Grela added that the open porches create an appearance of greater front setbacks and if they had a ratio of the number of homes that would have open porches. Mr. Seay said that the majority of homes offered would have open front porches but that it would be up to buyers to choose which type of home they want.

Commissioner Grela said he likes the plan and the density and he is only struggling with the Master Plan and whether to change the recommendation for this land to residential. He added that this is the only place where he would consider the density being proposed.

Commissioner Praxmarer asked if they had done a market study or have talked with local realtors about the demand for this type of house. Mr. Seay said they have done both and are confident that there is a demand for this type of house. Commissioner Praxmarer said that the developer has done a good job addressing concerns and she cannot see much to criticize about this development.

Commissioner Broline said that most of his questions have been answered. He said he believes this project will be a complement to the Village Center.

Commissioner Grunsten said that she thinks the project still looks dense and she thinks that it may attract families with children.

Commissioner Stratis said that the location of the project next to the freeway would discourage families as well as the price of the homes. He asked about details related to the entryway at Burr Ridge Parkway, internal traffic control, maintenance of the pond, and curbs. He said that he believes this property is not suitable for industrial or retail development and that office development will not occur due to the office market and location in Cook County. Commissioner Stratis said that as a result, he believes this is a practical and sensible use of the property.

Chairman Trzupek asked about the courtyard homes that were accessed by rear alleys and his previous suggestion that the middle block be developed with the courtyard homes. Mr. Seay said that the topography of the site makes it difficult to do the courtyards in the middle. He said that

the courtyard homes would require a 5 foot retaining wall along the street and he does not think that will be marketable or desirable.

Chairman Trzupek asked how the Village would enforce monotony and architecture. Mr. Pollock responded that this is a preliminary review and that if approved, a final PUD plan will be required to be submitted for Plan Commission and Board of Trustees review. Mr. Pollock said that the final PUD plans will include final elevation drawings and may include restrictions on the number of front porches and variety in elevations. He said the final plans would also address some of the engineering details that were asked about.

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

At 9:33 p.m. a **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to close the hearing for Z-10-2016.

ROLL CALL VOTE was as follows:

AYES: 6 – Grela, Praxmarer, Stratis, Grunsten, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and recommend that the Board of Trustees rezone the property referenced in Z-10-2016 from the O-2 District to the R-5 District.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grela, Grunsten, Praxmarer, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and to recommend that the Board of Trustees amend the Zoning Ordinance to reduce the minimum lot area for an R-5 PUD from 40 acres to 20 acres and to amend the R-5 District purpose statement to say that "the R-5 District is intended only for areas where higher residential density already exists and there is a mix of land use types in the immediate area."

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grela, Grunsten, Praxmarer, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and recommend that the Board of Trustees grant a special use to designate the property referenced in Z-10-2016 as a Planned Unit Development subject to the following conditions:

A. Approval is limited to Preliminary Plan approval as per Section XIII.L.2.c of the Zoning Ordinance.

B. Final Plan approval shall be subject to review by the Plan Commission and approval by the

Board of Trustees as per Section XIII.L.2.d of the Zoning Ordinance.

- C. Final plans shall significantly comply with the preliminary plans submitted and reviewed by the Plan Commission and attached hereto.
- D. Pathways and sidewalk shall comply with the preliminary plans except as specifically modified by the Board of Trustees after review and recommendation from the Pathway Commission. It is understood that the pathway loop shall be completed along the north and east sides of the lake.
- E. Final plan review shall include but not be limited to the following:
 - a. Final subdivision site plan, landscaping plan, and engineering plans;
 - b. Subdivision entryway features and subdivision fences;
 - c. Final building elevations providing for alternate elevation designs and materials;
 - d. Monotony code providing rules and regulations to ensure diversity in the location of the various building elevations;
 - e. Restrictions on the number of homes with and without open front porches to ensure that the predominance of homes have open front porches consistent with the submitted preliminary building elevations.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grela, Grunsten, Praxmarer, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

IV. CORRESPONDENCE

There was no discussion regarding the Board Report or the Building Report.

V. OTHER CONSIDERATIONS

PC-10-2016: Amendment to the Comprehensive Plan – Burr Ridge Park Sub-Area

Based on the prior discussion relative to Z-10-2016, Chairman Trzupek suggested a motion requesting authorization to hold a public hearing to consider an amendment to the Comprehensive Plan.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Stratis to request authorization from the Board of Trustees to proceed with a public hearing to consider an amendment to the Comprehensive Plan.

ROLL CALL VOTE was as follows:

AYES: 6 – Grela, Stratis, Grunsten, Praxmarer, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock said the filing deadline for the October 3, 2016 meeting has passed and there are no hearings scheduled.

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Grela to cancel the October 3, 2016 meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Grunsten, Grela, Stratis, Praxmarer, Broline and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 9:42 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:42 p.m.

Respectfully
Submitted:

October 17, 2016

J. Douglas Pollock, AICP



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

Z-11-2016; 440 Village Center Drive (Portillo/Szczodry); Requests amendments to Section VIII.C.2 of the Burr Ridge Zoning Ordinance and to the Burr Ridge Village Center Planned Unit Development Ordinance No. A-834-10-05 to add "Golf Simulation Facility with Sales of Alcoholic and non-Alcoholic Beverages and pre-packaged food and snacks" to the list of special uses in the B-2 District and in the Burr Ridge Village Center Planned Unit Development; and requests special use approval to permit said business in the Burr Ridge Village Center.

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 17, 2016

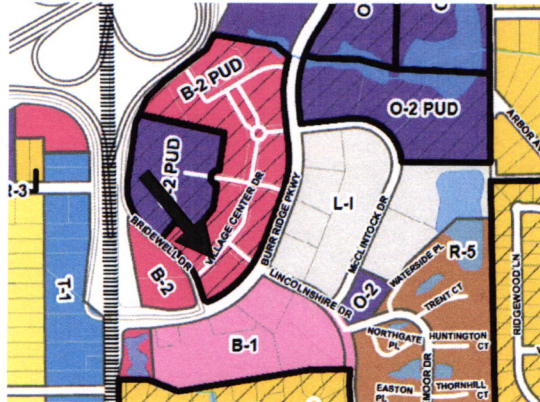
GENERAL INFORMATION

Petitioner: Kenneth Portillo and Michael Szczodry

Property Owner: Burr Deed LLC

Petitioner's Status: Potential Tenant

Land Use Plan: Recommends Mixed,
Downtown Uses

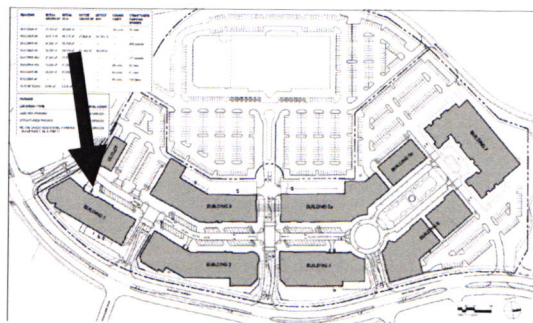


Existing Zoning: B2 Planned Unit Development

Existing Land Use: Village Center – Retail, Restaurants, Office and Residential Condos

Site Area: 20 Acres

Subdivision: Burr Ridge Village Center



SUMMARY

The petitioner is seeking zoning approval to open a new business in the Burr Ridge Village Center. The business is a recreational use that would provide golf simulation facilities and would serve alcoholic and non-alcoholic beverages along with pre-packaged snacks. This use is not listed as a permitted or special use in the B-2 District nor in the Village Center Planned Unit Development (PUD). Thus, a text amendment is being requested to add this use to the list of special uses in the B-2 District and in the Village Center PUD. Concurrently, the petitioner is requesting special use approval for this specific business at the specific location in the Village Center.

TEXT AMENDMENT

Similar to the recent consideration of a running apparel store, the legal notice for this petition included consideration of a text amendment to the Village Center PUD and a text amendment to the Business Districts. To accommodate the proposed business, only the text amendment to the Village Center PUD is necessary. For the running store, the Plan Commission recommended and the Board approved an amendment adding that use to both the Village Center PUD and to the B-2 Business District.

The Village Center PUD Ordinance includes a list of permitted uses and special uses for each building. There are generally two lists; a list of permitted and special uses for the buildings with residential above the first floor retail and a separate list for the buildings without residences above. The use most similar to the proposed use is a Health and Athletic Club which is listed as a special use in the non-residential buildings. The only listed use that includes sale of alcoholic beverages are the recently added special use for running apparel stores and restaurants both of which are restricted to special uses in the buildings without residences above the retail. Attached are the permitted and special uses in the Village Center PUD.

The text amendment also includes a proposal to modify the permitted hours of operation for uses in the Village Center with residential above retail. Currently, the PUD Ordinance restricts those hours to 7 AM to 10 PM. The proposed hours are 8 AM to 11 PM.

ZONING HISTORY

There are two other businesses in the Village that are not restaurants but have been granted approval for alcoholic beverage sales and service. One is the County Wine Merchant at 208 Burr Ridge Parkway in County Line Square. The County Wine Merchant is a "*Wine boutique with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site*". This use was added to the B-1 District and a special use was granted in 2011 subject to the following conditions:

- A. Seating shall be limited to four tables with a maximum of 16 chairs plus 8 seats at the bar.
- B. There shall be no service of tapped beer.
- C. The establishment must provide the sale of pre-packaged food such as cheese, meats and crackers at all times that service of wine and beer is provided.

The second such business is the Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine at 580 Village Center Drive. This business has not yet opened. The conditions of the special use included the following:

- A. The store shall substantially comply with the floor plan attached hereto as Exhibit A including the limitation to the size of the food and beverage service area.
- B. The hours of operation shall be limited to the same hours as other retail stores in the Village

Center which are generally 10 AM to 8 PM Mondays through Saturdays and 11 AM to 6 PM on Sundays.

- C. The use shall be limited to a Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine and at no time shall there be sales of beer or wine without concurrent sales of fitness apparel.
- D. The establishment must provide the sale of pre-packaged food such as cheese, meats and crackers at all times that service of wine and beer is provided.
- E. The special use permit shall be limited to Mike and Tiffany Cruickshank and shall expire at such time that they no longer own and operate the business at 580 Village Center Drive.
- F. There shall be no advertising of beer and wine sales visible through the storefront windows.

SPECIAL USE

If a *Golf Simulation Facility with Sales of Alcoholic and non-Alcoholic Beverages and pre-packaged food and snacks* is added to the list of special uses in the Village Center PUD, the petitioner seeks special use approval to operate such a business at 440 Village Center Drive. A description of the business and a floor plan is attached. The total floor area for the store would be approximately 4,000 square feet. There are six golf simulation installations with the rest of the floor area devoted to a lobby, bar, and restrooms.

FINDINGS OF FACT AND RECOMMENDATIONS

The Findings of Fact for the special use have been prepared by the petitioner and may be approved if the Plan Commission is in agreement. Prior to consideration of the special use, the Plan Commission would need to determine if the proposed use is compatible with the purpose and intent of the Village Center PUD in which case, a recommendation to add the use to the list of special uses in the Village Center would be recommended. Likewise, the Commission would need to determine if the use is compatible with the Business District and would consider whether to add the use to the list of uses in the B-2 District. The Commission may choose to recommend adding the use to the Village Center PUD and not to the Business Districts.

The proposed use differs from the recent amendment and special use for the running store in several aspects. The primary use, a golf simulation business, is not currently listed as a permitted or special use in this building whereas the running store was already a permitted use and only needed approval to add the sale of alcoholic beverages. Additionally, the golf simulation business is in a mixed use building with residential uses above and the business proposes to stay open later than is typical of other retail stores. Thus, it would appear that the primary issue is whether the use is compatible with the residences above relative to noise and to hours of operation.



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.

iGolf LLC is planning to open an indoor golf center that provides opportunities for new and existing golfers to play golf all year round from the Burr Ridge community. Currently there is no such facility within a 15 mile radius of this location.

- 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.

No. Typically, indoor golf centers carry very little to no risk to the parameters for the question above. The operation of this purely recreational establishment will be as such as to minimize a possibility to endanger the public health safety, morals, comfort or general welfare.

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

No, iGolf is an in-door facility and special measures will be taken such as, sound insulation of the ceilings, keeping the noise of operation within the permitted range.

- 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.

No, iGolf will function its operation within the premises without impeded normal and orderly development of surrounding properties.

- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.
Yes, the premises in the current state already offers all of the above to function the business.

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

Yes, the property provides adequate parking spaces and currently doesn't introduce significant congestion to the public streets. iGolf does not anticipate to increase traffic in a meaningful way.

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

The use is compliance with the 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.

The use is and does comply with all applicable regulations of the Village

(Please transcribe or attach additional pages as necessary)

Ordinance No. A-834-10-05

Exhibit N

**Permitted and Special Uses for the First Floor of Buildings 1 and 6
(410-480 and 800-880 Village Center Drive)**

1. Permitted Uses:

The following uses shall be permitted on the first floor of Buildings 1 and 6 subject to the issuance of a Zoning Certificate of Occupancy:

- A. Antique shops with less than 7000 square feet of floor area
- B. Art Galleries
- C. Art and School Supply Stores
- D. Barber Shops
- E. Bicycle sales, including rental and repair and service functions where incidental to retail sales or rentals
- F. Book stores and stationery shops
- G. Camera and photographic supply stores
- H. Candy stores, *not including processing or production of food or candy*
- I. Card and gift shops
- J. Carpet and rug stores (retail only) with less than 7,000 square feet of floor area
- K. China, glassware and household goods stores
- L. Clothing, clothing rental, and clothing accessory stores
- M. Coin and philatelic stores
- N. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales
- O. Craft, fabric, and sewing stores
- P. Dry cleaning or laundry receiving establishment (processing to be done off-site)
- Q. Florist shops
- R. Furniture stores
- S. Furrier shops
- T. Garden, landscape, and patio stores
- U. Hardware or home improvements stores with less than 7,000 square feet of floor area
- V. Hobby shops (not including video game parlors or arcades)
- W. Household appliance stores (including repair and service functions where such activities are incidental to the retail sales function)
- X. Interior decorating shops

Exhibit N

- Y. Jewelry stores, including watch repairs, design and production of custom jewelry
- Z. Leather goods and luggage stores
- AA. Office/Sales Center for management and/or marketing of residential units in Buildings 1, 6, or 7.
- BB. Office supply and service stores including copying and package delivery services with less than 7000 square feet of floor area
- CC. Permitted or Special Uses with hours of operation not exceeding 7 AM to 10 PM.
- DD. Pharmacies and Drug Stores
- EE. Photography studios
- FF. Picture framing, when conducted for retail sales on the premises only
- GG. Post Offices, federal government, freestanding or accessory to another use
- HH. Shoe sales and shoe repair stores
- II. Sporting goods stores
- JJ. Tailor and dressmaking shops
- KK. Toy stores
- LL. Video rental stores

2. Special Uses:

The following special uses may be allowed on the first floor of Buildings 1 and 6 in accordance with the special use procedures outlined in Section XIII of the Village of Burr Ridge Zoning Ordinance:

- A. Antique shops with more than 7000 square feet of floor area
- B. Banks and Financial Institutions without drive-through facilities
- C. Beauty and Health Services
- D. Convenience Food Stores
- E. Child Care Centers and Nursery Schools
- F. Any permitted or special use with hours of operation exceeding 7 A.M. to 10 P.M.
- G. Offices open to the public and providing services directly to consumers including but not limited to real estate offices and travel agencies.
- H. Office supply and service stores including copying and package delivery services with more than 7000 square feet of floor area
- I. Outside sales display accessory to a permitted or special use
- J. Plumbing, heating, air conditioning, and lighting stores (retail sales and service only)
- K. Specialty restaurants such as coffee shops and ice cream shops with limited on-site food preparation and without drive-through facilities or the sale of alcoholic beverages
- L. Tobacco Shops

Ordinance No. A-834-10-05

Exhibit Q

**Permitted and Special Uses for the First Floor of Buildings 2, 3, 4, and 5a
(510-590, 501-595, 720-780, and 705-795 Village Center Drive)**

1. Permitted Uses:

Any use listed as a permitted use on the first floor of Buildings 1 and 6 shall be considered a permitted use on the first floor of Buildings 2, 3, 4 and 5 subject to the issuance of a Zoning Certificate of Occupancy. In addition, any of the following uses shall be permitted on the first floor of Buildings 2, 3, 4 and 5 subject to the issuance of a Zoning Certificate of Occupancy.

- A. Bakeries (retail sales and not more than 70 percent of the floor area may be devoted to the production or processing of bakery goods)
- B. Candy stores
- C. Delicatessens (packaged and/or prepared food for consumption on or off premises)
- D. Food Stores, including grocery stores, supermarkets, meat markets, health food stores, fruit and vegetable stores, bulk food stores, and other similar establishments
- E. Music stores including sheet music, recorded music, and musical instrument sales and repair
- F. Permitted or Special Uses with hours of operation not exceeding 6 AM to 12 Midnight
- G. Restaurants in multi-tenant buildings (including specialty restaurants such as donut shops and ice cream shops) and without any of the following: live entertainment, dancing, or sales of alcoholic beverages
- H. Studios for teaching of art, martial arts, music, dance, and gymnastics

2. Special Uses:

Any use listed as a special use on the first floor of Buildings 1 and 6 shall be considered a special use on the first floor of Buildings 2, 3, 4 and 5 in accordance with the procedures outlined in Section XIII of the Village of Burr Ridge Zoning Ordinance. In addition, the following uses shall be considered special uses on the second floor Buildings 2, 3, 4 and 5 in accordance with the procedures outlined in Section XIII of the Village of Burr Ridge Zoning Ordinance:

- A. Banquet halls
- B. Greenhouses, retail sales only
- C. Health and athletic clubs and gymnasiums
- D. Liquor stores (packaged goods sales only)
- E. Outside dining area for a restaurant subject to compliance with Section VIII.A.5 herein
- F. Permitted or Special Uses with hours of operation exceeding 6 AM to 12 Midnight

Ordinance No. A-834-10-05

Exhibit Q

- G. Pet shops and pet service stores
- H. Restaurants without drive-through facilities and with any one of the following: live entertainment, dancing, or sales of alcoholic beverages
- I. Theaters, indoor movie, not to exceed 4 screens or 800 seats, whichever is less, with no screen having more than 250 seats, and not located within 2500 feet (measured from property line to property line) of another theater facility.
- J. Theaters, performing arts, indoor

Ordinance No. A-834-40-06; as amended by Ordinance A-834-04-10

Exhibit D

Permitted and Special Uses for the First Floor of Building 5b

1. Permitted Uses:

The following uses shall be permitted on the first floor of Buildings 1 and 6 subject to the issuance of a Zoning Certificate of Occupancy:

- A. Antique shops with less than 7000 square feet of floor area
- B. Art Galleries
- C. Art and School Supply Stores
- D. Barber Shops
- E. Bicycle sales, including rental and repair and service functions where incidental to retail sales or rentals
- F. Book stores and stationery shops
- G. Camera and photographic supply stores
- H. Candy stores, *not including processing or production of food or candy*
- I. Card and gift shops
- J. Carpet and rug stores (retail only) with less than 7,000 square feet of floor area
- K. China, glassware and household goods stores
- L. Clothing, clothing rental, and clothing accessory stores
- M. Coin and philatelic stores
- N. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales
- O. Craft, fabric, and sewing stores
- P. Dry cleaning or laundry receiving establishment (processing to be done off-site)
- Q. Florist shops
- R. Furniture stores
- S. Furrier shops
- T. Garden, landscape, and patio stores
- U. Hardware or home improvements stores with less than 7,000 square feet of floor area
- V. Hobby shops (not including video game parlors or arcades)
- W. Household appliance stores (including repair and service functions where such activities are incidental to the retail sales function)
- X. Interior decorating shops
- Y. Jewelry stores, including watch repairs, design and production of custom jewelry

Exhibit D

- Z. Leather goods and luggage stores
- AA. Office/Sales Center for management and/or marketing of residential units in Buildings 1, 6, or 7.
- BB. Office supply and service stores including copying and package delivery services with less than 7000 square feet of floor area
- CC. Permitted or Special Uses with hours of operation not exceeding 7 AM to 10 PM.
- DD. Pharmacies and Drug Stores
- EE. Photography studios
- FF. Picture framing, when conducted for retail sales on the premises only
- GG. Post Offices, federal government, freestanding or accessory to another use
- HH. Shoe sales and shoe repair stores
- II. Sporting goods stores
- JJ. Tailor and dressmaking shops
- KK. Toy stores
- LL. Video rental stores

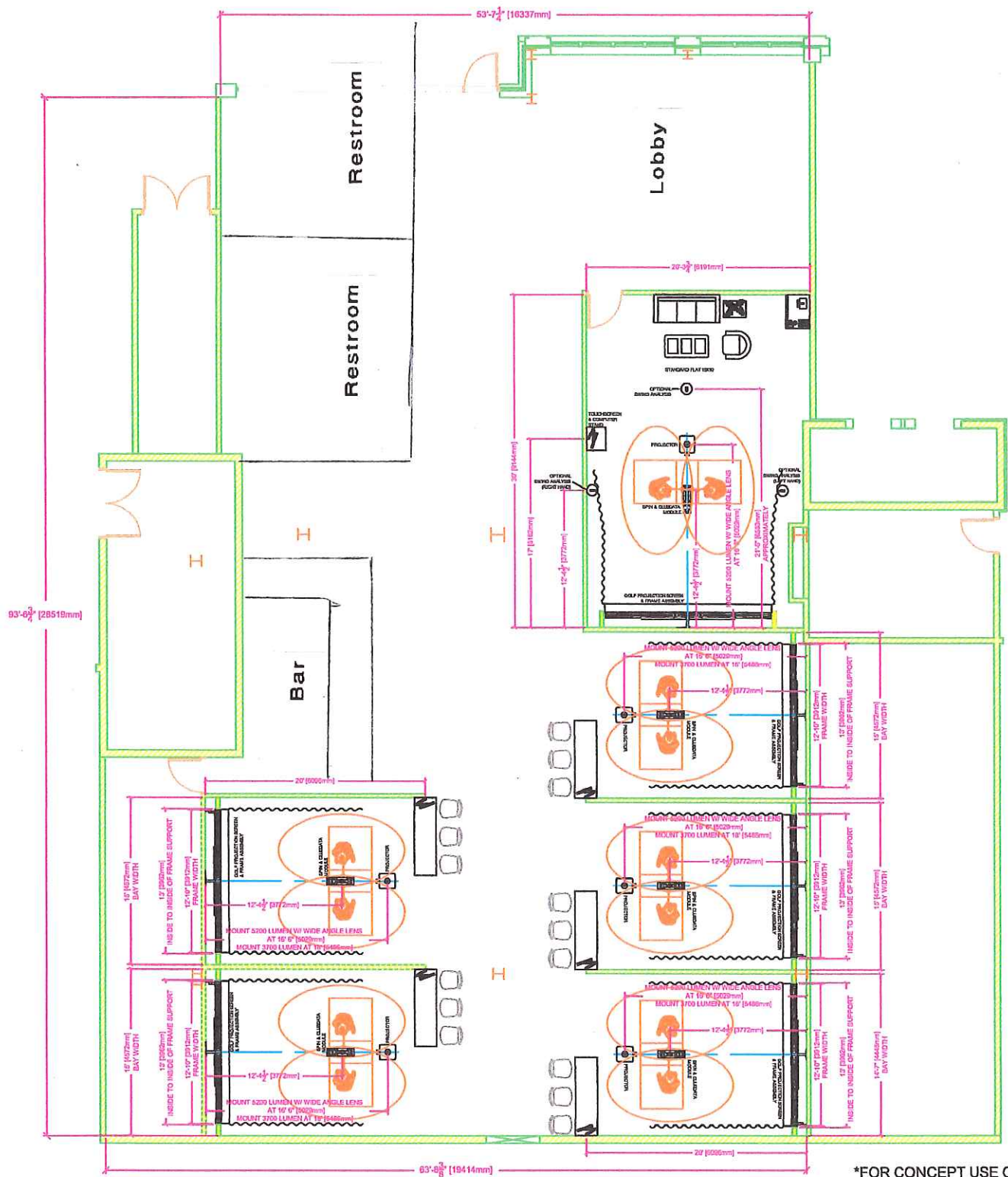
2. Special Uses:

The following special uses may be allowed on the first floor of Buildings 1 and 6 in accordance with the special use procedures outlined in Section XIII of the Village of Burr Ridge Zoning Ordinance:

- A. Antique shops with more than 7000 square feet of floor area
- B. Banks and Financial Institutions without drive-through facilities
- C. Beauty and Health Services
- D. Convenience Food Stores
- E. Child Care Centers and Nursery Schools
- F. Any permitted or special use with hours of operation exceeding 7 A.M. to 10 P.M.
- G. Offices open to the public and providing services directly to consumers including but not limited to real estate offices and travel agencies.
- H. Office supply and service stores including copying and package delivery services with more than 7000 square feet of floor area
- I. Outside sales display accessory to a permitted or special use
- J. Plumbing, heating, air conditioning, and lighting stores (retail sales and service only)
- K. Specialty restaurants such as coffee shops and ice cream shops with limited on-site food preparation and without drive-through facilities or the sale of alcoholic beverages
- L. Tobacco Shops
- M. Restaurants (Amended by Ordinance A-834-04-10)



High Definition Golf™ Simulator
Standard Flat Model
Ken Portillo - SF - Floor Plan
MECHANICAL TOP VIEW



***FOR CONCEPT USE ONLY**



INTERACTIVE
SPORTS TECHNOLOGIES INC.

INTERACTIVE SPORTS TECHNOLOGIES INC.
51 CITATION DR, VAUGHAN, ONTARIO
CANADA, L4K 2Y8
905-738-3858
WWW.HDGOLF.COM

DATE: April 26, 2016
REVISION NUMBER: 0
DRAWN BY: Kirtan Patel
CONTACT: Kirtan Patel



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 450 Village Center Dr. Unit 160 PIN # 18-30-300-042-0000

GENERAL INFORMATION

PETITIONER: Kenneth Portillo & Michal Szczodry

(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS: 9208 Dexter Ct PHONE: 708-334-8125

EMAIL: Ken-portillo@att.net

FAX: _____

PROPERTY OWNER: Burr Deed LLC STATUS OF PETITIONER: Tenant

OWNER'S ADDRESS: 10350 Bren Road West, Minnetonka MN PHONE: 630-654-2782

PROPERTY INFORMATION

SITE AREA: _____ EXISTING ZONING: _____

EXISTING USE/IMPROVEMENTS: Vacant Property

SUBDIVISION: Burr Ridge Village Center

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S):

☒ Special Use ☐ Rezoning ☐ Text Amendment ☐ Variation(s)

See attached document

Please Provide Written Description of Request - Attach Extra Pages If Necessary

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Petitioner's Signature _____

Date Petition is Filed _____



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

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

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

Steven S. Stricker
Village Administrator

September 30, 2016

NOTICE OF PUBLIC HEARING

Dear Property Owner:

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

Z-11-2016: 440 Village Center Drive; The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Kenneth Portillo and Michael Szczodry for amendments to Section VIII.C.2 of the Burr Ridge Zoning Ordinance and to the Burr Ridge Village Center Planned Unit Development Ordinance No. A-834-10-05 to add "Golf Simulation Facility with Sales of Alcoholic and non-Alcoholic Beverages and pre-packaged food and snacks" to the list of special uses in the B-2 District and in the Burr Ridge Village Center Planned Unit Development; and requests special use approval to permit said business in the Burr Ridge Village Center. The petition number and property address is **Z-11-2016: 440 Village Center Drive** and the Permanent Real Estate Index Numbers are:
18-30-300-039; 18-30-300-038; 18-30-300-048; 18-30-300-050; 18-30-300-058;
18-30-300-045; 18-30-300-047; 18-30-300-032; 18-30-300-037; 18-30-300-042;
18-30-300-044

A public hearing to consider this petition is scheduled for:

Date: Monday, October 17, 2016
Time: 7:30 P.M. or as soon thereafter as the matter may be heard.
Location: Village of Burr Ridge
Board Room
7660 South County Line Road
Burr Ridge, IL 60527

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

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

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

Ambriance! HOA

Suzette Sims, Office Mgr.
404 Ambriance
Burr Ridge, IL 60527

Chasemoor of Burr Ridge Condo Assn.

Paul Schneider, President
136 Northgate Place
Burr Ridge, IL 60527

Burr Ridge Village Center

Kristy Tramontana, CCIM, RPA
701 Village Center Drive
Burr Ridge, Illinois 60527

**Burr Ridge Corporate Park Property
Owners Association**

Robert Goldstine
835 McClintock Drive
Burr Ridge, IL 60527

450 Village Center Drive Condo Assn.

Jennifer Fox, President
450 Village Center Drive, Unit 217
Burr Ridge, IL 60527

Janet Monahan, CMCA, ARM
Chicagoland Management & Realty
111 E. Wacker Drive, Suite 1412
Chicago, IL 60601-4501

801/1000 Village Center Dr Condo Assn.

Cardinal Property Management, Inc.
Richard Jasek, Property Manager
17730 Oak Park Avenue, #A
Tinley Park, IL 60477

850 Village Center Drive Condo Assn.

Rick Michalak, President
850 Village Center Drive, #414
Burr Ridge, IL 60527

18-30-300-057-1001
Mr. and Mrs. Don Johnson
801 Village Center Drive, Unit 201
Burr Ridge, Illinois 60527

18-30-300-057-1002
Ms. Erin Holec
801 Village Center Drive, Unit 202
Burr Ridge, Illinois 60527

18-30-300-057-1003
Mr. and Mrs. Keefe
801 Village Center Drive, Unit 203
Burr Ridge, Illinois 60527

18-30-300-057-1004
Resident
801 Village Center Drive, Unit 204
Burr Ridge, Illinois 60527

18-30-300-057-1004
Mr. Raghuvansh Kumar
8161 Ridge Pointe
Burr Ridge, Illinois 60527

18-30-300-057-1005
Ms. Caryn Dumbro
801 Village Center Drive, Unit 205
Burr Ridge, Illinois 60527

18-30-300-057-1006
Resident
801 Village Center Drive, Unit 206
Burr Ridge, Illinois 60527

18-30-300-057-1006
Alka Srivastava
9 Lake Ridge Court
Burr Ridge, Illinois 60527

18-30-300-057-1006
Alka Srivastava
1718 Dogwood Lane
Hanover Park, IL 60233

18-30-300-057-1006
Ishanjit Sidhu
801 Village Center Drive, Unit 206
Burr Ridge, Illinois 60527

18-30-300-057-1008
Mr. Nicholas Meyers
801 Village Center Drive, Unit 208
Burr Ridge, Illinois 60527

18-30-300-057-1009
Resident
801 Village Center Drive, Unit 301
Burr Ridge, Illinois 60527

18-30-300-057-1009
Mr. Rob Berry
Gabriel, Inc.
600 Tollgate Road, Suite A
Elgin, IL 60123

18-30-300-057-1010
Ms. Carol Zapka
801 Village Center Drive, Unit 302
Burr Ridge, Illinois 60527

18-30-300-057-1011
Nancy Rizzuto
801 Village Center Drive, Unit 303
Burr Ridge, Illinois 60527

18-30-300-057-1012
Mr. Dominic Fava
801 Village Center Drive, Unit 304
Burr Ridge, Illinois 60527

18-30-300-057-1013
Mr. and Mrs. Paul Bellisario
801 Village Center Drive, Unit 305
Burr Ridge, Illinois 60527

18-30-300-057-1014
Abdul Ilah Touleimat
801 Village Center Drive, Unit 306
Burr Ridge, Illinois 60527

18-30-300-057-1015
Mr. William Dillard
801 Village Center Drive, Unit 307
Burr Ridge, Illinois 60527

18-30-300-057-1015
John L Janczur
318 W. Adams Street, Suite 1100
Chicago, IL 60606

18-30-300-057-1016
Ms. Maureen Denard
801 Village Center Drive, Unit 308
Burr Ridge, Illinois 60527

18-30-300-057-1017
Resident
801 Village Center Drive, Unit 401
Burr Ridge, Illinois 60527

18-30-300-057-1017
Jatinder Wadhwa
2190 Landwehr Road
Northbrook, IL 60062

18-30-300-057-1018
Ms. Sandra Otto
801 Village Center Drive, Unit 402
Burr Ridge, Illinois 60527

18-30-300-057-1019
Ms. Donna Rose
801 Village Center Drive, Unit 403
Burr Ridge, Illinois 60527

18-30-300-057-1020
Resident
801 Village Center Drive, Unit 404
Burr Ridge, Illinois 60527

18-30-300-057-1020
Mr. Larry Edwards Siebs
34770 N. Los Reales
Carefree, AZ 85377

18-30-300-057-1021
Resident
801 Village Center Drive, Unit 405
Burr Ridge, Illinois 60527

18-30-300-057-1021
Ms. Asha Sarode
502 Ambriance Drive
Burr Ridge, IL 60527

18-30-300-057-1022
Mr. Phillip Salamone
801 Village Center Drive, Unit 406
Burr Ridge, Illinois 60527

18-30-300-057-1023
18-30-300-057-1024
Mr. and Mrs. Harbour
801 Village Center Drive, Units 407/408
Burr Ridge, IL 60527

18-30-300-054-1002
Resident
850 Village Center Drive, Unit 202
Burr Ridge, IL 60527

18-30-300-054-1004
Resident
850 Village Center Drive, Unit 204
Burr Ridge, IL 60527

18-30-300-054-1006
Mr. James Hruska
850 Village Center Drive, Unit 206
Burr Ridge, IL 60527

18-30-300-054-1009
Indigo Management
850 Village Center Drive, Unit 209
Burr Ridge, IL 60527

18-30-300-054-1012
Resident
850 Village Center Drive, Unit 212
Burr Ridge, IL 60527

18-30-300-054-1014
Daniel and Janet Piecki
850 Village Center Drive, Unit 214
Burr Ridge, IL 60527

18-30-300-054-1017
Kil Nam and Hee Ja Kim
850 Village Center Drive, Unit 217
Burr Ridge, Illinois 60527

18-30-300-054-1019
Russell Smith
850 Village Center Drive, Unit 219
Burr Ridge, Illinois 60527

18-30-300-054-1022
Ashok Kothari
850 Village Center Drive, Unit 301
Burr Ridge, Illinois 60527

18-30-300-054-1001
Resident
850 Village Center Drive, Unit 201
Burr Ridge, IL 60527

18-30-300-054-1002
Joanne Kuksta
99 Waterside Plane
Burr Ridge, IL 60527

18-30-300-054-1004
Armarjit Singh
51 Ashton Court
Burr Ridge, IL 60527

18-30-300-054-1007
Vida Jankauskiene
850 Village Center Drive, Unit 207
Burr Ridge, IL 60527

18-30-300-054-1010
Joan Vondruska
850 Village Center Drive, Unit 210
Burr Ridge, IL 60527

18-30-300-054-1012
Elham Abboud
1241 Ashbury Court
Libertyville, IL 60048

18-30-300-054-1015
Nizam Ather
850 Village Center Drive, Unit 215
Burr Ridge, IL 60527

18-30-300-054-1018
Resident
850 Village Center Drive, Unit 218
Burr Ridge, Illinois 60527

18-30-300-054-1020
Michael and Mildred Smith
850 Village Center Drive, Unit 220
Burr Ridge, Illinois 60527

18-30-300-054-1023
Sheela Singh
850 Village Center Drive, Unit 302
Burr Ridge, Illinois 60527

18-30-300-054-1001
Mr. and Mrs. Walk
36 S. Old Mill Lane
Burr Ridge, IL 60527

18-30-300-054-1003
Mr. Vincenzo Marino
850 Village Center Drive, Unit 203
Burr Ridge, IL 60527

18-30-300-054-1005
Mr. Jerry Michael Simmons
850 Village Center Drive, Unit 205
Burr Ridge, IL 60527

18-30-300-054-1008
Michele Michalak
850 Village Center Drive, Unit 208
Burr Ridge, IL 60527

18-30-300-054-1011
Richard Sileikis
850 Village Center Drive, Unit 211
Burr Ridge, IL 60527

18-30-300-054-1013
Eloise Carnevale
850 Village Center Drive, Unit 213
Burr Ridge, IL 60527

18-30-300-054-1016
Jay Christopher
850 Village Center Drive, Unit 216
Burr Ridge, IL 60527

18-30-300-054-1018
Robert Hayes
164 Sunnyside
Elmhurst, IL 60126

18-30-300-054-1021
Alice Martin
850 Village Center Drive, Unit 221
Burr Ridge, Illinois 60527

18-30-300-054-1024
Resident
850 Village Center Drive, Unit 304
Burr Ridge, Illinois 60527

18-30-300-054-1024
Brian Dombkowski
8521 Johnston
Burr Ridge, Illinois 60527

18-30-300-054-1026
Kaleinkovas Vitalijus
850 Village Center Drive, Unit 306
Burr Ridge, Illinois 60527

18-30-300-054-1029
Resident
850 Village Center Drive, Unit 309
Burr Ridge, Illinois 60527

18-30-300-054-1030
James Kuksta
850 Village Center Drive, Unit 310
Burr Ridge, Illinois 60527

18-30-300-054-1033
Anthony Formato
850 Village Center Drive, Unit 313
Burr Ridge, Illinois 60527

18-30-300-054-1036
Resident
850 Village Center Drive, Unit 316
Burr Ridge, Illinois 60527

18-30-300-054-1037
Winkle Lee
11 Shelburne Drive
Oak Brook, IL 60523

18-30-300-054-1039
Resident
850 Village Center Drive, Unit 319
Burr Ridge, Illinois 60527

18-30-300-054-1041
Nick Simov
850 Village Center Drive, Unit 321
Burr Ridge, Illinois 60527

18-30-300-054-1044
James Chesniak
850 Village Center Drive, Unit 404
Burr Ridge, Illinois 60527

18-30-300-054-1025
Resident
850 Village Center Drive, Unit 305
Burr Ridge, Illinois 60527

18-30-300-054-1027
Suryakant Patel
6816 Fieldstone Drive
Burr Ridge, Illinois 60527

18-30-300-054-1029
Diane and Kemenko Jovic
7920 Deer View Court
Burr Ridge, IL 60527

18-30-300-054-1031
Tate Wesley
850 Village Center Drive, Unit 311
Burr Ridge, Illinois 60527

18-30-300-054-1034
Vijaya Sarma
850 Village Center Drive, Unit 314
Burr Ridge, Illinois 60527

18-30-300-054-1036
ACBS Series LLC 315 Series
480 81st Street
Burr Ridge, Illinois 60527

18-30-300-054-1038
Resident
850 Village Center Drive, Unit 318
Burr Ridge, Illinois 60527

18-30-300-054-1039
Dr. Lokesh Chandra
6980 Fieldstone Drive
Burr Ridge, IL 60527

18-30-300-054-1042
Lali Singh
850 Village Center Drive, Unit 401
Burr Ridge, Illinois 60527

18-30-300-054-1045
Paul Seus
850 Village Center Drive, Unit 405
Burr Ridge, Illinois 60527

18-30-300-054-1025
Devinda and Usha Sharma
6652 Manor Drive
Burr Ridge, IL 60527

18-30-300-054-1028
Philip Jepsen
850 Village Center Drive, Unit 308
Burr Ridge, Illinois 60527

18-30-300-054-1030
Resident
850 Village Center Drive, Unit 310
Burr Ridge, Illinois 60527

18-30-300-054-1032
Catharine Danly
850 Village Center Drive, Unit 312
Burr Ridge, Illinois 60527

18-30-300-054-1035
David Atkenson
850 Village Center Drive, Unit 315
Burr Ridge, Illinois 60527

18-30-300-054-1037
Resident
850 Village Center Drive, Unit 317
Burr Ridge, Illinois 60527

18-30-300-054-1038
Mr. and Mrs. Francisco Randin
250 East Pearson, Unit 3202
Chicago, IL 60611

18-30-300-054-1040
Rishi Sharma
850 Village Center Drive, Unit 320
Burr Ridge, Illinois 60527

18-30-300-054-1043
Ken and Susan Koslowski
850 Village Center Drive, Unit 402
Burr Ridge, Illinois 60527

18-30-300-054-1046
Allan Thom
850 Village Center Drive, Unit 406
Burr Ridge, Illinois 60527

18-30-300-56-1040
Stillman Chang
9550 Pacific Court
Burr Ridge, IL 60527

18-30-300-056-1043
Lolita Rasima Viciute
450 Village Center Drive #410
Burr Ridge, IL 60527

18-30-300-056-1047
Jiang Hao
450 Village Center Drive #414
Burr Ridge, IL 60527

18-30-300-056-1050
Susan M Broucek
450 Village Center Drive #417
Burr Ridge, IL 60527

18-30-302-001-0000
TCF Bank Facilities Mgt.
801 Marquette Ave
Minneapolis, MN 55402

18-30-303-010-0000
Kensington Park LLC
743 McClintock Drive
Burr Ridge, IL 60527

18-30-305-001-0000
Opus North Mgmt. Corp
701 village Center Drive
Burr Ridge, IL 60527

18-30-305-005-0000
Dr. Andrew J Moormann
50 Burr Ridge Pkwy 101
Burr Ridge, IL 60527

18-30-306-018-0000
John J Forkan
305 Ambriance
Burr Ridge, IL 60527

18-30-306-021-0000
Ramit Mendi
302 Ambriance
Burr Ridge, IL 60527

18-30-300-56-1041
Stillman Chang
9550 Pacific Court
Burr Ridge, IL 60527

18-30-300-056-1045
Rasht Chablis Apt LLC
8484 Kimberly Court
Burr Ridge, IL 60527

18-30-300-056-1048
VII Opus Real Estate
10350 Bren RD West
Minnetonka, IL 55343

18-30-301-001-0000
Reegs Properties
PO Box 639
Hinsdale, IL 60522

18-30-302-002-0000
TCF Bank Facilities Mgt.
801 Marquette Ave
Minneapolis, MN 55402

18-30-304-003-0000
Taxpayer of
101 Burr Ridge Parkway
Burr Ridge, IL 60527

18-30-305-003-0000
Reegs Properties
PO Box 639
Hinsdale, IL 60522

18-30-306-015-0000
Sharad Gandhi
403 Ambriance Drive
Burr Ridge, IL 60527

18-30-306-019-0000
Mr Mrs A Fernandez
305 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-022-0000
Parris Szot
301 Ambriance Dr.
Burr Ridge, IL 60527

18-30-300-056-1042
Robin Nuccio
7961 Creek Wood Drive
Burr Ridge, IL 60527

18-30-300-056-1046
Mary Ann Sutton
6585 Nicholas BVD 1204
Naples, FL 34108

18-30-300-056-1049
Patricia Michalski
450 Village Center Drive #416
Burr Ridge, IL 6527

18-30-301-002-0000
EXEMPT

18-30-302-003-0000
TCF Bank Facilities Mgt.
801 Marquette Ave
Minneapolis, MN 55402

18-30-304-004-0000
Harris NC CRE
PO Box 755
Chicago, IL 60690

18-30-305-004-0000
Inter Contl Burr Ridge
2221 Camden Court #200
Oak Brook, IL 60523

18-30-306-016-0000
Hirsh Monindra
500 Quail Ridge
Westmont, IL 60559

18-30-306-020-0000
Magdalena Kolosa
303 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-024-0000
Dr. Ghassan Abboud
206 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-025-0000
Spencer Lee Mi Y Won
205 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-026-0000
Nabeel Jabri
204 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-027-0000
Michael A Micaletti
203 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-031-0000
Athihalli Nagaraj
102 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-032-0000
Sunil Suri
103 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-033-0000
Edward T Prodehl
104 Ambriance Ct.
Burr Ridge, IL 60527

09-25-402-017
ST bank Countryside TR 78
c/o Coglianese Funeral HM
7508 S County Line Road
Burr Ridge, IL 60527

09-25-402-018
Gerald W Dill
7512 County Line Road
Burr Ridge, IL 60527

09-25-402-019
Beechen & Dill Builders
7512 S County Line Road
Burr Ridge, IL 60527

09-25-402-023
Village of Burr Ridge
7660 S County Line Road
Burr Ridge, IL 60527

09-25-402-024
Village of Burr Ridge
7660 S County Line Road
Burr Ridge, IL 60527

09-25-402-026
Beechen & Dill Builders
7512 S County Line Road
Burr Ridge, IL 60527

09-25-402-027
Christian Brother Midwest
7650 S County Line Road
Burr Ridge, IL 60527

18-30-300-054-1047
George Gianakas
850 Village Center Drive, Unit 407
Burr Ridge, Illinois 60527

18-30-300-054-1049
Mr. and Mrs. Chris Prosek
8218 Kathryn Court
Burr Ridge, IL 60527

18-30-300-054-1052
Bursilav Dujovich
850 Village Center Drive, Unit 413
Burr Ridge, Illinois 60527

18-30-300-054-1055
Resident
850 Village Center Drive, Unit 416
Burr Ridge, Illinois 60527

18-30-300-054-1056
850 Burr LLC
2500 S. Highland Avenue
Suite 103
Lombard, IL 60148

18-30-300-054-1059
Vijay Singhal
850 Village Center Drive, Unit 420
Burr Ridge, Illinois 60527

18-30-300-054-1048
John Yanney
850 Village Center Drive, Unit 408
Burr Ridge, Illinois 60527

18-30-300-054-1050
Mary Okolisam
Samuel Basillious
850 Village Center Drive, Unit 411
Burr Ridge, Illinois 60527

18-30-300-054-1053
Rick Michalak
850 Village Center Drive, Unit 414
Burr Ridge, Illinois 60527

18-30-300-054-1055
Perm Sharma
505 Ambriance Drive
Burr Ridge, IL 60527

18-30-300-054-1057
Steve Chung
850 Village Center Drive, Unit 418
Burr Ridge, Illinois 60527

18-30-300-054-1060
James O'Brien
850 Village Center Drive, Unit 421
Burr Ridge, Illinois 60527

18-30-300-054-1049
Resident
850 Village Center Drive, Unit 410
Burr Ridge, Illinois 60527

18-30-300-054-1051
George Shultz
850 Village Center Drive, Unit 412
Burr Ridge, Illinois 60527

18-30-300-054-1054
Diane Vivo
850 Village Center Drive, Unit 415
Burr Ridge, Illinois 60527

18-30-300-054-1056
Resident
850 Village Center Drive, Unit 417
Burr Ridge, Illinois 60527

18-30-300-054-1058
Kumad Barman
850 Village Center Drive, Unit 419
Burr Ridge, Illinois 60527

18-30-100-008-0000
Doug Young
18267 Casey Road
Grayslake, IL 60030

18-30-300-026-0000
TCF Bank Facilities Management
801 Marquette Avenue
Minneapolis, MN 55402

18-30-300-032-0000
Opus North Corporation
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-037-0000
Opus North Corporation
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-038-0000
Opus North Corporation
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-042-0000
Opus North Corporation
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-044-0000
Opus North Corporation
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-047-0000
Opus North Corporation
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-053-0000
Opus Real Estate LLC
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-053-1009
Opus Real Estate LLC
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-056-1003
VII Opus Real Estate
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-056-1008
VII Opus Real Estate
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-056-1044
VII Opus Real Estate
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-045-0000
Opus North Corporation
10350 Bren Road West
Minnetonka, MN 55343

18-30-300-053-1001
Renuka H Bhatt MDSC
2202 Essington Road #101
Joliet, IL 60435

18-30-300-056-1009
L. Dorminey
450 Village Center Drive #209
Burr Ridge, IL 60527

18-30-300-056-1012
Frank Cozzi
450 Village Center Drive #212
Burr Ridge, IL 60527

18-30-300-056-1015
Sundee Oberoi
4320 Pine lake Drive
Naperville, IL 60564

18-30-300-056-1018
Christopher S Cole
450 Village Center Drive #301
Burr Ridge, IL 60527

18-30-300-056-1021
Geno Napolitano
450 Village Center Drive
Burr Ridge, IL 60527

18-30-300-056-1024
Frank Silzer
46 Stone Creek Drive
Lemont, IL 60439

18-30-300-056-1027
Margaret W Maish
464 Leonard Lane
Burr Ridge, IL 60527

18-30-300-056-1030
M B E J Rola
450 Village Center Drive #313
Burr Ridge, IL 60527

18-30-300-056-1033
Kerry Murphy
450 Village Center Drive #316
Burr Ridge, IL 60527

18-30-300-056-1036
DKG Real Estate LLC
9 Hidden Lake
Burr Ridge, IL 60527

18-30-300-056-1010
Dariusz Wida
450 Village Center Drive #210
Burr Ridge, IL 60527

18-30-300-056-1013
Vicki Shaw
450 Village Center Drive #213
Burr Ridge, IL 60527

18-30-300-056-1016
Jay Diane Homan
6505 S Schomberg Road
Cedar, MI 49621

18-30-300-056-1019
Demetrio G Veja
2 Saddle Court
Burr Ridge, IL 60527

18-30-300-056-1022
Ayman Zubi
7 Firethorn Court
Lemont, IL 60439

18-30-300-056-1025
Emil Angela Cici
401 Kenmare Drive
Burr Ridge, IL 60527

18-30-300-056-1028
Jerry Christine Lee
450 Village Center Drive #311
Burr Ridge, IL 60527

18-30-300-056-1031
Burritz Real Est Vent
8403 Oak Knoll Drive
Burr Ridge, IL 60527

18-30-300-056-1034
Donna Grabowski
1431 Ostrander Ave
La Grange Park, IL 60526

18-30-300-056-1037
David Jelinek
450 Village Center Drive #403
Burr Ridge, IL 60527

18-30-300-056-1011
Lynne Edmonds
450 Village Center Drive #211
Burr Ridge, IL 60527

18-30-300-056-1014
John Michael Micaletti
203 Ambriance Drive
Burr Ridge, IL 60527

18-30-300-056-1017
J L Fox
450 Village Center Drive #217
Burr Ridge, IL 60527

18-30-300-056-1020
Lorriance Bilthuis
450 Village Center Drive #303
Burr Ridge, IL 60527

18-30-300-056-1023
Cynthia Millinowisch
450 Village Center Drive #306
Burr Ridge, IL 60527

18-30-300-056-1026
Shirley A Strzyz
450 Village Center Drive #309
Burr Ridge, IL 60527

18-30-300-056-1029
Guy Santillo
450 Village Center Drive #312
Burr Ridge, IL 60527

18-30-300-056-1032
Christina Jankowski
4809 Grand Avenue
Western Springs, IL 60558

18-30-300-056-1035
David A Cales
450 Village Center Drive #401
Burr Ridge, IL 60527

18-30-300-056-1038
Juanito Bartolome
450 Village Center Drive #404
Burr Ridge, IL 60527

Douglas Pollock

From: Kristy Tramontana <KTramontana@trademarkproperty.com>
Sent: Friday, September 30, 2016 2:31 PM
To: Douglas Pollock; Michelle Mahlan
Cc: ken-portillo@att.net; Lisa Garcia
Subject: Notice of Public Hearing

Hi Doug and Michelle:

Below are photos confirming the posting of the Public Hearing notice at 440 Village Center Drive.

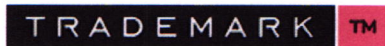
If you have any questions, just let me know.

Thanks,





Kristy Tramontana, CCIM, RPA
General Manager | Trademark Property Company
701 Village Center Drive
Burr Ridge, Illinois 60527
Email: ktramontana@trademarkproperty.com
630.203.3100 (o) | 630.325.5408 (f)



*Our purpose is to be extraordinary stewards,
enhance communities and enrich lives.*





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

Z-12-2016; 7600-7630 County Line Road (Med Properties Group); Requests the following approvals relative the Burr Ridge Zoning Ordinance to accommodate the razing of two existing buildings and construction of a new building on the subject property: special use approval as per Section VII.B.8-10 for site, landscaping and building elevation plan review; special use approval as per Section VII.C.2.i for the use of the property for a medical office; a variation from Section XI.C.11.a(2)(a) to permit the construction of a parking lot and dumpster enclosure 19.76 feet from the rear lot line rather than the required 30 feet or in lieu thereof, a variation from Section VII.C.5.b(1) to permit a reduction of the front yard building setback; a variation from Section XI.C.11.a(2)(c) to permit the parking lot and shared access drive without the required 8 foot setback from the south side lot line; and a variation from Section XI.C.8 to permit a parking lot drive aisle to encroach into the front yard.

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 17, 2016

GENERAL INFORMATION

Petitioner: Med Properties Group

Property Owner: Med Properties Group

Petitioner's Status: Property Owner

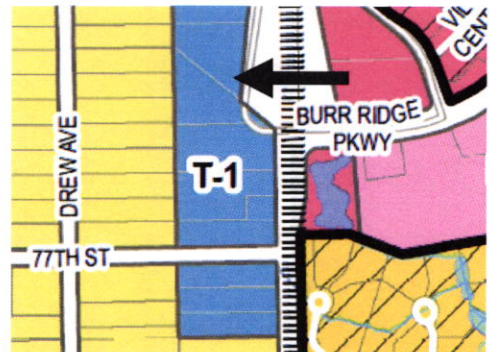
Land Use Plan: Recommends Offices

Existing Zoning: T-1 Transitional District

Existing Land Use: 2, Office Buildings

Site Area: 2.61 Acres

Subdivision: None



SUMMARY

The petitioner has recently purchased two buildings located on the South Frontage Road parallel to County Line Road. The buildings are both used for offices and were constructed in 1986 and 1988. It is the petitioner's intention to raze the two buildings and construct a single office building. The building would be used as a medical office.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is within the T-1 Transitional District. The T-1 District is intended to "promote orderly and sound planning between residential and non-residential uses." The only location of T-1 Districts in the Village are the County Line Road corridor between 77th Street and I-55 and two properties at the corner of North Frontage Road and Hamilton Avenue.

The regulations used by the T-1 District to provide the desired transition includes limiting the permitted and special uses to offices and similar uses, limiting the height of buildings to two stories, and requiring that buildings *"shall be so designed and constructed so that their exterior appearance is in conformance with the general appearance of residential architecture in this Village and so that their appearance is residential in character. All buildings and structures must be scaled to that which reflects a residential character with regard to size, roof slope and window placement, so as to fit harmoniously with the character and use of adjacent residential areas and so as to avoid any appreciable adverse effect upon such residential areas."* The T-1 District also requires site plan, landscape plan and building elevation review by the Plan Commission and approval by the Board of Trustees.

Special Uses: A special use is requested to permit the use of the new building as a medical office. The current use of both buildings was established by grant of special uses in 1986 and 1988 which limited the use to professional offices but did not include medical offices. The proposed medical office would be a rehabilitation center serving "day rehabilitation patients and typical rehabilitation outpatients."

A special use is also required for the review and approval of the site plan, landscape plan and building elevations. These plans are included in the attachments. Section VII.A.8 of the Zoning Ordinance states that the site plan shall *"maintain the residential character of the premises and to fit harmoniously with the character, use and zoning of adjoining and surrounding properties and to avoid any appreciable adverse effect upon such properties"*.

In regards to landscaping, Section VII.A.10 of the Zoning Ordinance states that the *"land and uses must be landscaped in accordance with the general appearance in the residential areas of the Village. Further, all such land and uses must be buffered from adjacent residential uses and residentially zoned properties... through the use of substantial berming and landscaping in accordance with applicable Village regulations... All such buffering shall be as close to 100 percent opacity as possible..."*

The criteria for architectural review is listed in Section VII.A.9 of the Zoning Ordinance. That section requires that *"buildings and structures located within the transitional districts... shall be so designed and constructed so that their exterior appearance is in conformance with the general appearance of residential architecture in this Village and so that their appearance is residential in character. All buildings and structures must be scaled to that which reflects a residential character with regard to size, roof slope and window placement, so as to fit harmoniously with the character and use of adjacent residential areas and so as to avoid any appreciable adverse effect upon such residential areas."* This section further states that all *"exterior building facades in the*

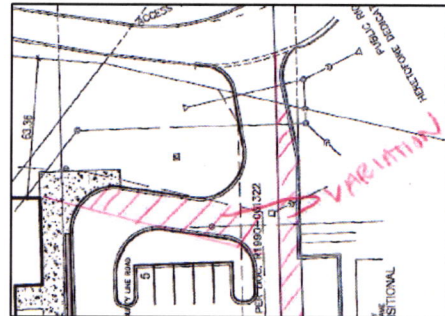
Transitional Districts shall be of high quality materials that may include but are not limited to brick, natural stone, precast stone, architectural pre-cast panels, or glass. The use of plastic siding, vinyl siding, or aluminum siding and the use of engineered stucco systems, including but not limited to those commonly known as "Dryvit" or exterior insulation and finish systems (EIFS) are discouraged as exterior building façade materials for all buildings in the Transitional Districts."

Variations: This petition includes several variations from the Zoning Ordinance. Perhaps the most significant is a variation from the rear yard setback for the parking lot. The legal notice also included an option for a front yard building setback variation based on the idea that the building could be moved toward the front lot line if a front yard building setback variation would be preferred over a rear yard parking lot setback variation.

The required setback of the parking lot is 30 feet from the rear lot line and the petitioner proposes a 20 foot setback. The existing parking lots and several of the other parking lots within this corridor have existing 20 foot setbacks from the rear lot line. The 30 foot setback was added to the Zoning Ordinance in 1997, thus, these existing buildings are legally non-conforming. The only building in this corridor built since 1997 is at 7500 County Line Road and it was built with the required 30 foot setback.

The purpose of the 30 foot parking lot setback is to provide an area for screening of the transitional property from the adjacent residential properties. The specific requirement of the Transitional District is that properties *"must be buffered from adjacent residential uses and residentially zoned properties... through the use of substantial berming and landscaping in accordance with applicable Village regulations... All such buffering shall be as close to 100 percent opacity as possible..."* There is existing landscaping within the 20 foot buffer and the petitioner proposes to maintain that landscaping.

Other variations include a waiver of the required 8 foot side yard parking lot setback along the south lot line and an encroachment of the parking lot drive aisle into the front yard. The side yard parking lot setback is necessary to maintain the shared parking and shared driveway with the office building to the south. The encroachment of the parking lot drive aisle into the front yard setback is limited to the drive aisle that is parallel to the front lot line and provides access to the drop off area.



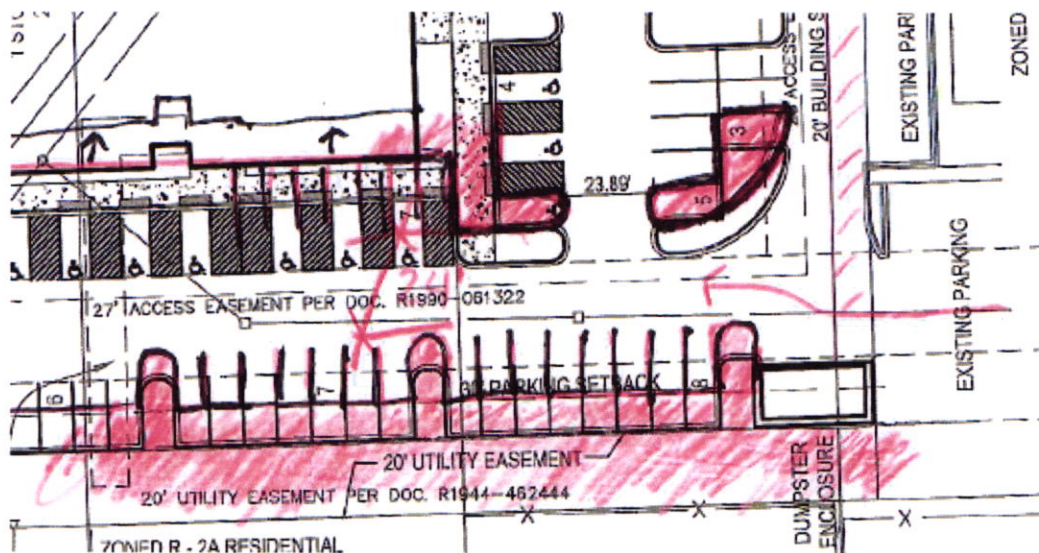
The site plan complies with all other requirements of the Zoning Ordinance. Please note that parking for medical offices is based on the number of doctors. Six parking spaces are required per doctor. This medical use, however, only has one or a few doctors. Services are provided by other medical professionals. Thus, the proposed parking complies with the required parking for medical offices and a variation is not required. However, the property does not comply with the parking requirements for general office use. Offices require one space per 250 square feet which would be 101 spaces for the proposed 25,260 square foot building. The site plan provides 79 parking spaces. If this petition is approved as submitted, the building could not be converted to general office use due to the lack of required parking for office use.

FINDINGS OF FACT AND RECOMMENDATIONS

The Findings of Fact for the special use and variations have been prepared by the petitioner and may be approved if the Plan Commission is in agreement. Staff believes that the two primary concerns are the rear yard parking lot setback and the building elevation. The variations for the side yard parking lot setback and the encroachment into the front yard are relatively minor. The use of the property for medical offices is consistent with the office use contemplated by the T-1 District.

Rear Yard Parking Lot Setback Variation: The petitioner's findings justify the rear yard parking lot setback based on an existing cross access easement and on the existing setback of the parking lot. The easement was created to share parking between the subject property at 7630 County Line Road and the adjacent property to the south at 7650 County Line Road. Upon reviewing the easement document, it would appear that the easement could be modified only slightly in order to comply with the 30 foot setback and maintain the shared parking and access. The dumpster location would still encroach but with a solid masonry enclosure, it provides an effective screen for the residential properties to the west. Moving the parking lot and increasing the setback from the west lot line would provide an opportunity to add evergreen landscaping along the parking lot and enhance the existing landscaping buffer with is primarily deciduous trees and shrubs.

Additionally, staff suggests that there is no justification for a reduction of the front yard setback to accommodate the recommended increase in the rear yard parking lot setback. The shape or size of the building could be modified as necessary to comply with both the rear yard and front yard setbacks. Below is an example of how the parking could be shifted to increase the rear yard parking lot setback.



Special Use for Building Elevation Approval: The petitioner has provided color renderings of the proposed building. The exterior materials are primarily glass and brick. The Plan Commission should evaluate the proposed elevations based on the Transitional District architectural requirements referenced above; primarily, does the proposed building conform with the general appearance and character of residential architecture in the Village

PROJECT NARRATIVE AND FINDINGS OF FACT FOR A SPECIAL USE PERMIT PURSUANT TO AND VARIATIONS FROM THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

Project Narrative:

Petitioner is proposing a 25,260 SF outpatient rehabilitation center on two parcels of property just west of County Line Road along the South Frontage Road. There are currently two existing office buildings on the site, both zoned T-1 Transitional District-1. The existing office buildings will be demolished to accommodate the construction of the new rehabilitation center. The center will serve two different types of patients, day rehabilitation and typical rehabilitation outpatients. Accordingly, the building is planned to be organized in a way where one use is on the north end and the other to the south. From a circulation standpoint, it is anticipated that the south access point from the frontage road will handle two-way traffic from the subject property and the property to the south. The north access point will be exit only. Day patients are brought to the facility via medi-van and are planned to be dropped off at the north end of the site in a dedicated drop off lane, allowing the vans to continue east and exit to the north. Outpatients will either enter the property to the south and park or utilize the drop off adjacent to the south door for those requiring additional assistance into the facility.

Special Use Findings of Fact:

Special Use permit for a Medical Office (Section VII.C.2.i., Village of Burr Ridge Zoning Ordinance)

- 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.

***Petitioner response:** The Rehabilitation Institute of Chicago (RIC) is the premier rehabilitation institution recognized worldwide for their advanced technology, research and treatment practices. Locating the project in Burr Ridge provides residents with access to a world renowned, comprehensive rehabilitation facility not currently available in the community. This facility is also a part of RIC's ongoing commitment to bring their services directly to residents in the Chicagoland area via outpatient clinics.*

- 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.

***Petitioner response:** The hours of operation, level of traffic, intensity of use, and quality of the establishment will be consistent with the existing office buildings on the subject property as well as the surrounding properties and uses. No significant impact or change is anticipated because of this facility.*

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

Petitioner response: *The project will not negatively impact the environment that currently exists but will provide a new structure and use that enhance the integration of the subject property with the surrounding properties and uses, including trash enclosures where there are none today, additional landscaping from what exists today and a lower parking demand resulting in fewer parking spaces than are currently occupying the site. As such, there will be no negative impact on the property values of property in the immediate vicinity.*

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

Petitioner response: *Much of the surrounding property is currently developed and fully improved so future development will not be impeded by the establishment of the rehabilitation center. In addition, the proposed medical use is consistent with the current use patterns in existence today. Existing office and commercial uses along County Line Road act as a transitional buffer to the surrounding residential uses and such uses successfully coexist presently. There are no anticipated impacts to any future development of surrounding properties.*

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

Petitioner response: *Petitioner has designed the project with the necessary required facilities as reflected in the plans submitted with the Petition.*

- 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.

Petitioner response: *The project will maintain the same number of curb cuts onto South Frontage Road and reduce the total number of parking spaces when compared to the existing condition, all of which will be beneficial to the surrounding roadways. In addition, the day rehabilitation patients will arrive via medi-van rather than by car, further reducing traffic on public roads.*

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

Petitioner response: *The proposed special use is consistent with the Official Comprehensive Plan. In Section 2. Community Vision, Goals and Objectives, item 1.1.2 Commercial/Industrial Development, the goal is listed as "Commercial and industrial developments should strengthen and maintain property values and provide a strong tax base for the Village". The objective specific to an office/commercial use is "Facilitate development of only those commercial/industrial uses that generate traffic patterns that do not significantly impact the existing residential environment." In response to the goal, the project will provide a new building meeting most of the current zoning requirements, which are more stringent than when the property was originally developed, with*

elements such as dumpster enclosures and landscaping while maintaining critical access for adjacent properties and creating a consistent street frontage along South Frontage Road. As noted in response 'f.', the project will reduce parking quantity, maintain the quantity of existing Frontage Road connections and limit vehicle traffic by bringing approximately half of its patients to the facility by medi-van as opposed to individual car.

In addition, the Comprehensive Plan contemplates maintaining similar use patterns as those that existed at the time the Comprehensive Plan was adopted. At the time of adoption in 1999, the Existing Land use Map designated the subject property as office. At the same time, the Future Land Use Map designated the property as office. The proposed special use for medical office is consistent with the Official 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.

Petitioner response: *The proposal conforms to all regulations except for those limited requested variations. The reasons for the variation requests are further outlined in below Findings of Fact.*

Variation Findings of Fact:

Variation from the Village of Burr Ridge Zoning Ordinance

The following variances are sought by the applicant. Each response below will include information for each request that is tied to the number 1 or 2 as noted below:

- 1. Reduction of Interior Side Yard setback from 8' to 0' along the south edge
 - 2. Reduction of Rear Yard setback from 30' to 22'
- 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.

Petitioner response:

- 1. *The 8' landscape setback would remove access to the parking areas south of the subject property and would violate the 28' access easement in place which ensures the property to the south connections to its parking. These properties were developed as a single unit, sharing dumpster locations and the access drive into the parking lots. Installing the current 8' landscape area would close access to the 10 parking spaces along the drive, remove parking adjacent to the south building entrance and would close access to the rear parking area for the adjacent property owner in violation of the existing easement. In addition, putting 8' of landscaping in the easement would remove the ability to put a 24' access road.*

2. *The site plan proposes to maintain the existing parking line along the rear edge of the property to allow for continuous circulation between properties as currently exists. Based on the survey, there are two existing access easements that encumber Parcel 2 (the southern half of the subject property). One aligns the drive aisles between the parcel to the south with the existing drive aisle on the subject property, the other provides access out to South Frontage Road. If the project were to meet the current zoning code setback of 30', the parking spaces would encroach into the easement and misalign the drive aisles between properties. In addition, the dumpster in that area is shared between the parcels and should remain in its current location, which requires the variance to 22' regardless because it cannot be pulled out into the drive aisle.*
- 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.

Petitioner response:

1. *The impacts to the adjacent property, if enforced, would eliminate access to it via its access easement and make it challenging to sell or redevelop the property without access to Frontage Road. The impact to the subject property would move the drive and parking aisles north, eliminating most of the parking running east / west with the exception of the handicap spaces directly adjacent to the building.*
 2. *Shifting the parking east to meet the 30' setback would require a concurrent variance requirement in the front yard setback and create issues with the access easement as noted in a.2.*
- 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.

Petitioner response:

1. *The request is unique to the property because it was developed in conjunction and is conjoined with the property to the south, sharing access easements to parking areas and dumpster locations.*
2. *All of the existing parking both north and south of the subject site is aligned along the west edge of the property creating an issue with consistent circulation between properties and requiring encroachment upon the existing easements.*

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

Petitioner response:

1. *The variation allows for consistent development between the subject property and adjacent properties, allowing access to the neighbor's parking spaces and leaving the easement relationships in place.*
 2. *The variation allows for clear passage between properties and limited impacts to the adjacent properties. Visually, it creates a consistent appearance along the rear yards between all properties north and south of the project.*
- 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.

Petitioner response:

1. *The ordinance results in impractical use of the south edge of the property and creates significant legal and physical challenges related to the access and parking of the adjoining property based upon pre-existing easements and development patterns. It would be an issue for any potential redevelopment of the property.*
 2. *The ordinance results in legal and physical issues related to the access of the adjoining property and the shared dumpster location based upon pre-existing easements and development patterns. It would be an issue regardless of the type of development proposal.*
- 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.

Petitioner response:

1. *Granting the variation will maintain the parking and access to property south of the project which has not had a negative impact. Not granting the variation will impose significant hardships on their access.*
 2. *Granting the variation will maintain the clear circulation to the adjoining property owner in its present alignment, which has not had a negative impact, and will not require jogs in both vehicular travel and the existing access easement,*
- g. The granting of the variation will not alter the essential character of the neighborhood or locality.

Petitioner response:

1. *The granting of the variation will maintain the character of the locality. Not granting the variance will dramatically change the orderly arrangement of the adjacent property owner's parking and circulation.*

2. *The granting of the variation will maintain the character of the locality. Not granting the variance will dramatically change the orderly arrangement of the adjacent property owner's parking and require that the shared dumpster facility be moved elsewhere on the project site, limiting their access to it and potentially creating a negative impact on surrounding properties.*
- 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 congestion of the public streets, or increase the danger of fire, 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.

Petitioner response:

1. *The proposed variation will only serve to retain the existing and orderly development of the properties and has no impact on adjacent properties or roadways, public safety, or property values.*
2. *The proposed variation will only serve to retain the existing and orderly development of the properties and has no impact on adjacent properties or roadways, public safety, or property values.*
- i. The proposed variation is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.

Petitioner response:

1. *The proposed variation will allow for the development of a use consistent with the Comprehensive Plan.*
2. *The proposed variation will allow for the development of a use consistent with the Comprehensive Plan.*

ALTA/NSPS LAND TITLE SURVEY

OF
PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-25-402-019
P.I.N. 09-25-402-026

NOT TO SCALE
REFER TO ATTACHED FOR SCALED SURVEY

LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJOINER LOT LINE
---	CENTER LINE
---	RIGHT OF WAY
---	EASEMENT LINE
---	BUILDING LINE
---	UNDERLYING LOT LINE

ABBREVIATIONS

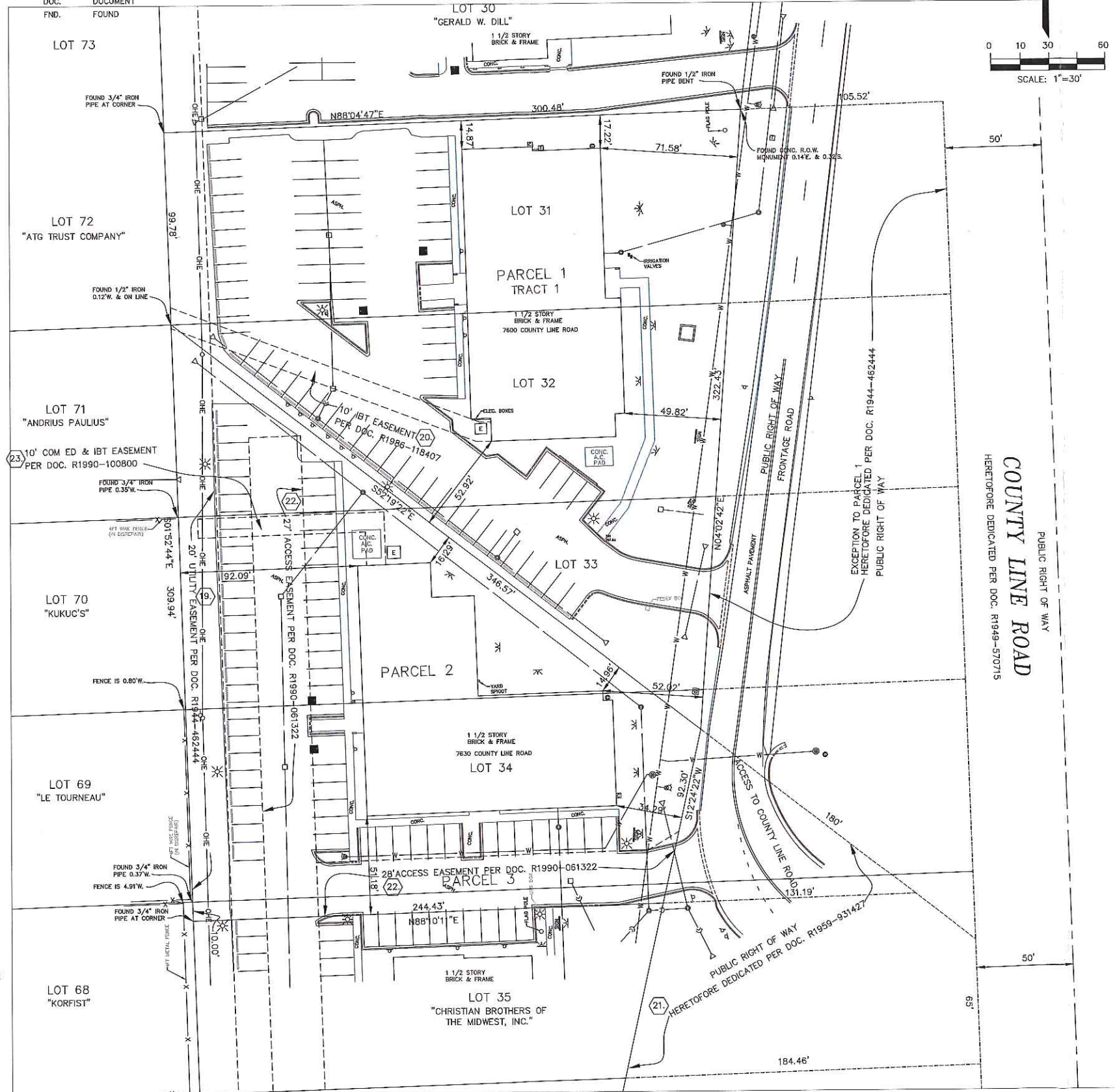
000.00' MEAS.	MEASURED DATA
000.00' REC.	RECORD DATA
PIN	PERMANENT INDEX NUMBER
DOC.	DOCUMENT
FND.	FOUND

LEGEND

EXISTING	DESCRIPTION
⊙	MANHOLE
○	CATCH BASIN
□	INLET
⊙	VALVE & VAULT
⊙	VALVE & BOX
⊙	FIRE HYDRANT
⊙	CLEANOUT
⊙	BUFFALO BOX
⊙	STREET LIGHT
⊙	POWER POLE
⊙	GAS VALVE
⊙	TELEPHONE MANHOLE
⊙	TELEPHONE PEDESTAL
⊙	ELECTRIC PEDESTAL
⊙	AIR CONDITIONER
⊙	ELECTRIC HAND HOLE
⊙	CABLE TELEVISION PEDESTAL
⊙	ROADWAY/HANDICAP SIGN
⊙	STORM SEWER
⊙	SANITARY SEWER
⊙	WATERMAIN
⊙	FORCEMAIN
⊙	HEADWALL
⊙	END SECTION
⊙	OVERHEAD POWER LINES
⊙	FENCE LINE
⊙	GUARDRAIL
⊙	SIDEWALK
⊙	CURB

SCHEDULE B EXCEPTIONS

- 1.-15. MAY OR MAY NOT AFFECT PROPERTY- NOT PLOTTABLE
16. COVENANTS AND RESTRICTIONS. AFFECTS PROPERTY BLANKET NOT PLOTTABLE. DOC. NO. 462444
17. COVENANTS AND RESTRICTIONS. AFFECTS PROPERTY BLANKET NOT PLOTTABLE. DOC. NO. 492375
18. COVENANTS AND RESTRICTIONS. AFFECTS PROPERTY BLANKET NOT PLOTTABLE. DOC. NO. 550726
19. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE. AFFECTS PARCEL 1 & 2 PLOTTED DOC. NO. 462444
20. EASEMENT FOR TELEPHONE AND ELECTRIC AFFECTS PARCEL 1 PLOTTED DOC. NO. R86-118407
21. RIGHT OF WAY DEDICATION AFFECTS PARCEL 2 PLOTTED DOC. NO. 931427
22. DECLARATION OF EASEMENT FOR ACCESS AFFECTS PARCELS 1 AND 2 PLOTTED DOC. NO. R90-061322
23. PLAT OF EASEMENT GRANT FOR ELECTRIC AND TELEPHONE AFFECTS PARCEL 2 PLOTTED DOC. NO. R90-100800
- 24.-36. ITEMS MAY OR MAY NOT AFFECT THE PROPERTY. NOT PLOTTABLE.



- SURVEYOR'S NOTES**
1. REFERENCE IS MADE TO GREATER ILLINOIS TITLE COMPANY FILE NUMBER 20005368 EFFECTIVE DATE JUNE 15, 2016 FROM WHICH THIS SURVEY IS BASED. THESE PROPERTIES ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AS ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE CURRENT TITLE COMMITMENT OR REPORT.
 2. BASIS OF BEARING: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NAD 83 (2011 ADJ.) ILLINOIS STATE PLANE EAST ZONE
 3. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO ENCROACHMENTS.

TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

4. PARCEL 1 AREA= 61,513 SQUARE FEET OR 1.41 ACRES +/-
PARCEL 2 AREA= 52,343 SQUARE FEET OR 1.20 ACRES +/-
4. THE SURVEYED PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO MAP NO. 17043C0909H WITH EFFECTIVE DATE OF DECEMBER 16, 2004.
6. ZONING IS T-1 TRANSITIONAL
9. THERE ARE 68 REGULAR AND 2 HANDICAP SPACES FOR EACH BUILDING
11. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
13. ADJOINING OWNERS NAMES. PLOTTED
16. THE UNDERSIGNED DID NOT OBSERVE EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
17. THE UNDERSIGNED HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
18. THE UNDERSIGNED HAS OBSERVED NO EVIDENCE OF WETLAND DELINEATION MARKERS IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGAL DESCRIPTION

PARCEL 1:
TRACT 1 (EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES) IN BUNSEE-CHAK ASSESSMENT PLAT OF LOTS 31 TO 36 INCLUSIVE IN ROBERT BARTLETT'S HINSDALE COUNTRYSIDE, A SUBDIVISION OF THE SOUTHEAST QUARTER AND THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING SOUTH OF THE SOUTH LINE OF JOLIET ROAD, AS ESTABLISHED BY INSTRUMENT RECORDED NOVEMBER 19, 1940 AS DOCUMENT 417333 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF LOTS 32, 33, 34 AND THE NORTH 10.00 FEET OF LOT 35, LYING SOUTH OF A LINE DRAWN FROM THE NORTHWEST CORNER OF SAID LOT 32 TO A POINT ON THE EAST LINE OF LOT 35, 65.00 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, (EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES) IN ROBERT BARTLETT'S HINSDALE COUNTRYSIDE, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER AND THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING SOUTH OF JOLIET ROAD, IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1944 AS DOCUMENT NO. 462444, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 2 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. R90-61322 FOR INGRESS AND EGRESS, ALL IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

- GIT GREATER ILLINOIS TITLE COMPANY
- MEDPROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
- BEECHEN AND DILL BUILDERS, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-4, 6(a), 6(b), 9, 11, 13, 16, 17, 18 AND 19. THE FIELDWORK WAS COMPLETED ON MAY 19, 2016. THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2017, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

DATED THIS _____ DAY OF _____, A.D., 2016.

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992
LICENSE VALID THROUGH NOVEMBER 30, 2016



PART OF LOTS 32-35 IN ROBERT BARTLETT'S HINSDALE COUNTRYSIDE

ALTA/NSPS LAND TITLE SURVEY

DRN/CKD. BY: FB/DRM FILE: 7722ALTA FLD. BK./PG.: 265/37 SHEET NO. 1 OF 1
SCALE: 1"=30' DATE: 07/20/16 JOB NO.: 772.002



ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS PLANNERS
1684 QUINCY AVENUE, SUITE 100A NAPERVILLE, ILLINOIS 60540
TEL (630) 355-3232 FAX (630) 355-3267

PREPARED FOR:
ROSANOVA & WHITAKER, LTD.
30 WEST JEFFERSON AVENUE STE. 200
NAPERVILLE, ILLINOIS 60540



HDR ARCHITECTURE
30 W. MONROE STREET
SUITE 700
CHICAGO, IL 60603
312-470-9510

REHABILITATION
INSTITUTE OF CHICAGO
OUTPATIENT AND DAY
REHAB CENTER

7630 COUNTY LINE ROAD
BURR RIDGE, IL 60527

MARK	DATE	DESCRIPTION
B.Z.	09/26/16	ZONING SUBMITTAL

Project Number	10039763
Original Issue	09/19/16

Sheet Name

SITE PLAN

Scale
1"=40'

Sheet Number

LL-101

Project Status

HERETOFORE DEDICATED PER DOC. R1949-570715

EXCEPTION TO PARCEL 1
HERETOFORE DEDICATED PER DOC. R1944-462444
PUBLIC RIGHT OF WAY

HERETOFORE DEDICATED PER DOC. R1959-931427
PUBLIC RIGHT OF WAY
ACCESS TO COUNTY LINE ROAD

FRONTAGE ROAD
PUBLIC RIGHT OF WAY
PROPERTY LINE
SOUTH FRONTAGE ROAD

50' BUILDING SETBACK

1 STORY BUILDING
25,260 SF

EASEMENT
PER DOC. R1986-118407

28' ACCESS EASEMENT PER DOC. R1990-061322

20' BUILDING SETBACK

EXISTING PARKING

1 1/2 STORY
BRICK GARAGE
ZONED T-1 TRANSITIONAL

EXISTING PARKING

DUMPSTER
ENCLOSURE

20' UTILITY EASEMENT

20' UTILITY EASEMENT PER DOC. R1944-462444

ZONED R-2A RESIDENTIAL

10' COM ED & IBT EASEMENT
PER DOC. R1990-100800

60' BUILDING SETBACK

30' PARKING SETBACK

ZONE T-1 TRANSITIONAL

8' LANDSCAPING SETBACK

20' BUILDING SETBACK



NOT FOR CONSTRUCTION



7630 COUNTY LINE ROAD
BURR RIDGE, IL 60527

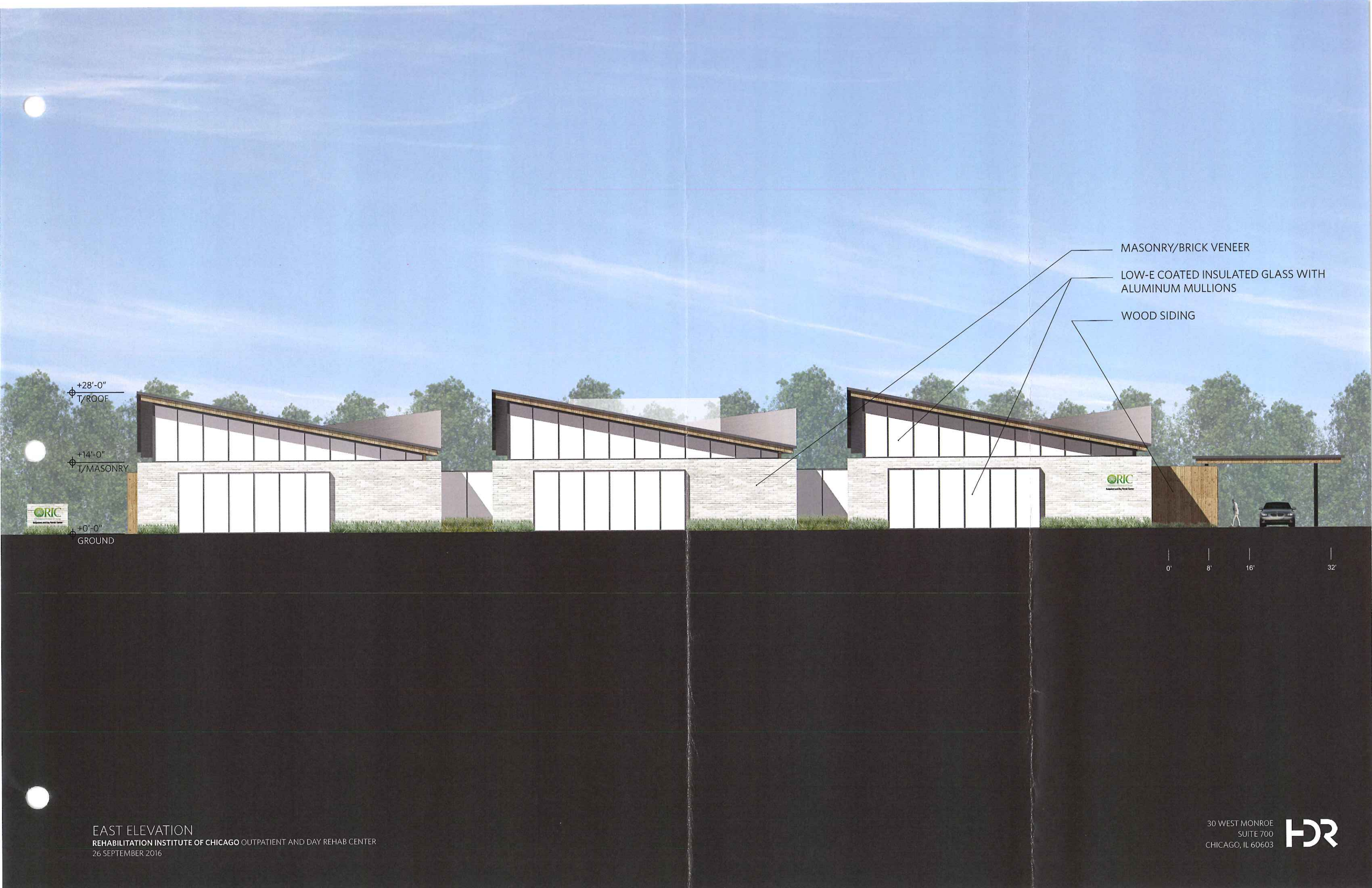
Project Number	10039763
Original Issue	09/19/16

Sheet Name

Scale
1"=40'

Project Status





MASONRY/BRICK VENEER

LOW-E COATED INSULATED GLASS WITH
ALUMINUM MULLIONS

WOOD SIDING

+28'-0"
T/ROOF

+14'-0"
T/MASONRY

+0'-0"
GROUND

0' 8' 16' 32'

⊕ +28'-0"
T/ROOF

⊕ +14'-0"
T/MASONRY

⊕ +0'-0"
GROUND

MASONRY/BRICK VENEER

LOW-E COATED INSULATED GLASS WITH
ALUMINUM MULLIONS

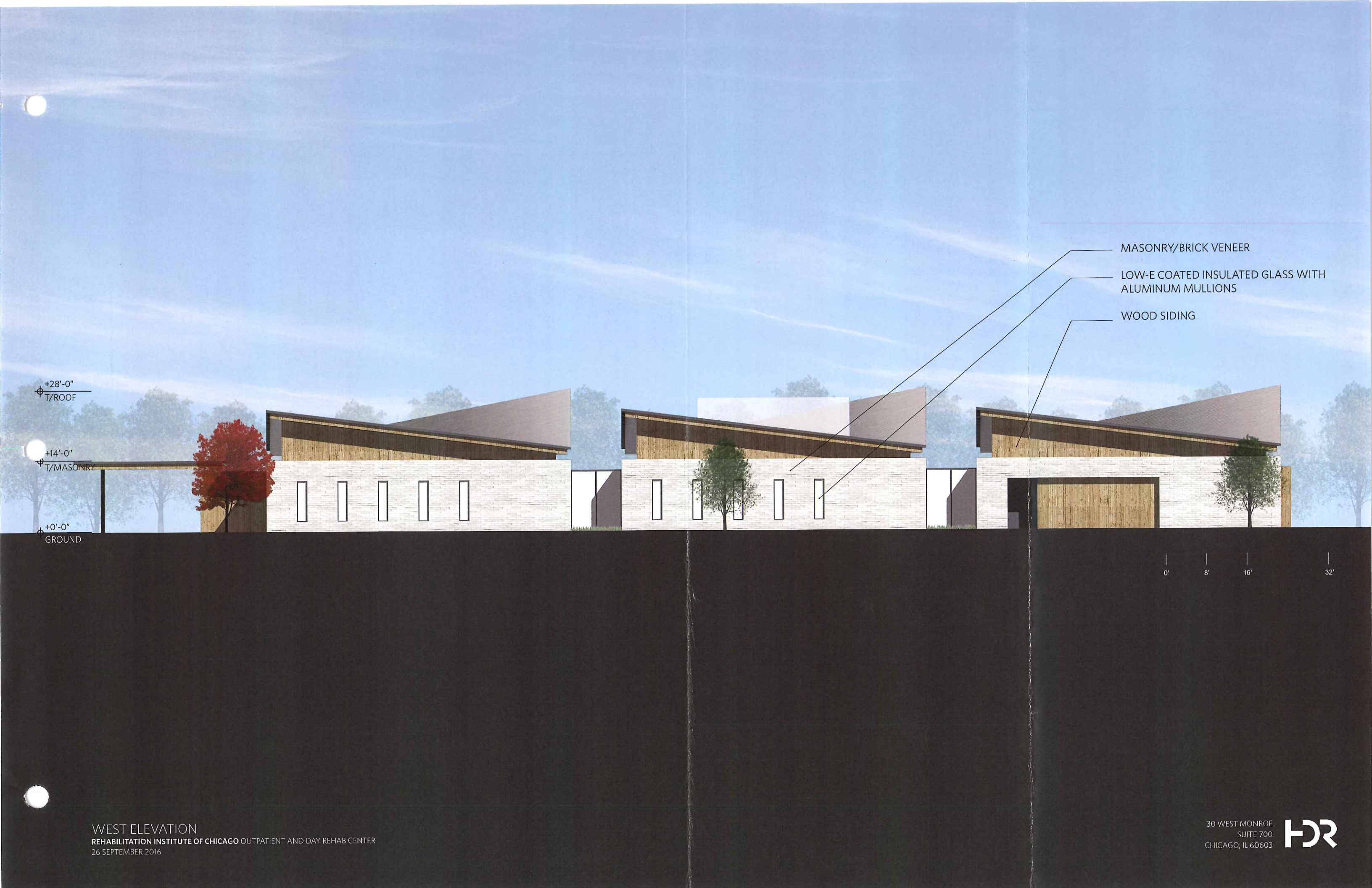
WOOD SIDING

0' 8' 16' 32'

SOUTH ELEVATION
REHABILITATION INSTITUTE OF CHICAGO OUTPATIENT AND DAY REHAB CENTER
26 SEPTEMBER 2016

30 WEST MONROE
SUITE 700
CHICAGO, IL 60603





MASONRY/BRICK VENEER

LOW-E COATED INSULATED GLASS WITH
ALUMINUM MULLIONS

WOOD SIDING

+28'-0"
T/ROOF

+14'-0"
T/MASONRY

+0'-0"
GROUND

0' 8' 16' 32'



MASONRY/BRICK VENEER

LOW-E COATED INSULATED GLASS WITH
ALUMINUM MULLIONS

WOOD SIDING

+28'-0"
T/ROOF

+14'-0"
T/MASONRY

+0'-0"
GROUND

0' 8' 16' 32'



MONUMENT SIGN
EAST ELEVATION

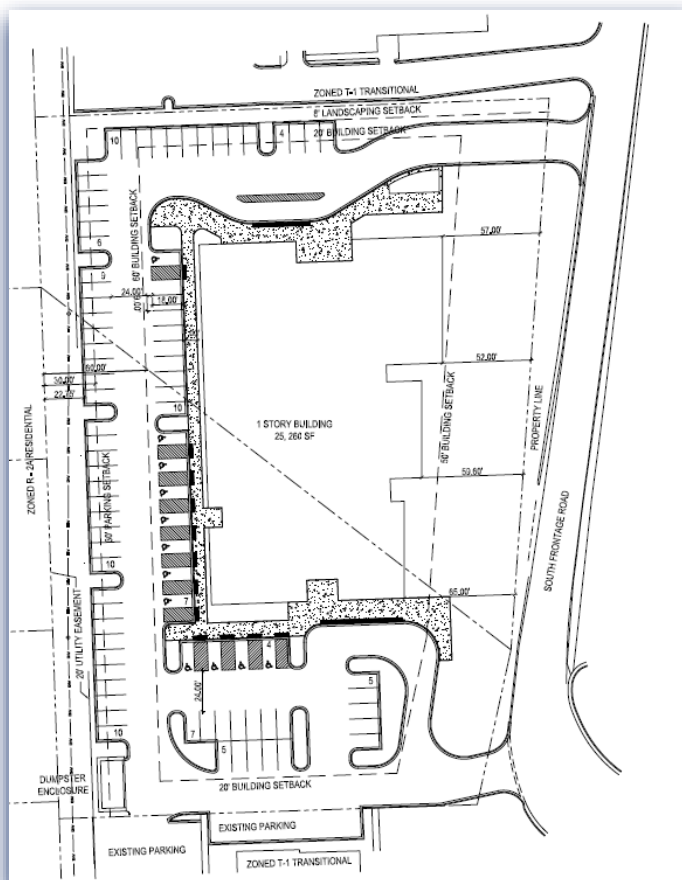


BUILDING SIGN
PARTIAL EAST ELEVATION

Traffic Impact Study

Rehabilitation Institute of Chicago

Burr Ridge, Illinois



Prepared For



Prepared By



October 13, 2016

Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed rehabilitation center to be located in Burr Ridge, Illinois. The site is located on the west side of Frontage Road and is currently occupied by two office buildings with 7600 and 7630 Frontage Road addresses. As proposed, the site will be redeveloped to provide an approximately 25,260 square-foot building to be occupied by the Rehabilitation Institute of Chicago (RIC) and a parking lot providing 88 parking spaces. Access to the development will be provided via the existing access drive serving 7630 and 7650 Frontage Road buildings and via a proposed full movement access roadway off Frontage Road.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

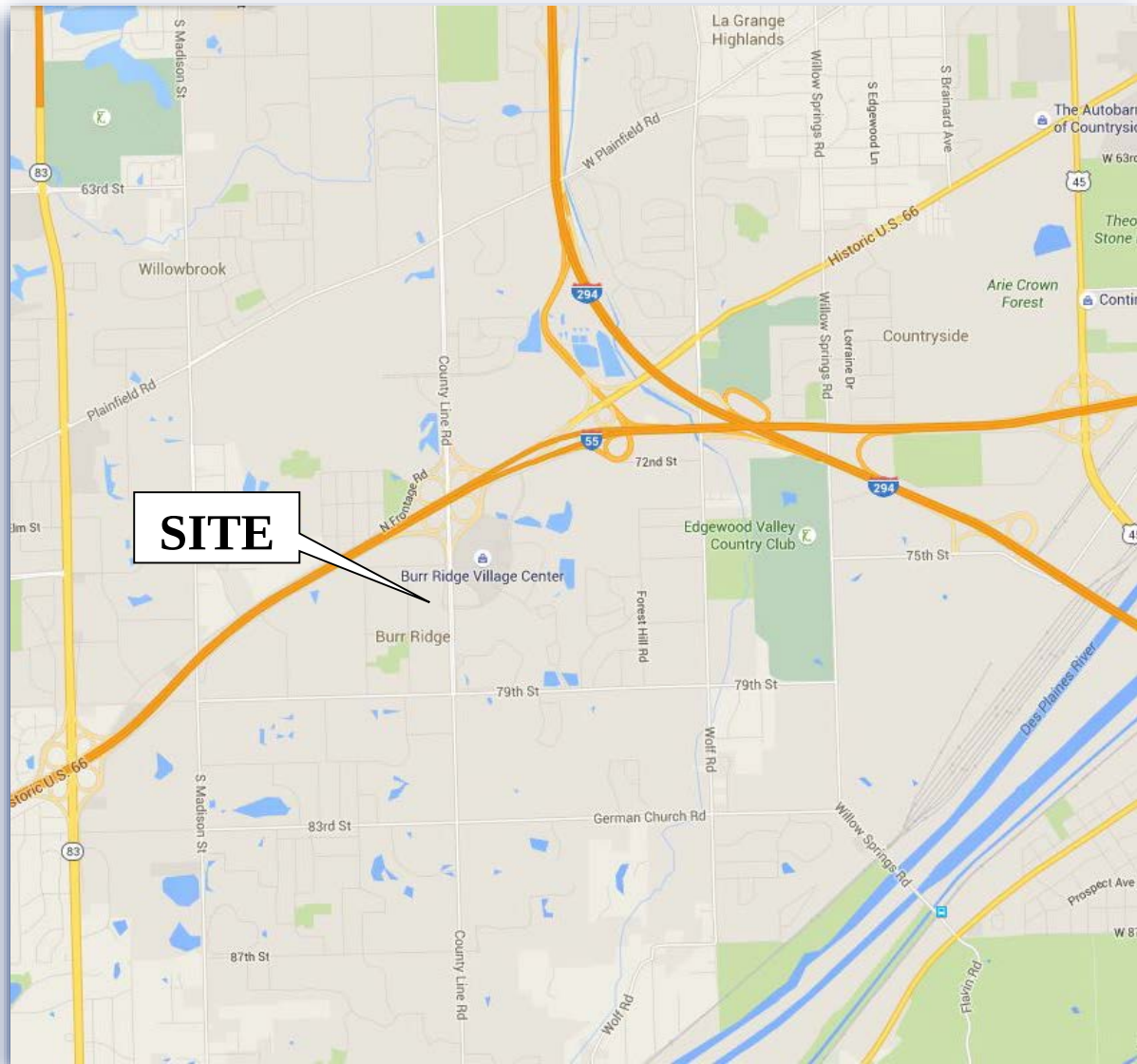
Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site area.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access system and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

1. Existing Condition - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Future Condition - The future projected traffic volumes include the existing traffic volumes, ambient area growth not attributable to any particular development, and the traffic estimated to be generated by the proposed subject development.



Site Location

Figure 1



Aerial View of Site Location

Figure 2

Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on a field visit conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

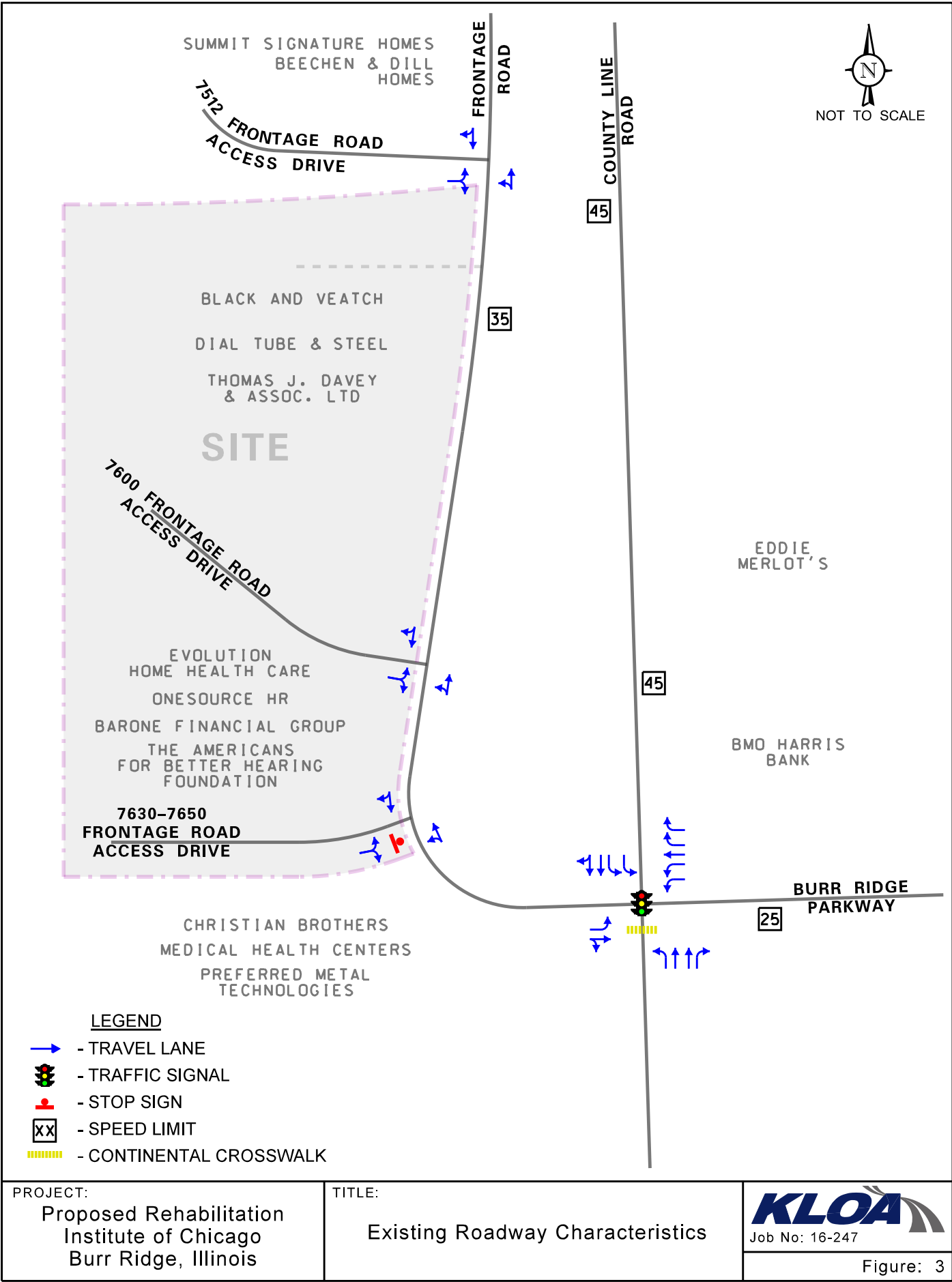
The site is located on the west side of Frontage Road and is currently occupied by two office buildings located at 7600 and 7630 Frontage Road. The office building located at 7600 Frontage Road contains Black and Veatch, Dial Tube & Steel, and Bik & Co/Thomas J. Davey & Associates, Ltd. The office building at 7630 Frontage Road contains The Americans for Better Hearing Foundation, AT Media, Inc., Law Office of Margaret M. Las P.C. & Renee B. Ciesla, Esq., Law Offices of Valerie A. Varney, Ltd., OneSource HR, Barone Financial Group, Inc., Evolution Home Health Care, Inc., and IMAC. Land uses in the vicinity include the office building at 7650 Frontage Road that contains Christian Brothers, Medical Health Centers, and Preferred Metal Technologies to the south, Burr Ridge Village Center to the east and Summit Signature Homes, Beechen and Dill Homes, and Coglianese Funeral Home to the north.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below. **Figure 3** illustrates the existing roadway characteristics.

County Line Road is a north-south arterial roadway that generally provides two through lanes in each direction. At its signalized intersection with Burr Ridge Parkway, County Line Road provides dual left-turn lanes, a through lane, and a shared through/right-turn lane on the southbound approach and an exclusive left-turn lane, two exclusive through lanes, and an exclusive right-turn lane on the northbound approach. County Line Road is under the jurisdiction of the Cook County Department of Transportation and Highways, carries an annual average daily traffic (ADT) volume of 12,200 vehicles (IDOT AADT 2014), and has a posted speed limit of 45 miles per hour.

Frontage Road is generally a north-south local roadway that in the vicinity of the site provides one through lane in each direction. At its signalized intersection with County Line Road, Frontage Road provides an exclusive left-turn lane and a shared through/right-turn lane on the eastbound approach. The east leg of this intersection is designated as Burr Ridge Parkway which provides dual left-turn lanes, an exclusive through lane, and dual right turn lanes on the westbound approach. Frontage Road is under the jurisdiction of the Village of Burr Ridge and has a posted speed limit of 35 miles per hour.



Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted manual peak period traffic counts on Thursday, October 6, 2016 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the intersections of County Line Road with Burr Ridge Parkway/Frontage Road and Frontage Road with the access drives serving 7600, 7630, and 7650 Frontage Road. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:45 A.M. to 8:45 A.M. and the evening peak hour of traffic occurs from 5:00 P.M. to 6:00 P.M. **Figure 4** illustrates the existing peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

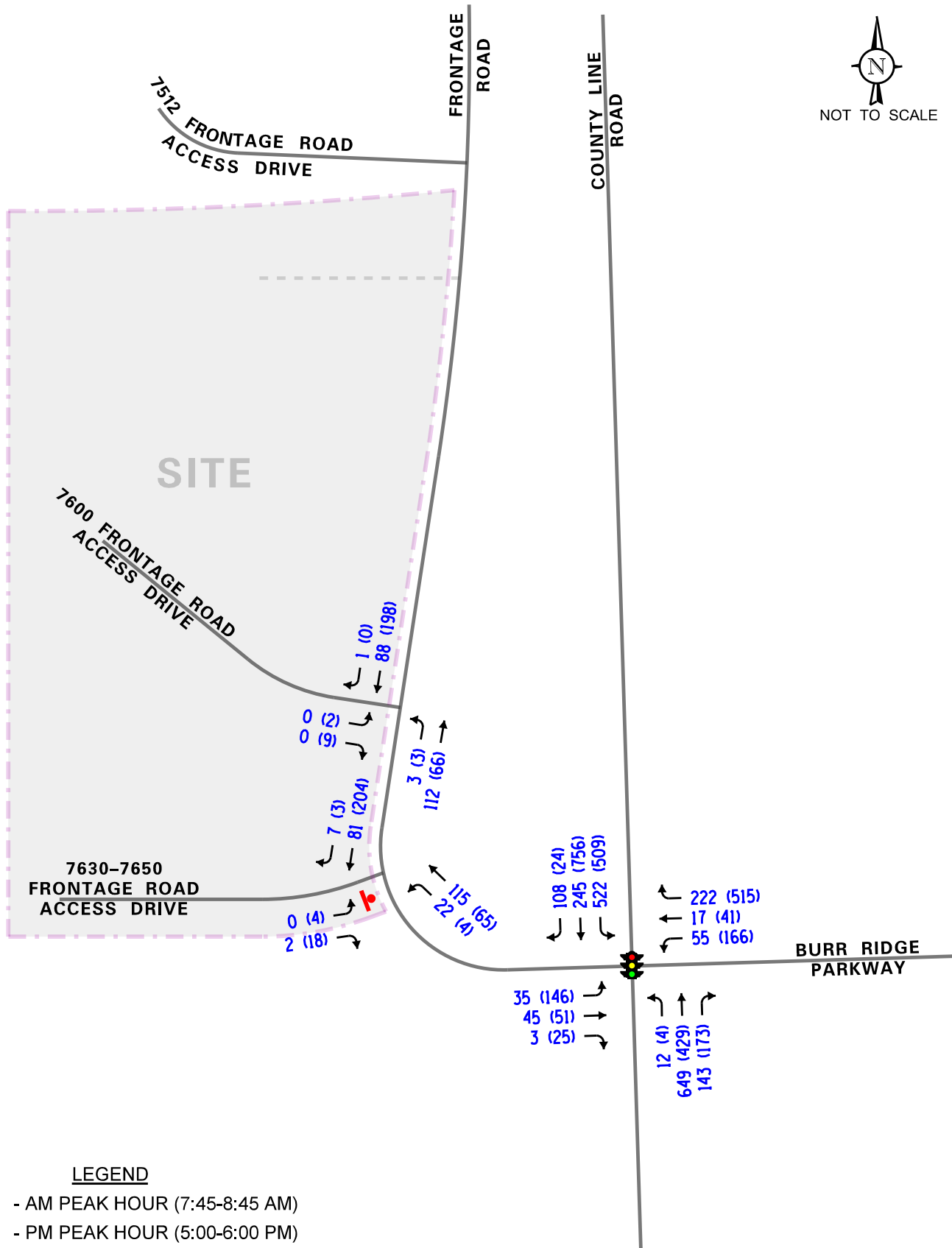
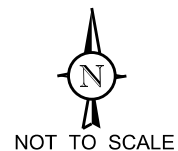
Accident Data

KLOA, Inc. obtained accident data from IDOT's Division of Traffic Safety for the past five years (2010 to 2014) for the intersection of County Line Road with Frontage Road/Burr Ridge Parkway. The accident data for the intersection is summarized in **Table 1**. A review of the accident data indicated that there were no fatalities reported.

Table 1
COUNTY LINE ROAD WITH BURR RIDGE PARKWAY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2010	-	1	4	-	-	-	5
2011	1	-	8	-	3	-	12
2012	1	2	9	1	4	-	17
2013	-	-	1	2	6	-	9
2014	1	-	13	-	-	2	16
Total	3	3	35	3	13	2	59
Average/Year	<1	<1	7	<1	2.6	<1	11.8

Disclaimer: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.



LEGEND

- 00 - AM PEAK HOUR (7:45-8:45 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)

PROJECT:
Proposed Rehabilitation
Institute of Chicago
Burr Ridge, Illinois

TITLE:
Existing Traffic Volumes

KLOA
Job No: 16-247

Figure: 4

Traffic Characteristics of the Proposed Rehabilitation Center

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Development Plan

As proposed, the plans call for developing the site with a one-story, approximately 25,260 square-foot building to be occupied by RIC and a parking lot with 88 parking spaces. Access to the proposed development will be provided via the existing access drive serving 7630/7650 Frontage Road buildings and via a proposed access drive off Frontage Road located approximately 360 feet north of the existing access drive. It should be noted that as part of the proposed development, the access drive serving 7600 Frontage Road will be eliminated. A copy of the site plan depicting the proposed development is included in the Appendix.

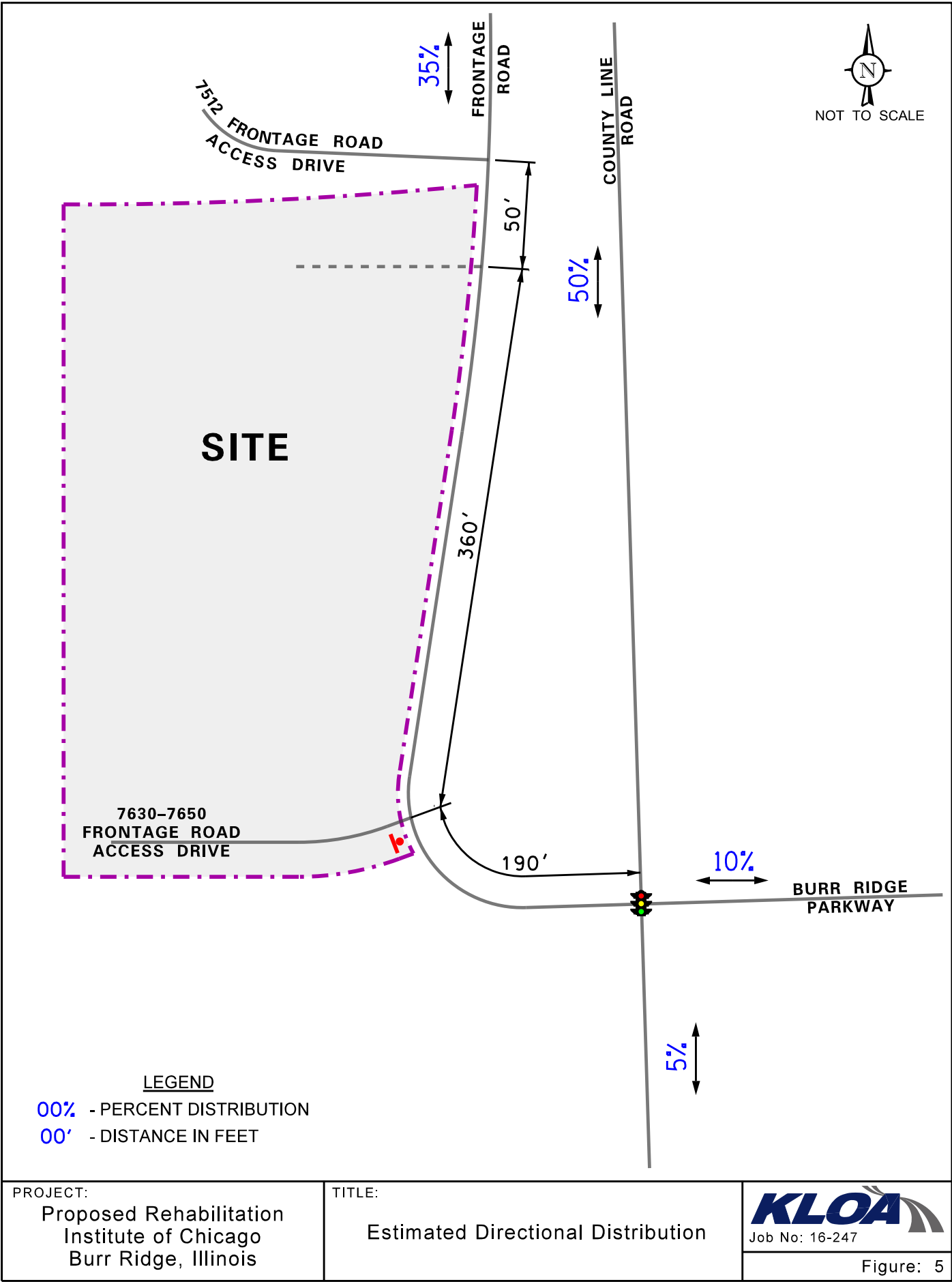
Proposed Rehabilitation Center Operations

RIC is a non-profit organization which treats patients with a variety of conditions ranging from common conditions such as arthritis, chronic pain, and sports injuries to more complex conditions such as spinal cord injury, stroke, and traumatic brain injuries. The RIC supports both day patients and out-patients with day patients arriving via medi-van and out-patients arriving via personal vehicles.

The proposed rehabilitation center will be the new location for the existing RIC located in Willowbrook, Illinois. The proposed center is projected to operate with 50 percent more patients than the existing facility in Willowbrook which currently averages approximately 11 out-patients per hour and has six medi-vans that contain between one and five day patients. Furthermore, the proposed center is projected to maintain approximately 55 employees. The medi-vans load and unload patients from 8:00 to 9:00 A.M., 11:00 A.M. to 12:00 Noon, and 3:00 to 3:30 P.M. Additionally, the majority of employees are projected to arrive between 7:00 and 7:30 A.M. and depart between 4:00 and 5:00 P.M. It should be noted that during these time periods, traffic along the adjacent roadways is approximately 14 and 21 percent lower than during the weekday morning and weekday evening peak hours, respectively.

Directional Distribution

The directional distribution of future site-generated trips on the roadway system is a function of several variables, including the operational characteristics of the roadway system and the ease with which drivers can travel over various sections of the roadway system without encountering congestion. The directions from which employees and patients of the proposed rehabilitation center will approach and depart the development were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the traffic projected to be generated by the rehabilitation center.



Estimated Site Traffic Generation

The volume of traffic generated by a development is based on the type of land uses and the size of the development. The number of peak hour vehicle trips estimated to be generated by the proposed development was based on patient and employee activity provided by the operator for the existing RIC location in Willowbrook, Illinois. It is projected that the proposed development will have approximately 50 percent more patients and will maintain the same number of employees. It was assumed that day patients will arrive via medi-van and that there will be approximately nine medi-vans per load/unload period. Additionally, it was assumed that each out-patient and employee arrives and departs via their own personal vehicle. **Table 2** shows the estimated site-generated traffic volumes for the proposed rehabilitation center.

Table 2
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

Rehabilitation Center	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	In	Out	Total	In	Out	Total
Day Patients (Medi-Vans)	9	9	18	--	--	--
Out-Patients (Personal Vehicles)	18	9	27	9	12	21
Employees (Personal Vehicles)	<u>10</u>	<u>0</u>	<u>10</u>	<u>0</u>	<u>10</u>	<u>10</u>
Total	37	18	55	9	22	31

As previously indicated, the majority of employees are projected to arrive between 7:00 to 7:30 A.M. and are projected to depart between 4:00 and 5:00 P.M. both of which are outside the roadway system peak hours. During these time periods, traffic along the adjacent roadways is approximately 14 and 21 percent lower than during the weekday morning and weekday evening peak hours, respectively. Furthermore, the site currently contains two occupied office buildings that are adding traffic to the roadway system. As such, the proposed development will only result in a net increase in traffic.

Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to ambient growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

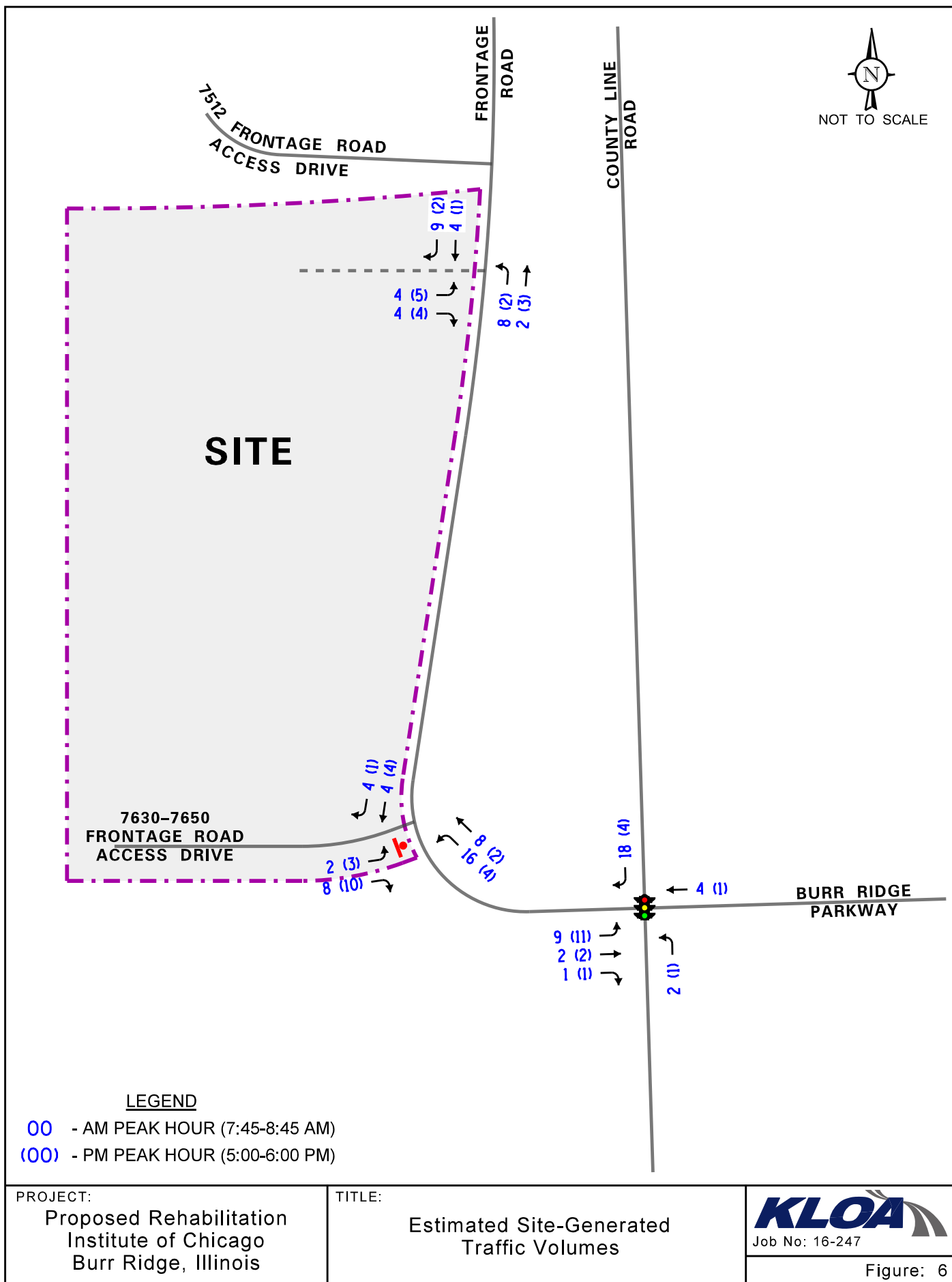
The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed rehabilitation center were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The traffic assignment is illustrated in **Figure 6**.

Background Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on the Chicago Metropolitan Agency for Planning (CMAP) *2040 Forecast of Population, Households and Employment* an increase of one percent per year for four years (four percent) was applied to project Year 2020 conditions. Additionally, the traffic projected to be generated by the previously approved Lakeside Pointe of Burr Ridge residential development was included in the background traffic volumes.

Total Projected Traffic Volumes

The development-generated traffic was added to the existing traffic volumes accounting for background growth and the traffic projected to be generated by the Lakeside Pointe of Burr Ridge residential development to determine the Year 2020 total projected traffic volumes, which are illustrated in **Figure 7**.

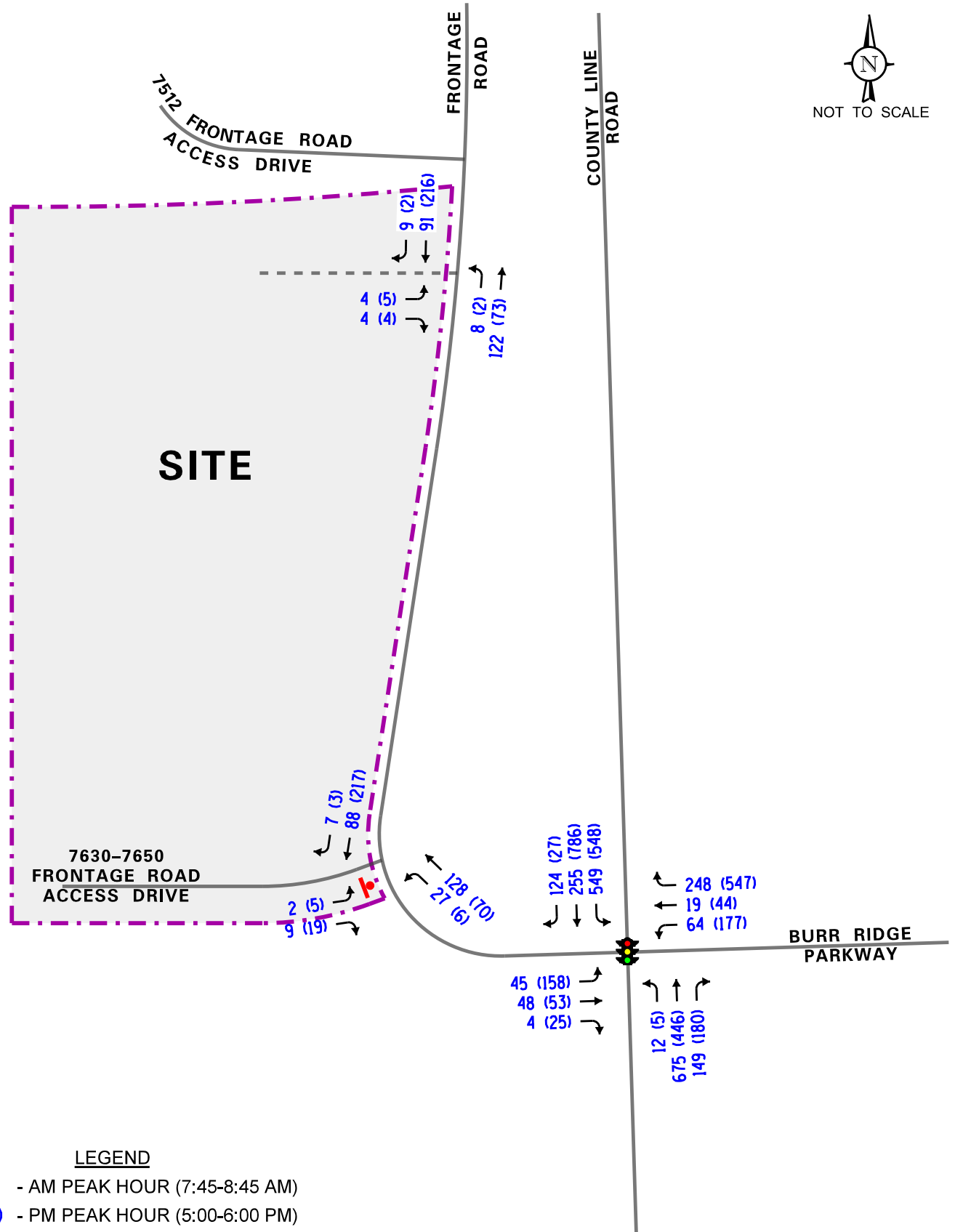
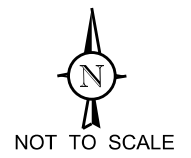


PROJECT:
Proposed Rehabilitation
Institute of Chicago
Burr Ridge, Illinois

TITLE:
Estimated Site-Generated
Traffic Volumes

KLOA
Job No: 16-247

Figure: 6



PROJECT:
Proposed Rehabilitation
Institute of Chicago
Burr Ridge, Illinois

TITLE:
Year 2020 Total Projected
Traffic Volumes

KLOA
Job No: 16-247

Figure: 7

Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hour periods for the existing (Year 2016) and future projected (Year 2020) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 2010 and analyzed using the Synchro/SimTraffic 8 computer software. The analysis for the traffic-signal controlled intersections were accomplished using actual cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing and Year 2020 total projected conditions are presented in **Tables 3** and **4**, respectively. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 3
CAPACITY ANALYSIS RESULTS – EXISTING TRAFFIC VOLUMES

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
County Line Road with Frontage Road/Burr Ridge Parkway ¹				
• Overall	C	22.8	C	22.4
• Eastbound Approach	D	43.8	D	40.7
• Westbound Approach	B	13.1	B	17.2
• Northbound Approach	B	19.1	B	20.0
• Southbound Approach	C	27.5	C	23.3
Frontage Road with 7630/7650 Access Drive ²				
• Westbound Approach	A	8.8	B	10.0
• Northbound Left Turns	A	1.3	A	0.5
Frontage Road with 7600 Access Drive ²				
• Westbound Approach	--	--	A	9.7
• Northbound Left Turns	A	0.2	A	0.4
LOS = Level of Service				
Delay is measured in seconds.				
1-Signalized Intersection				
2-Unsignalized Intersection				

Table 4

CAPACITY ANALYSIS RESULTS - PROJECTED YEAR 2020 TRAFFIC VOLUMES

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
County Line Road with Frontage Road/Burr Ridge Parkway ¹				
• Overall	C	23.1	C	23.3
• Eastbound Approach	D	44.2	D	40.7
• Westbound Approach	B	13.2	B	18.7
• Northbound Approach	C	20.3	B	21.2
• Southbound Approach	C	27.0	C	23.9
Frontage Road with 7630/7650 Access Drive ²				
• Westbound Approach	A	9.2	B	10.1
• Northbound Left Turns	A	1.5	A	0.5
Frontage Road with Proposed Access Drive ²				
• Westbound Approach	A	9.3	A	9.9
• Northbound Left Turns	A	0.5	A	0.2
LOS = Level of Service				
Delay is measured in seconds.				
1-Signalized Intersection				
2-Unsignalized Intersection				

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development traffic.

County Line Road with Frontage Road/Burr Ridge Parkway

The results of the capacity analysis indicate that that overall this intersection currently operates at Level of Service (LOS) C during the weekday morning and weekday evening peak hours. Under future conditions, this intersection is projected to continue operating at LOS C during both peak hours with increases in delay of less than one second and all of the approaches are projected to continue to operate at the acceptable LOS D or better during the peak hours with increases in delay of approximately two seconds or less.

It should be noted that while the southbound left turns experience additional delays due to the existing heavy volume of traffic during both peak hours, the proposed development is not projected to add any traffic to this movement during either peak hour. Additionally, while the westbound right-turn movement carries a high volume of traffic, this movement operates at adequate LOS as it receives a significant amount of green time with the right-turn overlap green phase.

Furthermore, 95th percentile queues for the eastbound approach are projected to be a maximum of 162 feet which will extend to the access drive serving 7650 Frontage Road and the proposed development. However, given that the queues will clear every cycle and that the proposed development will have a second access drive further away from the intersection, the proposed operation of the intersection should not interfere with the ability of site traffic to enter and exit the site.

Frontage Road with 7630/7650 Access Drive

The results of the capacity analysis indicate that the westbound approach currently operates at LOS A during the weekday morning peak hour and at LOS B during the weekday evening peak hour. Under future conditions, the westbound approach is projected to continue to operate at existing levels of service with increases in delay of less than one second. Furthermore, northbound left-turn movements onto the access drive are projected to continue operating at LOS A with limited increases in delay. Additionally, 95th percentile queues for the westbound and northbound approaches are projected to be one or two vehicles. As such, the traffic projected to be generated by the proposed development will have a limited impact on the operations of this access drive and no roadway or traffic control improvements will be necessary. Furthermore, the access drive will be adequate in accommodating the traffic to be generated by the proposed development and will provide efficient and flexible access.

Frontage Road with Proposed Access Drive

The results of the capacity analysis indicate that the proposed access drive is projected to operate at LOS A during the weekday morning and weekday evening peak hours with 95th percentile queues of one to two vehicles. Furthermore, northbound left-turn movements are projected to operate at LOS A during the peak hours with 95th percentile queues of one to two vehicles. As such, the proposed access drive will be adequate in accommodating the traffic projected to be generated by the proposed development and will provide efficient and flexible access. It should be noted that while this access drive will only be approximately 50 feet south of an existing access drive, the close spacing should not interfere or result in traffic conflicts since the existing access drive serving a one-story office building at 7512 Frontage Road with a limited number of parking spaces.

Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The development-generated traffic will not have a significant impact on area roadways.
- The majority of employees will arrive and depart the proposed development outside of the weekday morning and evening peak hours when traffic volumes on the roadway system are lower.
- Given that the site currently contains two office buildings, not all of the trips that will be generated by the proposed RIC will be new.
- The proposed access system will be adequate in accommodating the traffic projected to be generated by the proposed development and will continue to adequately serve the office building at 7650 Frontage Road.

Appendix

Traffic Count Summary Sheets

Site Plan

Level of Service Criteria

Capacity Analysis Summary Sheets

Traffic Count Summary Sheets



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: County Line Road with Frontage Road
Site Code:
Start Date: 10/06/2016
Page No: 1

Turning Movement Data

Start Time	Frontage Road Eastbound						Burr Ridge Parkway Westbound						County Line Road Northbound						County Line Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	5	4	1	0	10	0	14	4	62	0	80	0	1	146	19	0	166	0	65	38	16	0	119	375
7:15 AM	0	2	5	0	0	7	0	5	2	53	0	60	0	3	185	21	0	209	0	71	44	15	0	130	406
7:30 AM	0	6	9	0	0	15	0	9	6	66	0	81	0	1	180	29	0	210	0	89	48	16	0	153	459
7:45 AM	0	6	14	1	0	21	0	12	3	58	0	73	0	2	180	37	0	219	0	121	80	24	0	225	538
Hourly Total	0	19	32	2	0	53	0	40	15	239	0	294	0	7	691	106	0	804	0	346	210	71	0	627	1778
8:00 AM	0	7	15	1	0	23	0	21	9	50	0	80	0	4	148	38	0	190	0	124	56	32	0	212	505
8:15 AM	0	10	8	1	0	19	0	9	3	58	0	70	0	4	145	27	0	176	0	146	52	27	0	225	490
8:30 AM	0	12	8	0	0	20	0	13	2	56	0	71	0	2	176	41	0	219	0	131	57	23	0	211	521
8:45 AM	0	4	7	0	0	11	0	11	8	59	0	78	0	4	131	38	0	173	0	154	77	19	0	250	512
Hourly Total	0	33	38	2	0	73	0	54	22	223	0	299	0	14	600	144	0	758	0	555	242	101	0	898	2028
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	33	18	4	0	55	0	35	4	138	0	177	0	1	75	35	0	111	1	105	109	7	0	222	565
4:15 PM	0	19	14	6	0	39	0	27	9	106	0	142	0	3	70	32	1	105	0	85	123	8	0	216	502
4:30 PM	0	44	9	5	0	58	0	42	15	157	0	214	0	3	88	39	0	130	0	99	117	5	0	221	623
4:45 PM	0	23	19	3	0	45	0	34	10	118	0	162	0	0	90	46	0	136	0	85	122	6	0	213	556
Hourly Total	0	119	60	18	0	197	0	138	38	519	0	695	0	7	323	152	1	482	1	374	471	26	0	872	2246
5:00 PM	0	46	13	11	0	70	0	48	10	157	0	215	0	0	105	40	1	145	0	115	160	6	0	281	711
5:15 PM	0	35	12	6	0	53	1	39	10	146	0	196	0	0	88	39	0	127	0	133	211	8	0	352	728
5:30 PM	0	33	10	4	0	47	0	44	19	119	0	182	1	2	119	50	0	172	2	129	223	8	0	362	763
5:45 PM	0	32	16	4	0	52	0	34	2	93	0	129	0	1	117	44	0	162	0	130	162	2	0	294	637
Hourly Total	0	146	51	25	0	222	1	165	41	515	0	722	1	3	429	173	1	606	2	507	756	24	0	1289	2839
Grand Total	0	317	181	47	0	545	1	397	116	1496	0	2010	1	31	2043	575	2	2650	3	1782	1679	222	0	3686	8891
Approach %	0.0	58.2	33.2	8.6	-	-	0.0	19.8	5.8	74.4	-	-	0.0	1.2	77.1	21.7	-	-	0.1	48.3	45.6	6.0	-	-	-
Total %	0.0	3.6	2.0	0.5	-	6.1	0.0	4.5	1.3	16.8	-	22.6	0.0	0.3	23.0	6.5	-	29.8	0.0	20.0	18.9	2.5	-	41.5	-
Lights	0	302	174	45	-	521	1	394	114	1461	-	1970	1	31	2001	571	-	2604	3	1745	1614	213	-	3575	8670
% Lights	-	95.3	96.1	95.7	-	95.6	100.0	99.2	98.3	97.7	-	98.0	100.0	100.0	97.9	99.3	-	98.3	100.0	97.9	96.1	95.9	-	97.0	97.5
Buses	0	0	0	2	-	2	0	1	0	7	-	8	0	0	25	2	-	27	0	12	43	0	-	55	92
% Buses	-	0.0	0.0	4.3	-	0.4	0.0	0.3	0.0	0.5	-	0.4	0.0	0.0	1.2	0.3	-	1.0	0.0	0.7	2.6	0.0	-	1.5	1.0
Single-Unit Trucks	0	7	7	0	-	14	0	2	2	26	-	30	0	0	16	2	-	18	0	24	19	4	-	47	109
% Single-Unit Trucks	-	2.2	3.9	0.0	-	2.6	0.0	0.5	1.7	1.7	-	1.5	0.0	0.0	0.8	0.3	-	0.7	0.0	1.3	1.1	1.8	-	1.3	1.2
Articulated Trucks	0	8	0	0	-	8	0	0	0	2	-	2	0	0	0	0	-	0	0	1	3	5	-	9	19
% Articulated Trucks	-	2.5	0.0	0.0	-	1.5	0.0	0.0	0.0	0.1	-	0.1	0.0	0.0	0.0	0.0	-	0.0	0.0	0.1	0.2	2.3	-	0.2	0.2
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	0	-	-

[illegible]



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9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: County Line Road with Frontage Road
Site Code:
Start Date: 10/06/2016
Page No: 6

Turning Movement Peak Hour Data (5:00 PM)

Start Time	Frontage Road Eastbound						Burr Ridge Parkway Westbound						County Line Road Northbound						County Line Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
5:00 PM	0	46	13	11	0	70	0	48	10	157	0	215	0	0	105	40	1	145	0	115	160	6	0	281	711
5:15 PM	0	35	12	6	0	53	1	39	10	146	0	196	0	0	88	39	0	127	0	133	211	8	0	352	728
5:30 PM	0	33	10	4	0	47	0	44	19	119	0	182	1	2	119	50	0	172	2	129	223	8	0	362	763
5:45 PM	0	32	16	4	0	52	0	34	2	93	0	129	0	1	117	44	0	162	0	130	162	2	0	294	637
Total	0	146	51	25	0	222	1	165	41	515	0	722	1	3	429	173	1	606	2	507	756	24	0	1289	2839
Approach %	0.0	65.8	23.0	11.3	-	-	0.1	22.9	5.7	71.3	-	-	0.2	0.5	70.8	28.5	-	-	0.2	39.3	58.7	1.9	-	-	-
Total %	0.0	5.1	1.8	0.9	-	7.8	0.0	5.8	1.4	18.1	-	25.4	0.0	0.1	15.1	6.1	-	21.3	0.1	17.9	26.6	0.8	-	45.4	-
PHF	0.000	0.793	0.797	0.568	-	0.793	0.250	0.859	0.539	0.820	-	0.840	0.250	0.375	0.901	0.865	-	0.881	0.250	0.953	0.848	0.750	-	0.890	0.930
Lights	0	143	48	25	-	216	1	164	39	511	-	715	1	3	423	172	-	599	2	501	744	23	-	1270	2800
% Lights	-	97.9	94.1	100.0	-	97.3	100.0	99.4	95.1	99.2	-	99.0	100.0	100.0	98.6	99.4	-	98.8	100.0	98.8	98.4	95.8	-	98.5	98.6
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	3	6	0	-	9	11
% Buses	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.5	0.0	-	0.3	0.0	0.6	0.8	0.0	-	0.7	0.4
Single-Unit Trucks	0	1	3	0	-	4	0	1	2	3	-	6	0	0	3	1	-	4	0	2	5	0	-	7	21
% Single-Unit Trucks	-	0.7	5.9	0.0	-	1.8	0.0	0.6	4.9	0.6	-	0.8	0.0	0.0	0.7	0.6	-	0.7	0.0	0.4	0.7	0.0	-	0.5	0.7
Articulated Trucks	0	2	0	0	-	2	0	0	0	1	-	1	0	0	0	0	-	0	0	1	1	1	-	3	6
% Articulated Trucks	-	1.4	0.0	0.0	-	0.9	0.0	0.0	0.0	0.2	-	0.1	0.0	0.0	0.0	0.0	-	0.0	0.0	0.2	0.1	4.2	-	0.2	0.2
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.2	0.0	-	0.2	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Study Name Frontage Road with Access Drives
Start Date Thursday, October 06, 2016 7:00 AM
End Date Thursday, October 06, 2016 6:00 PM
Site Code

Report Summary

		Northbound						Southbound						Southeastbound						Northeastbound						Crosswalk			
Time Period	Class.	U	HL	BL	T	I	O	U	T	BR	HR	I	O	U	HL	BR	R	I	O	U	L	BL	HR	I	O	Total	pedestrian	Total	
Peak 1	Lights	1	22	2	109	134	78	0	75	7	1	83	109	0	0	0	0	0	3	0	0	0	2	2	29	219	S	0	0
Specified Period	%	100%	100%	100%	96%	97%	94%	0%	94%	100%	100%	94%	96%	0%	0%	0%	0%	0%	100%	0%	0%	0%	100%	100%	100%	96%		0%	
7:00 AM - 9:00 AM	Buses	0	0	0	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	N	0	0
One Hour Peak	%	0%	0%	0%	0%	0%	1%	0%	1%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0%	
7:45 AM - 8:45 AM	Single-Unit Truc	0	0	0	2	2	2	0	2	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	4	NW	0	0
	%	0%	0%	0%	2%	1%	2%	0%	3%	0%	0%	2%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%		0%	
	articulated Truc	0	0	0	2	2	2	0	2	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	4	SW	0	0
	%	0%	0%	0%	2%	1%	2%	0%	3%	0%	0%	2%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%		0%	
	icycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0%	
	Total	1	22	2	113	138	83	0	80	7	1	88	113	0	0	0	0	0	3	0	0	0	2	2	29	228			
	PHF	0.25	0.69	0.5	0.69	0.75	0.77	0	0.77	0.44	0.25	0.81	0.69	0	0	0	0	0	0.75	0	0	0	0.25	0.25	0.81	0.78			
	Approach %					61%	36%					39%	50%					0%	1%					1%	13%				
Peak 2	Lights	6	4	3	58	71	221	0	190	2	0	192	63	0	2	7	1	10	4	0	1	3	18	22	7	295	S	0	0
Specified Period	%	100%	100%	100%	95%	96%	97%	0%	97%	100%	0%	97%	95%	0%	100%	88%	100%	91%	100%	0%	100%	100%	100%	100%	100%	97%		0%	
5:00 PM - 6:00 PM	Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	0	0
One Hour Peak	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0%	
5:00 PM - 6:00 PM	Single-Unit Truc	0	0	0	2	2	6	0	5	0	0	5	2	0	0	1	0	1	0	0	0	0	0	0	0	8	NW	0	0
	%	0%	0%	0%	3%	3%	3%	0%	3%	0%	0%	3%	3%	0%	0%	13%	0%	9%	0%	0%	0%	0%	0%	0%	0%	3%		0%	
	articulated Truc	0	0	0	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	SW	0	0
	%	0%	0%	0%	2%	1%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0%	
	icycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0%	
	Total	6	4	3	61	74	227	0	195	2	0	197	66	0	2	8	1	11	4	0	1	3	18	22	7	304			
	PHF	0.5	1	0.75	0.64	0.64	0.77	0	0.87	0.25	0	0.88	0.63	0	0.5	0.5	0.25	0.55	1	0	0.25	0.75	0.38	0.42	0.58	0.84			
	Approach %					24%	75%					65%	22%					4%	1%					7%	2%				

Site Plan

_____ PROPERTY LINE
 - - - - - SETBACK / EASEMENT

LOT SIZE= 113,856
TOTAL IMPERVIOUS= 76,276
TOTAL LOT COVERAGE= 66% OK
BUILDING COVERAGE:
BUILDING SIZE= 25,260 SF
LOT SIZE= 115,507 SF
FLOOR AREA RATIO= 25,260 SF / 109,143 SF = 0.221 < 0.24 OK

REGULAR STALLS (9'X18'):	76
HANDICAP STALLS (16'X18'):	12
TOTAL:	88

ZONING CODE REQUIRES 1 STALL PER 250 SF OF BUILDING
25,260 SF / 250 SF = 101 TOTAL REQUIRED NUMBER OF STALLS
ADA REQUIRES 20% OF SPACES FOR PATIENTS (49 SPACES) BE RESERVED AS
HANDICAP: 9
STANDARD HANDICAP CALCULATIONS FOR STAFF PARKING (44 SPACES): 2

ALL DIMENSIONS ALONG CURB LINES ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.
LANDSCAPE ISLANDS AS REQUIRED BY CODE ARE 1 PER 10 PARKING SPACES.

AS MEASURED WITH DUPAGE COUNTY NOMOGRAPH USING THE PERCENTAGE OF HYDRAULICALLY CONNECTED IMPERVIOUS (67.47%). THIS DEVELOPMENT REQUIRES 0.43 ACRE-FT/ACRE. THE SITE IS 2.65 ACRES. TOTAL DETENTION REQUIRED=0.43 X 2.65 = 1.08 ACRE-FT OF VOLUME.

7630 COUNTY LINE ROAD
BURR RIDGE, IL 60527

[illegible]

Project Number	10039763
Original Issue	09/19/16

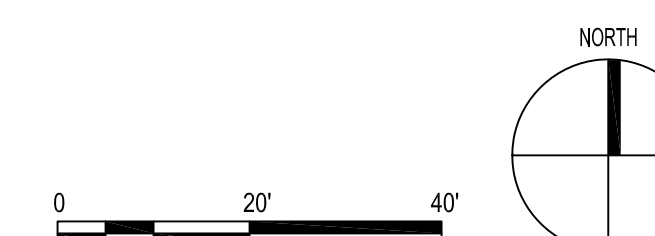
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name

SITE PLAN

Scale

Sheet Number



Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	>80.0
Unsignalized Intersections		
Level of Service	Average Total Delay (SEC/VEH)	
A	0 - 10	
B	> 10 - 15	
C	> 15 - 25	
D	> 25 - 35	
E	> 35 - 50	
F	> 50	

Source: Highway Capacity Manual, 2010.

Capacity Analysis Summary Sheet

Lanes, Volumes, Timings

1: County Line Road & Frontage Road/Burr Ridge Parkway

10/13/2016

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	35	45	3	55	17	222	12	649	143	522	245	108
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	160		170	80		140	175		0
Storage Lanes	1		0	2		1	1		1	2		0
Taper Length (ft)	75			220			120			215		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	0.88	1.00	0.95	1.00	0.97	0.95	0.95
Frt		0.991				0.850			0.850		0.954	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1583	1813	0	3433	1900	2707	1805	3539	1599	3433	3334	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1583	1813	0	3433	1900	2707	1805	3539	1599	3433	3334	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3				234			151		85	
Link Speed (mph)		35			25			45			45	
Link Distance (ft)		182			1072			565			3887	
Travel Time (s)		3.5			29.2			8.6			58.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	14%	2%	33%	2%	0%	5%	0%	2%	1%	2%	3%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	37	50	0	58	18	234	13	683	151	549	372	0
Turn Type	Prot	NA		Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	7	4		3	8	1	5	2	3	1	6	
Permitted Phases						8			2			
Detector Phase	7	4		3	8	1	5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0	3.0	3.0	15.0	3.0	3.0	15.0	
Minimum Split (s)	15.0	23.0		15.0	23.0	32.0	15.0	30.0	15.0	32.0	47.0	
Total Split (s)	15.0	23.0		15.0	23.0	32.0	15.0	30.0	15.0	32.0	47.0	
Total Split (%)	15.0%	23.0%		15.0%	23.0%	32.0%	15.0%	30.0%	15.0%	32.0%	47.0%	
Yellow Time (s)	3.5	4.5		3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Min	None	None	C-Min	
Act Effect Green (s)	10.7	9.4		8.1	10.6	35.6	6.3	44.5	58.6	21.8	67.6	
Actuated g/C Ratio	0.11	0.09		0.08	0.11	0.36	0.06	0.44	0.59	0.22	0.68	
v/c Ratio	0.22	0.29		0.21	0.09	0.21	0.11	0.43	0.15	0.73	0.16	
Control Delay	43.4	44.1		45.2	42.4	2.9	45.9	22.3	2.8	42.2	5.9	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	43.4	44.1		45.2	42.4	2.9	45.9	22.3	2.8	42.2	5.9	
LOS	D	D		D	D	A	D	C	A	D	A	
Approach Delay		43.8			13.1			19.1			27.5	
Approach LOS		D			B			B			C	
Queue Length 50th (ft)	19	29		18	11	0	8	158	0	168	29	
Queue Length 95th (ft)	53	64		38	32	23	27	249	32	209	72	
Internal Link Dist (ft)		102			992			485			3807	

Lanes, Volumes, Timings

1: County Line Road & Frontage Road/Burr Ridge Parkway

10/13/2016

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)	100			160		170	80		140	175		
Base Capacity (vph)	215	310		394	326	1279	207	1574	1048	978	2280	
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.17	0.16		0.15	0.06	0.18	0.06	0.43	0.14	0.56	0.16	

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 100

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.73

Intersection Signal Delay: 22.8

Intersection LOS: C

Intersection Capacity Utilization 54.8%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: County Line Road & Frontage Road/Burr Ridge Parkway

 $\phi 1$	 $\phi 2 (R)$	 $\phi 3$	 $\phi 4$
32 s	30 s	15 s	23 s
 $\phi 5$	 $\phi 6 (R)$	 $\phi 7$	 $\phi 8$
15 s	47 s	15 s	23 s

HCM Unsignalized Intersection Capacity Analysis

2: Frontage Road & 7630/7650 Access Drive

10/13/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	0	2	22	115	81	7
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78
Hourly flow rate (vph)	0	3	28	147	104	9
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (ft)				182		
pX, platoon unblocked						
vC, conflicting volume	312	108	113			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	312	108	113			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	98			
cM capacity (veh/h)	672	951	1489			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	3	176	113			
Volume Left	0	28	0			
Volume Right	3	0	9			
cSH	951	1489	1700			
Volume to Capacity	0.00	0.02	0.07			
Queue Length 95th (ft)	0	1	0			
Control Delay (s)	8.8	1.3	0.0			
Lane LOS	A	A				
Approach Delay (s)	8.8	1.3	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.9			
Intersection Capacity Utilization			23.9%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

3: Frontage Road & 7600 Access Drive

10/13/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	0	0	3	112	88	1
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78
Hourly flow rate (vph)	0	0	4	144	113	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (ft)				305		
pX, platoon unblocked						
vC, conflicting volume	265	113	114			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	265	113	114			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	727	945	1488			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	0	147	114			
Volume Left	0	4	0			
Volume Right	0	0	1			
cSH	1700	1488	1700			
Volume to Capacity	0.00	0.00	0.07			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.2	0.0			
Lane LOS	A	A				
Approach Delay (s)	0.0	0.2	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.1			
Intersection Capacity Utilization			11.6%	ICU Level of Service	A	
Analysis Period (min)			15			

Lanes, Volumes, Timings

1: County Line Road & Frontage Road/Burr Ridge Parkway

10/13/2016

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	146	51	25	166	41	515	4	429	173	509	756	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	160		170	80		140	175		0
Storage Lanes	1		0	2		1	1		1	2		0
Taper Length (ft)	75			220			120			215		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	0.88	1.00	0.95	1.00	0.97	0.95	0.95
Frt		0.951				0.850			0.850		0.995	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1737	0	3467	1810	2814	1805	3574	1599	3467	3519	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	1737	0	3467	1810	2814	1805	3574	1599	3467	3519	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		23				449			186			3
Link Speed (mph)		35			25			45				45
Link Distance (ft)		173			1072			565				3887
Travel Time (s)		3.4			29.2			8.6				58.9
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	2%	6%	0%	1%	5%	1%	0%	1%	1%	1%	2%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	157	82	0	178	44	554	4	461	186	547	839	0
Turn Type	Prot	NA		Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	7	4		3	8	1	5	2	3	1	6	
Permitted Phases						8			2			
Detector Phase	7	4		3	8	1	5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0	3.0	3.0	15.0	3.0	3.0	15.0	
Minimum Split (s)	27.0	29.0		15.0	17.0	30.0	15.0	26.0	15.0	30.0	41.0	
Total Split (s)	27.0	29.0		15.0	17.0	30.0	15.0	26.0	15.0	30.0	41.0	
Total Split (%)	27.0%	29.0%		15.0%	17.0%	30.0%	15.0%	26.0%	15.0%	30.0%	41.0%	
Yellow Time (s)	3.5	4.5		3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Min	None	None	C-Min	
Act Effect Green (s)	16.4	12.6		10.3	9.2	32.3	5.8	38.3	54.6	22.7	62.4	
Actuated g/C Ratio	0.16	0.13		0.10	0.09	0.32	0.06	0.38	0.55	0.23	0.62	
v/c Ratio	0.54	0.34		0.50	0.26	0.46	0.04	0.34	0.19	0.70	0.38	
Control Delay	45.3	32.1		47.3	45.8	5.3	45.0	26.4	3.4	40.0	12.3	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	45.3	32.1		47.3	45.8	5.3	45.0	26.4	3.4	40.0	12.3	
LOS	D	C		D	D	A	D	C	A	D	B	
Approach Delay		40.7			17.2			20.0			23.3	
Approach LOS		D			B			B			C	
Queue Length 50th (ft)	96	35		56	27	24	2	113	0	165	130	
Queue Length 95th (ft)	153	73		89	59	53	14	193	42	204	261	
Internal Link Dist (ft)		93			992			485			3807	

Lanes, Volumes, Timings

1: County Line Road & Frontage Road/Burr Ridge Parkway

10/13/2016

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)	100			160		170	80		140	175		
Base Capacity (vph)	415	417		398	201	1314	207	1368	974	934	2198	
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.38	0.20		0.45	0.22	0.42	0.02	0.34	0.19	0.59	0.38	

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 100

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.70

Intersection Signal Delay: 22.4

Intersection LOS: C

Intersection Capacity Utilization 55.1%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 1: County Line Road & Frontage Road/Burr Ridge Parkway

 ø1	 ø2 (R)	 ø3	 ø4
30 s	26 s	15 s	29 s
 ø5	 ø6 (R)	 ø7	 ø8
15 s	41 s	27 s	17 s

HCM Unsignalized Intersection Capacity Analysis

2: Frontage Road & 7630/7650 Access Drive

10/13/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	4	18	4	65	204	3
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Hourly flow rate (vph)	5	21	5	77	243	4
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				173		
pX, platoon unblocked	0.98					
vC, conflicting volume	332	245	246			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	311	245	246			
tC, single (s)	6.4	6.3	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.4	2.2			
p0 queue free %	99	97	100			
cM capacity (veh/h)	672	768	1331			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	26	82	246			
Volume Left	5	5	0			
Volume Right	21	0	4			
cSH	748	1331	1700			
Volume to Capacity	0.03	0.00	0.14			
Queue Length 95th (ft)	3	0	0			
Control Delay (s)	10.0	0.5	0.0			
Lane LOS	A	A				
Approach Delay (s)	10.0	0.5	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.8			
Intersection Capacity Utilization			20.9%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

3: Frontage Road & 7600 Access Drive

10/13/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	2	9	3	66	198	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Hourly flow rate (vph)	2	11	4	79	236	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				303		
pX, platoon unblocked	0.99					
vC, conflicting volume	321	236	236			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	313	236	236			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	100			
cM capacity (veh/h)	677	808	1343			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	13	82	236			
Volume Left	2	4	0			
Volume Right	11	0	0			
cSH	781	1343	1700			
Volume to Capacity	0.02	0.00	0.14			
Queue Length 95th (ft)	1	0	0			
Control Delay (s)	9.7	0.4	0.0			
Lane LOS	A	A				
Approach Delay (s)	9.7	0.4	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay		0.5				
Intersection Capacity Utilization		20.4%		ICU Level of Service	A	
Analysis Period (min)		15				

Lanes, Volumes, Timings

1: County Line Road & Frontage Road/Burr Ridge Parkway

10/13/2016

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations				 		 		 		 	 	 
Volume (vph)	45	48	4	64	19	248	12	675	149	549	255	124
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	160		170	80		140	175		0
Storage Lanes	1		0	2		1	1		1	2		0
Taper Length (ft)	75			220			120			215		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	0.88	1.00	0.95	1.00	0.97	0.95	0.95
Frt		0.989				0.850			0.850		0.951	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1583	1802	0	3433	1900	2707	1805	3539	1599	3433	3323	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1583	1802	0	3433	1900	2707	1805	3539	1599	3433	3323	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3				261			157		101	
Link Speed (mph)		35			25			45			45	
Link Distance (ft)		182			1072			565			3887	
Travel Time (s)		3.5			29.2			8.6			58.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	14%	2%	33%	2%	0%	5%	0%	2%	1%	2%	3%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	47	55	0	67	20	261	13	711	157	578	399	0
Turn Type	Prot	NA		Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	7	4		3	8	1	5	2	3	1	6	
Permitted Phases						8			2			
Detector Phase	7	4		3	8	1	5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0	3.0	3.0	15.0	3.0	3.0	15.0	
Minimum Split (s)	15.0	23.0		15.0	23.0	32.0	15.0	30.0	15.0	32.0	47.0	
Total Split (s)	15.0	23.0		15.0	23.0	32.0	15.0	30.0	15.0	32.0	47.0	
Total Split (%)	15.0%	23.0%		15.0%	23.0%	32.0%	15.0%	30.0%	15.0%	32.0%	47.0%	
Yellow Time (s)	3.5	4.5		3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Min	None	None	C-Min	
Act Effect Green (s)	11.2	9.6		8.3	10.6	36.6	6.3	43.1	57.4	22.8	67.1	
Actuated g/C Ratio	0.11	0.10		0.08	0.11	0.37	0.06	0.43	0.57	0.23	0.67	
v/c Ratio	0.26	0.31		0.24	0.10	0.23	0.11	0.47	0.16	0.74	0.18	
Control Delay	43.7	44.5		45.3	42.6	2.7	45.9	23.7	2.8	41.6	6.0	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	43.7	44.5		45.3	42.6	2.7	45.9	23.7	2.8	41.6	6.0	
LOS	D	D		D	D	A	D	C	A	D	A	
Approach Delay		44.2			13.2			20.3			27.0	
Approach LOS		D			B			C			C	
Queue Length 50th (ft)	24	32		21	12	0	8	170	0	176	31	
Queue Length 95th (ft)	64	68		42	35	23	27	268	34	218	77	
Internal Link Dist (ft)		102			992			485			3807	

Lanes, Volumes, Timings

1: County Line Road & Frontage Road/Burr Ridge Parkway

10/13/2016

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)	100			160		170	80		140	175		
Base Capacity (vph)	217	308		394	327	1295	207	1525	1031	979	2264	
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.22	0.18		0.17	0.06	0.20	0.06	0.47	0.15	0.59	0.18	

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 100

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.74

Intersection Signal Delay: 23.1

Intersection LOS: C

Intersection Capacity Utilization 56.8%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 1: County Line Road & Frontage Road/Burr Ridge Parkway

 ϕ1	 ϕ2 (R)	 ϕ3	 ϕ4
32 s	30 s	15 s	23 s
 ϕ5	 ϕ6 (R)	 ϕ7	 ϕ8
15 s	47 s	15 s	23 s

HCM Unsignalized Intersection Capacity Analysis

2: Frontage Road & 7630/7650 Access Drive

10/13/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	2	9	27	128	88	7
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78
Hourly flow rate (vph)	3	12	35	164	113	9
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (ft)				182		
pX, platoon unblocked						
vC, conflicting volume	351	117	122			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	351	117	122			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	98			
cM capacity (veh/h)	636	940	1478			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	14	199	122			
Volume Left	3	35	0			
Volume Right	12	0	9			
cSH	865	1478	1700			
Volume to Capacity	0.02	0.02	0.07			
Queue Length 95th (ft)	1	2	0			
Control Delay (s)	9.2	1.5	0.0			
Lane LOS	A	A				
Approach Delay (s)	9.2	1.5	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			1.3			
Intersection Capacity Utilization			24.9%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

3: Frontage Road & Proposed Access Drive

10/13/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	4	4	8	122	91	9
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	4	4	8	128	96	9
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				528		
pX, platoon unblocked						
vC, conflicting volume	246	101	105			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	246	101	105			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	100	99			
cM capacity (veh/h)	743	960	1499			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	8	137	105			
Volume Left	4	8	0			
Volume Right	4	0	9			
cSH	838	1499	1700			
Volume to Capacity	0.01	0.01	0.06			
Queue Length 95th (ft)	1	0	0			
Control Delay (s)	9.3	0.5	0.0			
Lane LOS	A	A				
Approach Delay (s)	9.3	0.5	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.6			
Intersection Capacity Utilization			23.0%	ICU Level of Service		A
Analysis Period (min)			15			

Lanes, Volumes, Timings

1: County Line Road & Frontage Road/Burr Ridge Parkway

10/13/2016

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations				 		 		 		 	 	
Volume (vph)	158	53	25	177	44	547	5	446	180	548	786	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	160		170	80		140	175		0
Storage Lanes	1		0	2		1	1		1	2		0
Taper Length (ft)	75			220			120			215		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	0.88	1.00	0.95	1.00	0.97	0.95	0.95
Frt		0.952				0.850			0.850		0.995	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1738	0	3467	1810	2814	1805	3574	1599	3467	3519	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	1738	0	3467	1810	2814	1805	3574	1599	3467	3519	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		22				415			194		4	
Link Speed (mph)		35			25			45			45	
Link Distance (ft)		173			1072			565			3887	
Travel Time (s)		3.4			29.2			8.6			58.9	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	2%	6%	0%	1%	5%	1%	0%	1%	1%	1%	2%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	170	84	0	190	47	588	5	480	194	589	874	0
Turn Type	Prot	NA		Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	7	4		3	8	1	5	2	3	1	6	
Permitted Phases						8			2			
Detector Phase	7	4		3	8	1	5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0	3.0	3.0	15.0	3.0	3.0	15.0	
Minimum Split (s)	27.0	29.0		15.0	17.0	30.0	15.0	26.0	15.0	30.0	41.0	
Total Split (s)	27.0	29.0		15.0	17.0	30.0	15.0	26.0	15.0	30.0	41.0	
Total Split (%)	27.0%	29.0%		15.0%	17.0%	30.0%	15.0%	26.0%	15.0%	30.0%	41.0%	
Yellow Time (s)	3.5	4.5		3.5	4.5	3.5	3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5	0.0	0.0	1.5	0.0	0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0	3.5	3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None	None	None	C-Min	None	None	C-Min	
Act Effect Green (s)	17.1	13.1		10.5	9.4	33.4	5.9	36.4	53.0	23.7	61.6	
Actuated g/C Ratio	0.17	0.13		0.10	0.09	0.33	0.06	0.36	0.53	0.24	0.62	
v/c Ratio	0.56	0.34		0.52	0.28	0.48	0.05	0.37	0.21	0.72	0.40	
Control Delay	45.2	31.7		47.6	45.9	7.2	45.0	28.1	3.5	40.0	13.1	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	45.2	31.7		47.6	45.9	7.2	45.0	28.1	3.5	40.0	13.1	
LOS	D	C		D	D	A	D	C	A	D	B	
Approach Delay		40.7			18.7			21.2			23.9	
Approach LOS		D			B			C			C	
Queue Length 50th (ft)	103	36		59	29	40	3	122	0	178	141	
Queue Length 95th (ft)	162	75		94	63	70	15	205	44	222	282	
Internal Link Dist (ft)		93			992			485			3807	

Lanes, Volumes, Timings

1: County Line Road & Frontage Road/Burr Ridge Parkway

10/13/2016

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)	100			160		170	80		140	175		
Base Capacity (vph)	417	416		398	202	1295	207	1302	951	934	2169	
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.41	0.20		0.48	0.23	0.45	0.02	0.37	0.20	0.63	0.40	

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 100

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.72

Intersection Signal Delay: 23.3

Intersection LOS: C

Intersection Capacity Utilization 56.9%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 1: County Line Road & Frontage Road/Burr Ridge Parkway

 ø1	 ø2 (R)	 ø3	 ø4
30 s	26 s	15 s	29 s
 ø5	 ø6 (R)	 ø7	 ø8
15 s	41 s	27 s	17 s

HCM Unsignalized Intersection Capacity Analysis

2: Frontage Road & 7630/7650 Access Drive

10/13/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	5	19	6	70	217	3
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Hourly flow rate (vph)	6	23	7	83	258	4
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				173		
pX, platoon unblocked	0.98					
vC, conflicting volume	358	260	262			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	335	260	262			
tC, single (s)	6.4	6.3	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.4	2.2			
p0 queue free %	99	97	99			
cM capacity (veh/h)	648	753	1314			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	29	90	262			
Volume Left	6	7	0			
Volume Right	23	0	4			
cSH	728	1314	1700			
Volume to Capacity	0.04	0.01	0.15			
Queue Length 95th (ft)	3	0	0			
Control Delay (s)	10.1	0.7	0.0			
Lane LOS	B	A				
Approach Delay (s)	10.1	0.7	0.0			
Approach LOS	B					
Intersection Summary						
Average Delay		0.9				
Intersection Capacity Utilization		21.6%		ICU Level of Service	A	
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis

3: Frontage Road & Proposed Access Drive

10/13/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	5	4	2	73	216	2
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	5	4	2	77	227	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				521		
pX, platoon unblocked						
vC, conflicting volume	309	228	229			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	309	228	229			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	99	100			
cM capacity (veh/h)	686	816	1350			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	9	79	229			
Volume Left	5	2	0			
Volume Right	4	0	2			
cSH	738	1350	1700			
Volume to Capacity	0.01	0.00	0.13			
Queue Length 95th (ft)	1	0	0			
Control Delay (s)	9.9	0.2	0.0			
Lane LOS	A	A				
Approach Delay (s)	9.9	0.2	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay		0.4				
Intersection Capacity Utilization		21.5%		ICU Level of Service	A	
Analysis Period (min)		15				



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 7600 & 7630 County Line PIN # 09-25-402-019
09-25-402-026

GENERAL INFORMATION

PETITIONER: Med Properties Group

(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS: 40 Skokie Blvd Ste 410 PHONE: 847-897-7301

Northbrook, IL 60062 EMAIL: mcampbell@medpropertiesgroup.com

FAX: 847-897-7333

PROPERTY OWNER: Same STATUS OF PETITIONER: Contract Purchaser

OWNER'S ADDRESS: Same PHONE: 847-897-7301

PROPERTY INFORMATION

SITE AREA: 2.61 Acres EXISTING ZONING: T-1

EXISTING USE/IMPROVEMENTS: Office/Commercial with associated parking SUBDIVISION: _____

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S):

☒ Special Use ☐ Rezoning ☐ Text Amendment ☒ Variation(s)

Please see the attached Findings of Fact for both the Special Use and Variations

Please Provide Written Description of Request - Attach Extra Pages If Necessary

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Matt Campbell
Petitioner's Signature *MC*

9-26-16
Date Petition is Filed



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

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

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

Steven S. Stricker
Village Administrator

September 30, 2016

NOTICE OF PUBLIC HEARING

Dear Property Owner:

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

Z-12-2016: 7600 and 7630 County Line Road; The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Med Properties Group for the following approvals relative the Burr Ridge Zoning Ordinance to accommodate the razing of two existing buildings and construction of a new building on the subject property: special use approval as per Section VII.B.8-10 for site, landscaping and building elevation plan review; special use approval as per Section VII.C.2.i for the use of the property for a medical office; a variation from Section XI.C.11.a(2)(a) to permit the construction of a parking lot and dumpster enclosure 19.76 feet from the rear lot line rather than the required 30 feet or in lieu thereof, a variation from Section VII.C.5.b(1) to permit a reduction of the front yard building setback from the required 50 feet to 43.24 feet; a variation from Section XI.C.11.a(2)(c) to permit the parking lot and shared access drive without the required 8 foot setback from the south side lot line; and a variation from Section XI.C.8 to permit a parking lot drive aisle to encroach into the front yard. The petition number and property address is **Z-12-2016: 7600 and 7630 County Line Road** and the Permanent Real Estate Index Numbers are: **09-25-402-019** and **09-25-402-026**.

A public hearing to consider this petition is scheduled for:

Date: Monday, October 17, 2016
Time: 7:30 P.M. or as soon thereafter as the matter may be heard.
Location: Village of Burr Ridge
Board Room
7660 South County Line Road
Burr Ridge, IL 60527

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

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

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

Doug Young
18267 Casey Road
Grayslake, IL 60030
PIN: 18-30-100-008

Burr Deed LLC
10350 Bren Road West
Minnetonka, MN 55343
PIN: 18-30-300-042
18-30-300-038
18-30-300-037

Harris NA CRE
PO Box 755
Chicago, IL 60690
PIN: 18-30-304-004

Life Time Fitness 130
2902 Corporate Place
Chanhassen, MN 55317
PIN: 18-30-300-041

Taxpayer of
101 Burr Ridge Pkwy
Burr Ridge, IL 60527
PIN: 18-30-304-003

Ambriance Trust
1 Ambriance Dr.
Burr Ridge, IL 60527
PIN: 18-30-306-063

Opus North Mgmt. Corp.
701 Village Center Dr.
Burr Ridge, IL 60527
PIN: 18-30-305-001

Edward T Prodehl
104 Ambriance Ct.
Burr Ridge, IL 60527
PIN: 18-30-306-033

Dr. Andrew J. Moormann
50 Burr Ridge Pkwy. 101
Burr Ridge, IL 60527
PIN: 18-30-305-005

Sunil Suri
103 Ambriance Dr.
Burr Ridge, IL 60527
PIN: 18-30-306-032

Reegs Properties
PO Box 639
Hinsdale, IL 60522
PIN: 18-30-305-003

Nabeel Jabri
204 Ambriance Dr.
Burr Ridge, IL 60527
PIN: 18-30-306-026

Inter Cont'l Burr Ridge
108 Burr Ridge Road
Burr Ridge, IL 60527
PIN: 18-30-305-004

Spencer Lee & Mi Y Won
205 Ambriance
Burr Ridge, IL 60527
PIN: 18-30-306-025

Ranut Mendi
302 Ambriance
Burr Ridge, IL 60527
PIN: 18-30-306-021

Athihalli Nagaraj
102 Ambriance Dr.
Burr Ridge, IL 60527
PIN: 18-30-306-031

Parris Szot
301 Ambriance Dr.
Burr Ridge, IL 60527
PIN: 18-30-306-022

Beechen & Dill Builders
7512 S. County Line Rd.
Burr Ridge, IL 60521
PIN: 09-25-402-019

Dana Shinneman
207 Ambriance Dr.
Burr Ridge, IL 60527
PIN: 18-30-306-023

Dill, Gerald W
7512 County Line Rd
Burr Ridge, IL 60527
PIN: 09-25-402-018

Clinton Mahoney
201 Ambriance Dr.
Burr Ridge, IL 60527
PIN: 18-30-306-029

St. Bk. Countryside Tr. 78
c/o Coglianese Funeral Hm
7508 S. County Line Rd.
Burr Ridge, IL 60527
PIN: 09-25-402-017

Michael A Micaletti
203 Ambriance Dr.
Burr Ridge, IL 60527
PIN: 18-30-306-027

MPS Loria Dvlpmt. LLC
7500 S. County Line Road
Burr Ridge, IL 60527
PIN: 09-25-402-014
09-25-402-015

Hetalkumar Patel
202 Ambriance Dr.
Burr Ridge, IL 60527
PIN: 18-30-306-028

Kukuc, Stanley & Irene
7615 S. Drew Ave.
Burr Ridge, IL 60527
PIN: 09-25-402-010

Kaleem Malik
101 Ambriance Ct.
Burr Ridge, IL 60527
PIN: 18-30-306-030

Cervantes, Francisco
7619 Drew Ave
Burr Ridge, IL 60527
PIN: 09-25-402-011

Moinnuddin, Abid & S
7623 S. Drew
Burr Ridge, IL 60521
PIN: 09-25-402-012

Paulius, Andrius
1815 W. Iowa St.
Chicago, IL 60622
PIN: 09-25-402-006

Pabijanski, Henryk
7626 Drew Ave
Burr Ridge, IL 60521
PIN: 09-25-402-013

Kukuc, Frank & Margaret
7603 S. Drew Ave.
Burr Ridge, IL 60521
PIN: 09-25-402-007

Koukol, Thomas & Joy
15W122 75th St
Burr Ridge, IL 60527
PIN: 09-25-402-001

Rivera, Rudolph A
7607 S. Drew Ave.
Burr Ridge, IL 60527
PIN: 09-25-402-008

Schauer, Cynthia
120 W. 75th St
Bur Ridge, IL 60527
PIN: 09-25-402-002

Korfist, Christian
7611 Drew Ave.
Burr Ridge, IL 60527
PIN: 09-25-402-009

Vallandigham, Richard A
7511 Drew Ave.
Burr Ridge, IL 60521
PIN: 09-25-402-003

Village of Burr Ridge
7660 S. County Line Rd.
Burr Ridge, IL 60521
PIN: 09-25-402-023; 09-25-402-024; 09-25-402-025;
09-25-405-013; 09-25-405-014; 09-25-405-015

Krampits, George & Ann
7515 S. Drew Ave.
Burr Ridge, IL 60521
PIN: 09-25-402-004

Christian Brother Midwest
7650 S. County Line Rd
Burr Ridge, IL 60527
PIN: 09-25-402-027

Allen, Russell
7519 Drew Ave.
Burr Ridge, IL 60521
PIN: 09-25-402-005

MW Real Estate Investment
c/o LTC Properties Inc
2829 Towsgate Rd., Unit 350
Westlake Village, CA 91361
PIN: 09-25-211-019; 09-25-211-020; 09-25-211-021

Zeleznikar, John V
121 W. 75th St.
Burr Ridge, IL 60521
PIN: 09-25-211-023

Stoss Michael S, Rita D
7520 S. Drew Ave
Burr Ridge, IL 60521
PIN: 09-25-401-019

McCash, Benjamin L & LP
119 W. 75th St.
Burr Ridge, IL 60521
PIN: 09-25-211-024

Kolniak, Christina A
7600 Drew Ave.
Burr Ridge, IL 60527
PIN: 09-25-401-020

One Equity Place LLC
7420 S. County Line Rd.
Burr Ridge, IL 60527
PIN: 09-25-211-031; 09-25-211-032

Reinesto, Mark & Cynthia
7604 Drew Ave.
Hinsdale, IL 60521
PIN: 09-25-401-021

MSJ Properties
4601 W. 49th St
Chicago, IL 60632
PIN: 09-25-401-014; 09-25-401-015

Chang, Dale & Jessica Bong
7608 Drew Ave.
Burr Ridge, IL 60521
PIN: 09-25-401-022

Novak, George T
7508 Drew Ave.
Burr Ridge, IL 60527
PIN: 09-25-401-016

Labus, Marian E
7612 Drew Ave.
Burr Ridge, IL 60527
PIN: 09-25-401-023

Bien, G & S Mikos
631 67th Pl.
Willowbrook, IL 60527
PIN: 09-25-401-017

Patel, Ruchik & Jigna
1160 S. Michigan Ave, Unit 3107
Chicago, IL 60605
PIN: 09-25-401-024

Iwanetz, Bohdan A
7516 Drew Ave.
Burr Ridge, IL 60527
PIN: 09-25-401-018

Suda, Mark
7620 Drew Ave
Burr Ridge, IL 60527
PIN: 09-25-401-025

Lutz, Mark C
7624 Drew Ave
Burr Ridge, IL 60527
PIN: 09-25-401-026

Vallandigham, Corinne
7511 Drew Ave.
Burr Ridge, IL 60527
PIN: 09-25-404-009

Kordomenos, John
7701 S. Drew Ave.
Burr Ridge, IL 60521
PIN: 09-25-405-001

Breymeyer, William G
7711 S. Drew Ave.
Burr Ridge, IL 60521
PIN: 09-25-405-002



NOTICE

There will be a public hearing to consider zoning changes or approvals for this property.

For further information, please call or visit:

Burr Ridge Village Hall
7660 County Line Road
(630)654-8181, Extension

Ask for Information Re: **Z 12 2016**

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan Commission Agenda)



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

Z-13-2016; Zoning Ordinance Text Amendment; Consideration of an amendment to Section IV.I of the Burr Ridge Zoning Ordinance relative to permitted accessory structures for residential properties and in particular, regulations for architectural entrance structures, walls and masonry piers.

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 17, 2016

SUMMARY

Village staff has three pending code enforcement cases involving the construction of masonry piers and decorative driveway walls in front yards. In all three cases, the property owners indicated their desire to seek zoning relief to allow the structures to remain. In response, the Plan Commission and Village Board agreed to staff's recommendation to conduct a public hearing to consider Zoning Ordinance text amendments relative to these structures.

Existing Zoning Ordinance Regulations: Section IV.I of the Zoning Ordinance provides regulations for accessory structures in residential districts. Most accessory structures are restricted to side or rear yards but some are permitted in front yards. Among the permitted accessory structures in front yards are "Architectural Entrance Structures" and "Driveway Seat Walls". Those regulations are as follows:

Architectural Entrance Structures: Architectural entrance structures, on a lot not less than 70,000 square feet in area, are permitted in a front, side or rear buildable area and are also permitted in the required front yard. Architectural entrance features at an entrance to a subdivision are permitted as regulated by the Village of Burr Ridge Subdivision Ordinance.

Driveway Seat Walls; Driveway seat walls, not more than 24 inches in height from drive floor to the top of wall and not more than 42 inches measured within 2 feet of the base of the wall shall be permitted in association with driveways in permitted locations as per Section IV.I.2. Driveway seat walls may not project into the required front yard and must be setback at least 2 feet from the side property line.

There are other accessory structures permitted in a front yard including driveways and walks, ornamental light standards, lawn furniture, and flagpoles. A complete listing of permitted front yard accessory structures is attached.

Existing Conditions: The three properties that have recently come to the attention of Village staff include the following:

- 6674 Lee Court: There is a home under construction that built driveway walls in the required front yard setback without approval from Village staff. The walls conform to the Zoning Ordinance regulations for driveway walls except that they do not comply with the required front yard setback. The walls are 28 feet and 54 feet from the front lot line rather than the required 63 feet.
- 7616 and 7516 Drew Avenue: There are two homes within this block that have built architectural entrance structures (masonry piers) framing the driveway at the front lot line. Both of these homes are on lots of approximately 40,000 square feet rather than the required 70,000 square feet and both are within the R-2A District. The ones at 7616 were recently built for a home under construction. The ones at 7516 appear to have been in place for some time as the home on the property was built in 2005 and the current homeowner says that the structures were there when they bought the property several years ago.

Attached is a photo of existing masonry piers at 7516 Drew Avenue (the ones at 7616 are similar) and a photo and plan for the decorative walls at 6674 Lee Court. There are other properties in the Village with non-conforming front yard structures. Most of those were likely built prior to annexation or prior to the applicable regulations and, therefore, are legally non-conforming.

Also attached are sample photos provided by the Architect for the home at 6674 Lee Court. These are provided as samples of other walls and monuments in front yards. The handwritten notes on the photos were added by staff to explain the legal status of these structures relative to the Zoning Ordinance. One of the structures in the photo is a brick mailbox. Accessory front yard structures should not be confused with brick mailboxes located in the public right of way. Brick mailboxes became prohibited in 1994 at which time there were 204 brick mailboxes that were “grandfathered” (allowed to remain but not allowed to be re-built if damaged or destroyed). The brick mailbox on Manor Drive was one of the mailboxes grandfathered in the 1994 Ordinance.

Recommendations: In order to accommodate the properties on Drew Avenue, the existing minimum lot size for architectural entrance structures could be lowered from 70,000 square feet to 40,000 square feet. Staff also recommends that any such amendment include size limits on architectural entrance structures. If approved, this amendment would permit architectural entrance structures on most lots in the R-2A District and all lots that are 40,000 square feet or more in area.

The existing driveway walls on Lee Court could be accommodated by lowering the minimum front yard setback. The current regulations require that driveway walls meet the minimum front yard setback of the district. The required front yard setback is 30 feet in the R-3 District, 40 feet in the R-2B District, and 50 feet in the R-2A, R-2 and R-1 Districts. The required minimum front yard setback may be greater if both of the adjacent homes have greater setbacks (then it must meet the minimum of the adjacent homes) or if the property is located on a cul-de-sac (the minimum front yard setback is the point at which the lot meets the minimum lot width requirement) For the Lee Court property, the minimum front yard setback is 63 feet and the driveway walls are setback 28 feet from the front lot line.

In summary, if the Plan Commission determines that the types of structures built at the subject properties are acceptable and should be permitted, the Commission may recommend the above described amendments to Section IV.I of the Zoning Ordinance.



~~REDACTED~~

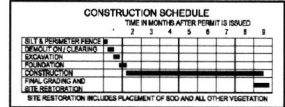
Scale: 1" = 10'



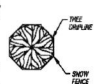
Village of Burr Ridge

SITE BENCHMARK:

GRAPHIC SCALE

[illegible]

STORAGE OF COMPLETION DATA
DURING CONSTRUCTION OF
CONSTRUCTION DOCUMENTS
AND RECORD SETS



LEGEND

	POUND/IRON PIPE		CABLE BOX
	WATER VALVE/ WILE T		TRAFFIC CONTROL BOX
	PIPE		MANHOLE
	STREET LIGHT		A/C UNIT
	CURED JOINT		PROPOSED SEWER/CUT
	PIPE RISER		SPOT ELEVATION
	MANHOLE		PROPOSED ELEVATION
	STORAGE BIN		FLOW ARROW
	SANITARY MANHOLE		FINISHED GRADE ELEVATION
	GAS VALVE		TOP OF FOUNDATION ELEVATION
	180° BEND		BOTTOM LEVEL ELEVATION
	PUNCH HOLE		AS-BUILT LEVEL ELEVATION
	ELECTRIC TRANSFORMER		AVERAGE FLOOR ELEVATION
			FINISHED FLOOR ELEVATION

Jeff Saut 11-12-15
DATE

LEGEND

SIDE		②	- 1
D CONTROL BOX		③	- 2
OK			
FT			
DEEP DOWNHOLE			
ELEVATION			
WINDY			
DEEP CRACK ELEVATION			
MURKIN ON ALL-ARMED			
HALL LIGHTS			
LEAKING ELEVATION			
FLOOR ELEVATION			
FLOOR ELEVATION			

TREE PRESERVATION PLAN

DATE OF FIELD WORK COMPLETION: 05.19.14

REVISIONS:

S	DATE	BY
1.	4-2-15	D.S.
2.	09-25-16	JAS
3	11-11-15	JAS
4	05-13-16	JAS

GENESIS JOB NO.

14-056

SHEET 3 OF 4



BURR RIDGE ZONING ORDINANCE SECTION IV GENERAL REGULATIONS

PERMITTED ACCESSORY STRUCTURES IN A FRONT YARD

Access Driveways and Walks

Access driveways and walks are permitted in all buildable areas of a lot in all districts and may also project into any required yard but not closer than 2 feet from the side lot line as extended to the street pavement except that the radius of flare within the driveway apron (right-of-way) may encroach into the 2 foot setback provided that it does not encroach beyond the property line as extended to the street pavement (also see Appendix VI). (Amended by Ordinance A-834-5-98)

Architectural Entrance Structures

Architectural entrance structures, on a lot not less than 70,000 square feet in area, are permitted in a front, side or rear buildable area and are also permitted in the required front yard. Architectural entrance features at an entrance to a subdivision are permitted as regulated by the Village of Burr Ridge Subdivision Ordinance. (Amended by Ordinance A-834-8-00)

Bridges (Open and Uncovered), Spillways, and Similar Architectural Structures

Such structures may be located in the front, side, or rear buildable area of a lot and within 10 feet of any lot line provided the lot exceeds five acres in area. (Amended by Ordinance A-834-29-01)

Driveway Gates (Residence Districts)

Gates across private driveways shall be permitted on parcels in residential districts that are a minimum of 2 acres in area and have a front or corner side lot line with a minimum of 150 feet of street frontage (Amended by Ordinance A-834-13-11). All driveway gates must comply with the following terms and conditions:

- a. Driveway gates are permitted in a front buildable area and are also permitted in the required front and corner side yard but not closer to the front or corner side lot line than 30 feet. However, for each 3 feet of lot frontage less than 220 feet, an additional one foot setback shall be provided. For example, for a 2 acre lot with 160 feet of lot frontage, the minimum required setback from the front lot line shall be 50 feet $[30 + ((220 - 160) / 3) = 50]$. (Amended by Ordinance A-834-13-11).
- b. One gate per driveway is permitted.
- c. Driveway gates and related architectural entrance structures may not exceed six feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence.
- d. The primary materials for driveway gates and related architectural entrance structures are limited to natural stone, masonry, wrought iron, or similar materials.
- e. Driveway gates are subject to the issuance of a permit and are subject to access requirements by the Fire District having jurisdiction over the property. (Amended by Ordinance A-834-24-07 and Ordinance A-834-26-08)

Section IV General Regulations – Permitted Accessory Structures in Front Yards

Flagpoles

Flagpoles may be located in any buildable area and are also permitted in the required front or rear yard, but not closer than 10 feet to the lot line. A maximum of three flag poles shall be permitted on a lot and flagpoles may not exceed 25 feet in height in residential districts nor more than 40 feet in height in non-residential districts. (Amended by Ordinance A-834-09-15)

Fountains, Related Water Features, and Related Equipment Shelters

Fountains and related water features, with water depths not exceeding 2 feet, are permitted in the front and rear buildable area and may also be located in the required front and rear yards, but not closer than 10 feet to the front and rear lot line. Related equipment shelters are not permitted in a front buildable area or a required front yard and may be located in a rear buildable area and a required rear yard provided they are a minimum of 10 feet from the rear lot line. (Amended by Ordinance A-834-9-01)

Lawn Furniture

Lawn furniture, such as benches, sun dials, bird baths, and similar architectural features, may be located in any buildable area and are also permitted in the required front or rear yard, but not closer than 10 feet to the front, corner side or rear lot line.

Ornamental Light Standards

Ornamental light standards, defined as light standards with a prefabricated, monopole design, may be located in any buildable area and are also permitted in the required front or rear yards, but not closer than 10 feet to the lot line. Such ornamental light standards shall not exceed 10 feet in height. However, the location of the light on the ornamental light standard shall not be more than 8 feet above grade and all lighting shall comply with the performance standards as per Section IV.W.7 herein. (Amended by Ordinance A-834-6-99, A-834-07-12).

Steps (Open)

Steps (open), below or above grade and necessary for access to and from a dwelling or an accessory building may be located in any buildable area and are also permitted in the required yards not closer than 10 feet to a lot line, provided there are no more than eight steps for access to and from a principal or accessory building. Steps built at grade shall be considered a walk and shall be regulated by Section IV.I.2 herein. (Amended by Ordinances A-834-9-01 and A-834-23-06)

Walls and Masonry Piers (Residence Districts)

In Residence Districts only, solid architectural walls of compatible building material as the principal building shall be permitted as follows:

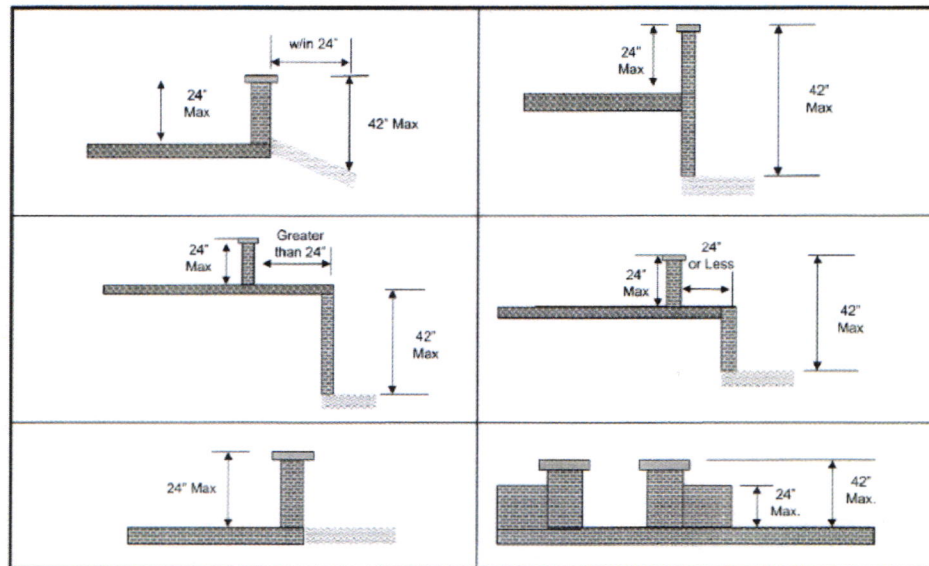
- a. **Wing Walls;** Wing walls, not more than 4 feet in height, shall be permitted in a front buildable area, an interior side buildable area or court yard extending not more than 10 feet from the front two corners of the principal building; and may also project up to 3 feet into the required front or corner side yard.
- b. **Solid or open decorative walls;** Solid or open decorative walls, not more than 4 feet in height may be located in court yards.
- c. **Patio Seat Walls;** Patio seat walls, not more than 24 inches in height from patio floor to the top of wall and not more than 42 inches measured within 2 feet of the base of the wall shall be permitted in association with patios in permitted locations as per Section IV.I.32. Monuments in association with patio seat walls shall be not more than 42 inches in height from the patio floor to the top of the monument and shall be limited to not more



than two per patio. (Amended by Ordinance A-834-20-04)

- d. **Driveway Seat Walls;** Driveway seat walls, not more than 24 inches in height from drive floor to the top of wall and not more than 42 inches measured within 2 feet of the base of the wall shall be permitted in association with driveways in permitted locations as per Section IV.I.2. Driveway seat walls may not project into the required front yard and must be setback at least 2 feet from the side property line. (Amended by Ordinance A-834-20-04)

Examples of Permitted Patio & Driveway Seat Walls



- e. **Decorative Estate Walls;** For parcels that are a minimum of 2 acres in area and 220 feet in width, decorative estate walls shall be permitted subject to the following terms and conditions:
- Decorative estate walls shall not exceed 4 feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence.
 - Decorative estate walls shall not exceed 4 feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence.
 - Decorative estate walls may be located in any buildable area and shall be permitted to encroach into the required front, corner side, interior side, and rear yard setbacks but shall be setback a minimum of 30 feet from the front and corner lot lines and 10 feet from the interior side and rear lot lines.

Section IV General Regulations – Permitted Accessory Structures in Front Yards

- iv. Decorative estate walls shall be constructed of natural stone materials – synthetic or manufactured materials and wood are prohibited.(Amended by Ordinances A-834-24-07 and A-834-26-08).
- f. **Retaining Walls;** Retaining walls may be located in any buildable area and are also permitted in any required yard subject to the following:
 - i. Retaining walls shall not exceed 42 inches in height measured from the top of grade at the bottom of a wall to the top of the wall.
 - ii. Terraced retaining walls shall be permitted where each section of the wall does not exceed 42 inches in height and a minimum of 36 inches is provided between each face of the retaining walls. (Amended by Ordinance A-834-13-11)
- g. **Masonry Piers;** A maximum of four masonry piers are permitted in the rear buildable area of a residential lot and may encroach into the required rear yard provided a 10-foot setback from the rear lot line is provided and that they do not exceed 6 feet in height and four square feet in area. (Amended by Ordinance A-834-10-13)

6500 Shady Lane

-Retaining Walls in front of house

-Monuments by driveway apron

RECEIVED

OCT 13 2016

VILLAGE OF BURR RIDGE



legal
non-conforming
pre-1997



RECEIVED
OCT 13 2016
VILLAGE OF BURR RIDGE

6499 Shady Lane

-Courtyard in front of house w/ seat walls



permitted
court yard
walls

RECEIVED

OCT 13 2016

VILLAGE OF BURR RIDGE

6401 Hillcrest

-Monuments in driveway apron

-Monuments in front walk



illegal - code enforcement
pending

legal - court yard



6402 Pinecrest

-Monuments in front of house



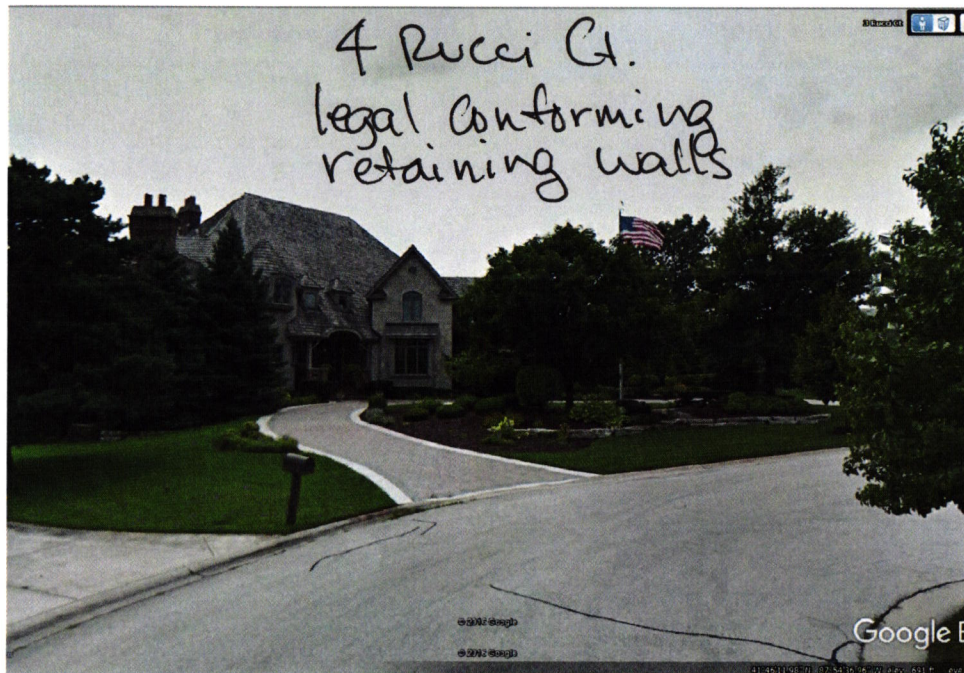
Undetermined
-may be conforming
if in court yard

53 Tomlin

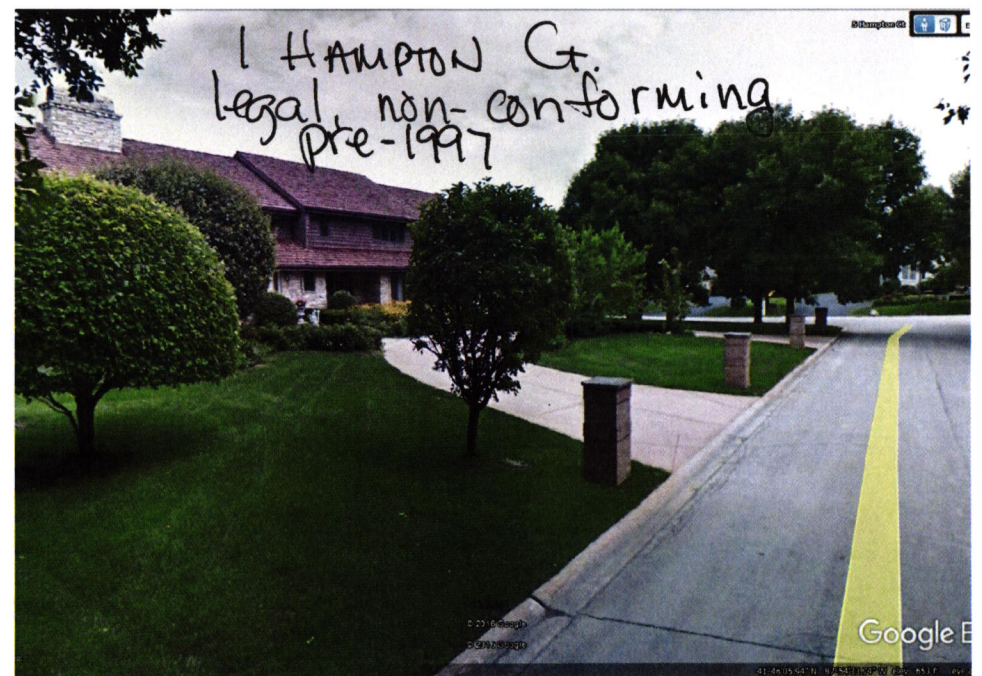
-Walls and Monuments in front of house



legal,
non-conforming
pre-1997



RECEIVED
OCT 13 2016
VILLAGE OF BURR RIDGE





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP 

DATE: October 13, 2016

RE: Board Report for October 17, 2016 Plan Commission Meeting

At its September 26, 2016 and October 10, 2016 meetings, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

V-05-2016: 300 Tamerton Parkway (Karls); The Board of Trustees concurred with the Plan Commission and approved an Ordinance granting a variation for the location of accessory residential structures in a side yard rather than the rear yard.

Z-09-2016: 6101 County Line Road (King-Bruwaert House); The Board of Trustees concurred with the Plan Commission and approved an Ordinance amending the King Bruwaert House PUD to permit the construction of a bistro serving a limited menu of food and beverages, for cash, and to allow for the sale of alcoholic beverages in the bistro.

Z-10-2016: 1400 Burr Ridge Parkway and 11650 Bridewell Drive (Weekley); The Board of Trustees concurred with the Plan Commission and rezoned the subject property from the O-2 Office and Hotel District to the R-5 Planned Residence District, approved an amendment to the Zoning Ordinance to permit a Planned Unit Development on 20 acres rather than the required minimum of 40 acres; and approved preliminary plans for a Planned Unit Development consisting of 52 single-family homes with private streets and common areas between homes.

PC-09-2016: 8405 Oak Knoll Drive; Request for Private Sanitary Sewer System The Board of Trustees concurred with the Plan Commission and approved the use of a private sanitary sewer system for a new home at 8405 Oak Knoll Drive.

PC-10-2016: Amendment to the Comprehensive Plan – Burr Ridge Park Sub-Area; The Board authorized the Plan Commission's request to conduct a public hearing to consider an amendment to the Comprehensive Plan relative to the 22.5 acre property at Burr Ridge Parkway and Bridewell Drive.