



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

**December 5, 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. November 21, 2016 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-12-2016: 7600 and 7630 County Line Road (Med Properties Group); Special Use, Variations, and Findings of Fact; continued from October 17, 2016 and November 21, 2016

Requests the following approvals relative to 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.

B. V-07-2016: 15W241 81st Street (Paulen); Variation and Findings of Fact

Requests a variation from Section IV.H.9.a of the Burr Ridge Zoning Ordinance to permit the combined horizontal area of all accessory buildings, structures and uses to be 45% of the rear yard rather than the maximum permitted area of 30% of the rear yard.

C. PC-10-2016: Amendment to the Burr Ridge Comprehensive Plan; 1400 Burr Ridge Parkway and 11650 Bridewell Drive

Consideration of an amendment to the Future Land Use Plan of the Village of Burr Ridge Comprehensive Plan to designate the 22.5 acre property at 1400 Burr Ridge Parkway and 11650 Bridewell Drive for residential use.

D. Z-15-2016: Zoning Ordinance Text Amendment – Personal Wireless Service Facilities

Consideration of an amendment to Section IV.O and IV.V of the Burr Ridge Zoning Ordinance regarding permitted locations for personal wireless service facilities in the public right of way.

IV. CORRESPONDENCE

A. Board Report – November 28, 2016

B. Building Report – October 2016

V. OTHER CONSIDERATIONS

A. V-06-2016: 7383 Madison Street (Gofis); Approval of Findings of Fact

VI. FUTURE SCHEDULED MEETINGS

A. January 16, 2017: The filing deadline for this meeting is December 19, 2016.

B. February 6, 2017: The filing deadline for this meeting is January 9, 2017

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 December 12, 2016 Regular Meeting beginning at 7:00 P.M. Commissioner Scott is the Plan Commission representative for the December 12, 2016 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
NOVEMBER 21, 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 Vice Chairperson Praxmarer.

ROLL CALL was noted as follows:

PRESENT: 6 – Stratis, Hoch, Broline, Praxmarer, Grela, and Scott

ABSENT: 2 – Grunsten and Trzupek

Also present was Community Development Director Doug Pollock, Acting Village Attorney Michael Marrs, and Trustee Guy Franzese.

In the absence of Chairman Trzupek, Vice Chairperson Praxmarer was present to chair the meeting.

Mr. Pollock introduced Attorney Michael Marrs from the Village Attorney's office, Klein, Thorpe and Jenkins.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to approve the minutes of the October 17, 2016 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 2 – Hoch and Grela

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

Vice Chairperson Praxmarer confirmed all those wishing to speak during the public hearing on the agenda for tonight's meeting.

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

Mr. Pollock referenced the letter from the petitioner requesting a continuance of this hearing to December 5, 2016.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to continue the hearing for Z-12-2016.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grela, Scott, Hoch, Praxmarer, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-14-2016: 7936 Madison Street (Keefer); Special Use and Findings of Fact

As directed by Vice Chairperson Praxmarer, Mr. Pollock described this request as follows: The petitioner seeks special use approval to permit the outside overnight parking of commercial delivery vehicles on the subject property. The Zoning Ordinance limits outside overnight parking of commercial vehicles in a manufacturing district to two vehicles not exceeding 24,000 pounds each parked behind the building. The petitioner is requesting special use approval to permit five such vehicles parked to the side of the building. The subject vehicles are smaller delivery vans for an industrial laundry service. The laundry service is a permitted use.

Vice Chairperson Praxmarer asked the petitioner to make their presentation.

Mr. Karl Keefer was present and described his business and need to park delivery vans on the property.

Vice Chairperson Praxmarer asked for public comments and questions. There were none.

Vice Chairperson Praxmarer asked for questions and comments from the Plan Commission.

Commissioner Stratis asked if there was room to park the vehicles behind the building. Mr. Keefer said there is room and he has approval from the landlord to park behind the building. Commissioner Stratis added that he should have spaces reserved in his lease so that other vehicles will not take the spaces behind the building.

Commissioner Hoch agreed with Commissioner Stratis.

Commissioner Scott asked if the petitioner anticipated more vehicles in the future. Mr. Keefer said he currently has four and has asked for five to accommodate future growth. He said that if he ever needed more, he would ask for an amendment to the special use.

In response to Commissioner Grela, Mr. Keefer said the vehicles would be smaller vans that comply with the 24,000 pound weight limit.

Commissioner Broline noted that there were no public objections to the special use.

Vice Chairperson Praxmarer asked about the hours of operation. Mr. Keefer said that the hours are generally 7 am to 6 pm.

There being no further discussion, Vice Chairperson Praxmarer asked for a motion to close the hearing.

At 7:44 p.m. a **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Hoch to close the hearing for Z-14-2016.

ROLL CALL VOTE was as follows:

AYES: 6 – Broline, Hoch, Stratis, Praxmarer, Grela, and Scott

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and recommend that the Board of Trustees approve Z-14-2016 subject to the following conditions:

1. The special use shall be limited to Laundry Services Company and the petitioner and may not be transferred to any other business or land use.
2. There shall be no more than five such vehicles and the vehicles shall be of the type shown on the submitted photograph.
3. The vehicles shall be parked overnight behind (on the west side) of the building during nighttime hours.
4. Prior to occupancy, the petitioner shall provide documentation to staff that there are five or more parking spaces located behind the building and reserved for the exclusive use of overnight parking of the delivery vehicles.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Hoch, Praxmarer, Scott, Broline, and Grela

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

V-06-2016: 7383 Madison Street (Gofis); Variation and Findings of Fact

As directed by Vice Chairperson Praxmarer, Mr. Pollock described this request as follows: The petitioner requests variations to accommodate a driveway gate on a single family residential property. The Zoning Ordinance limits driveway gates to properties that are at least 2 acres in area and requires that the gates be at least 30 feet from the front lot line. The subject property is approximately one-quarter of an acre and the gate is proposed to be located 3 feet from the front lot line.

Vice Chairperson Praxmarer asked the petitioner to make their presentation.

Mr. Andrew Gofis stated that he moved into this home in 2012. He said his family needs a gate on the driveway for the safety of his child with autism. He said there is 40 mile per hour traffic on Madison Street, industrial parks, bars and restaurants, and a heliport nearby that are all distractions and potential hazards for his son. He said that cars turn around in his driveway which presents a danger to his son. He said all of these conditions are unique to this property and create a hardship.

Mr. Gofis said that autism was a recognized disability under the Americans with Disabilities Act. He said that children with autism are easily distracted and at greater danger than children without autism.

Vice Chairperson Praxmarer asked for public comments and questions.

Ms. Alice Krampits, 7515 Drew Avenue, asked about the gate next door to this property. Mr. Gofis explained that the gate existed prior to annexation and was grandfathered.

Vice Chairperson Praxmarer asked if there were any other questions or comments from the public. There being none, she asked for comments and questions from the Plan Commission.

Commissioner Stratis asked if there was a fence in the front yard. Mr. Gofis said there is not a fence due to Village regulations and that there will be landscaping to enclose the front yard.

Commissioner Stratis suggested that any child could run into the street and wondered if this is a unique condition as required for a zoning variation. He said that it seems to be more of a legal decision rather than a Plan Commission decision.

Mr. Gofis responded that the issue of his child with autism makes this situation different.

Commissioner Stratis asked if there would be any cost to the Village if the variation is approved. Attorney Marrs responded that there would likely be no costs to the Village such as snow removal or similar costs.

Commissioner Hoch asked about emergency access to the property if there is a gate. Mr. Pollock said that the Village regulations require that the property owner obtain approval from the Fire District prior to erection of a gate and that sometimes the Fire District may require a sensor that allows emergency vehicles to open the gate.

Commissioner Hoch asked about the setback of the gate from the street and said she is worried about the precedent.

Mr. Gofis said the location was chosen because it is the same as the gate on the property to the north; he added that the gate would be have a different design.

Commissioner Hoch asked what would happen to the gate if the residents moved. Mr. Gofis responded that they had no intention of moving.

Commissioner Scott said he was struggling with this issue. He said that the Plan Commission cannot deal with the ADA issue and that is up to the Board of Trustees. He said he sees a lot of openness on the front lot line that would allow a child into the street even with a gate. Mr. Gofis responded that the gate provides an extra layer of protection.

Commissioner Scott asked about the distance between the street and the gate. Mr. Gofis said it was at least 13 feet.

Commissioner Grela said he sympathizes with the petitioner but that the Plan Commission has to look at the issue strictly under the zoning standards and cannot consider the ADA issue. He said that the hardship has to be based on the land and not personal circumstances. He questioned whether a gate would be effective. He said as a Plan Commissioner he cannot vote in favor of the variation but that if he were a Trustee he would consider the ADA issues and would consider the variation. He added that under traditional zoning standards, the property is not unique and granting a variation would set a precedent.

Commissioner Broline asked if the Plan Commission is compelled to approve the variation based on the ADA issue.

Attorney Marrs responded that the Plan Commission should review the variation request based strictly on the standards and findings of fact of the Zoning Ordinance. He said that the ADA should not be considered by the Plan Commission but that testimony and questions regarding the ADA could be put on the record. Mr. Marrs said that the ADA issue can be considered as a legal issue by the Board of Trustees.

Vice Chairperson Praxmarer said she has no other questions. She said the property is somewhat unique due to the industrial parks in the areas but not sure if that is sufficient cause for a variation.

Commissioner Stratis said there were no other unique conditions besides the industrial land uses in the area which he believes are not really unique.

There being no further discussion, Vice Chairperson Praxmarer asked for a motion to close the hearing.

At 8:17 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grela to close the hearing for V-06-2016.

ROLL CALL VOTE was as follows:

AYES: 6 – Hoch, Grela, Stratis, Praxmarer, Scott, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grela to direct staff to prepare findings of fact and to recommend that the Board of Trustees deny the variation.

Commissioner Broline said that the Commission should be clear that the recommendation of the Plan Commission is based on zoning considerations only and that the issues of ADA were not considered by the Plan Commission.

Commissioner Grela agreed and said the Plan Commission must consider without ADA.

Commissioner Hoch said that the gate on the adjacent property should not be considered a factor and is not a hardship under the zoning standards.

Commissioner Stratis asked about the possibility of putting a gate and enclosure at the front of the house. He noted the shape of the house would lend itself to an enclosure in the vicinity of the garage and behind the leading edge of the home.

Mr. Pollock said that area is defined as a court yard and could be enclosed with four foot tall courtyard walls. He said he would have to look at the zoning standards and determine if a gate would be allowed as well as the court yard walls.

ROLL CALL VOTE was as follows:

AYES: 6 – Scott, Grela, Stratis, Praxmarer, Broline, and Hoch

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Commissioner Broline said that he would have liked to vote in favor of the variation, but given the direction provided by legal counsel not to consider the ADA issue, he felt compelled to vote against the variation.

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

As directed by Vice Chairperson Praxmarer, Mr. Pollock described this request as follows: At the last meeting, the Plan Commission directed staff to prepare a draft amendment relative to driveway walls and architectural entrance structures. A draft amendment was prepared and included in the staff summary for today's hearing.

Mr. Pollock stated that the regulations for architectural entrance structures have been modified to better define that these structures are to be located on either side of a driveway, cannot exceed a certain size, must be masonry with a foundation, and require a building permit.

In regards to driveway walls, Mr. Pollock said the only change was to allow the walls to encroach into the front yard setback with a minimum setback from the street of 20 feet. He said the walls would continue to be limited to 2 feet in height.

Mr. Pollock added that there are two issues not mentioned in the staff summary that should be considered which are: if a property has more than one driveway, does the Commission want to allow entrance structures at each of the driveways; and the example of driveway walls previously shown at the public hearing included 3 foot piers at the ends of the two walls.

There being no public comments, Vice Chairperson Praxmarer asked for comments and questions from the Plan Commission.

Commissioner Stratis asked if there should be a setback for entrance structures. Mr. Pollock said there has not been a setback but that they have to be on private property and, thus, are typically 10 to 15 feet from the street.

Commissioner Hoch said she did not have any questions at this time.

Commissioner Scott said it makes sense to allow two entrance structures per driveway and Commissioner Grela agreed.

Mr. Pollock suggested that the draft amendment also be amended to permit 3 foot tall piers at the ends of the driveway seat walls.

Commissioner Broline and Vice Chairperson Praxmarer had no further questions.

There being no further discussion, Vice Chairperson Praxmarer asked for a motion to close the hearing.

At 8:40 p.m. a **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to close the hearing for Z-13-2016.

ROLL CALL VOTE was as follows:

AYES: 6 – Grela, Scott, Stratis, Praxmarer, Broline, and Hoch

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to recommend that the Board of Trustees amend the Zoning Ordinance as per the draft regulations in the staff summary with the addition that the number of entrance structures be 2 per driveway and that each driveway wall may include a maximum 3 foot tall pier at each end of the wall.

ROLL CALL VOTE was as follows:

AYES: 6 – Grela, Scott, Stratis, Praxmarer, Hoch, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

IV. CORRESPONDENCE

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

V. OTHER CONSIDERATIONS

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to approve the Plan Commission schedule for 2017.

ROLL CALL VOTE was as follows:

AYES: 6 – Hoch, Broline, Stratis, Praxmarer, Grela, and Scott

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

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VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock stated that there are no hearings scheduled for December 19, 2016 and the deadline for filing has passed.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to cancel the December 19, 2016 meeting of the Plan Commission.

ROLL CALL VOTE was as follows:

AYES: 6 – Hoch, Broline, Stratis, Praxmarer, Grela, and Scott

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 8:46 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned.

**Respectfully
Submitted:**

December 5, 2016

J. Douglas Pollock, AICP



**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 to 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: December 5, 2016, continued from October 17 & November 21, 2016

GENERAL INFORMATION

Petitioner: Med Properties Group

Property Owner: Med Properties Group

Petitioner's Status: Property Owner

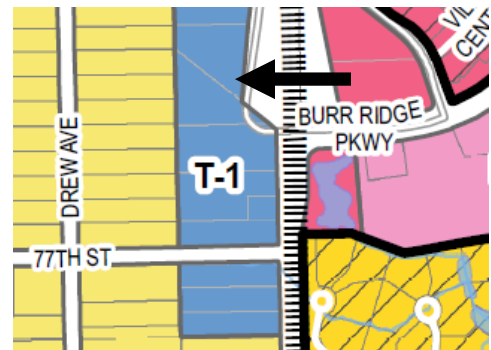
Land Use Plan: Recommends Offices

Existing Zoning: T-1 Transitional District

Existing Land Use: 2, Office Buildings

Site Area: 2.61 Acres

Subdivision: None



SUMMARY

The Plan Commission opened the public hearing for this request at its October 17, 2016 meeting. The public hearing was continued to November 21 and subsequently to December 5, 2016 at the request of the petitioner.

The continuances were to allow the petitioner time to prepare revised plans and responses to several questions and concerns raised in public testimony and by the Commission. Those questions and concerns are summarized as follows:

- The Commission requested that the petitioner's traffic study be reviewed by the Village's traffic consultant and that specific issues be addressed. Attached is the review prepared by the Village's traffic consultant, Gewalt Hamilton Associates (GHA), Inc. Those issues and GHA review comments included:
 - General review of the general circulation and ingress/egress; GHA concludes that the circulation and ingress/egress are adequate and impacts will be limited.
 - Consideration of whether the north drive should be two way; the petitioner has changed the north drive to a two-way drive and GHA concurs with this change.
 - Whether there is a need for a dedicated left turn lane on frontage road at the northern drive if it is made two way; GHA concluded that a dedicated left turn lane is not needed.
 - Whether there is a need for making the north driveway a shared driveway with the property to the north; GHA concluded that a shared driveway was desirable but not necessary based on the traffic conditions. The petitioner has also modified the site plan so the north driveway has greater separation from the driveway on the adjacent property.
 - Consideration of extending the shared access easement to the north entryway; the petitioner has agreed to extend the easement.
- It was the general preference of the Commission that the parking lot setback on the west side comply with the 30 foot setback, but there was some willingness to support a reduction of the setback if a fence and other screening is provided. It was clear, however, that the residents prefer a 30 foot setback. The petitioner continues to request a reduction of the 30 foot setback to 20 feet and has proposed to add a solid wood fence along the west lot line, to remove the underbrush in this area and plant new landscaping; and to maintain and nourish the existing trees in this area.
- More detailed information was requested regarding the rooftop equipment and screening. The petitioner has indicated that the rooftop equipment is located in a rooftop well and the equipment will either be below the well or a screen wall will be provided.
- There was a recommendation to replace the metal roof with an alternative that would be more in line with residential architecture such as shingles. It was suggested that, if necessary, the peak of the roof could be made higher and the pitch steeper to accommodate a shingled roof. The petitioner prefers the metal seam roof and is looking into different colors that will improve the appearance of the metal seam roof.
- Relocation of the dumpster further away from the residential properties should be considered. The petitioner has kept the dumpster in its previous location. The dumpster

will be enclosed with a solid wood fence that matches the wood used on the south and north facades of the building. The petitioner has also reported that food waste will be minimum and more in line with a general office use.

- Preliminary engineering plans should be prepared focusing specifically on how drainage and stormwater would be managed. The petitioner has been in contact with the Village Engineer and has submitted preliminary engineering plans. The plans show how the stormwater that currently is conveyed through a pipe in the middle of the property will be diverted through pipes under the parking lot and into a detention basin the front of the property. The stormwater management will comply with all applicable regulations.
- There was general agreement that a public sidewalk on frontage road would be a benefit to the project. The petitioner has agreed to provide a public sidewalk. A portion of the sidewalk will have to be located within an easement to be dedicated on the private property and there was concern the sidewalk would cause non-compliance with the maximum permitted lot coverage. However, the petitioner has been able to include the sidewalk and maintain compliance with the maximum lot coverage (65% proposed; 66% permitted).
- There was concern about the future use of the property for general offices based on the parking. The petitioner has shown how the parking may be reconfigured to comply with the required parking for a general office use by adding spaces along the north lot line and by converting some the accessible spaces to standard spaces (office use would require fewer accessible spaces than is being provided for this medical use).

Findings of Fact and Recommendations

The petitioner has prepared findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Commission approves this request, it should be made subject to compliance with the revised plans.

Project Traffic Review

To: **Doug Pollock**
Village of Burr Ridge

From: Bill Grieve

Date: November 9, 2016

Subject: ***Rehabilitation Institute of Chicago (RIC)***
7600 and 7630 Frontage Road

GEWALT HAMILTON ASSOCIATES, INC. (GHA) has reviewed the following materials submitted for the above captioned project:

- KLOA Traffic Impact Study (TIS) dated October 13, 2016 for the proposed residential development.
- HDR Architecture site plan dated September 26, 2016.

I offer the following comments for your consideration.

KLOA Traffic Impact Study

1. We concur with the KLOA findings regarding existing conditions. We appreciate them providing the crash history, which indicates a fairly low number of accidents at the County Line Road intersection with Burr Ridge Parkway / Frontage Road.
2. We generally concur with the traffic characteristics of the proposed development, including trip generations, trip distribution, and traffic assignments. Based on the road network connectivity, another 10-15% of site traffic may be destined to/from the south on County Line Road, rather than to/from the north on Frontage Road.
3. Even if the trip distribution is adjusted for more trips oriented to/from the south on County Line Road, the traffic impacts at the Burr Ridge Parkway / Frontage Road intersection will still be limited, with about 1 trip every 8 minutes added (total both directions) during the weekday morning peak hour and 1 trip every 12 minutes during the evening.
4. We concur with the results of the KLOA capacity analyses, which conclude that RIC traffic will have a very small impact on traffic operations in the site area.
5. Based on our test of the IDOT BDE volume requirements, separate left or right turn lanes are not needed along Frontage Road at the site drives.

HDR Site Plan

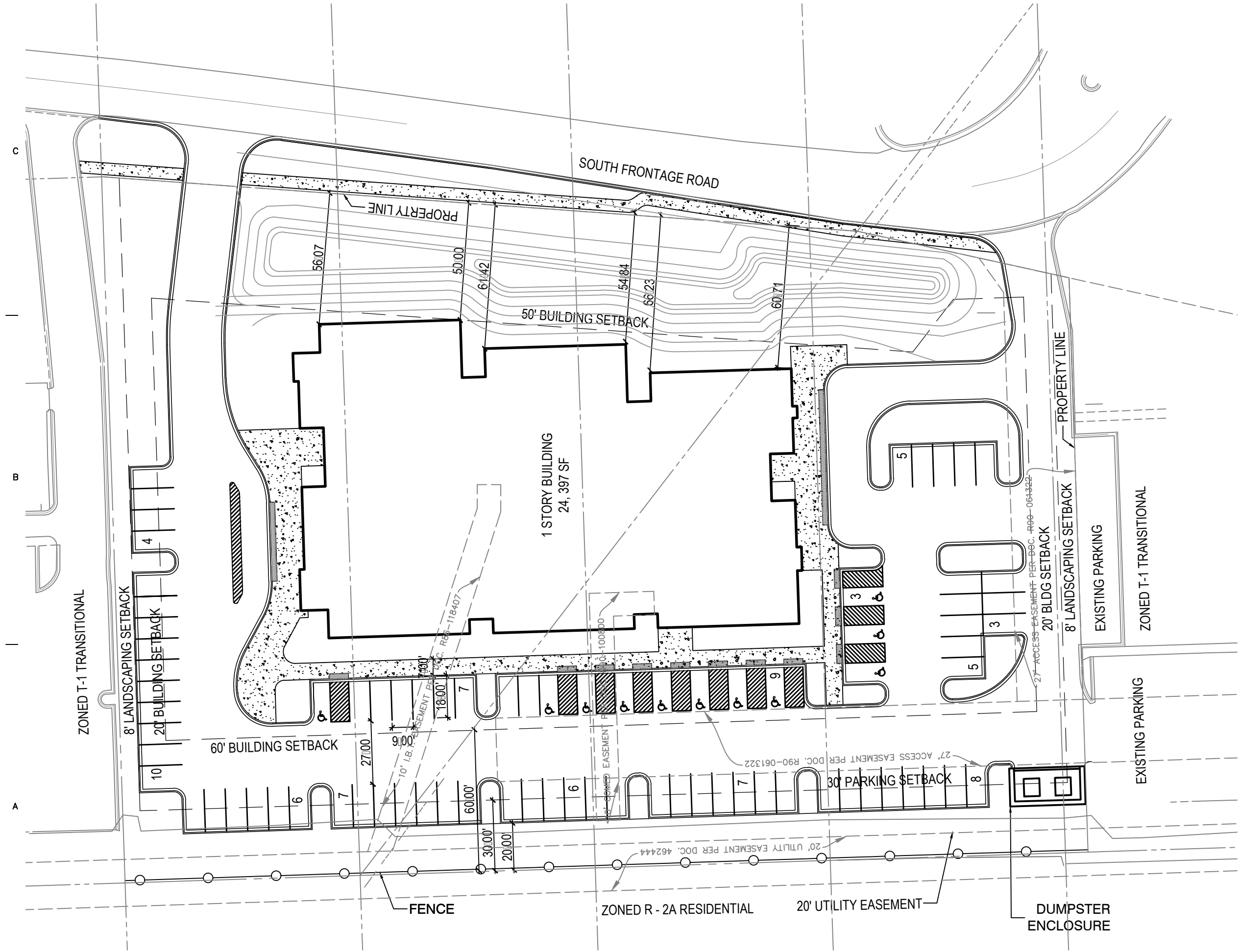
1. Full access makes sense for the two proposed access drives on Frontage Road. This will help minimize the site traffic impacts at any one location.
2. The possibility of sharing access with the parcel to the north should be explored. This access management strategy would reduce the number of vehicle turning conflict points along Frontage Road that would be in such close proximity to each other.
3. The existing cross access agreement with the parcel to the south should be extended through the site up to the north drive and/or the parcel to the north if their access is shared.
4. Sidewalk should be provided along the site frontage. Does the Village have a method to add sidewalk where there are disconnects to the north and south of the site?
5. Based on the RIC patient and employee projections, we believe that adequate parking will be provided. Should the use ever change to general office, there are several ADA spaces provided for RIC patients that could be converted to regular parking stalls.

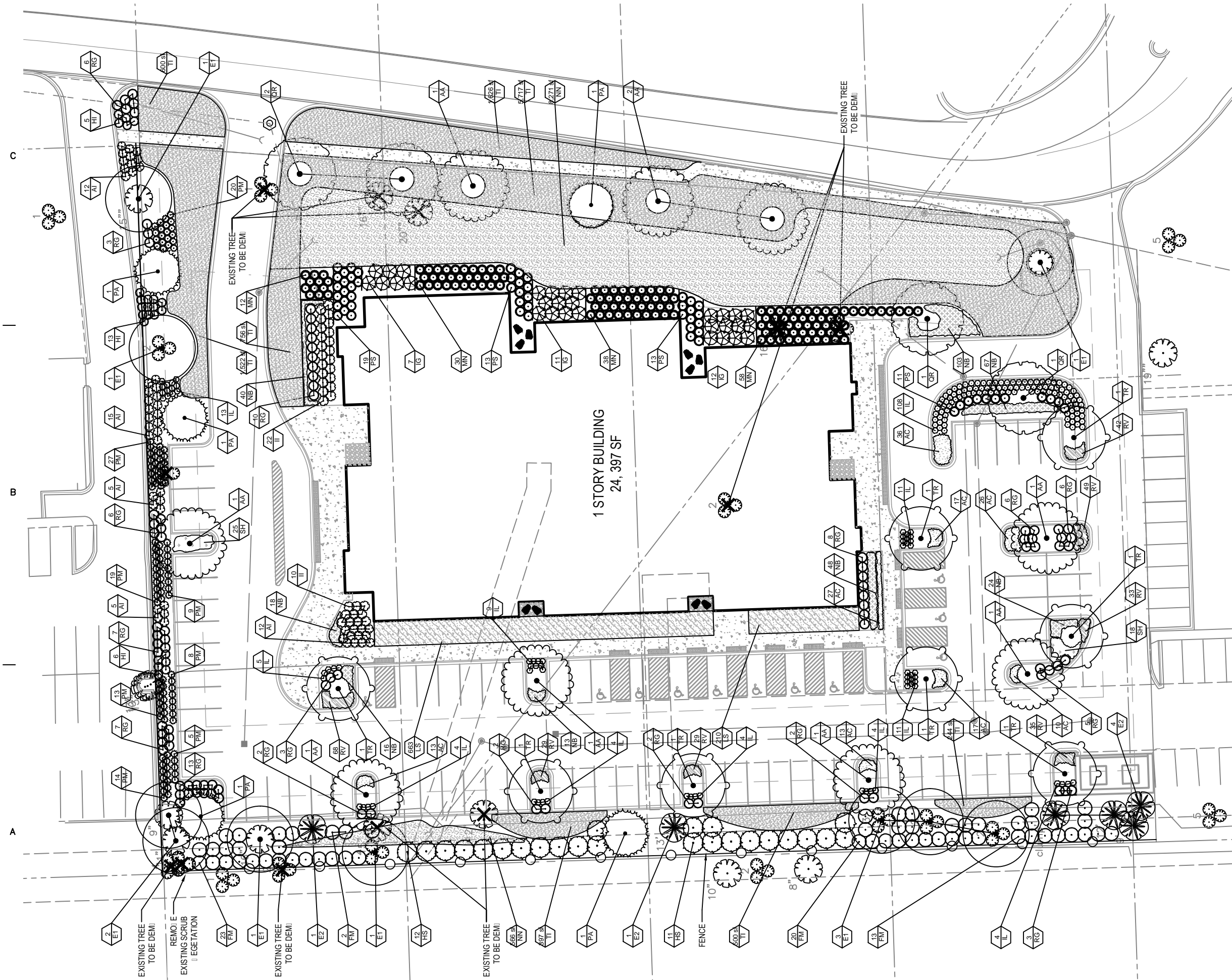
* * * * *

This project traffic review conducted by:



William C. Grieve, P.E., PTOE
Senior Transportation Engineer
bgrieve@gha-engineers.com





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
Z.R.	11/28/16	ZONING SUBMITTAL

Project Number 10039763
Original Issue 09/19/16

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name

LANDSCAPE PLAN

Scale

1"=40'

Sheet Number

LP-101

Project Status

GENERAL NOTES

LEGEND:
——— PROPERTY LINE
——— SETBACK & EASEMENT

PARKING REQUIREMENTS

LOT COVERAGE:
LOT SIZE 113,918 SF
TOTAL IMPERIOUS 73,840 SF
TOTAL LOT COVERAGE 65% OK
BUILDING COVERAGE:
BUILDING SIZE 24,397 SF
LOT SIZE 113,918 SF
FLOOR AREA RATIO 24,397 SF / 113,918 SF = 0.214 = 0.24 OK

PARKING SUMMARY:
ZONING CODE REQUIRES 1 STALL PER 250 SF OF BUILDING
24,397 SF / 250 SF = 97 TOTAL REQUIRED NUMBER OF STALLS
ADA CODE REQUIRES 20% AS RESERVED HANDICAP STALLS FOR
REHABILITATION USE (PATIENT SPACES ONLY, 50% OF TOTAL) STAFF SPACES
ARE CALCULATED BASED ON THE STANDARD RATIO

REQUIRED	PROVIDED
REGULAR STALLS (9'X18') 86	REGULAR STALLS 69
HANDICAP STALLS (16'X18') 11	HANDICAP STALLS 11
TOTAL 97	TOTAL 80

PARKING NOTES:
50% OF THE BUILDING IS A DAY REHABILITATION USE WHICH BRINGS PATIENTS
WHICH ARE MEDICATED AND DOES NOT REQUIRE A PARKING SPACE, REDUCING THE
PROJECT DEMAND. IF THE FULL PARKING REQUIREMENT IS NEEDED,
LANDBANKED PARKING IS PROVIDED NORTH OF THE BUILDING THAT WILL
ALLOW FOR THE TOTAL REQUIRED

DIMENSIONAL NOTES:
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

DETENTION REQUIREMENTS:
AS MEASURED WITH DUPAGE COUNTY NOMOGRAPH USING THE PERCENTAGE
OF HYDRAULICALLY CONNECTED IMPERIOUS (67/47) = THIS DEVELOPMENT
REQUIRES 0.43 ACRE-FT/ACRE. THE SITE IS 2.65 ACRES. ESTIMATED TOTAL
DETENTION REQUIRED (0.43 X 2.65) = 1.08 ACRE-FT OF VOLUME

LANDSCAPE REQUIREMENTS:

TREE PRESERVATION:
FIFTEEN EXISTING TREES TO BE PRESERVED WITHIN PROPERTY BOUNDARY

PARKWAY TREES:
PARKWAY LENGTH 296'
CODE REQUIREMENT 1 TREE / 40' O.C.
TOTAL 8 TREES

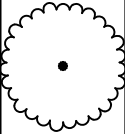
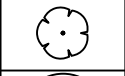

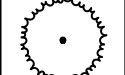
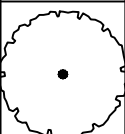
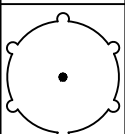



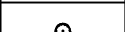



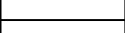










RESIDENTIAL USE BUFFER:
PLANTED WITH A MIX OF VEGETATION IN A CONTINUOUS LANDSCAPE CLOSE
TO 100% OPACITY ALONG ADJACENT RESIDENTIAL LOTS

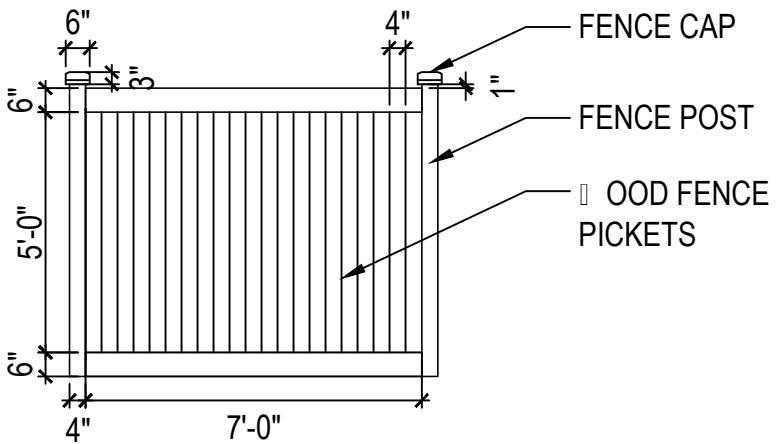
PERIMETER LANDSCAPING:
INTERIOR SIDE / REAR YARDS
PLANTED WITH A MIX OF VEGETATION IN A CONTINUOUS LANDSCAPE CLOSE
TO 100% OPACITY ALONG ADJACENT PRIVATE LOTS

FRONT OR CORNER SIDE YARDS
PLANTED WITH A MIX OF VEGETATION IN A CONTINUOUS LANDSCAPE CLOSE
TO 50% OPACITY ALONG LOT LINES

PARKING LOT LANDSCAPE ISLANDS:
NUMBER OF ISLANDS 14
CODE REQUIREMENT 1 TREE / ISLAND
TOTAL 14 TREES

TRASH DUMPSTER ENCLOSURE:
DUMPSTER TO BE LOCATED WITHIN ENCLOSURE COMPATIBLE WITH
APPEARANCE OF PRINCIPLE BUILDING

PLANT SCHEDULE					
TREES	CODE	BOTANICAL NAME / COMMON NAME	CAL		TY
	AA	Ailanthus glandulosa / Tree of Heaven	2.5" CAL		9
	E2	Elm / Elm	2.5" CAL		6
	E1	Elm / Elm	2.5" CAL		10
	PA	Prunella / Blackberry	2.5" CAL		5
	R	Rose / Rose	2.5" CAL		4
	TR	Thuja / Arborvitae	2.5" CAL		8
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE		TY
	AI	Aster / Aster	1 GAL		49
	FM	Fern / Fern	1 GAL		59
	HS	Holly / Holly	1 GAL		24
	HI	Hibiscus / Hibiscus	1 GAL		24
	IG	Ivy / Ivy	1 GAL		30
	II	Iris / Iris	1 GAL		32
	IL	Irish / Irish	1 GAL		177
	MN	Mandarin / Mandarin	1 GAL		138
	PS	Peony / Peony	1 GAL		56
	PM	Pink / Pink	1 GAL		115
	RG	Rose / Rose	1 GAL		91
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	TY
	AC	Aster / Aster	18" O.C.	18" O.C.	159
	LS	Liriodendron / Yellow Pencil Cactus	18" O.C.	18" O.C.	873
	NB	Nandina / Nandina	18" O.C.	18" O.C.	329
	R	Rose / Rose	18" O.C.	12" O.C.	285
	SH	Shrub / Shrub	18" O.C.	24" O.C.	43
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	TY
	NN	Nandina / Nandina	18" O.C.		8,837
	TI	Turf / Turf	18" O.C.		11,766



1 FENCE DETAIL
SCALE: 1/4"=1'-0"



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
Z.R.	11/28/16	ZONING SUBMITTAL

Project Number	10039763
Original Issue	09/19/16

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name

NOTES & PLANT
SCHEDULE

Scale

Sheet Number

L-501

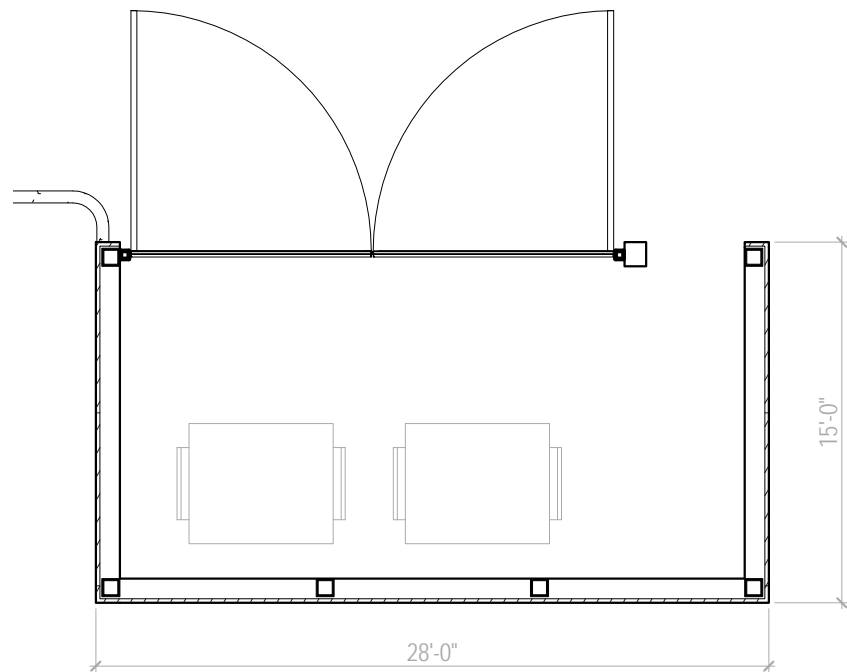
Project Status

C



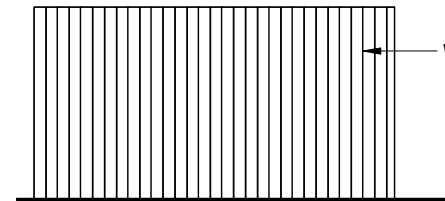
CEDAR SAMPLE

B

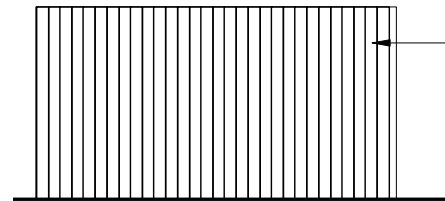


ENLARGED PLAN

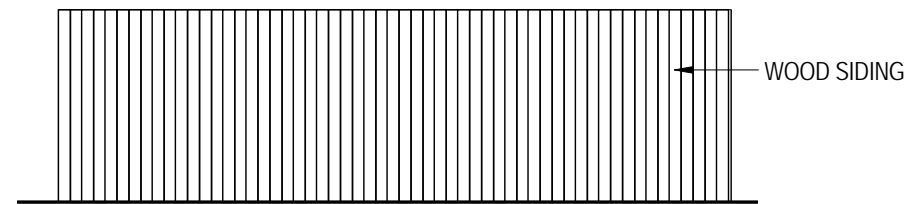
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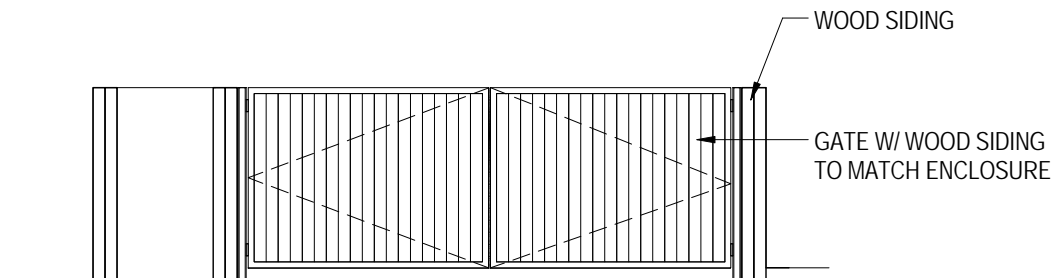
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



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

C

B

[illegible]

Project Number	10039763
Original Issue	11/30/16

Sheet Name

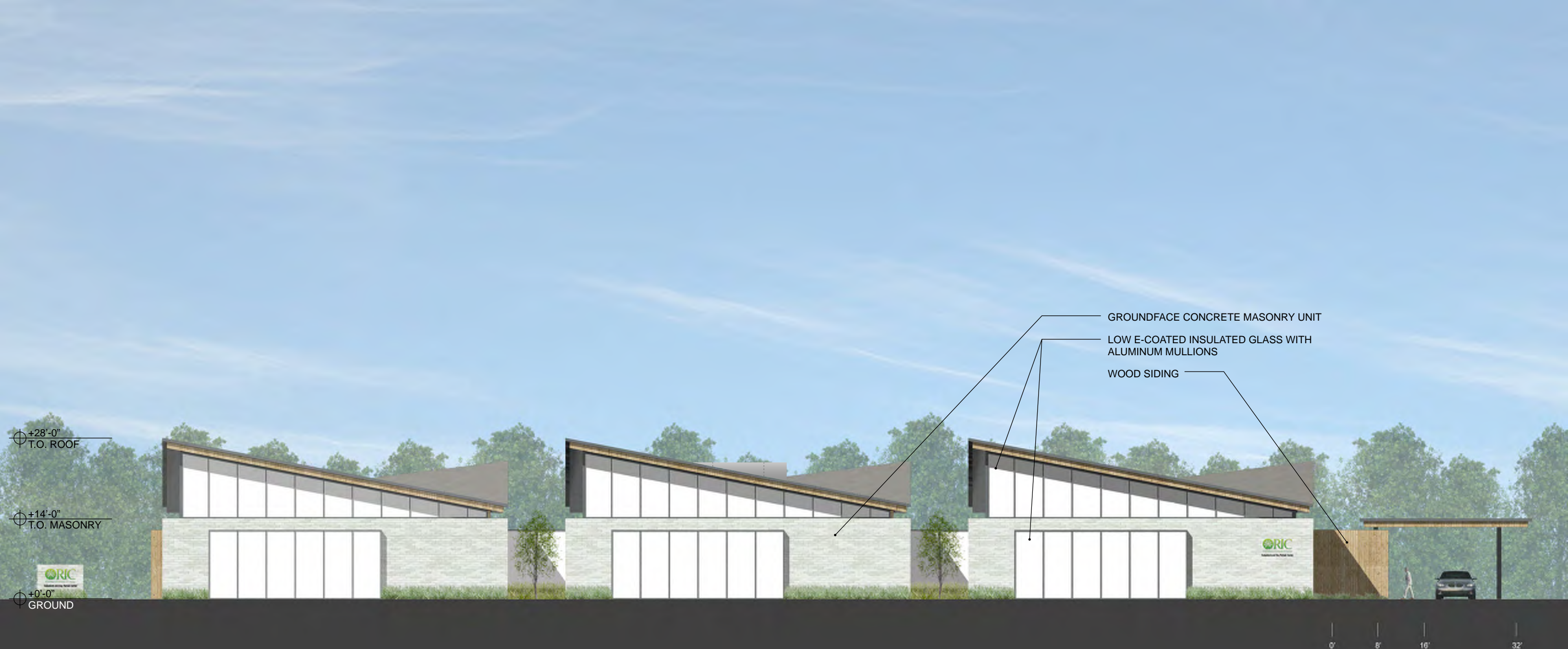
TRASH ENCLOSURE

Scale
1/8" = 1'-0"

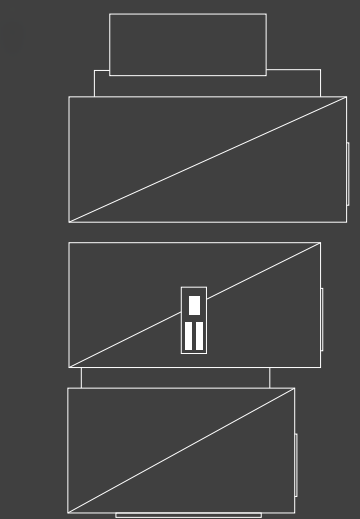
Sheet Number

Project Status

NOT FOR CONSTRUCTION



EAST ELEVATION - ALTERNATE
REHABILITATION INSTITUTE OF CHICAGO OUTPATIENT AND DAY REHAB CENTER
28 NOVEMBER 2016





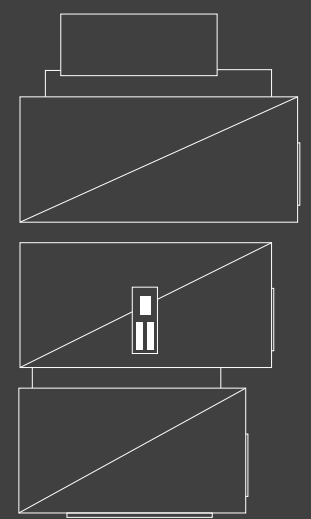
GROUNDFACE CONCRETE MASONRY UNIT
WOOD SIDING
LOW E-COATED INSULATED GLASS WITH ALUMINUM MULLIONS

+28'-0"
T.O. ROOF

+14'-0"
T.O. MASONRY

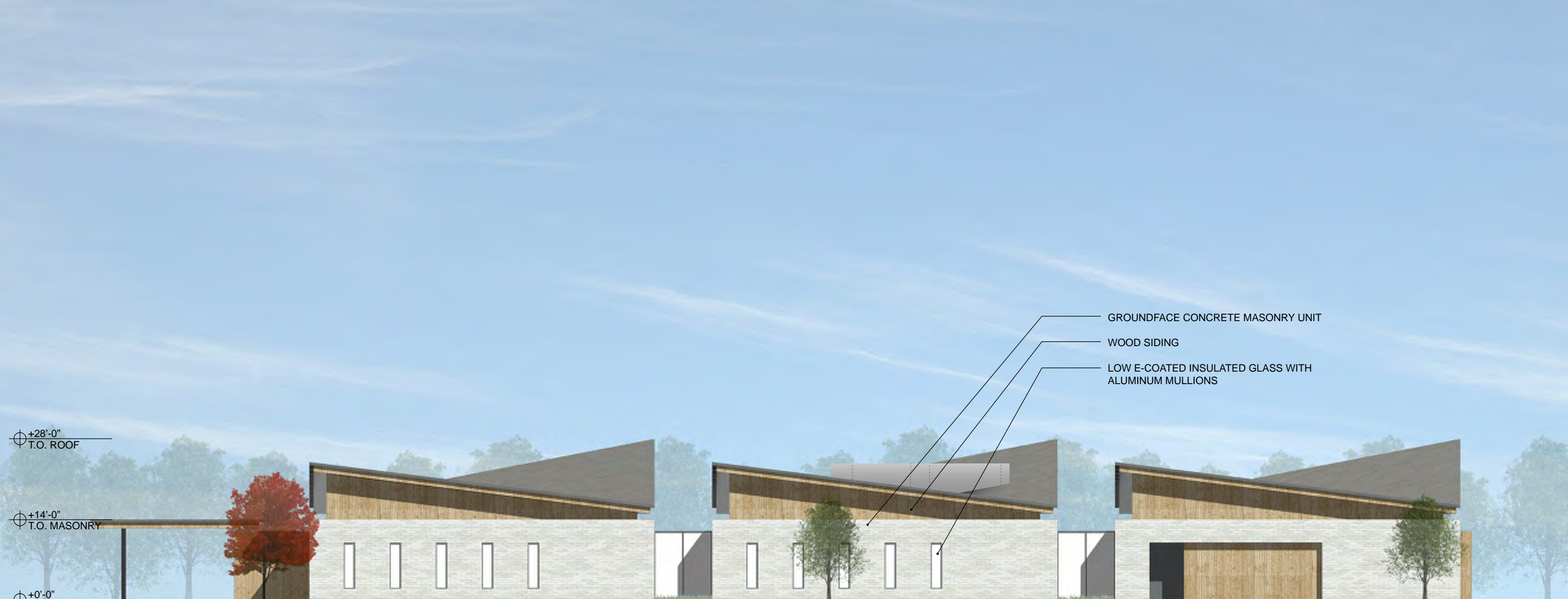
+0'-0"
GROUND

0' 8' 16' 32'



SOUTH ELEVATION - ALTERNATE
REHABILITATION INSTITUTE OF CHICAGO OUTPATIENT AND DAY REHAB CENTER
28 NOVEMBER 2016

30 WEST MONROE
SUITE 700
CHICAGO, IL 60603
HR



GROUNDFACE CONCRETE MASONRY UNIT

WOOD SIDING

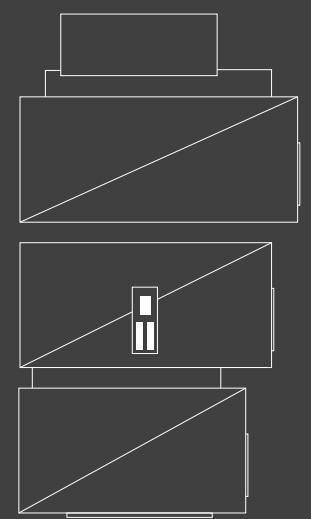
LOW E-COATED INSULATED GLASS WITH ALUMINUM MULLIONS

⊕ +28'-0"
T.O. ROOF

⊕ +14'-0"
T.O. MASONRY

⊕ +0'-0"
GROUND

0' 8' 16' 32'



WEST ELEVATION - ALTERNATE

REHABILITATION INSTITUTE OF CHICAGO OUTPATIENT AND DAY REHAB CENTER

28 NOVEMBER 2016

30 WEST MONROE
SUITE 700
CHICAGO, IL 60603

HR



GROUNDFACE CONCRETE MASONRY UNIT

LOW E-COATED INSULATED GLASS WITH ALUMINUM MULLIONS

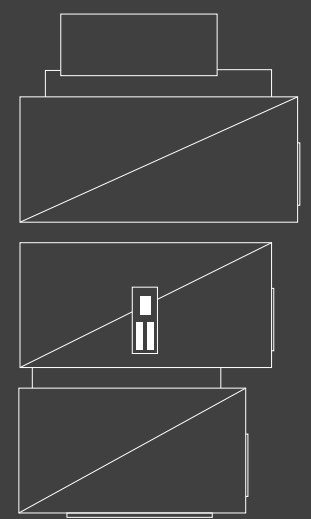
WOOD SIDING

+28'-0"
T.O. ROOF

+14'-0"
T.O. MASONRY

+0'-0"
GROUND

0' 8' 16' 32'



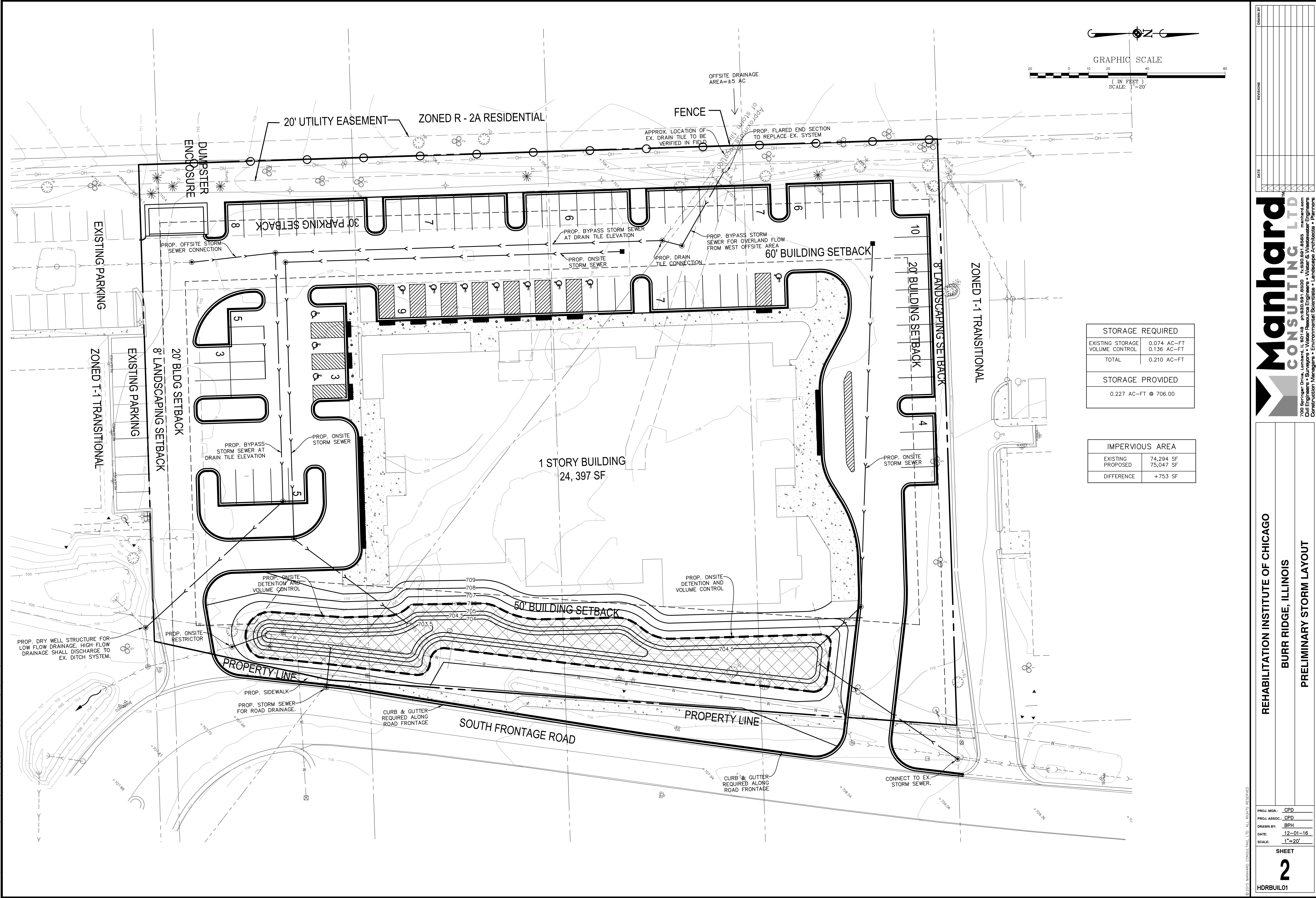
NORTH ELEVATION - ALTERNATE

REHABILITATION INSTITUTE OF CHICAGO OUTPATIENT AND DAY REHAB CENTER

28 NOVEMBER 2016

30 WEST MONROE
SUITE 700
CHICAGO, IL 60603

HR



STORAGE REQUIRED	
EXISTING STORAGE VOLUME CONTROL	0.074 AC-FT
TOTAL	0.210 AC-FT
STORAGE PROVIDED	
0.227 AC-FT @ 706.00	

IMPERVIOUS AREA	
EXISTING PROPOSED	74,294 SF
DIFFERENCE	+753 SF

REVISIONS

DATE

Manhard CONSULTING LTD

100 Springer Drive, Lombard, IL 60148
708.261.8500
info@manhard.com
Construction Managers • Environmental Scientists • Landscape Architects • Planners

REHABILITATION INSTITUTE OF CHICAGO

BURR RIDGE, ILLINOIS

PRELIMINARY STORM LAYOUT

PROJ. MGR.: CPD

PROJ. ASSOC.: CPD

DRAWN BY: BPH

DATE: 12-01-16

SCALE: 1"=20'

SHEET

2

HDRBUILD01



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

V-07-2016; 15W241 81st Street (Paulan); Requests a variation from Section IV.H.9.a of the Burr Ridge Zoning Ordinance to permit the combined horizontal area of all accessory buildings, structures and uses to be 45% of the rear yard rather than the maximum permitted area of 30% of the rear yard.

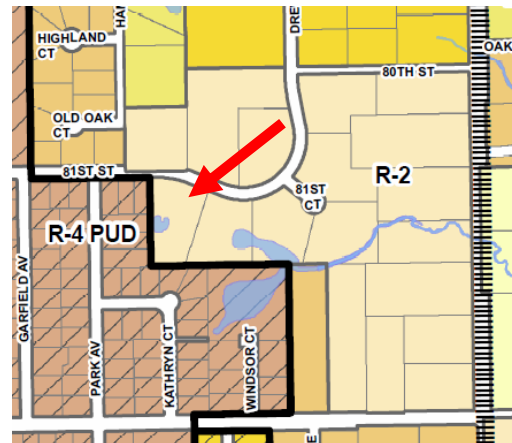
Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared By: Doug Pollock, AICP
Community Development Director

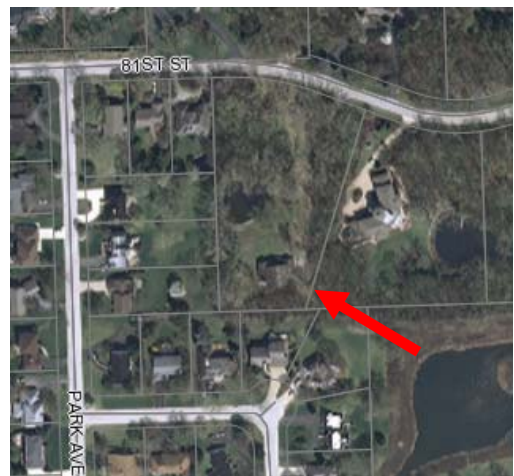
Date of Hearing: December 5, 2016

GENERAL INFORMATION

Petitioner: Kenneth R. Paulan
Property Owner: Kenneth R. Paulan
Petitioner's Status: Homeowner
Land Use Plan: Recommends Single-Family Residential Use



Existing Zoning: R-2 Single-Family Residence
Existing Land Use: Single-Family Residence
Site Area: 2.5 Acres
Subdivision: Stonehedge Estates



SUMMARY

The petitioner recently built an addition and a detached accessory building on the property at 15W241 81st Street. The petitioner now seeks to enlarge the driveway and to add a patio. The Zoning Ordinance limits horizontal coverage of a rear yard to 30%. With the patio and enlarged driveway, the total horizontal coverage of the rear yard would be approximately 45%.

Zoning and Permit History

The subject property was annexed into the Village and rezoned to the R-2 District in 2003. In 2012, the property was granted a variation to permit an addition to the house with a 55 foot rear yard setback rather than the required 60 foot setback. That variation was based on the large size of the property (2.5 acres) and the location of a ravine that runs through the middle of the property. The ravine forced the construction of the home at the far south end thus reducing the rear yard to the absolute minimum.

In 2014, the petitioner obtained a permit to construct a detached accessory building in the rear yard. The detached accessory building was in compliance with applicable regulations for detached accessory buildings. However, there was an apparent error in the issuance of the permit that allowed the combination of the approved driveway and accessory building to exceed the 30% maximum rear yard coverage. The following is a summary of the rear yard horizontal lot coverage.

Total Square Feet of Rear Yard: 12,154*	Permitted Lot Coverage		Lot Coverage as per Approved Permit		Proposed Lot Coverage	
	Percent	Square Feet	Percent	Square Feet	Percent	Square Feet
	30%	3,646	37%	4,463	45%	5,431

(*the submitted plan incorrectly calculates the rear yard area; the correct area is shown above)

The approval of the permit for the detached accessory building and driveway with a rear yard horizontal coverage area exceeding 30% appears to have been an error in calculation. The plan review spreadsheet from that permit indicates that the coverage area did not exceed 30%. This error was discovered after the variation was filed. As a result, the petitioner was not charged the construction necessitated variation fee of \$2,500. It will be a decision by the Village Board whether this fee will be required.

Findings of Fact

The petitioner has submitted findings of fact which may be adopted if the Plan Commission is in agreement. The petitioner's findings state the justification for the variation similar to the 2012 variation. Those findings state that the existing house, built prior to annexation into the Village, is situated in a manner that unreasonably restricts the back yard. The petitioner's findings further state that this variation is based on the use of porous pavers for the driveway and patio which will result in less stormwater runoff than would occur even with paved surfaces covering 30% of the rear yard.

If the Plan Commission does not agree with those findings, the petitioner will be responsible for bringing the property into compliance with the maximum 30% rear lot coverage requirement. Compliance can be accomplished with a much narrower driveway and without a patio. The Commission may also decide that the variation is justified but that the hardship may be addressed by limiting the variation to the driveway as per the approved building permit plan.



Findings of Fact

Variation from the Village of Burr Ridge Zoning Ordinance

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

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

The existing location of the building on the lot by previous owner restricted any areas developed in the rear yard ordinance for 30% or less.

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

The location of the existing building and proposed improvement by the new owner will reduce any future return due to addition in rear yard.

- 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.

Due to building location on this site lot does make the lot unique for greenery and developed lot in front yard.

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

The variation is for rear yard use do the location of the building and additions.

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

The ordinance is right for new homes but due to this existing building location by the previous owner and the huge lot.

It is believed any addition to the building or rear area would create the coverage to exceed the ordinance of 30% rear coverage.

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

The rear lot will not be detrimental to the public welfare due to fencing along the lots and drainage provided per engineering approved plan for this site.

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

The rear of this lot backs up to the rear yard of all adjoining lots. The impervious areas projected for the rear yard is above the adjoining lots and will drain to tile and yard grates.

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

Will not change air and light or congestion to neighbors or public streets or drainage.

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

It is consistent with new development and subdivisions but may create problems for existing locations.

(Please transcribe or attach additional pages as necessary.)

Douglas Pollock

From: Pat Jahn <mrspatjahn@comcast.net>
Sent: Tuesday, November 29, 2016 9:03 AM
To: Douglas Pollock
Subject: V-07-2016: 15w201 81st Street

Dear Doug,

We are unable to attend the public hearing on V-07-2016: 15w201 81st Street to be held December 5, 2016. Would you please enter this document as a response to the notice.

We wish to object to the proposed variation. To request a 50% increase in what is allowed seems extremely excessive. I believe a variance was granted two or so years ago. Why another variance?

Burr Ridge zoning is there to protect the residents and except in very extreme cases the residents should conform to the zoning. Every time the zoning board allows a variation it increases the likelihood that more people will request variations. What good is zoning if it is not enforced?

Thank you

Martin and Pat Jahn
15w201 81st Street



This email has been checked for viruses by Avast antivirus software.
www.avast.com

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearings beginning at **7:30 p.m. on Monday, December 5, 2016**, at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois 60527.

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Kenneth R. Paulen for a variation from Section IV.H.9.a of the Burr Ridge Zoning Ordinance to permit the combined horizontal area of all accessory buildings, structures and uses to be 45% of the rear yard rather than the maximum permitted area of 30% of the rear yard. The petition number and property address is **V-07-2016: 15W241 81st Street** and the Permanent Real Estate Index Number is: **09-36-206-007**.

2. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider an amendment to the Future Land Use Plan of the Village of Burr Ridge Comprehensive Plan to designate the 22.5 acre property at 1400 Burr Ridge Parkway and 11650 Bridewell Drive for residential use. The Permanent Real Estate Index Numbers for the affected properties are: **18-30-300-025** and **18-30-303-016**.

3. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider an amendment to Section IV.O and IV.V of the Burr Ridge Zoning Ordinance regarding permitted locations for personal wireless service facilities in the public right of way. The petition number for this public hearing is **Z-15-2016**.

The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

GREG TRZUPEK
CHAIRMAN

MEMBERS: MIKE STRATIS, DEHN GRUNSTEN, LUISA HOCH, ROBERT GRELA, GREGORY SCOTT, MARY PRAXMARER, AND JIM BROLINE.

V-07-2016



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 15 W 241 81ST STREET PIN # 09-36-²⁰⁶~~06~~-007-0000

GENERAL INFORMATION

PETITIONER: KENNETH R. PAULAN
(All correspondence will be directed to the Petitioner)
PETITIONER'S ADDRESS: 8473 WALREDON AVENUE PHONE: 630-561-2188
BURR RIDGE EMAIL: KENPAULAN2@AOL.COM
FAX: 630-654-3237
PROPERTY OWNER: KENNETH R. PAULAN STATUS OF PETITIONER: _____
OWNER'S ADDRESS: 8473 WALREDON AVE. BURR RIDGE PHONE: 630-561-2188

PROPERTY INFORMATION

SITE AREA: 108,741 OR 2.5 ACS. EXISTING ZONING: _____
EXISTING USE/IMPROVEMENTS: SINGLE FAMILY RESIDENCE
SUBDIVISION: STONEHEDGE ESTATES (LOT 10)

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 X Variation(s)

Variation of the village of Burr Ridge zoning ord. sec.XIII.4.3

increase rear yard lot coverage to 60% instead of 30%.

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

13-040 + 13-041

DETAILED GRADING PLAN

LOT 10 IN STONEHEDGE ESTATES, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 13, 1991, AS DOCUMENT NO. 981-3032, IN DUPAGE COUNTY, ILLINOIS.

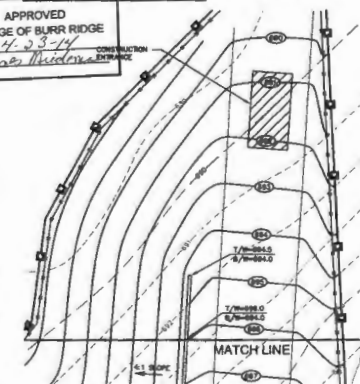
COMMONLY KNOWN AS: 15W 241 81ST STREET, BURR RIDGE, ILLINOIS

LEGEND

- EXISTING
- FENCE
- SPOT ELEVATION
- CONTOUR
- TREE
- PIKE
- SHRUB

SCALE: 1" = 10'

APPROVED
VILLAGE OF BURR RIDGE
DATE 4-23-14
BY [Signature]



1. ELEVATIONS SHOWN ADJACENT TO FOUNDATION ARE PROPOSED FINISH GRADES.
2. DROP SIDING OR PROVIDE BRICK LEADS TO WITHIN 6" OF FINISH GRADES SHOWN.
3. DROP FOOTINGS AS NECESSARY TO PROVIDE PROPER PROTECTION.
4. CORRESPOND FOUNDATION BY LOCATIONS WITH ARCHITECTURAL PLANS.
5. CORRESPOND CONNECTIONS TO USE SOLID WALL PIPE ALONG FOUNDATION OF RESIDENCE AND WITHIN 10' OF FOUNDATION.

Proposed Improvement	Area	Existing Impervious to be Retained
	SQ. FT.	SQ. FT.
Building	5279	5282
Porch/Steps/Walks	504	740
Driveway	6224	1932
Auxiliary Building/Gar	2480	128
Paving/Walk	112	
Total	14729	5302

9347 >> 2500

Volume Control and BMP's Required

Due to presence of wet & low in lieu of structural BMP's will be paid by owner.

	SQ. FT.
Area of Loss	16,079
Area of Disturbance	26,650
% of Impervious	16%

The gravel drive is calculated as impervious surface for the above calculations.

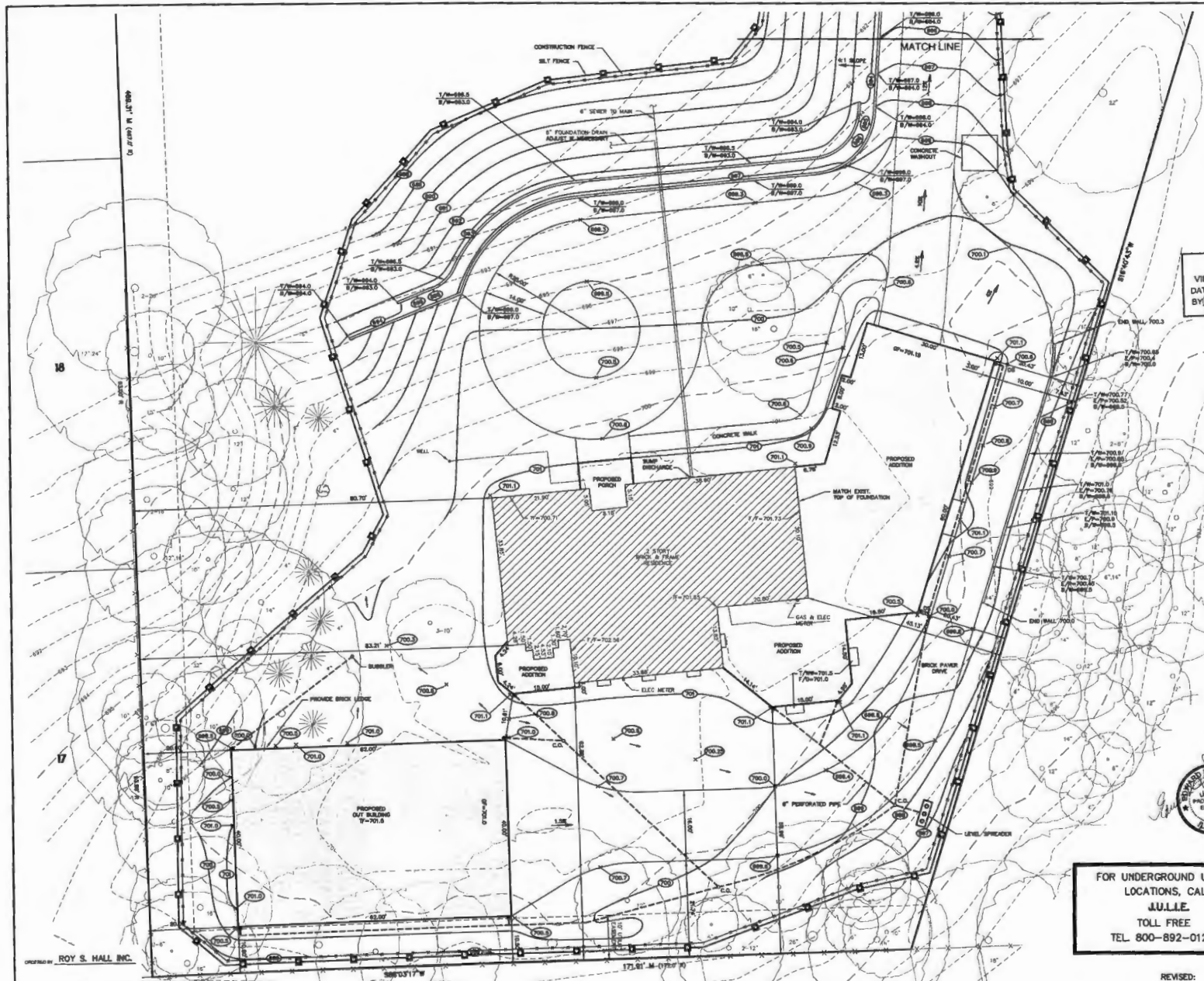
CONTROL BENCHMARK:
VILLAGE OF BURR RIDGE CONTROL MONUMENT: BM 1108
BM MONUMENT LOCATED AT THE NORTHWEST CORNER OF THE SOUTH FRONTAGE ROAD AND 7TH STREET.
ELEVATION 708.33

INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
1809 UNIVERSITY LANE, SUITE D Lisle, ILLINOIS
TEL: (630) 964-5656 FAX: (630) 964-5052
E-MAIL: CAD@INTECHCONSULTANTS.COM
ILLINOIS REGISTRATION NO. 184-001040

FOR UNDERGROUND UTILITY
LOCATIONS, CALL
JULIE
TOLL FREE
TEL. 800-892-0123

REVISED: 4-10-14
REVISED: 10-22-13
PREPARED: 6-6-13

SHEET No. 1 of 3 JOB No.: 6701



DESIGNED BY: ROY S. HALL, INC.

NOTE: COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY AT ONCE. SUBMITTALS AND ALL OTHERS MUST BE INDICATED AND TYPED FROM ORIGINAL RECORDED SUBDIVISION PLAT. FOR SUBSEQUENT ELEVATIONS AND BUILDING DATA, AS SHOWN ON ANY DEED OR DEED FROM RECORDED SUBDIVISION PLAT, REFER TO TITLE POLICY. DEED OR INSTRUMENT BY GRANTOR NAME.



**VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS**

Consent to Install Public Notice Sign

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

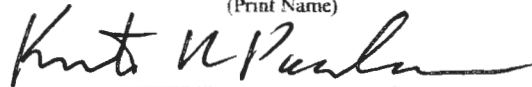
Street Address of Subject Property:

15 W 241 81st. Street

Property Owner or Petitioner:

Kenneth R. Paulan

(Print Name)



(Signature)



NOTICE

Village of Burr Ridge

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: **V07 2016**

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan
Commission Agenda)



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

November 11, 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:

V-07-2016: 15W241 81st Street; The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Kenneth R. Paulen for a variation from Section IV.H.9.a of the Burr Ridge Zoning Ordinance to permit the combined horizontal area of all accessory buildings, structures and uses to be 45% of the rear yard rather than the maximum permitted area of 30% of the rear yard. The petition number and property address is **V-07-2016: 15W241 81st Street** and the Permanent Real Estate Index Number is: **09-36-206-007**.

A public hearing to consider this petition is scheduled for:

Date: Monday, December 5, 2016
Time: 7:30 P.M. or as soon thereafter as the matter may be heard.
Location: Village of Burr Ridge
Board Room
7660 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.

Mr. & Mrs. Martin Jahn
15W 201 81st St.
Burr Ridge, Il 60527
Pin: 0936206008

Mr. & Mrs. Michael Fonstein
15W155 81st St.
Burr Ridge, Il 60527
Pin: 0936206009

Ms Patricia Diane Heady
8205 Kathryn Ct.
Burr Ridge, Il 60527
Pin : 0936206016

Mr. John Milner
8201 Kathryn Ct.
Burr Ridge, Il 60527
Pin: 0936206015

Mr. Shankarram Bhaskaran
8143 Kathryn Ct.
Burr Ridge, Il 60527
Pin: 0936206014

Mr. Daniel Romeo
8139 Kathryn Ct.
Burr Ridge, Il 60527
Pin: 0936206013

Ms. Christina Znaj
c/o Northern Trust Co.
PO Box 1354
Chicago, Il 60690
Pin: 0936206012

Mr. & Mrs. Gholam Tareghian
8129 Kathryn Ct.
Burr Ridge, Il 60527
Pin: 0936206011

Dakun & L.Li Cheng
8125 Park Ave.
Burr Ridge, Il 60527
Pin: 0936206010

Virginia M. Rice
8115 S. Park Ave
Burr Ridge, IL 60527
Pin: 0936206006

Mr. & Mrs. Matthew Harmon
8111 S. Park Ave.
Burr Ridge, Il 60527
Pin: 0936206005

Mr. & Mrs. John Conidi
8107 S. Park Ave.
Burr Ridge, Il 60527
Pin: 0936206004

Mr. & Mrs. Walter Zoberis
15W300 81st St.
Burr Ridge, Il 60527
Pin: 0936206003

Mr. & Mrs. Bill Hines
15W304 81st St.
Burr Ridge, Il 60527
Pin: 0936206002

M & N Nachat
8101 S Park Ave
Burr Ridge, Ill 60527
Pin: 0936206001
Tax bills- 7226 W 90th Pl
Bridgeview Il 60455
Ilya & Jennifer Dynkin
8005 Hamilton
Burr Ridge, Il 60527
Pin: 0936201017
Tax bills- 7719 Drew
Burr Ridge, Il 60527

Mr. & Mrs. Jason Sachs
15W250 81st St.
Burr Ridge, Il 60527
Pin: 0936201003

Mr. John Kordomenos
8025 Hamilton
Burr Ridge, Il 60527
Pin: 0936291018

Mr. & Mrs. Donald Thompson
8000 Drew Ave
Burr Ridge, Il 60527
Pin: 0936201005
Cleveland Manor Trust #1&2

Mr. & Mrs. Kevin Moore
15W214 81st St.
Burr Ridge, Il 60527
Pin: 0936201006

Dolores D. Lombardo
9S174 Drew Ave
Burr Ridge, Il 60527
Pin: 0936201007

Joanne Nowaczyk
8112 S. Park Ave.
Burr Ridge, Il 60527
Pin: 0936204012

Shreedhar Bindingavle
8113 S. Park Ave.
Burr Ridge, Il 60527
Pin: 0936204013

Patricia Valintis
8124 S. Park Ave.
Burr Ridge, Il 60527
Pin: 0936204014

Ellen Kowalski
8130 Park Ave.
Burr Ridge, Il 60527
Pin: 0936204015

Mr. & Mrs. James Karls
8200 Park Ave.
Burr Ridge, Il 60527
Pin: 0936204016

Mr. & Mrs. Eduardo Paredes
8206 S. Park Ave.
Burr Ridge, Il 60527
Pin: 0936204017

Jeffrey Gricus
8105 Garfield Ave.
Burr Ridge, Il 60527
Pin: 0936204004

Mr. & Mrs. John Michalski
8109 Garfield Ave.
Burr Ridge, Il 60527
Pin: 0936204005

Michael Mokrzycki
8115 S. Garfield
Burr Ridge, Il 60527
Pin: 0936204006

F. Dery & M. Miernicki
8119 S. Garfield
Burr Ridge, Il 60527
Pin: 0936204007

Theodore Schmidt
9S175 Drew Ave
Burr Ridge, Il 60527
Pin: 0936208002

Patricia J. Madej
15W121 81st Ct.
Burr Ridge, Il 60527
Pin: 0936208003

Mr. & Mrs. George Gartland
8200 Kathryn Ct.
Burr Ridge, Il 60527
Pin: 0936205003

Michael Wince
8126 Kathryn Ct
Burr Ridge, Il 60527
Pin: 0936205002

Mr. & Mrs. Raymond Donato
8201 S. Park Ave.
Burr Ridge, Il 60527
Pin: 0936205001

Carole Bartolini
8100 S. Park Ave.
Burr Ridge, Il 60527
Pin: 0936204003

Raymond Hanzelin
15W316 81st St.
Burr Ridge, Il 60527
Pin: 0936204002

Robert & Darlene Howell
15W322 81st St.
Burr Ridge, Il 60527
Pin: 0936204001

Michael Janis
8106 S. Park Ave.
Burr Ridge, Il 60527
Pin: 0936204011

Mr. & Mrs. John Powell
8123 Garfield
Burr Ridge, Il 60527
Pin: 0936204008

Branko & Nellie Brasic
8201 S. Garfield
Burr Ridge, Il 60527
Pin: 0936204009

E. Jobe Timothy Perkin
8205 Garfield
Burr Ridge, Il 60526
Pin: 0936204010

Mr. & Mrs. Edmund Vasiliaska
350 Old Oak Ct
Burr Ridge, Il 60527
Pin: 0936200040

Mr. & Mrs. Ivan Tichy
302 Old Oak Ct.
Burr Ridge, Il 60527
Pin: 0936200041

Mr. & Mrs. Ken Paulan
15W241 81st St.
Burr Ridge, Il 60527
Pin: 0936206007

Mr. & Mrs. Carl Ivanelli
8209 Park Ave.
Burr Ridge, Il 60527
Pin: 0936205004

Mr. Leslie Murray
8215 Park Ave.
Burr Ridge, Il 60527
Pin: 0936205005

Mr. & Mrs. Joseph Axelrod
8212 Windsor Ct
Burr Ridge, Il 60527
Pin: 0936207006

Mr. & Mrs. Fred Haas
8206 Kathryn Ct.
Burr Ridge, Il 60527
Pin: 0936205008

Mr. & Mrs. Mike Tameling
8211 Kathryn Ct.
Burr Ridge, Il 60527
Pin : 0936207001

Mr. & Mrs. Eric Clamp
8212 Kathryn Ct
Burr Ridge, Il 60527
Pin: 0936205009

Mr. & Mrs. Patrick Seery
8215 Kathryn Ct
Burr Ridge, Il 60527
Pin: 0936207002

Mr. & Mrs. David Ploger
8100 S. Garfield
Burr Ridge, Il 60517
Pin: 0936203002

Ms. Betsy Levy
8104 Garfield
Burr Ridge, Il 60527
Pin : 0936203003

Mr. & Mrs. Kenneth Cygan
8108 Garfield
Burr Ridge, Il 60527
Pin: 0936203004

Mr. & Mrs. William Murphy
8112 Garfield
Burr Ridge, Il 60527
Pin: 0936203005

Mr. & Mrs. Douglas Leonhardt
8118 Garfield
Burr Ridge, Il 60527
Pin: 0936203006

Mr. Constantin Lupancu
8124 Garfield
Burr Ridge, Il 60527
Pin: 0936203007

Ms. Jean Metcalf
8130 Garfield
Burr Ridge, Il 60527
Pin: 0936203008

Mr. Christopher Metcalf
8200 Garfield
Burr Ridge, Il 60527
Pin:0936203009

Mr. & Mrs. David Zobrist
8206 Garfield
Burr Ridge, Il 60527
Pin: 0936203010

Harris Bank Hinsdale L2599
8212 Garfield
Burr Ridge, Il 60527
Pin: 0936203011

Mr. Richard Stycznski
8218 Garfield
Burr Ridge, Il 60527
Pin: 0936203012

Mr. & Mrs. Kenneth Sticken
8224 Garfield
Burr Ridge, Il 60527
Pin: 0936203013

Mr. & Mrs. Daniel Boland
8215 Garfield
Burr Ridge, Il 60527
Pin : 0936204025

Ms. Sherri Jason
8219 Garfield
Burr Ridge, Il 60527
Pin: 0936204019

W & P Van Hoegarden
8223 Garfield
Burr Ridge, Il 60527
Pin: 0936204020

Ms. Rita Cerne
8212 Park Ave.
Burr Ridge, Il 60527
Pin: 0936204026

Mr. Bhagwan Sharma
8218 Park Ave
Burr Ridge, Il 60527
Pin: 0936204021

Mr. Thomas Wujcik
8224 Park Ave
Burr Ridge, Il 60527
Pin: 0936204022

Ms. Nancy Seidlecki
8219 Park Ave
Burr Ridge, Il 60527
Pin: 0936205008

Mr. & Mrs. Mark McCormack
8223 Park Ave
Burr Ridge, Il 60527
Pin: 0936205007

Ms. Judith Crowley
8215 Windsor Ct.
Burr Ridge, Il 60527
Pin: 0936208018

Mr. & Mrs. Donald Kovar
8219 Windsor Ct
Burr Ridge, Il 60527
Pin: 0936208011

Mr. & Mrs. David Bennett
8223 Windsor Ct
Burr Ridge, Il 60527
Pin:0936208012

Jarper Prop LLC
7950 Drew Ave
Burr Ridge, Il 60527
Pin: 0936201004

Ms. Antoinette Lozzara
7951 Drew Ave
Burr Ridge, Il 60527
Pin : 0936202010

Ms Antoinette Lozzara
7951 Drew Ave
Pin: 0936202009
Pin: 0936202011

Mr. Gary Charneia
1 Jack Pine Lane
Burr Ridge, Il 60527
Pin : 0936202012

Ms. Nichole D'Aprile
9S141 Drew Ave
Burr Ridge, Il 60527
Pin: 0936208001

JDS Homes Inc
480 W 62nd
Burr Ridge, Il 60527
Pin: 0936200039
(no address)

Mr. & Mrs. Kevin Miske
383 Old Oak
Burr Ridge, Il 60527
Pin: 0936200038

Ms. Donna Schultz
367 Old Oak
Burr Ridge, Il 60527
Pins: 0936200037

Mr. & Mrs. James Hruska
311 Old Oak
Burr Ridge, Il 60527
Pin: 0936200036

Palos Bank Trust 16556
Gary Abraham
8991 S. Enclove St
Burr Ridge, Il 60527
8048 Hamilton

Mr. & Mrs. Shahed Hussain
382 Highland
Burr Ridge, Il 60527
Pin: 0936200033

Mr. Jamel Alikhan
371 Highland
Burr Ridge, Il 60527
Pin: 0936200032

Burr Ridge, Il 60527
Pin: 0936200035
314 Highland Ct
Burr Ridge, Il 60527
Pin: 0936200034

JDS Homes Inc
480 W 62nd
Burr Ridge, Il 60527
Pin:0936200031
(no address)

Mr. Patrick Porter
351 Highland
Burr Ridge, Il 60527
Pin: 0936200030

FNBH Trust L709
PO Box 607 Hinsdale, Il 60521
8224 Kathryn Ct
Burr Ridge, Il 60527
Pin: 0936205011

Waldvogel Living Trust
8218 Windsor Ct
Burr Ridge, Il 60527
Pin: 0936207007

Shahnaz Parveen
315 Highland
Burr Ridge, Il 60527
Pin: 0936200029

Mr. Steven Zervakis
8219 Kathryn Ct
Burr Ridge, Il 60527
Pin: 0936207003

Deepak Mital Trust
8224 Windsor Ct
Burr Ridge, Il 60528
Pin: 0936207008

Mr. Christopher Prosek
8218 Kathryn Ct.
Burr Ridge, Il 60527
Pin: 0936205010

M.McCaskey H. Poletti
8223 Kathryn Ct.
Burr Ridge, Il 60527
Pin: 0936207004

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7660 S County Line Rd Ste 2

Burr Ridge, IL 60527-4721

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Order Number: 4591066

Purchase Order: N/A

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This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Clarendon Hills-GH, Hinsdale-GH, LaGrange-GH, Oakbrook-GH, Western Springs-GH on Nov 17, 2016.

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

PUBLICATION DATES: Nov 17, 2016.

Clarendon Hills-GH, Hinsdale-GH, LaGrange-GH, Oakbrook-GH, Western Springs-GH

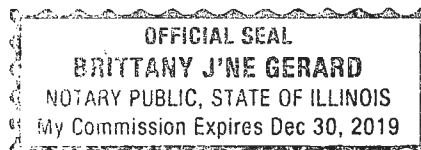
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____ Day of NOV 17 2016, by
Day Month Year

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LEGAL NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearings beginning at 7:30 p.m. on Monday, December 5, 2016, at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois 60527.

1.The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Kenneth R. Paulen for a variation from Section IV.H.9.a of the Burr Ridge Zoning Ordinance to permit the combined horizontal area of all accessory buildings, structures and uses to be 45% of the rear yard rather than the maximum permitted area of 30% of the rear yard. The petition number and property address is V-07-2016: 15W241 81st Street and the Permanent Real Estate Index Number is: 09-36-206-007.

2.The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider an amendment to the Future Land Use Plan of the Village of Burr Ridge Comprehensive Plan to designate the 22.5 acre property at 1400 Burr Ridge Parkway and 11650 Bridewell Drive for residential use. The Permanent Real Estate Index Numbers for the affected properties are: 18-30-300-025 and 18-30-303-016.

3. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider an amendment to Section IV.O and IV.V of the Burr Ridge Zoning Ordinance regarding permitted locations for personal wireless service facilities in the public right of way. The petition number for this public hearing is Z-15-2016.

The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

GREG TRZUPEK
CHAIRMAN

MEMBERS: MIKE STRATIS, DEHN GRUNSTEN, LUISA HOCH, ROBERT GRELA, GREGORY SCOTT, MARY PRAXMARER, AND JIM BROLINE.
11/17/2016 4591066

4591066

Chicago Tribune - chicagotribune.com

435 North Michigan Avenue, Chicago, Illinois 60611

(312) 222-2222 - Fax: (312) 222-4014

Phase 1

Lot Size = 108,741 S.F. or 2.50+
Rear Lot Area Denoted on This Exhibit
11,888 S.F.
Impervious Area in Rear Area of Lot:
Barn + Driveway
2400 + 2306 = 4706 S.F.
Rear Lot Coverage for Impervious:
4706 S.F. / 11,888 S.F. = 39%

Phase 11

Rear Lot Area Denoted on This Exhibit Plus The Patio:
Rear Lot Coverage for Impervious Including Patio:
Barn + Driveway + Patio
2400 S.F. + 2304 S.F. + 725 S.F. = 45%

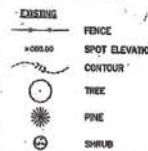
VARIANCE REQUESTED IS FOR THE 45% COVERAGE

DETAILED GRADING PLAN

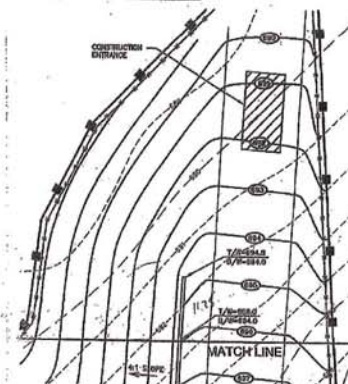
LOT 10 IN STONED HEDGE ESTATES, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1991, AS DOCUMENT NO. 881-3002, IN CLAY COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 15W 241 81ST STREET, BURR RIDGE, ILLINOIS

LEGEND



SCALE: 1" = 10'



1. ELEVATIONS SHOWN ADJACENT TO FOUNDATION ARE PROPOSED FINISH GRADES.
2. DROP SIDING OR PROVIDE KNUX LEDGES TO WITHIN 4" OF PROPOSED FINISH GRADES.
3. DROP FOOTINGS AS NECESSARY TO PROVIDE PROPER PROTECTION.
4. CORRESPOND FOUNDATION STEP LOCATIONS WITH ARCHITECTURAL PLANS.
5. DOWNPOUT CONNECTIONS TO USE SOLID WALL PIPE ALONG FOUNDATION OF RETAINMENT AND WITHIN 10' OF FOUNDATION.

Proposed Improvement	Area SQ. FT.	Existing Impervious to be Retained SQ. FT.
Building	6270	2502
Porch/Steps/Walks	504	740
Driveway	9304	(1925)
Auxiliary Building/Gar	2400	128
Existing Walls	112	
Total	14708	3322

Volume Control and BMP's Required
17.3 cu in presence of walls in lieu of structural BMP's will be paid by owner.

Area of Lot =	108,741	SQ. FT.
Area of Impervious =	33,022	
% of Impervious =	30%	

The ground plan is calculated on impervious surface for the above calculations.

CONTROL REQUIREMENTS

VILLAGE OF BURR RIDGE CONTROL, INCREMENT: BM #106

BEST MANAGEMENT PRACTICE LOCATED AT THE NORTHWEST CORNER OF THE SOUTH FRONTAGE ROAD AND 81ST STREET.

ELEVATION 700.33



INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
1909 UNIVERSITY LANE, SUITE D URBANA, ILLINOIS 61502
TEL.: (830) 954-0656 FAX: (830) 954-0052
E-MAIL: CORDONTECHCONSULTANTS.COM
ILLINOIS REGISTRATION NO. 104-020140

SHEET No. 1 of 3 JOB No.: 6701

REVISED: 4-10-14
REVISION: 10-22-13
PREPARED: 6-6-13

FOR UNDERGROUND UTILITY LOCATIONS, CALL
JULIE
TOLL FREE
TEL. 800-892-0123

JGM Consulting Engineers
10 S. 100th Avenue
Naperville, Illinois 60564
630-893-0993



MY COMM. EXPIRES 11-30-17

EXHIBIT A

PETER S. KRAMER
AND ASSOCIATES LTD. ARCHITECTS - ENGINEERS
701 N. YORK ROAD / HINSDALE, IL 60521 / PHONE: 630-354-0044



BULLAN RESIDENCE
BURR RIDGE, IL
SITE PLAN

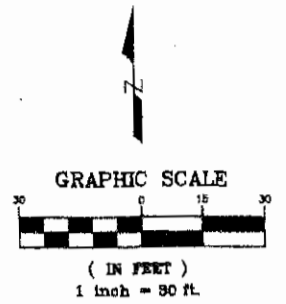
10419

10419

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 10 IN STONEHEDGE ESTATES SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



PARCEL IDENTIFICATION NUMBER
08-36-06-007-0000

SITE DATA
AREA: 108,741 SQUARE FEET
OR ±2.50 ACRES

LEGEND

- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- TRANSFORMER PAD
- LIGHT STANDARD
- MAILBOX
- SIGN
- B-BOX
- HYDRANT
- WATER VALVE
- WELL HEAD
- CATCH BASIN
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE

ABBREVIATIONS

- U.E. UTILITY EASEMENT
- L. ARC
- R. RADIUS
- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- RECORD DATUM
- MEASURED DATUM

HATCHING

- ASPHALT SURFACE
- BRICK SURFACE
- BUILDING LIMITS
- CONCRETE SURFACE
- STONE SURFACE
- GRAVEL SURFACE

LINE TYPES

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- ADJACENT LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING FENCELINE (WIRE)
- CURB GUTTER

GENERAL NOTES

- COMPARE ALL POINTS IN FIELD PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- FOR BUILDING RESTRICTIONS AS ESTABLISHED BY LOCAL ORDINANCES NOT SHOWN HEREON, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.
- CALL 811. AT 1-800-882-0123 FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- A CURRENT TITLE COMMITMENT HAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.
- THE OWNER SHOULD COMPARE THE DESCRIPTION ON THIS PLAT WITH HIS, OR HER DEED ABSTRACT, OR TITLE POLICY AND NOTIFY SURVEYOR OF ANY DIFFERENCES.
- ALL BUILDING DIMENSIONS AND TIES TO PROPERTY LINES ARE MEASURED TO THE FRAMED EXTERIOR UNLESS OTHERWISE NOTED.
- FOUND OR SET MONUMENTS ARE AT ALL CORNERS UNLESS OTHERWISE SPECIFIED ON THE FACE OF THIS SURVEY.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- EASEMENTS AND BUILDING SETBACKS SHOWN HEREON ARE FROM THE RECORDED PLATS OF STONEHEDGE ESTATES AND BRAEMOOR ESTATES UNIT NO. 1.

STATE OF ILLINOIS)
COUNTY OF WILL) S.S.

I, STEVEN J. LAUB, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE HEREON PLAT, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

MOKENA, ILLINOIS JULY 31 A.D. 2012.

Steven J. Laub
STEVEN J. LAUB
ILLINOIS PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 35-3160
DATE OF RENEWAL: NOVEMBER 30, 2012



PLAT OF SURVEY

15 W. 241 81st STREET, BURR RIDGE, IL.



DESIGNTEK SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
& CONSULTANTS
IL Prof. Lic. No.: 164 - 004928
License Expires: April 30, 2013
9500 Bonnet Drive, Suite 304
Mokena, Illinois 60448
708-326-4861 voice
708-326-4862 fax

PREPARED FOR:
PAT JURINEK
630-750-5259

REVISIONS		
NO.	DATE	DESCRIPTION

DRAFTING COMPLETED:	08/01/2012
FIELD WORK COMPLETED:	07/31/2012
DRAWN BY:	SJL
CHECKED BY:	
PROJECT MANAGER:	SJL
SCALE:	1" = 30'
PROJECT NO.:	12-07003
SHEET NO.	1 of 1



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

PC-10-2016; Comprehensive Plan Amendment; Consideration of an amendment to the Future Land Use Plan of the Village of Burr Ridge Comprehensive Plan to designate the 22.5 acre property at 1400 Burr Ridge Parkway and 11650 Bridewell Drive for residential use.

Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: December 5, 2016

SUMMARY

The Plan Commission recently recommended and the Board of Trustees approved the rezoning of the 22.5 acre property at 1400 Burr Ridge Parkway and 11650 Bridewell Drive. The property was rezoned from the O-2 Office District to an R-5 Planned Unit Development District. The preliminary PUD plan included 52 single family homes with common space between homes and private streets. Concurrent with the review and approval of the zoning, the Plan Commission considered an amendment to the Comprehensive Plan that would be consistent with the approved zoning. In order to formally amend the Comprehensive Plan, a public hearing is required.

Attached is a redline version and a final draft of the recommended changes to the Comprehensive Plan. The changes include:

- In 2005 when the amendment for downtown Burr Ridge was adopted, the Burr Ridge Village Center was generically referred to as the town center and the four block area now called Downtown Burr Ridge was called the Village Center. Subsequently, the developer changed the name of the town center to the Burr Ridge Village Center. To provide clarification, staff has changed the references to the Village Center to Downtown Burr Ridge.
- The relevant change for purposes of this amendment is to one of the bullet points on page 2 of the amendment. A sentence is added stating that the 22.5 acre property located at 1400 Burr Ridge Parkway and 11650 Bridewell Drive....should be developed as a Planned Unit Development (PUD) consisting of no more than 52 homes and with pedestrian and open space enhancements that complement the adjacent lake and provide connections to Downtown Burr Ridge.

Recommendation

The minutes and staff reports from the public hearings for the Lakeside Pointe Planned Unit Development (Z-07-2016, and Z-10-2016) provide testimony and findings for the adoption of the proposed amendment. Based on this testimony and findings, ***staff recommends approval*** of the amendment to the Comprehensive Plan as per the attached draft amendment.

(Redline Draft)



**AMENDMENT TO THE
VILLAGE OF BURR RIDGE
COMPREHENSIVE PLAN**

**ORDINANCE A-869-__-16 RECOMMENDED BY THE BURR RIDGE PLAN COMMISSION
ON _____ AND ADOPTED BY THE BURR RIDGE BOARD OF TRUSTEES
ON _____**

**ORDINANCE A-869-01-05 RECOMMENDED BY THE BURR RIDGE PLAN COMMISSION
ON FEBRUARY 22, 2005 AND ADOPTED BY THE BURR RIDGE BOARD OF TRUSTEES
ON APRIL 11, 2005**

5.1 THE BURR RIDGE PARK SUBAREA

The Burr Ridge Corporate Park occupies one of the most prominent locations in Burr Ridge as evidenced by its location halfway between the north and south boundaries of the Village and at the primary entryway to the Village – the intersection of Interstate 55 and County Line Road. Its location makes it the most accessible location in the Village for residents, businesses, and visitors. Its location and development opportunities also make it the best location for the development of a ~~Village Center or what may be more commonly described as~~ “Downtown Burr Ridge.” Finally, its location is such that potential negative impacts on existing residential districts will be minimal or non-existent.

~~The Village Center~~Downtown Burr Ridge is a unique district separate and distinct from the Village’s residential and business districts and which may be described as:

A mixed use district that serves as the primary place of economic and social interaction within the community; where people shop, live, socialize, and work, and which is easily identified as unique within the community. The wide array of land uses and activities in ~~the Village Center~~Downtown Burr Ridge contributes to the creation of a unique place characterized by diverse and high quality physical, social, and economic interactions.

In pursuit of this vision for ~~the Village Center~~Downtown Burr Ridge, this sub-area plan includes the following policies and policy goals for the Burr Ridge Park Sub-Area:

- Preferred land uses within the Burr Ridge Park are designated by the attached land use map entitled Figure 5: Land Use Plan – Burr Ridge Park Sub Area and as further described by the policies herein.
- The development of a ~~Village Center-Downtown~~ should include and be limited to the four blocks designated in Figure 5 as ~~the Village Center~~Downtown Burr Ridge and listed on the attached Table 5.1. In regards to each of these four blocks, the following policy statements are provided:
 - LifeTime Fitness/Opus Block: A town center development including 20 of the block’s 30 acres is pending before the Village concurrent with this Comprehensive Plan Amendment. The proposed town center project will create the “Main Street” for ~~the Village Center~~Downtown Burr Ridge. Further sub-area planning will need to address how the LifeTime Fitness portion of the block may complement the physical character of ~~the Village Center~~Downtown Burr Ridge.
 - TCF Bank Block: It is recognized that the owner of this 9 acre property has the right under existing zoning to construct additional office space. It is anticipated that the creation of a ~~Village Center-Downtown Burr Ridge~~ will enhance the value of this property and create additional development opportunities for this property. This property may also be key to maintaining the viability of ~~the Village Center~~Downtown Burr Ridge over time as new retail formats seek to locate in ~~the Village Center~~Downtown Burr Ridge. The continued sub-area planning recommended herein should further address appropriate land uses and the physical character of this block.
 - County Line Square/Pace Block: The 1999 Burr Ridge Comprehensive Plan recommended the conversion of County Line Square into a pedestrian oriented town center. This amendment endorses that concept and suggests that such re-development would be complementary to the proposed ~~Village Center~~Downtown Burr Ridge.

- Harris Bank Block: This block consists of only two buildings and it is unlikely to see any dramatic changes in land use or physical character. The importance of the block relative to ~~the Village Center~~Downtown Burr Ridge lies in its location at the gateway to ~~the Village Center~~Downtown Burr Ridge. The continued sub-area planning should focus on the physical characteristics of this block relative to its gateway features and the need for physical connections to the remainder of ~~the Village Center~~Downtown Burr Ridge.
- ~~The Village Center~~Downtown Burr Ridge should be a retail environment with shops, restaurants, entertainment, and businesses that provide commercial services for Burr Ridge residents, businesses, and visitors but may also include a variety of uses including offices, multiple-family residences in mixed use buildings or in mixed use environments, and if possible, civic or governmental uses.
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- While the primary means of access to ~~the Village Center~~Downtown Burr Ridge should remain from County Line Road, an improved means of vehicular access to ~~the Village Center~~Downtown Burr Ridge should be provided from Wolf Road in a manner that reduces the impact on the adjacent residential areas.
- Development within ~~the Village Center~~Downtown Burr Ridge at the south end of the TCF Block and the east end of the County Line Square/Pace Block should be designed to minimize negative impacts and to complement the adjacent Chasemoor townhomes.
- The development of the areas within the Burr Ridge Park but outside the four-block ~~Village Center~~Downtown Burr Ridge area should remain used or planned primarily for office development. Additional small office buildings that are three stories in height, as permitted under the existing O-2 District zoning, are the preferred use for these properties. The only exception is the 22.5 acre property located at 1400 Burr Ridge Parkway and 11650 Bridewell Drive. This property should be developed as a Planned Unit Development (PUD) consisting of no more than 52 homes and with pedestrian and open space enhancements that complement the adjacent lake and provide connections to Downtown Burr Ridge.
- Pedestrian connections within ~~the Village Center~~Downtown Burr Ridge and between ~~the Village Center~~Downtown Burr Ridge and surrounding areas should be strengthened and further enhanced.

This amendment to the Village of Burr Ridge Comprehensive Plan is intended to establish general goals and policies for the creation of a ~~Village Center~~Downtown Burr Ridge. Upon adoption of this amendment, a detailed sub-area plan should be developed by the Village that further considers means for implementation of these goals and policies and provides greater detail about the preferred mix of land uses, the enhancement of a pedestrian environment, and land use and appropriate development policies for the adjacent areas within and adjacent to the Burr Ridge Park.

Table 5.1 List of Blocks and Properties in ~~the Village Center~~ Downtown Burr Ridge

Address of Property	Owner; Occupant; or Name	Site Area	Zoning	PIN No.	Description
Burr Ridge Village Center: LifeTime/Opus Block					
501-1201 Burr Ridge Parkway	Opus North on behalf of Avgeris and Associates	21 Acres	O-2 Office and Hotel	18-30-300-028	Vacant Land – Town Center Proposed
601 Burr Ridge Parkway	LifeTime Fitness	10 Acres	O-2 Office and Hotel	18-30-300-029	108,000 square foot Private Health and Fitness Club
Burr Ridge Village Center: TCF Block					
700 McClintock Drive	TCF Bank	5 Acres	L-I; Light Industrial	12-30-302-001 12-30-302-002	6-story 75,000 sq. ft. office building
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Burr Ridge Village Center: County Line Square Block					
20-324 Burr Ridge Parkway	County Line Square Shopping Center	7.2 Acres	B-1 Retail Business	12-30-305-003 12-30-301-001	100,931 square foot strip retail center
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350 Burr Ridge Parkway	County Line Square Outlot	2.5 Acres	B-1 Retail Business	18-30-305-004	Vacant
7650 Lincolnshire Dr.	Pace Park and Ride	4.4 Acres	B-1 Retail Business	12-30-301-002	165 space Park and Ride Lot
Burr Ridge Village Center: Harris Bank Block					
101 Burr Ridge Parkway	Harris Bank and Offices	1.8 Acres	B-2 General Business	12-30-304-004	3-story; 26,000 square feet – retail bank and offices
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LAND USE PLAN

Burr Ridge Park Subarea – Burr Ridge, Illinois



LEGEND

- Mixed Use (Retail, Office and Residential)
- Office/Hotel
- Open Space/Detention
- Complementary Area
- Transitional Area
- Pathways
- Village Center

Residential Planned Unit Development



TECHNICAL ASSOCIATES, LTD.

Map of Burr Ridge, Illinois, showing land use designations. The map is a black and white aerial photograph with colored overlays. A large red circle with a diagonal slash is superimposed over the map, indicating a prohibition or restriction. The map shows various colored areas: pink for Mixed Use (Retail, Office and Residential), yellow for Office/Hotel, green for Open Space/Detention, and a cross-hatched area for Complementary Area. A label 'Downtown Burr Ridge' points to a specific area. A north arrow is located in the bottom right corner of the map area.

Village of Burr Ridge

4

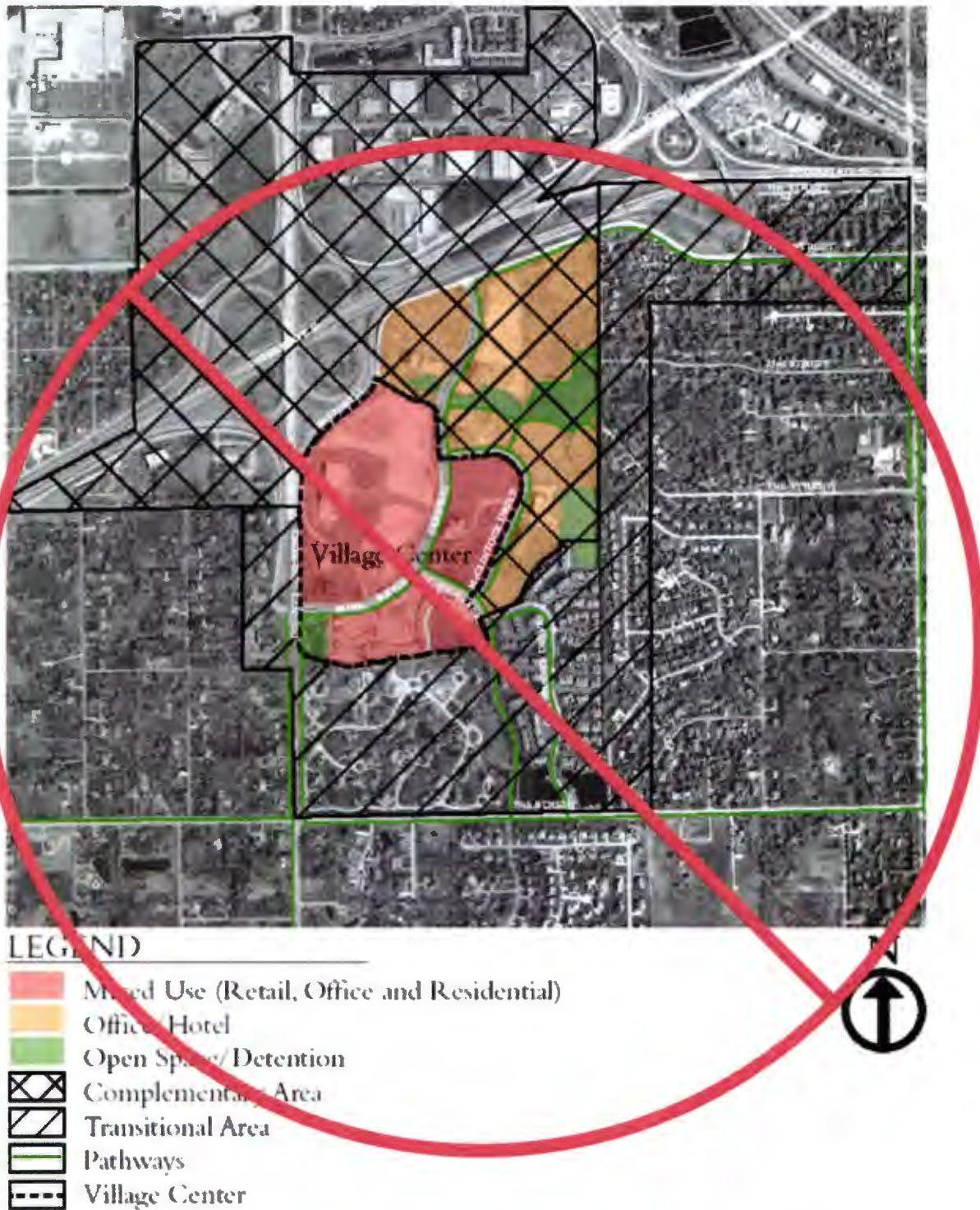
FEBRUARY 2005

Updated December 2016

Comprehensive Plan Amendment

LAND USE PLAN

Burr Ridge Park Subarea – Burr Ridge, Illinois



THOMPSON DYKE & ASSOCIATES, LTD.

Land Planning
Landscape Architecture
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© Inverness, Illinois, 1999
4 Chicago, Illinois
400.521.1100
Stoughton, MA 01901
Tel: 508.552.1100
Fax: 508.552.1100

FEBRUARY 2005

LAND USE PLAN

Burr Ridge Park Subarea – Burr Ridge, Illinois



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Land Planning
Landscape Architecture
Urban Planning
225 W. DuSable Blvd., Suite 500
Chicago, Illinois 60629-1100
Telephone: 312.460.8000
E-Mail: info@tda-usa.com
Fax: 312.584.6101

FEBRUARY 2005

Updated December 2016



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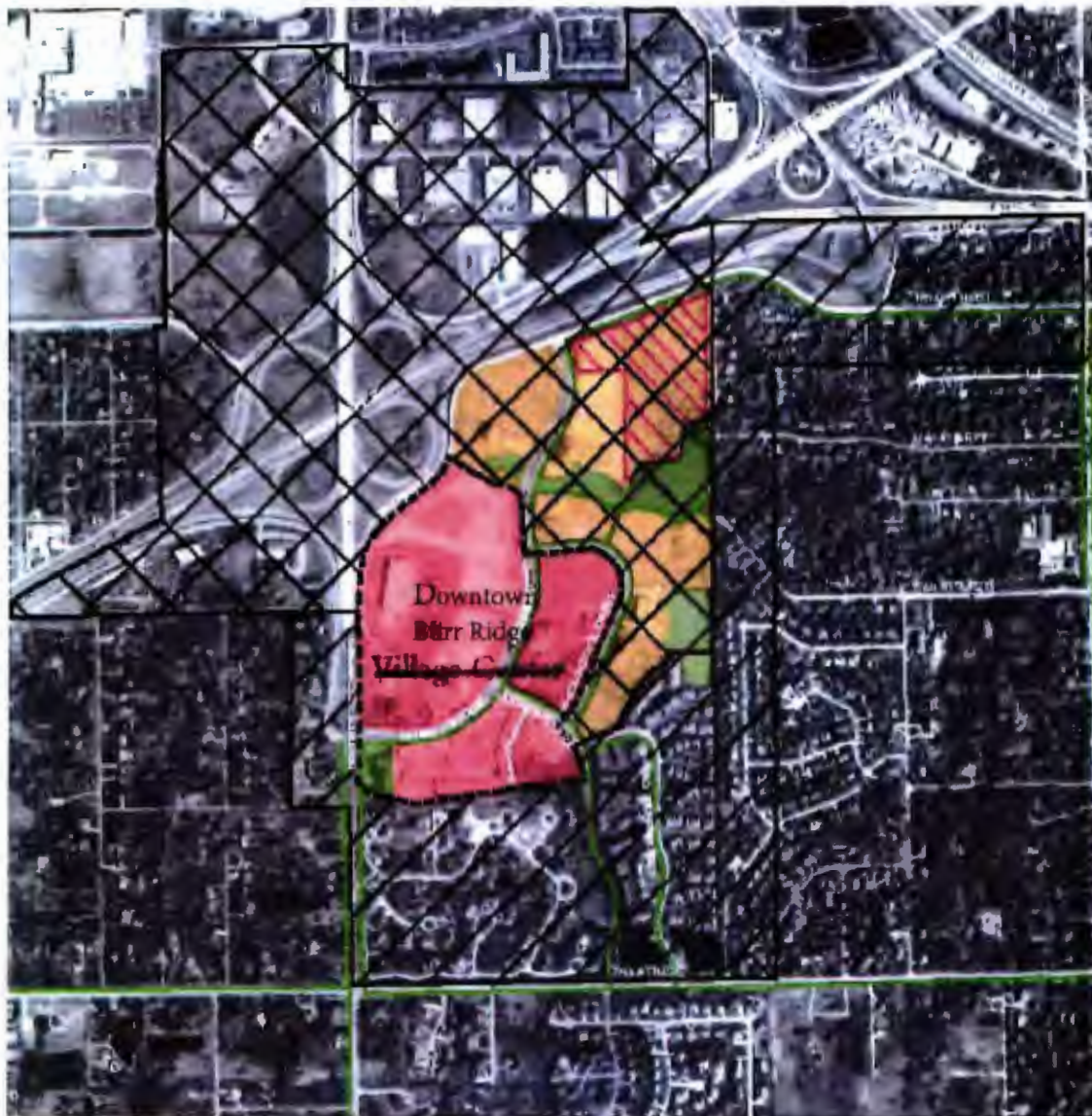
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Residential Planned Unit Development



THOMPSON DYKE & ASSOCIATES, INC.

2000 N. Lincoln Ave. Suite 100
Burr Ridge, IL 60011
Tel: 630.331.1111
Fax: 630.331.1112
www.thompsondyke.com

FEBRUARY 2005

Updated December 2016

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.

Vice Chairperson Hoch asked the petitioner if he had anything to add. Mr. Christopher Bryant said that he is the owner and has nothing to add.

Vice Chairperson Hoch asked for public comments and questions. There were none. Vice Chairperson Hoch asked for comments and questions from the Plan Commission.

Commissioner Scott asked if the fence was needed for security reasons. Mr. Bryant said it was more about screening the noise and view of the paddle ball courts.

Commissioner Grela said in most cases he would not consider such a variation but due to the unique location of this property adjacent to the paddle ball courts he thinks it is justified.

Commissioner Praxmarer said she agrees.

Commissioner Broline said he looks favorably on this request due to the lights and noise from the paddleball courts.

Commissioner Stratis said he agrees with the other Commissioners as did Vice Chairperson Hoch.

There being no further discussion, Vice Chairperson Hoch asked for a motion to close the hearing.

At 7:37 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to close the hearing for **V-02-2016**.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grela, Hoch, Broline, Praxmarer, and Scott

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to adopt the petitioner's findings of fact and recommend that the Board approve **V-02-2016** subject to the compliance with the submitted plans.

ROLL CALL VOTE was as follows:

AYES: 6 – Grela, Scott, Stratis, Hoch, Broline, and Praxmarer

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-07-2016: 1400 Burr Ridge Parkway and 11650 Bridewell Drive (David Weekley Homes): Rezoning, Text Amendment or Variation, Planned Unit Development, and Findings of Fact

As directed by Vice Chairperson Hoch, Mr. Pollock described this request as follows: the petitioner is seeking rezoning and a Planned Unit Development (PUD) to build 75, detached, single-family clustered homes on private streets. The property is located within the Burr Ridge Corporate Park and consists of 20.2 acres.

Vice Chairperson Hoch asked the petitioner for their presentation.

Mr. Robert Sodikoff, Attorney for the petitioner, introduced the petition and provided a summary of the findings of fact and the justification for the proposed zoning changes. He introduced Mr. Kevin Seay from Weekley Homes to describe the specific development plans.

Mr. Seay said he is the Land Acquisition Manager for David Weekley Homes. He introduced the consultants for the petitioner. He reviewed his company and their experience and attributes. Mr. Weekley then described the site plan, building elevations, engineering and landscaping plans.

Vice Chairperson Hoch asked for public comments and questions.

Ms. Kristy Tramontana said she is the General Manager for the Burr Ridge Village Center and also acts as the property manager for the Burr Ridge Park Property Owners Association. She said the Village Center and the Corporate Park Association support the proposed development. She said the neighborhood character of the development would add to the pedestrian feel of the entire area and the demographics of the neighborhood are identical to the target demographics for shoppers in the Village Center.

Ms. Carol Pangercic, 11450 73rd Place, said that she votes no for the development. She said there are already too many cars, too many bikes, and too many dog walkers and she does not know who the people are.

Mr. Frank Podczewinski, 11475 73rd Place, said that we are swallowing up too much of the land. He said he is not against development but there are too many homes and too concentrated. He said that this development would kill the existing pond.

Ms. Kathleen Blank, 11465 73rd Place, said that the presentation was lovely. She said she is an empty nester and that a third of the homes on her street are empty nesters. She questioned the parking and said she is opposed to the project. She suggested that the Village looks closely at the traffic impact.

Mr. Fred Boskovich, 11229 72nd Street, asked why the traffic study was not presented. He said that is very important. He said that safety is the first concern. He is concerned about safety on 72nd Street which cannot handle the traffic.

Dr. Ghasson Abboud, 206 Ambriance!, said that the land owner has the right to develop his land and that development under the existing zoning for offices would create a much bigger impact on traffic. He said this is a type of home needed in the Village and he supports the project. He said more residents in this type of housing would be good for the Village and good for the Village Center.

Mr. Don Craggs, 7215 Central Avenue, said this is too much density and does not like that there is only 10 feet between the homes. He said that traffic is bad on 72nd Street and he is opposed.

Mrs. Bonnie Craggs, 7215 Central Avenue, said there used to be a sign at Burr Ridge Parkway and Bridewell saying prohibiting right turns.

Mr. Seay said that he would like to have his traffic consultant provide an overview of the traffic impact study. He introduced Mr. Michael Workman of KLOA.

Mr. Workman described the traffic study and concluded that the traffic would not have a significant impact on the existing streets and that the existing zoning would generate 3 to 4 times as much traffic as the proposed development during peak hours. He also described the access to the development.

Commissioner Stratis asked about visitor parking. Mr. Joe Mathews, Land Planner for the developer, said that there is on-street parking provided and that there is a minimum of 18 feet of driveway for parking and that they can provide additional parking if requested.

Commissioner Stratis said that they could build over 200,000 square feet of office space which would be a minimum of 800 parking spaces and 500 to 600 cars. He said he agrees with the applicant that this would be less traffic impact than an office development. He said he is concerned about the width of the street.

Commissioner Grela clarified that this is a private street. He said that he lives on a private street and that recently someone had a party with 22 cars on his street. He said he is concerned about whether there was enough parking for guests.

Mr. Robert Prock, 7257 Commonwealth Avenue, expressed his concerns about preservation of the trees along the west side of Commonwealth, resident access to the ponds and the overall density of the project.

In response, Mr. Seay said that they would preserve the resident's access to the pond and that they will add more guest parking.

Ms. Ellen Raymond, 11538 Ridgewood Lane, said she is opposed to the density and believes it is too high. She said that she does not believe the developer has satisfied the PUD standards.

Mr. Marvin Sass, 7225 Commonwealth Avenue, said he is concerned the development is too dense. He said he has no problems with homes on the property but he thinks 75 is too many. He asked about the prices for the homes and in response, Mr. Seay said the homes would range from \$560,000 to almost 1 million.

Ms. Blank asked if the police and fire departments had reviewed the plan for emergency access and asked about the number of students that would be generated. She said that there could be 250 cars in this development as each home would have at least 2 to 3 cars. She also suggested that there could be a negative impact on the schools.

Mr. Seay said they had not yet submitted to the Fire District but that they would do that.

Ms. Cathleen Rhoades, 7201 Fair Elm said that traffic is already bad on 72nd Street and this would make it worse. She said that safety and density were concerns.

Mr. Don Raymond, 11538 Ridgewood Lane, said it was a nice design but it was too dense.

Mr. Andrew Morman said he owns the office building at 50 Burr Ridge Parkway. He asked if the property were converted to residential, would they still have to pay into the property owners association. Mr. Pollock said that is a private matter, but he is confident that the change from office to residential would not change the requirement to participate in the property owners association.

Ms. Allison Koehler, 7415 Arbor Drive, suggested that the developer be required to connect the pathway on the east side of the pond to complete the pathway around the entire pond.

Mr. Mark Toma, 7515 Drew Avenue, asked the developer about other projects they have done, if the detention area is included in the open space calculation, and said that he thinks there is no hardship that creates the need for the proposed density.

Ms. Raymond said she is skeptical about the home prices described by the petitioner and questioned how those were determined. Mr. Seay said they did a market study with a nationally known firm and determined the market for the homes.

There being no further public comment, Vice Chairperson Hoch asked for comments and questions from the Plan Commission.

Commissioner Stratis said that he has no problem with residential on this property and agrees that office is not a viable use for this property. He said it makes no sense for R-3 or R-2A with larger lots. He said he is concerned that it is not age restricted. He said that children would have an impact on the schools. Mr. Seay responded that this community is not for people with children. He said that they believe it is not necessary to make it age restricted because the design would preclude families with children.

Commissioner Stratis said that his main concern with the deviations proposed via the PUD is the street widths. He asked if all sides would use the same brick material as shown on the elevations. Mr. Seay said that they would use hardy board on the sides and rear walls.

In response to a question from Commissioner Stratis, Mr. Seay said they would like to leave Commonwealth Avenue alone. He said they have a nice quiet street and he wants to avoid making any changes to the current conditions. Commissioner Stratis suggested that the residents be asked for their preference regarding street improvement.

Commissioner Stratis asked about development of the property under the R-5 District without any deviations from the code. He wondered how many homes could be built under the normal R-5 standards. He suggested that if it cannot be developed under the straight R-5, perhaps the seller needs to lower the price. Mr. Seay responded that they are less than the density of Chasemoor and the difference is Weekley is proposing detached units rather than attached. He said this was because the type of buyer they are targeting prefers a detached unit.

Commissioner Stratis concluded that he likes the idea of residential on this property that he would like to see it be age restricted, and he would like for the density to be reduced.

Commissioner Broline said he was not understanding the concern about the width of the streets. Mr. Seay said the streets will meet Village standards for street widths and only the right-of-way is reduced.

Commissioner Broline asked what they are doing regarding the waterways. Mr. Seay said the lake is maintained by the Burr Ridge Park Association and that this subdivision will contribute to that maintenance. He said the lake is regulated by the Army Corps and rather than modify the lake for their storm water detention, they decided to create their own storm water facilities. He said that they would collect storm water separate from the existing lake, filter that water and regulate its flow into the lake. He said as a result, the water from this property that goes into the lake will be cleaner and the quality of the lake will improve. Mr. Dwayne Gilligan from V3 engineering confirmed and provided additional detail.

Commissioner Broline asked about traffic patterns and access to 72nd Street. Mr. Seay said the traffic study measured existing conditions and the impact of this development. He said the intent of the design was direct traffic to Burr Ridge Parkway and not to Bridewell Drive.

Commissioner Praxmarer said that she is concerned about density and guest parking. She said that there is not sufficient guest parking. Mr. Seay said that they meet or exceed the Village Ordinance but they will look into adding more guest parking. He described the various places that guests can park on the street and in designated areas.

Commissioner Praxmarer asked about snow removal and where they would put snow. Mr. Seay said that they have asked their maintenance people to provide a report on how they would do snow removal and where they put snow.

Commissioner Praxmarer asked about the density of the projects Weekley has done in the Chicago area. Mr. Seay said the Glenview project was 48 units but he did not know the acreage.

Commissioner Grela said that he thinks this project is good but not for Burr Ridge. He said the project is sub-standard. He said he sees no benefit of this project to the community. He mentioned that other projects put in a park and sidewalk connection is not sufficient. He said that the traffic impact would be substantial on 72nd Street. He said the project should be designed to meet the standards of Burr Ridge. He said he is not convinced that there is a need for this project. He suggested 36 units built to subdivision standards of the Village. He said he is not questioning the quality of the project but instead the subdivision standards. He questioned the idea of a maintenance free project. He said residents don't do maintenance themselves anyway but just call others to do the maintenance. Mr. Seay said their intent is that the residents would not have not worry about calling anyone and particularly, when empty nesters go on vacation for extended periods of time.

Commissioner Grela said that development for the sake of development is not good. He said from his perspective, no less than half the number of homes would be appropriate and that the setbacks would have to meet code. He noted the through lots and that they are not desirable. Mr. Seay said that they see this site as being different from other locations in Burr Ridge and that they do not think they could sell homes at such a low density in this location.

Commissioner Grela described the original failure of the Savoy Club project. He said he was concerned about homes next the highway and the noise. In response, Mr. Seay said that because of the location of the property next to the highway is why he would not want to build larger homes on larger lots.

Commissioner Grela concluded that he cannot support the project.

Commissioner Scott said he agrees with the developer's analysis of the market and agrees that we will not likely see an office development on this property. He said something residential is probably the best option for the property. His concern, he said, was the density. He said there is nothing quite like this in the Village. He said the other cluster homes in the Village are less dense and more clustered rather than in a row. Commissioner Scott said he has no problem with an R-5 at this location if it looks like Chasemoor but he does have a problem with R-5 if it looks like the proposed development.

Commissioner Scott asked for clarification regarding the acreage dedicated for the storm water pond and the open space at the south end of the property. He said if you remove the 5 acres from the density calculation, you have a much higher density. Commissioner Scott said the perception of the density is what people will see. He said there are other ways to get to the density without

pushing everything to one area of the property. Mr. Seay said they intentionally designed the subdivision in this manner so that everyone can enjoy the open space.

Vice Chairperson Hoch said she also has a problem with the density and believes that this is too many homes for the property. She said she does not see any compelling reason to change the Comprehensive Plan for this development. She suggested that if the Village know what we want to see on this property that we consider rezoning the property accordingly.

Vice Chair Hoch read into the record the comments received from Chairman Trzupek who could not attend the meeting. Chairman Trzupek's comments included questions about the emergency access, the enforcement of variety in home types, whether the developer is going to build on speculation, guest parking, the pocket park, responses to the traffic review study, and whether the Comprehensive Plan should be amended for the proposed project and whether this project and this property is really a transitional area.

Mr. Seay responded that they will work with the Fire District regarding the emergency access gate, that they would have a monotony code to ensure variety in housing types, that some show houses would be built on speculation but the majority of homes would be built for customers, that they will provide additional information regarding the guest parking and the traffic study, and that they do believe there project would be transitional use between the Village Center and the residential neighborhood to the east.

Vice Chairperson Hoch asked if there were any further questions or comments.

At 10:19 p.m. a **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to close the hearing for **Z-07-2016**.

Mr. Pollock said that if the hearing is closed, there would be no opportunity for further information to be provided. Commissioner Grela said they had heard from everyone.

Commissioner Stratis suggested that the hearing be continued so that Chairman Trzupek and others could ask questions.

Commissioner Grela said he thought all questions were answered.

Mr. Pollock suggested asking the petitioner if they want a continuance and if they are willing to reduce the density.

Commissioner Broline said he would like to continue the hearing and get answers regarding parking and other issues.

Vice Chair Hoch asked the petitioner if he would be willing to reduce the density. Mr. Seay said they would like to provide information regarding parking, access and similar issues but is not willing to reduce the density in half as was suggested. He said he is willing to continue the hearing and may be able to reduce the density somewhat but not by a lot.

There being no further discussion, Vice Chairperson Hoch asked for a roll call on the motion to close the hearing.

ROLL CALL VOTE was as follows:

AYES: 5 – Grela, Scott, Stratis, Hoch, and Praxmarer

NAYS: 1 – Broline

MOTION CARRIED by a vote of 5-1.

Commissioner Grela said that he will make a motion to deny based on the density and the lack of compliance with Village standards.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to direct staff to prepare findings of fact and recommend that the Board deny **Z-07-2016**.

Commissioner Broline said that he has talked to other people who are looking for ways to stay in the community when they need to downsize their homes. He said he has heard that in Hinsdale and believes it to be true in Burr Ridge. He said residents would like to have more places to stay in the Village and they want different types of places to live such as proposed. He said that Chasemoor has been very successful and continues to be. He said he cannot imagine any zoning for the subject property that would be preferable to the proposed project at this location and that office would be more traffic and that R-2 or R-3 would not be successful.

Commissioner Grela said that if they are not willing to reduce the density, there is no reason to continue.

Commissioner Stratis said he agreed, but that he does think this is the right type of project for this property. He added that the issue of traffic on 72nd Street is larger than this project and should be addressed by the Village Board.

ROLL CALL VOTE was as follows:

AYES: 6 – Grela, Scott, Stratis, Hoch, Broline, and Praxmarer

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

IV. CORRESPONDENCE

Mr. Pollock said he has nothing to add to the Board Report.

V. OTHER CONSIDERATIONS

PC-03-2016: Amendment to the Comprehensive Plan – Burr Ridge Park Sub-Area

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to recommend denial of the **PC-03-2016**, an amendment to the Comprehensive Plan.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Scott, Hoch, Praxmarer, Grela, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.



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

Z-15-2016; Zoning Ordinance Text Amendment; Consideration of an amendment to Section IV.O and IV.V of the Burr Ridge Zoning Ordinance regarding permitted locations for personal wireless service facilities in the public right of way.

Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: December 5, 2016

SUMMARY

The Board of Trustees recently amended the Municipal Code relative to regulations for personal wireless service facilities located in the public right of way. Small cell antennas are smaller cellular service antennas that provide service to a smaller area than traditional antennas and, thus, are located in greater numbers than traditional antennas. In communities where they have been erected, they may be located on existing utility poles and sometimes on taller poles erected for that purpose. Their location in the greater numbers and in the public right of way present significant concerns.

The Municipal Code amendment adopted by the Board of Trustees provides regulations for small cell antennas located in Village rights of way. In order to ensure that these same regulations are imposed within State and County rights of way, the attached Zoning Ordinance amendment is recommended. The amendment would simply reference the Municipal Code and require that small cell antennas in State and County rights of way are subject to the Municipal Code regulations.

Municipal Code Amendment

The Village Administrator, Steve Stricker, has been working with the Du Page Mayors and Managers Conference to establish a model ordinance for regulating small cell antennas in public rights of way and in response to potential state legislation which may restrict municipalities' ability to regulate small cell antennas. It is the intent of the Du Page Mayors and Managers Conference to develop a model ordinance that will be agreeable to cell phone companies while providing the necessary protections for municipal government communities. This is largely in response to State legislation proposed by Verizon, which would effectively eliminate all municipal regulation of small cell antennas.

As a stop-gap measure to be able to regulate future requests for small cell antennas before any model ordinance language is agreed to, the Village Attorney's office prepared an amendment to Chapter 12 of the Municipal Code (Public Ways and Property). This ordinance is similar to ordinances that the Village Attorney's office has prepared for several other municipalities in the area. The amendment adopted by the Village Board includes the following:

- Restrict the number of small cell antenna devices that may be located on a single utility pole to one (1).
- Small cell antenna devices cannot be closer than 100 feet from any residential building.
- Small cell antenna devices must be at least 500 feet away from another small cell antenna device.
- Require a license agreement if there is a request from a cell phone provider to provide a small cell antenna device on Village-owned property (i.e., street lights, traffic signals, buildings, towers, etc.).
- No new monopoles are allowed without the approval of the Village Board.
- Surface area of a small cell device is reduced to 7 square feet. Total volume of a small cell phone device shall not exceed 15 cubic feet.
- All small cell phone devices must be installed at least 8 feet off of the ground.
- Landscape screening is required for any ground-mounted equipment.
- A small cell antenna device cannot be installed on a pole exceeding 35 feet in height.
- The highest part of the small cell antenna device cannot extend more than 7 feet above the highest part of the pole.
- The color of the small cell phone device must blend in with the surrounding area.
- All small cell antennas must include a radome, cap, or other covering.
- Installation of small cell antenna devices must meet all applicable electrical and engineering standards.

Recommendation

The Municipal Code, rather than the Zoning Ordinance, generally regulates the use of the public rights of way in the Village. Thus, the small cell antenna amendment was added to the Municipal Code and not to the Zoning Ordinance. However, the Municipal Code cannot regulate rights of way under the jurisdiction of other government agencies. In order to regulate rights of way not owned by the Village, this Zoning Ordinance amendment is recommended.

**DRAFT TEXT AMENDMENTS – ZONING ORDINANCE CHANGES FOR PERSONAL
WIRELESS FACILITIES – 10/31/16**

SECTION IV (GENERAL REGULATIONS), SUBSECTION O (UTILITY EXEMPTIONS):

O. UTILITY EXEMPTIONS

The following public utility uses are permitted in any district: poles, towers, wires, cables, conduits, vaults, laterals, pipes, mains, and valves or other similar distributing equipment, provided that the installation and location shall conform with the rules and regulations of applicable administrative authorities, the requirements of the Subdivision Regulations Ordinance of the Village, the requirements of this Ordinance and of chapter 12, article VII of the village code regulating the placement of personal wireless facilities in rights-of-way, applicable height restrictions set forth in this Ordinance, and any other ordinances or regulations of the Village, as well as any applicable franchise agreements or ordinances.

SECTION IV (GENERAL REGULATIONS), SUBSECTION V.1. (REGULATIONS FOR PERSONAL WIRELESS FACILITIES – PERMITTED LOCATIONS):

V. REGULATIONS FOR PERSONAL WIRELESS SERVICE FACILITIES

1. Permitted Locations

Placement of personal wireless service facilities in any right-of-way within the village limits is permitted subject to compliance with the requirements of chapter 12, article VII of the village code. For all other personal wireless service facilities, a~~A~~ special use is required and may be requested for any public utility service use that satisfies the definition of personal wireless service facility, as defined herein, provided that the proposed location satisfies any one of the criteria listed below. Personal Wireless Service Facilities attached to existing freestanding towers used for other Personal Wireless Services shall also require a special use approval for the purpose of determining compliance with the regulations herein.

- a. The proposed location of the Personal Wireless Service Facilities is within a manufacturing district and is not within 1000 feet of a residential district or is separated from residential districts by a freeway or principal arterial as defined by the Village of Burr Ridge Comprehensive Plan.
- b. The proposed location of the Personal Wireless Service Facilities is attached to an existing building or structure within a non-residential district.
- c. The proposed location of the Personal Wireless Service Facilities is located on a property owned by or used for municipal services.

ORDINANCE NO. A-946-01-16

**AN ORDINANCE AMENDING CHAPTER 12 OF THE BURR RIDGE VILLAGE CODE
RELATIVE TO PERSONAL WIRELESS TELECOMMUNICATION FACILITIES IN PUBLIC
RIGHTS-OF-WAY**

WHEREAS, the Village of Burr Ridge (the "Village"), is a duly incorporated and existing non-home rule municipality, created under the provisions of the laws of the State of Illinois, and now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto; and

WHEREAS, the Village uses the public rights-of-way within its corporate limits to provide essential public services to its residents and businesses; and

WHEREAS, the public rights-of-way within the Village are a limited public resource held in trust by the Village and applicable public entities and jurisdictions for the benefit of the citizens of the Village and the Village has a duty to ensure the public health, safety and welfare, including that the public rights-of-way are used, repaired and maintained in a manner that best serves the public interest; and

WHEREAS, utility service providers, including electricity, telephone, natural gas and cable television and video service providers have placed, or from time to time may request to place, certain utility facilities in the public rights-of-way within the Village; and

WHEREAS, the President and Board of Trustees of the Village have previously adopted regulations, in Chapter 12 (Public Ways and Property) of the Village Code of Burr Ridge ("Village Code"), among other places, in order to establish generally applicable standards for construction, installation, use, maintenance and repair of utility facilities on, over, above, along, upon, under, across, or within, the public rights-of-way of the Village; and

WHEREAS, growing demand for personal wireless telecommunications services has resulted in increasing requests nationwide and locally from the wireless industry to place small cell, distributed antenna systems and other personal wireless telecommunication facilities on utility and street light poles and other structures in the public rights-of-way; and

WHEREAS, while State and federal law limit the authority of local governments to enact laws that prohibit or have the effect of prohibiting the provision of telecommunications services, the Village does have the power, under existing State and federal law, to approve appropriate regulations and restrictions relative to small cell, distributed antenna systems and other personal wireless telecommunication facility installations within the Village in the public rights-of-way; and

WHEREAS, in light of the anticipated continuation of increased demand for placement of small cell facilities, distributed antenna system facilities and other personal wireless telecommunication facility installations within the public rights-of-way, the Village President and Board of Trustees find and determine that it is necessary to and in the best interests of the public health, safety and general welfare to adopt the below amendments to Chapter 12 (Public Ways and Property) of the Village Code, as amended, in order to establish generally applicable standards for construction, installation, use, maintenance and repair of such facilities and installations within the public rights-of-way of the Village (the "Code amendments"), so as to, among other things, (i) prevent interference with the facilities and operations of the Village's utilities and of other utilities lawfully located in public rights-of-way or property, (ii) provide specific regulations and standards for the placement and siting of personal wireless telecommunication facilities within public rights-of-way within the Village, (iii) preserve the character of the neighborhoods in which facilities are installed, (iv) minimize any adverse visual impact of personal wireless telecommunication facilities and prevent visual blight, (v) facilitate the location of personal wireless telecommunication facilities in permitted locations within the public rights-of-way within the Village, and (vi) assure the continued safe use and enjoyment of private properties adjacent to personal wireless telecommunication facilities locations.

BE IT ORDAINED by the President and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois as follows:

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

SECTION 2: Chapter 12 (Public Ways and Property) of the Burr Ridge Village Code is amended by adding the following provisions, as shown in *italics* and underscored, to current ARTICLE III entitled “Excavations”, said ARTICLE III to read in its entirety as follows:

ARTICLE III Excavations or Disruptions of Right-of-Way

Sec. 12.16 PERMIT REQUIRED; APPLICATION

It shall be unlawful for any person to make any excavation or disrupt the right-of way in any street, alley, parkway, or other public place in the Village without having first obtained a permit as herein required, and without complying with the provisions of this Chapter.

Applications for such permits shall be made to the Village Engineer and shall describe the location of the intended excavation or disruption of the right-of-way, the size thereof, the purpose therefor, the time to complete the work, the person doing the actual excavating work or disruption of the right-of-way, and the name of the person for whom the work is being done. The application shall also contain an agreement that the applicant will comply with all ordinances relating to the work.

If the applicant is applying for a building permit as part of the excavation or disruption of the right-of-way then no separate excavation or disruption of the right-of-way permit, insurance, or bond requirement will be required.

Sec. 12.17 PERMIT FEE

No permit authorizing an excavation or disruption of the right-of-way as provided in this Chapter shall be issued until the fee therefor has been paid to the Village in the amount of two percent (2%) of the estimated cost of construction within the right of way with a minimum fee of \$70.00 unless applicant is applying for a building permit as part of the excavation or disruption of the right-of-way then no separate fee will be required.

Sec. 12.18 INSURANCE AND BOND REQUIREMENTS

Insurance: No such permit shall be issued unless the applicant has filed with the Village Engineer an insurance certificate. This certificate shall be maintained for the duration of the project. The minimum scope and limits of insurance are set forth below.

I. Minimum Scope of Insurance

Coverage shall be at least as broad as:

- i. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village of Burr Ridge named as additional insured; and
- ii. Owners and Contractors Protective Liability, (OCP) policy (if required) with the Village as insured; and
- iii. Insurance Service Office Business Auto Liability coverage form number CA 0001, Symbol 01 “Any Auto”; and
- iv. Workers’ Compensation as required by the Labor Code of the State of Illinois and Employers’ Liability insurance.

II. Minimum Limits of Insurance

Permit applicant shall maintain limits no less than:

- i. Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than \$2,000,000 or a project/contract specific aggregate of \$1,000,000.
- ii. Business Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.
- iii. Workers’ Compensation and Employers’ Liability: Workers’ Compensation coverage with statutory limits and Employers’ Liability limits of \$1,000,000 per accident.
- iv. Builder’s Risk (if required): Shall insure against “All Risk” of physical damage, including water damage (flood and hydrostatic pressure not excluded), on a completed value, replacement cost basis.

III. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the Village of Burr Ridge. At the option of the Village, either; the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the Village, its officials, agents, employees and volunteers; or the permit applicant shall procure a bond guaranteeing payment or losses and related investigation, claim administration and defense expenses.

IV. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

- i. General Liability and Automobile Liability Coverages
 - The Village of Burr Ridge, its officials, agents, employees and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the permit applicant; products and completed operations of the applicant premises owned, leased or used by the applicant; or automobiles owned, leased, hired or borrowed by the applicant. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officials, agents, employees and volunteers.
 - The applicant's insurance coverage shall be primary as respects the Village of Burr Ridge, its officials, agents, employees and volunteers. Any insurance or self-insurance maintained by the Village, its officials, agents, employees and volunteers shall be excess of applicant's insurance and shall not contribute with it.
 - Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officials, agents, employees and volunteers.
 - The applicant's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that applicant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

ii. Workers' Compensation and Employers' Liability Coverage

The insurer shall agree to waive all rights of subrogation against the Village, its officials, agents, employees and volunteers for losses arising from work performed by applicant for the Village.

iii. All Coverages

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled, non-renewed, amended, and/or reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Village.

V. Acceptability of Insurers

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

VI. Verification of Coverage

Permit applicant shall furnish the Village with certificates of insurance naming the Village, its officials, agents, employees and volunteers as additional insureds, and with original endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Village before any work commences.

VII. Contractors & Subcontractors

Permit Applicant shall include all contractors and subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each contractor. All coverages for contractors shall be subject to all of the requirements stated herein.

VIII. Assumption of Liability

The applicant assumes liability for all injury to or death of any person or persons including employees of the applicant, any contractor or subcontractor, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to this agreement.

Performance Bond. No such permit shall be issued until the applicant therefor has deposited with the Village a cash bond as follows: \$500.00 for work that disturbs the parkway and/or curb directly adjacent to applicant property; \$2,000.00 for all water and/or sewer service connections; and \$5,000.00 for extension of public utilities or any other circumstance not otherwise indicated herein. The bond is to ensure the proper restoration of the ground and pavement. If the applicant fails to restore the excavation or disruption of the right-of-way site promptly, the Village shall use the deposit for the restoration work. The deposit shall cover all street excavations or disruption of the right-of-way of the applicant so long as the applicant is not in default in his obligation to restore. (A-946-01-03)

The cash deposit shall remain on deposit until the completion of any restoration work involving a street excavation or disruption of the right-of-way. If the restoration, at that time, is satisfactory, the cash deposit shall be returned to the

applicant, provided said deposit is not required as security for other pending work of said applicant. If the applicant is applying for a building permit as part of the excavation or disruption of the right-of-way then no separate bond requirement will be required.

In the event the cash deposit is not adequate to complete the restoration work, the applicant shall be responsible for the deficiency.

Sec. 12.19

INDEMNITY

To the fullest extent permitted by law, the permit applicant hereby agrees to defend, indemnify and hold harmless the Village, its officials, agents and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, which may in anywise accrue against the Village, its officials, agents and employees, arising in whole or in part or in consequence of the performance of this work by the applicant, its employees, or subcontractors, or which may in anywise result therefore, except that arising out of the sole legal cause of the Village, its agents or employees; the applicant shall, at its own expense, appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village, its officials, agents and employees, in any such action, the applicant shall, at its own expense, satisfy and discharge the same.

Permit applicant expressly understands and agrees that any performance bond or insurance policies required, or otherwise provided by the applicant, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village, its officials, agents and employees as herein provided.

Sec. 12.20

TRAFFIC CONTROL

Any person making or maintaining any excavation or disruption of the right-of-way in any public area shall maintain adequate traffic control as outlined in Section 12.8.

Traffic access on the public streets shall be maintained at all times by the contractor performing the excavation or disruption of the right-of-way, unless the Village Engineer authorizes the closing of a street. If for good and sufficient reasons the street must be closed to traffic, the contractor may request in writing to the Village Engineer permission for the street closing. If the Village Engineer determines such closing is warranted, the contractor shall provide all necessary traffic control to reroute traffic.

Sec. 12.21

MANNER OF EXCAVATION

General. It shall be unlawful to make any excavation or disruption of the right-of-way in any way contrary to or in violation with the terms of the permit. Proper bracing shall be maintained to prevent the collapse of adjoining ground, and the excavation or disruption of the right-of-way shall not have anywhere below the surface any portion which extends beyond the opening at the surface.

No injury shall be done to any pipes, cables, or conduits which in any way may be endangered or affected by the making of such excavation or disruption of the right-of-way. The contractor shall be responsible for notifying all public utilities of its intent to excavate or disrupt the right-of-way.

No unnecessary damage or injury shall be done to any trees, shrubs, or the roots thereof. Tunneling is prohibited.

Sidewalks. If any sidewalk is blocked by any such work, a temporary sidewalk shall be constructed or provided which shall be safe for travel and convenient for users.

Time Limit. Each permit for excavation or disruption of the right-of-way shall be for a stated period not to exceed thirty (30) days after the commencement of work. If at the time of the application it is known that the restoration and excavation or disruption of the right-of-way will exceed this period, then it must be so stated on the permit and approved by the Village Engineer.

Restoring Surface. Any person making an excavation or disruption of the right-of-way in any public street, alley, parkway, or public place shall restore the surface. For parkways four (4") inches of top soil and sod will be the standard. In all other respects the surface shall be restored to its original condition.

Sec. 12.22

EXCAVATION RESTORATION

All holes or trenches in the street are to be saw cut and the width of the cut in the pavement must exceed the width of the excavation by at least two feet (2') on all sides. All street excavations shall be backfilled with sand, screenings or crushed stone and compacted in layers of one foot (1'), which shall be tamped and compacted before proceeding with the next layer.

When the pavement is replaced, the patch must bear on undisturbed earth a minimum of one foot (1') on all sides. If the existing pavement is concrete, the patch shall be concrete the same thickness as the original, tied to the original concrete with 18" dowel bars. If the existing pavement is bituminous asphalt, the patch shall be composed of six inches (6") of bituminous base course (MS-1700) and two inches (2") of bituminous surface which shall be placed and compacted level with the existing pavement surface.

Any openings in a paved area of a street shall be repaired and the surface relaid by the permittee in compliance with this Chapter and subject to the supervision of the Village Engineer. If such work is not done within seven (7) calendar days after restoration is possible, the Village may restore the surface and charge the cost thereof to the permittee.

Sec. 12.23

SUPERVISION AND INSPECTION

The Village Engineer, or his agent, shall inspect all excavations or disruptions of the right-of-way in the Village. The contractor shall notify the office of the Village Engineer at least twenty four (24) hours before the commencement of any excavation or disruption of the right-of-way and shall call the office of the Village Engineer for inspection of the backfilling operation as it progresses and inspection of the patch before it is poured or placed.

Stop Work Order. In any case where work is done under a permit authorizing excavation or disruption of the right-of-way on and street, alley, sidewalk or other Village property, which work is contrary to the approved plan, or any law or ordinance, the Village Engineer shall have power to stop such work and to order all persons engaged therein to stop and desist therefrom. Such work shall not be resumed until a \$200 inspection fee has been paid to the Village and satisfactory assurance has been given to the Village Engineer that work will be done properly and lawfully and according to the approved plan or until the Village Engineer has consented, in writing, to the changes made in such approved plan. The Village Engineer may require a new permit to be issued before work proceeds, for which permit the usual fee shall be paid by the applicant doing such work. In case any excavation or disruption of the right-of-way work is begun without a permit authorizing the same being issued therefore, the Village Engineer shall have power to at once stop such work and to order any and all persons engaged therein to stop and desist there from until the proper permit is issued at twice the normal fee.

Sec. 12.24

EXEMPTIONS

The provisions of this Chapter relative to securing permits shall not apply to officers, contractors, or employees of the Village engaged in doing work for the Village; nor to persons or corporations which are operating under a franchise or grant from the Village if such franchise provides for the making of excavations or disruption of the right-of-way without securing a permit therefor; nor to utilities regulated by Chapter 14 of the Burr Ridge Village Code titled "Utilities in the Right of Way". The provisions of this Chapter shall not apply to sprinkler system or mailbox installations, seal coating and similar superficial improvements to driveways, or for a project where a building permit or a grading permit is active.(A-946-01-03)

SECTION 3: Chapter 12 (Public Ways and Property) of the Burr Ridge Village Code is amended by adding a new "ARTICLE VII, Personal Wireless Cellular Services and Facilities", said ARTICLE VII to read in its entirety as follows:

ARTICLE VII. Personal Wireless Cellular Services And Facilities

Sec. 12.32

DEFINITIONS

As used in this Article and unless the context clearly indicates otherwise, the words and terms shall have the meanings ascribed to them in this Article and shall be read consistently with the words and terms of this Chapter 12.

"Alternative Antenna Structure" means an existing pole or other structure within the public right-of-way that can be used to support an antenna and is not a utility pole or a Village-owned infrastructure.

"Applicant" includes any person or entity submitting an application to install personal wireless telecommunication facilities within a public right-of-way.

"Distributed Antenna System (DAS)" means a type of personal wireless telecommunication facility consisting of a network of spatially separated antenna nodes connected to a common source via a transport medium that provides wireless service within a geographic area.

"Landscape Screening" means the installation at grade of plantings, shrubbery, bushes or other foliage intended to screen the base of a personal wireless telecommunication facility from public view.

"Monopole" means a structure composed of a single spire, pole or tower used to support antennas or related equipment.

"Personal Wireless Telecommunication Antenna" means an antenna that is part of a personal wireless telecommunications facility.

"Personal Wireless Telecommunication Equipment" means equipment, exclusive of an antenna, that is part of a personal wireless telecommunications facility.

"Personal Wireless Telecommunications Facility" means an antenna, equipment, and related improvements used, or designed to be used, to provide wireless transmission of voice, data, images, or other information including, but not limited to, cellular phone service, personal communication service, paging, and Wi-Fi antenna service.

"Small Cell Antennas" means a Personal Wireless Telecommunications Facility consisting of an antenna and related equipment either installed singly or as part of a network to provide coverage or enhance capacity in a limited defined area.

"Tower" means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. Except as otherwise provided for by this section, the requirements for a tower and associated antenna facilities shall be those required elsewhere in the Village Code and ordinances.

"Utility Pole" means an upright pole used to support electric cables, telephone cables, telecommunication cables and related utilities owned and maintained by a Public Utility Company as defined by the Illinois Commerce Commission.

"Variation" means a grant of relief by the Village Engineer from specific limitations of this section.

"Village Owned Infrastructure" means infrastructure including, but not limited to, streetlights, traffic signals, towers or buildings owned, operated or maintained by the Village.

"Wi-Fi Antenna" means an antenna used to support Wi-Fi broadband Internet access service based on the IEEE 802.11 standard that typically uses unlicensed spectrum to enable communication between devices.

Sec. 12.32

REGULATIONS AND STANDARDS

Personal wireless telecommunication facilities shall be permitted to be placed in rights-of-way as attachments to existing utility poles, alternative antenna structures, or Village-owned infrastructure subject to the following regulations:

Number Limitation. Not more than one personal wireless telecommunication facility may be located on a single utility pole.

Separation and Setback Requirements. Personal wireless telecommunication facilities may be attached to a utility pole, alternative antenna structure or Village-owned infrastructure only where such pole, structure or infrastructure is located no closer than one hundred (100) feet to any residential building and no closer than five hundred feet (500) feet from any other personal wireless telecommunication facility. A lesser setback may be allowed by the Village Board as a variance to this section when the applicant establishes that the lesser setback is necessary to close a significant gap in the applicant's services or to otherwise provide adequate services to customers, and the proposed antenna or facility is the least intrusive means to do so.

Co-Location. Unless otherwise authorized by the Village Engineer as a variance for good cause shown, only one personal wireless telecommunications facility shall be allowed on each utility pole, alternative antenna structure, or single unit of Village-owned infrastructure for the use of a single personal wireless telecommunications facility operator. This subsection does not preclude or prohibit collocation of personal wireless telecommunication facilities on towers that meet the requirements as set forth elsewhere in this Chapter and in the Village Code or as required by federal law.

Village-Owned Infrastructure. Personal wireless telecommunication facilities shall only be mounted to Village-owned infrastructure including, but not limited to, streetlights, traffic signal, towers or buildings, if authorized by a license agreement between the owner and the Village.

New Towers. No new monopole or other tower to support personal wireless telecommunication facilities shall be installed on right-of-ways within the corporate limits of the Village unless specifically authorized by the Village Board or based upon a showing by applicant of a clearly established legal right.

Attachment Limitations. No personal wireless telecommunication antenna or facility shall be attached to a utility pole, alternative antenna structure, or Village-owned infrastructure unless all of the following conditions are satisfied:

1. Surface Area of Antenna – The personal wireless telecommunication antenna, including antenna panels, whip antennas or dish-shaped antennas, shall not have a surface area of more than seven (7) square feet and no single dimension exceeding seven (7) feet. Omnidirectional or whip antennas may not extend more than seven (7) feet, not including any pole extension.
2. Size of Above-Ground Personal Wireless Telecommunication Facility – The total combined volume of all above-ground equipment and appurtenances comprising a personal wireless telecommunication facility, exclusive of the antenna itself, cannot exceed fifteen (15) cubic feet.
3. Personal Wireless Telecommunication Equipment – The operator of a personal wireless telecommunication facility shall, whenever possible, locate the base of the equipment or appurtenances at a height of no lower than eight (8) feet above grade.
4. Personal Wireless Telecommunication Services Equipment Mounted at Grade – In the event that the operator of a personal wireless telecommunication facility proposes to install a facility where equipment or appurtenances are to be installed at grade, screening shall be installed to minimize the visibility of the facility.
5. Height – A personal wireless telecommunication antenna shall not exceed more than the highest point of a utility pole, alternative antenna support structure, or Village-owned infrastructure, provided however that the antenna may extend up to seven (7) feet above the highest point of the utility pole, alternative antenna support structure, or Village-owned infrastructure as long as the combination of the height of the pole, support structure or infrastructure and the antenna extension does not exceed thirty-five (35) feet.
6. Color – A personal wireless telecommunication facility, including all related equipment and appurtenances, shall be a color that blends with the surroundings of the pole, structure or infrastructure on which it is mounted and use non-reflective materials which blend with the materials and colors of the surrounding area and structures. Any wiring must be covered with an appropriate cover or cable shield.
7. Antenna Panel Covering - A personal wireless telecommunication antenna shall include a radome, cap or other antenna panel covering or shield and shall be of a color that blends with the color of the pole on which it is mounted.
8. Wiring and Cabling – Wires and cables connecting the antenna to the remainder of the facility shall be installed in accordance with the version of the National Electric Code and National Electrical Safety Code adopted by the Village and in force at the time of the installation of the facility. In no event shall wiring and cabling serving the facility interfere with any wiring or cabling installed by a cable television or video service operator, electric utility or telephone utility.
9. Grounding – The personal wireless telecommunication facility shall be grounded in accordance with the requirements of the most current edition of the National Electrical Code adopted by the Village and in force at the time of the installation of the facility.
10. Guy Wires – No guy or other support wires shall be used in connection with a personal wireless telecommunication facility unless the facility is proposed to be attached to an existing utility pole, alternative antenna support structure or Village-owned infrastructure that incorporated guy wires prior to the date that an applicant has applied for a permit.
11. Pole Extensions – Extensions to utility poles, alternative support structures and Village-owned infrastructure utilized for the purpose of connecting a personal wireless telecommunications antenna and its related personal

wireless telecommunications equipment to an existing structure shall be fabricated from material similar to the support pole, and shall have a degree of strength capable of supporting the antenna and any related appurtenances and cabling and capable of withstanding wind forces and ice loads in accordance with the structural integrity standards set forth hereinbelow. An extension shall be securely bound to the support pole, alternative antenna structure or Village-owned infrastructure in accordance with applicable engineering standards for the design and attachment of such extensions. No extensions fabricated from wood shall be permitted.

12. **Structural Integrity** – The personal wireless telecommunication facility, including the antenna, pole extension and all related equipment shall be designed to withstand a wind force of at least ninety (90) miles per hour, and be designed to withstand a wind force of at least forty (40) miles per hour which includes at least three quarters (3/4) of an inch of ice all without the use of guy wires. For any facility attached to Village-owned infrastructure or, in the discretion of the Village, for a utility pole or alternative antenna structure, the operator of the facility shall provide the Village with a structural evaluation of each specific location containing a recommendation that the proposed installation passes the standards described above. The evaluation shall be prepared by a professional structural engineer licensed in the State of Illinois.

Signage. Other than signs required by federal law or regulations, a personal wireless telecommunication facility shall not have signs installed thereon.

Screening. If screening is required under the provisions above, it shall be natural landscaping material or a fence subject to the approval of the Village and shall comply with all regulations of the Village. In lieu of the operator installing the screening, the Village, at its sole discretion, may accept from the operator of the facility a fee of one thousand five hundred dollars (\$1,500) for the acquisition and installation of landscaping material by the Village. Appropriate landscaping shall be located and maintained and shall provide the maximum achievable screening, as determined by the Village, from view from adjoining properties and public or private streets. Notwithstanding the foregoing, no such screening is required to extend more than nine (9) feet in height. Landscape screening when permitted in the right-of-way, shall be provided with a clearance of three (3) feet in all directions from the facility. The color of housing for ground-mounted equipment shall blend with the surroundings. For a roof-mounted facility, the maximum reasonably achievable screening shall be provided between such facility and the view from adjoining properties and public or private streets.

Permission to Use Utility Pole or Alternative Antenna Structure. The operator of a personal wireless telecommunication facility shall submit to the Village copies of the approval from the owner of a utility pole, or an alternative antenna structure, to mount the personal wireless telecommunication facility on that specific pole, or structure, prior to commencement of the installation. The approval of the utility company shall also indicate that the occupation of the pole by the personal wireless telecommunication equipment will not limit the utility company, or any other public utility currently utilizing the pole, ability to expand their facilities on the pole in the future. Approval by the utility company to allow the installation of a personal wireless communication facility shall also include a guarantee by the utility company that the utility company will either cause the removal of abandoned equipment in accordance with the requirements below or remove the equipment themselves.

Licenses and Permits. The operator of a personal wireless telecommunication facility shall submit to the Village copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location and operation of said facility and shall maintain such licenses and permits and provide evidence of renewal or extension thereof when granted.

Variance Requirements Each location of a personal wireless telecommunication facility within a right-of-way shall meet all of the requirements of the section. There is no right to any variance hereunder.

1. **Request For Variance:** A utility requesting a variance from one or more of the provisions of this Chapter must do so in writing to the Village Engineer as a part of the permit application. The request shall identify each provision of this Article from which a variance is requested and the reasons why a variance should be granted.
2. **Authority To Grant Variances:** The Village Engineer has the authority to grant a variance for each provision of this Article identified in the variance request on an individual basis.
3. **Conditions For Granting Of Variance:** The Village Engineer may authorize a variance only if the utility requesting the variance has demonstrated that:

- a. One or more conditions not under the control of the utility (such as terrain features or an irregular right-of-way line) create a special hardship that would make enforcement of the provision unreasonable, given the public purposes to be achieved by the provision; and
 - b. All other designs, methods, materials, locations or facilities that would conform with the provision from which a variance is requested are impracticable in relation to the requested approach.
4. **Additional Conditions For Granting Of A Variance:** As a condition for authorizing a variance, the Village Engineer may require the utility requesting the variance to meet reasonable standards and conditions that may or may not be expressly contained within this Article or Chapter but which carry out the objectives and intent of this Article or Chapter.

Abandonment and Removal . Any personal wireless telecommunication facility located within the corporate limits of the Village that is not operated for a continuous period of twelve (12) months, shall be considered abandoned and the owner of the facility shall remove same within ninety (90) days of receipt of written notice from the Village notifying the owner of such abandonment. Such notice shall be sent by certified or registered mail, return-receipt-requested, by the Village to such owner at the last known address of such owner. In the case of personal wireless telecommunication facilities attached to Village owned infrastructure, if such facility is not removed within ninety (90) days of such notice, the Village may remove or cause the removal of such facility through the terms of the applicable license agreement or through whatever actions are provided by law for removal and cost recovery.

Governmental Wireless Telecommunication Facilities. This section shall not apply to personal wireless telecommunication facilities owned by the Village.

Permits and Application Fees. Permits for placement of personal wireless telecommunication facilities are required. Except as otherwise provided for by this section, the procedures for the application for, approval of and revocation of such a permit shall be those required in Article III of this Chapter. Any applications shall demonstrate compliance with the requirements of this Article and Chapter. Unless otherwise provided by franchise, license, or similar agreement, or federal, State or local law, all applications for permits pursuant to this section shall be accompanied by a fee in the amount established in section 12.17. The application fee is to reimburse the Village for regulatory and administrative costs with respect to the work being performed, which costs the Village represents have been or will be incurred, and is not deemed to be compensation for the use of the rights-of-way as herein defined in this section.

Conflict of Laws. Where the conditions imposed by any provisions of this section regarding the siting and installation of personal wireless telecommunication facilities are more restrictive than comparable conditions imposed elsewhere in this Chapter, Code or in any other local law, ordinance, resolution, rule or regulation, the regulations of this section shall govern.

SECTION 4: Except as to the Code amendments set forth above in this Ordinance, all Chapters and Sections of the Burr Ridge Village Code, as amended, shall remain in full force and effect.

SECTION 5: Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

SECTION 6: This Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

PASSED on a roll call vote of the Corporate Authorities on the 26th day of September, 2016.

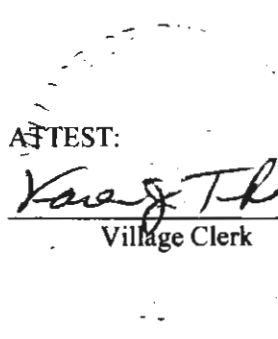
AYES: 5 – Trustees Paveza, Franzese, Schiappa, Murphy & Bolos

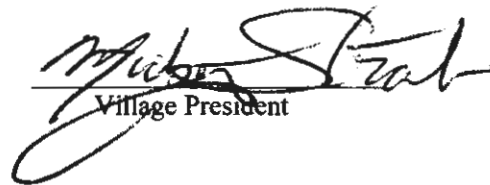
NAYS: 0 – None

ABSENT: 1 – Trustee Grasso

APPROVED by the President of the Village of Burr Ridge on this 26th day of September, 2016.

ATTEST:


Kara J. Thomas
Village Clerk


Village President

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearings beginning at **7:30 p.m. on Monday, December 5, 2016**, at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois 60527.

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Kenneth R. Paulen for a variation from Section IV.H.9.a of the Burr Ridge Zoning Ordinance to permit the combined horizontal area of all accessory buildings, structures and uses to be 45% of the rear yard rather than the maximum permitted area of 30% of the rear yard. The petition number and property address is **V-07-2016: 15W241 81st Street** and the Permanent Real Estate Index Number is: **09-36-206-007**.

2. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider an amendment to the Future Land Use Plan of the Village of Burr Ridge Comprehensive Plan to designate the 22.5 acre property at 1400 Burr Ridge Parkway and 11650 Bridewell Drive for residential use. The Permanent Real Estate Index Numbers for the affected properties are: **18-30-300-025** and **18-30-303-016**.

3. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider an amendment to Section IV.O and IV.V of the Burr Ridge Zoning Ordinance regarding permitted locations for personal wireless service facilities in the public right of way. The petition number for this public hearing is **Z-15-2016**.

The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

GREG TRZUPEK
CHAIRMAN

MEMBERS: MIKE STRATIS, DEHN GRUNSTEN, LUISA HOCH, ROBERT GRELA, GREGORY SCOTT, MARY PRAXMARER, AND JIM BROLINE.

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This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Clarendon Hills-GH, Hinsdale-GH, LaGrange-GL, Oakbrook-GH, Western Springs-GL on Nov 17, 2016.

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

PUBLICATION DATES: Nov 17, 2016.

Clarendon Hills-GH, Hinsdale-GH, LaGrange-GL, Oakbrook-GH, Western Springs-GL

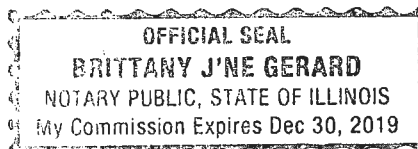
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Deidra Durham

Notary Public



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435 North Michigan Avenue, Chicago, Illinois 60611

(312) 222-2222 - Fax: (312) 222-4014

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearings beginning at 7:30 p.m. on Monday, December 5, 2016, at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois 60527.

1.The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Kenneth R. Paulen for a variation from Section IV.H.9.a of the Burr Ridge Zoning Ordinance to permit the combined horizontal area of all accessory buildings, structures and uses to be 45% of the rear yard rather than the maximum permitted area of 30% of the rear yard. The petition number and property address is V-07-2016: 15W241 81st Street and the Permanent Real Estate Index Number is: 09-36-206-007.

2.The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider an amendment to the Future Land Use Plan of the Village of Burr Ridge Comprehensive Plan to designate the 22.5 acre property at 1400 Burr Ridge Parkway and 11650 Bridewell Drive for residential use. The Permanent Real Estate Index Numbers for the affected properties are: 18-30-300-025 and 18-30-303-016.

3. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider an amendment to Section IV.O and IV.V of the Burr Ridge Zoning Ordinance regarding permitted locations for personal wireless service facilities in the public right of way. The petition number for this public hearing is Z-15-2016.

The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

GREG TRZUPEK
CHAIRMAN

MEMBERS: MIKE STRATIS, DEHN GRUNSTEN, LUISA HOCH, ROBERT GRELA, GREGORY SCOTT, MARY PRAKMARER, AND JIM BROLINE.
11/17/2016 4591066

4591066



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: December 1, 2016

RE: Board Report for December 5, 2016 Plan Commission Meeting

At its November 28, 2016 meeting the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-14-2016: 7936 Madison Street (Keefer); The Board of Trustees concurred with the Plan Commission and directed staff to prepare an Ordinance granting special use approval to permit outside, overnight storage of five (5) delivery/service vehicles behind the building.

V-06-2016: 7383 Madison Street (Gofis); At the request of the petitioner, the Board's consideration of the Plan Commission recommendation was tabled to December 12, 2016.

Z-13-2016: Zoning Ordinance Text Amendment – Front Yard Walls and Monuments; The Board of Trustees concurred with the Plan Commission and directed staff to prepare an Ordinance amending the Zoning Ordinance relative to permitted accessory structures for residential properties and in particular, regulations for architectural entrance structures, walls and masonry piers. *Please note that subsequent to the Plan Commission public hearing, staff measured the size of the monuments at 7516 Drew Avenue and determined they were 36 inches by 36 inches. This is larger than the 24 inches recommended by staff and by the Plan Commission. Given that the Commission seemed to intend to approve these monuments, staff will change the final ordinance to permit these types of monuments to be 36 x 36 inches.*

12/01/2016

Permits Applied For October 2016



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-16-306	10/11/2016	150 Harvester Dr.	Mars 2, LLC	150 Harvester Dr. Burr Ridge IL 60527	Com Alteration
JCA-16-309	10/13/2016	743 McClintock Dr.	The Lauder Group, LLC	743 McClintock Dr Burr Ridge IL 60527	Com Alteration
JCA-16-314	10/06/2016	1200 Burr Ridge Pkwy	Chicago Marriott at Burr Ridge	1200 Burr Ridge Parkway Burr Ridge IL 60527	Com Alteration
JDEK-16-311	10/13/2016	8650 Crest Ct	Cedar Rustic Fence Co.	99 Republic Av. Joliet IL 60435	Deck Permit
JPAT-16-310	10/13/2016	5 Bay Rum Ct	Homeowner	Burr Ridge IL 60527	Patio Permit
JPAT-16-316	10/18/2016	8532 Johnston Rd	American Bluegrass	286 Commonwealth Dr Carol Stream IL 60188	Patio Permit
JPAT-16-322	10/21/2016	11505 Ridgewood Ln	Tacho's Brick Pavers & Landsc	407 W. 63rd St. Westmont IL 60559	Patio Permit
JPR-16-301	10/04/2016	6540 Manor	All Pro Construction Services	16W347 83rd St. Ste. B Burr Ridge IL 60527	ROW Permit
JPR-16-312	10/14/2016	4 Marissa Ct	Frame Pro, Inc.	12896 Mayfair Dr Lemont IL 60439	ROW Permit
JPR-16-315	10/17/2016	10S 245 Madison St.	Pitt Sewer Service	Tinley Park IL 60477	ROW Permit
JPR-16-320	10/20/2016	8611 Crest Ct	Premier Landscape Contractors	16W179 Jeans Rd. Lemont IL 60439	ROW Permit
JPR-16-325	10/25/2016	7845 Forest Hill Rd	Homeowner	Burr Ridge IL 60527	ROW Permit
JPR-16-327	10/28/2016	11309 W 72nd St	Irish Castle Paving	9723 S Kingsbury Ct Palos Hills IL 60465	ROW Permit
JPR-16-329	10/11/2016	ROWs DuPage Locations	Meade, Inc.	9550 W. 55th St. La Grange IL 60525	ROW Permit
JPR-16-339	10/25/2016	ROWs Ck Cty Locations			ROW Permit
JRAL-16-302	10/04/2016	124 Carriage Way Dr	Gorol Builders, Inc.	10576 Sycamore Dr Chicago Ridge IL 60415	Residential Alteration
JRAL-16-303	10/05/2016	15W 460 North Frontage Rd.	Yale Enforcement Services		Fence Permit

12/01/2016

Permits Applied For October 2016



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-16-305	10/06/2016	15W 556 63RD ST	Silver Leaf Construction & Re	241 Frontage Rd., #45 Burr Ridge IL 60527	Residential Alteration
JRAL-16-317	10/19/2016	120 CARRIAGE WAY DR	Edward Tennant	120 Carriage Way Dr. Burr Ridge IL 60527	Residential Alteration
JRAL-16-323	10/24/2016	11801 German Church Rd.	Lamantia Construction	9100 Ogden Ave Brookfield IL 60513	Residential Alteration
JRAL-16-324	10/21/2016	39 Thornhill Ct.	Homeowner	Burr Ridge IL 60527	Residential Alteration
JRAL-16-326	10/27/2016	6224 Elm St	Global Connection, Inc.	10115 Old Orchard Ct. Skokie IL 60076	Residential Alteration
JRES-16-304	10/06/2016	1032 Woodview Rd	U S Waterproofing	5650 Meadowbrook Ct Rolling Meadows IL 60008	Residential Miscellaneous
JRES-16-321	10/17/2016	7785 Wolf Rd	Homeowner	Burr Ridge IL 60527	Residential Miscellaneous
JRPE-16-319	10/19/2016	7319 Giddings Ave	BSJ Electrical Services	6127 W. 80th St. Burbank IL 60459	Res Electrical Permit
JRPF-16-328	10/28/2016	5 Chippewa Ct	Barrington Pools, Inc	P.O. Box 3506 Barrington IL 60011-3906	Pool and Fence
JRSF-16-308	10/06/2016	10S 681 Oak Hill Ct	Homeowner	Burr Ridge IL 60527	Residential New Single Family
JRSF-16-313	10/14/2016	7210 Giddings Av	RMD Construction	7319 Park Ave Burr Ridge IL 60527	Residential New Single Family
JTRLR-16-307	10/12/2016	16W 301 91st St	Weis Builders	8420 W. Bryn Mawr Av Chicago IL 60631	Construction Trailer
TOTAL:	29				

12/01/2016

Permits Issued October 2016



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	
					Value & Sq Ftg	
JCA-16-211	10/14/2016	6101 County Line Rd	King Bruwaert House	6101 County Line Road Burr Ridge IL 60527	Com Alteration \$304,406	3,666
JCA-16-276	10/14/2016	16W 485 South Frontage R	Simon Batistich	16W475 South Frontage Rd Burr Ridge IL 60527	Com Alteration \$227,569	2,840
JCA-16-285	10/04/2016	6240 COUNTY LINE RD	Chicago Cabinet Co.	18445 Thompson Ct Tinley Park IL 60477	Com Alteration \$162,825	2,171
JCA-16-288	10/19/2016	1333 Burr Ridge Pkwy	Victor Construction Co., Inc	3750 Industrial Ave Rolling Meadows IL 60008	Com Alteration \$450,811	5,626
JCA-16-306	10/31/2016	150 Harvester Dr.	Mars 2, LLC	150 Harvester Dr. Burr Ridge IL 60527	Com Alteration \$60,000	3,379
JCPM-16-268	10/07/2016	221 SHORE CT	Solutions Mechanical, LLC	71 Kendall Point Dr. Oswego IL 60543	Com Mechanical Permit	
JDEK-16-290	10/20/2016	58 Deer Path Trail	Decks Unlimited	4250 S. St. Rte 53 Braceville IL 60407	Deck Permit	
JDEK-16-299	10/21/2016	9141 Garfield Av	Overstreet Builders, Inc.	4327 Wingterberry Av Naperville IL 60564	Deck Permit	
JELV-16-298	10/31/2016	6280 Grant St	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator	
JPAT-16-224	10/14/2016	300 Tamerton Pkwy	Hinsdale Nurseries	7200 S. Madison St Hinsdale IL 60521	Patio Permit	
JPAT-16-257	10/25/2016	8448 Walredon Ave	Outsideview Brick Paving	14032 s. Shoshoni Dr. Homer Glen IL 60491	Patio Permit	
JPAT-16-293	10/06/2016	9141 Garfield Av	L&S Landscaping	521 White Oak Rd. Bolingbrook IL 60440	Patio Permit	
JPAT-16-322	10/31/2016	11505 Ridgewood Ln	Tacho's Brick Pavers & Landsc	407 W. 63rd St. Westmont IL 60559	Patio Permit	
JPR-16-277	10/04/2016	15W 537 87TH ST	Irish Castle Paving	9723 S Kingsbury Ct Palos Hills IL 60465	ROW Permit	
JPR-16-279	10/13/2016	7615 Drew Ave	Blue Jay Services, Inc.	409 Broadview Av Hillside IL 60162	ROW Permit	
JPR-16-286	10/04/2016	7230 Giddings Ave	F & J Paving Inc	P O Box 35026 Elmwood Park IL 60707	ROW Permit	

12/01/2016

Permits Issued October 2016



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JPR-16-289	10/05/2016	16W 348 95TH PL	Elia Paving	P.O. Box 580 Hinsdale IL 60522	ROW Permit	
JPR-16-301	10/27/2016	6540 Manor	All Pro Construction Services	16W347 83rd St. Ste. B Burr Ridge IL 60527	ROW Permit	
JPR-16-315	10/20/2016	10S 245 Madison St.	Pitt Sewer Service	Tinley Park IL 60477	ROW Permit	
JPS-16-274	10/11/2016	7035 High Grove Blvd	John Fitzgerald	7035 High Grove Blvd Burr Ridge IL 60527	Sign Permit	
JRAD-16-287	10/03/2016	8725 Aintree Ln	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Addition	
JRAL-16-156	10/31/2016	120 CARRIAGE WAY DR	Bart Galica	120 Carriage Way Burr Ridge IL 60527	Residential Alteration	
JRAL-16-229	10/04/2016	5 Arcadia Ct	Geneva Cabinet Gallery LLC	321 Stevens St. Geneva IL 60134	Residential Alteration	
JRAL-16-265	10/03/2016	362 Countryside Ct	Peerless Fence & Supply	33W401 Roosevelt Rd West Chicago IL 60185	Fence Permit	
JRAL-16-291	10/21/2016	4 Shenandoah Ct	On Target Carpentry & Builder	2418 Forest View Av River Grove IL 60171	Residential Alteration	
JRAL-16-294	10/06/2016	6977 Fieldstone Dr	America's Backyard	1909 Briggs St. Joliet IL 60433	Fence Permit	
JRAL-16-296	10/19/2016	5 Bay Rum Ct	Homeowner	Burr Ridge IL 60527	Residential Alteration	
JRAL-16-302	10/28/2016	124 Carriage Way Dr	Gorol Builders, Inc.	10576 Sycamore Dr Chicago Ridge IL 60415	Residential Alteration	
JRAL-16-303	10/21/2016	15W 460 North Frontage R	Yale Enforcement Services		Fence Permit	
JRES-16-304	10/20/2016	1032 Woodview Rd	U S Waterproofing	5650 Meadowbrook Ct Rolling Meadows IL 60008	Residential Miscellaneous	
JRPE-16-319	10/20/2016	7319 Giddings Ave	BSJ Electrical Services	6127 W. 80th St. Burbank IL 60459	Res Electrical Permit	
JRPF-16-271	10/06/2016	8734 Johnston Rd	Rosebrook Pools, Inc.	543 North Avenue Libertyville IL 60048	Pool and Fence	

12/01/2016

Permits Issued October 2016



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRSF-16-172	10/17/2016	68 Cabernet CT	Burdi Custom Builders, Inc	2609 35th St Oak Brook IL 60523	Residential New Single Family \$940,350	6,269
JRSF-16-247	10/24/2016	132 Ashton Dr.	A & E Luxury Homes	4995 Keller St Lisle IL 60532	Residential New Single Family \$638,700	4,258
JTRLR-16-307	10/20/2016	16W 301 91st St	Weis Builders	8420 W. Bryn Mawr Av Chicago IL 60631	Construction Trailer	
TOTAL:	35					

12/01/16

Occupancy Certificates Issued October 2016



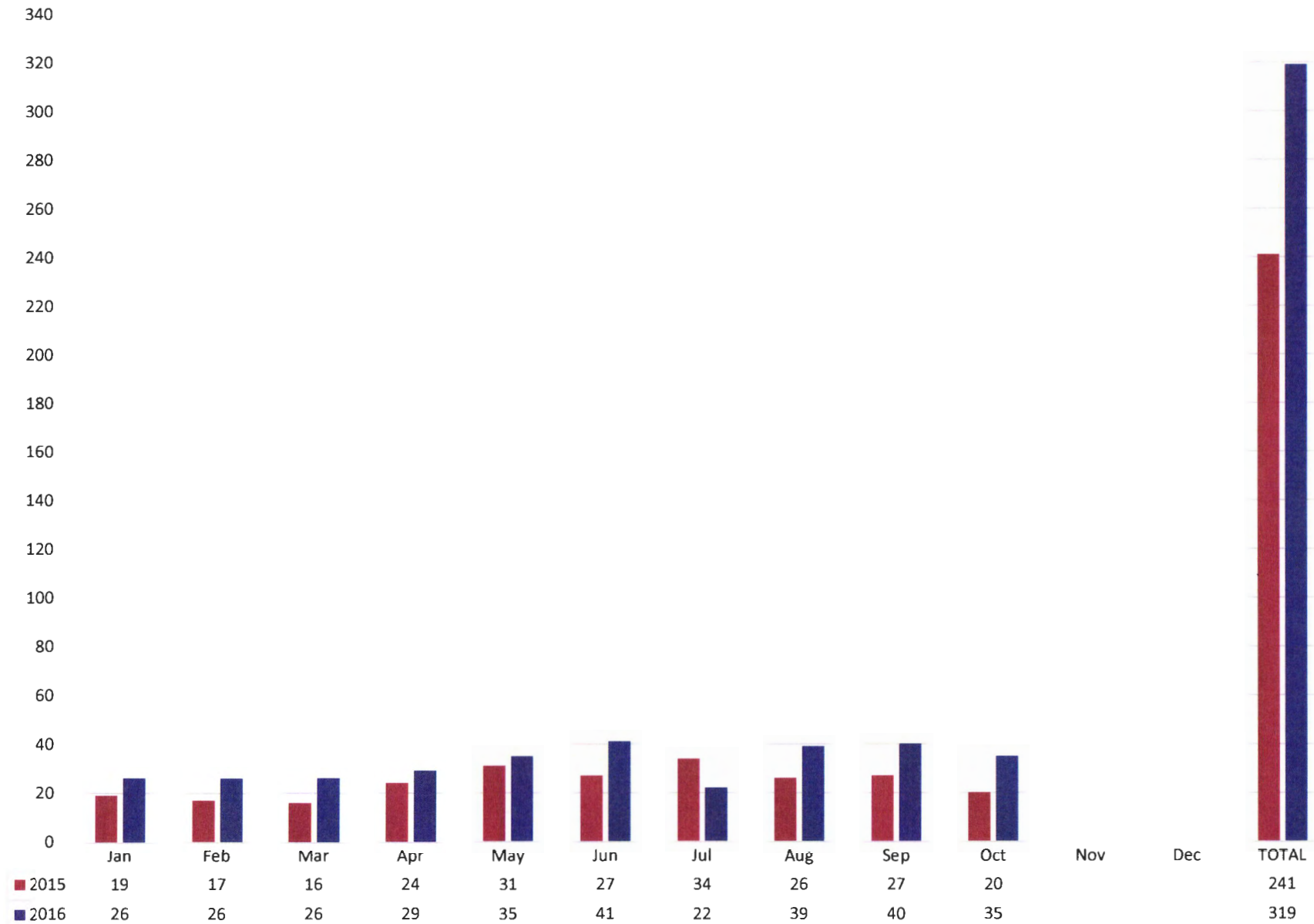
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF16031	10/21/16	Mike Choudhry	9141 Garfield Av
OF16033	10/18/16	Thoms Moran	125 Carriage Way Dr.
OF16034	10/21/16	Cooper's Hawk Winery & Restaurant	510 Village Center Dr.

MONTHLY SURVEY OF BUILDING PERMITS - 2016

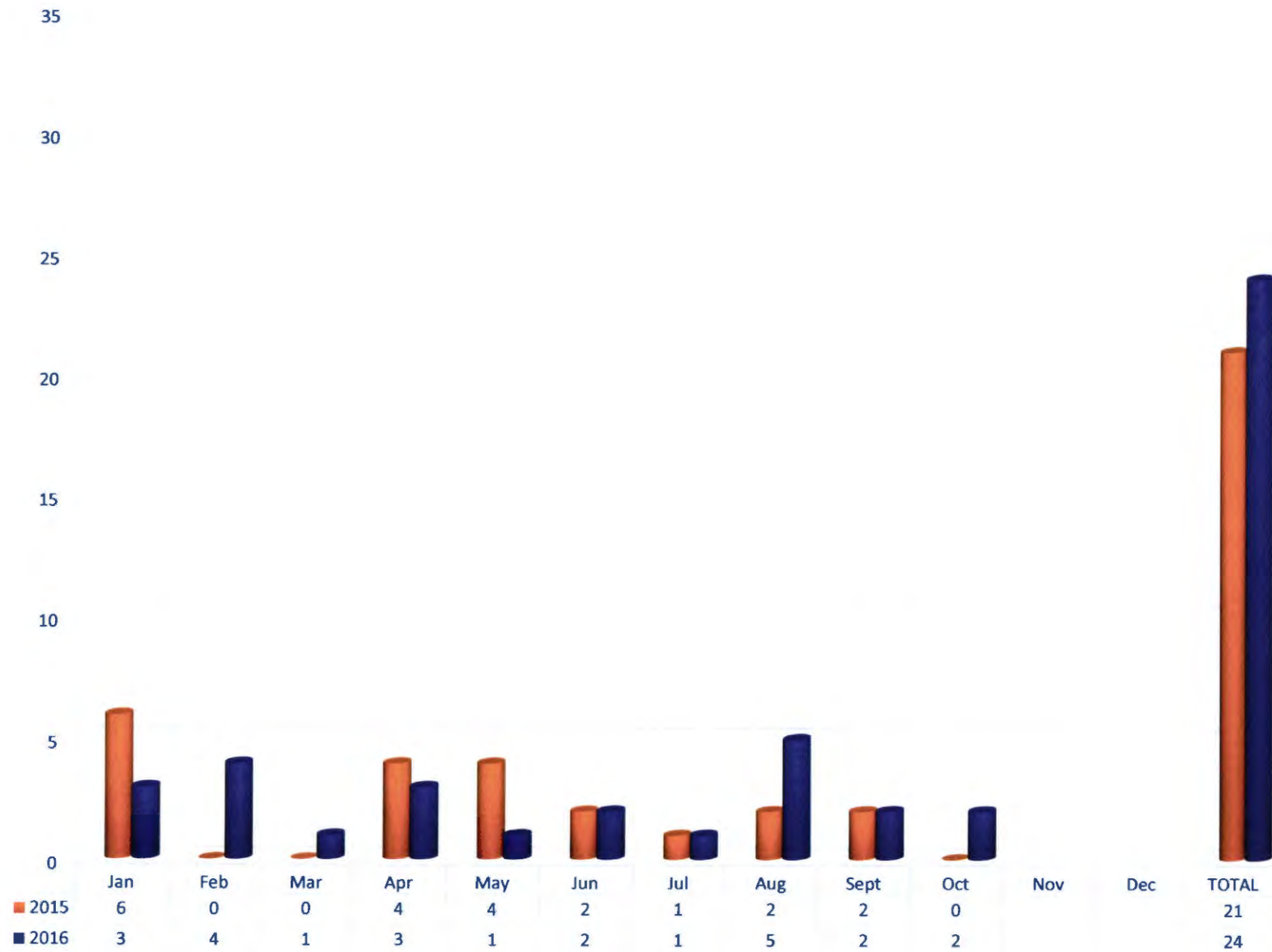
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$2,622,600	\$715,875		\$737,914	\$4,076,389
	[3]	[8]		[2]	
FEBRUARY	\$2,808,000	\$513,975	\$112,500	\$4,500	\$3,438,975
	[4]	[5]	[1]	[1]	
MARCH	\$787,200	\$0		\$1,788,371	\$2,575,571
	[1]			[2]	
APRIL	\$1,889,100	\$639,975		\$637,246	\$3,166,321
	[3]	[6]		[3]	
MAY	\$558,750	\$386,700		\$83,712	\$1,029,162
	[1]	[5]		[1]	
JUNE	\$988,050	\$411,000		\$317,291	\$1,716,341
	[2]	[6]		[2]	
JULY	\$1,014,150	\$29,400		\$376,557	\$1,420,107
	[1]	[1]		[2]	
AUGUST	\$3,335,100	\$342,675		\$301,200	\$3,978,975
	[5]	[4]		[1]	
SEPTEMBER	\$1,638,600	\$419,775		\$838,961	\$2,897,336
	[2]	[7]		[2]	
OCTOBER	\$1,579,050	\$223,500		\$1,205,611	\$3,008,161
	[2]	[6]		[5]	
NOVEMBER					
DECEMBER					
2016 TOTAL	\$17,220,600	\$3,682,875	\$112,500	\$6,291,363	\$27,307,338
	[24]	[48]	[1]	[19]	

Village of Burr Ridge Building Permits Issued 2016 Compared to 2015

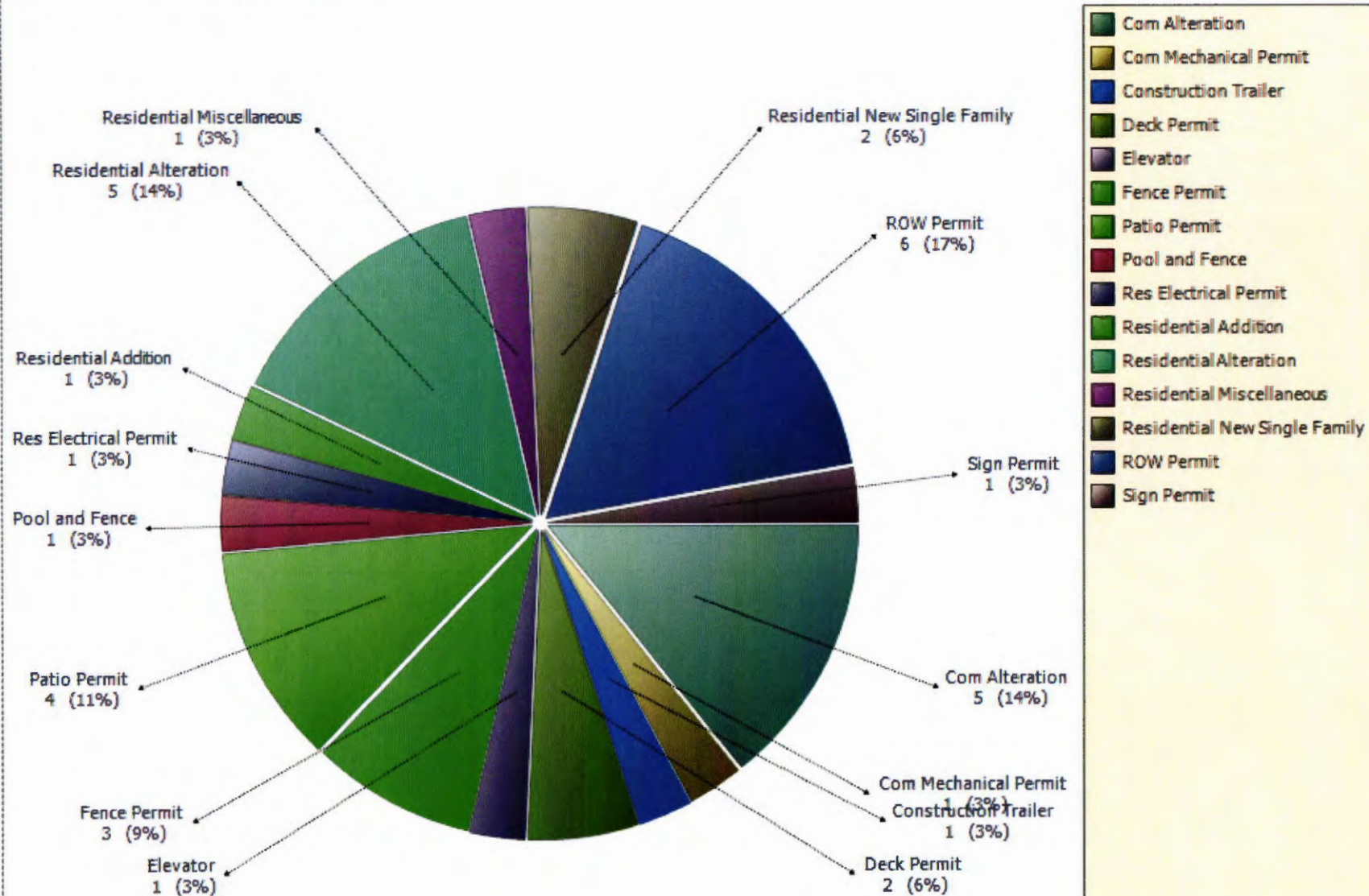


Village of Burr Ridge 2016 New Housing Starts Compared to 2015



Breakdown of Permits by Project Type

Permits Issued October 2016





Findings of Fact

V-06-2016

Variation from the Village of Burr Ridge Zoning Ordinance

As per Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance, the Zoning Board of Appeals has determined that the variation requested by V-07-2016 does not comply with each and every one of the standards for granting a variation. The Zoning Board of Appeals findings are as follows:

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

The petitioner cited the location of the property on a busy street and in the vicinity of several industrial parks as a hardship in the continued use of this property as a single family home. However, the Zoning Board of Appeals does not find this to be a hardship as there are many homes throughout the Village located on busy streets and with non-residential uses in close proximity.

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

The Zoning Board found no evidence that the property cannot continue to be used as single family home without a gate. There are many other properties in the vicinity and in other locations with similar circumstances that are reasonably used without a driveway gate.

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

The petitioner cited the location of the property on a busy street and in the vicinity of several industrial parks as unique conditions. However, the Zoning Board of Appeals does not find this to be unique as there are many homes throughout the Village located on busy streets and with non-residential uses in close proximity.