



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

**May 2, 2016
7:30 P.M.**

I. ROLL CALL

Greg Trzuppek, Chairman

**Mike Stratis
Dehn Grunsten
Robert Grela**

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

II. APPROVAL OF PRIOR MEETING MINUTES

A. April 18, 2016 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-05-2016: 10S371 Madison Street (Valincius); Rezoning Upon Annexation and Findings of Fact

Requests rezoning upon annexation to the R-3 Single Family Residence District of the Burr Ridge Zoning Ordinance.

B. Z-06-2016: 510 Village Center Drive (Coopers Hawk); Special Use and Findings of Fact

Request special use approval as per the Burr Ridge Village Center Planned Unit Development, Ordinance No. A-834-10-05, to permit the expansion of a restaurant with service of alcoholic beverages and live entertainment.

IV. CORRESPONDENCE

A. Board Report – April 25, 2016

B. Subdivision Report – April 27, 2016

V. OTHER CONSIDERATIONS

There are no other considerations scheduled.

VI. FUTURE SCHEDULED MEETINGS

A. May 16, 2016: The following public hearings are scheduled:

- **V-01-2016: 638 Gregford Road (Bryant); Fence Variation**
- **Z-07-2016: 1400 Burr Ridge Parkway and 11650 Bridewell Drive (Weekley Homes); Planned Unit Development**

B. June 6, 2016: The filing deadline for this meeting is May 16, 2016

VII. ADJOURNMENT

PLEASE NOTE: All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their May 9, 2016 Regular Meeting beginning at 7:00 P.M. Commissioner Stratis is the scheduled Plan Commission representative for the May 9, 2016 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
APRIL 18, 2016

I. ROLL CALL

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

ROLL CALL was noted as follows:

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

ABSENT: 1 – Scott

Also present was Community Development Director Doug Pollock.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Grunsten to approve the minutes of the March 21, 2016 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 0 – None

MOTION CARRIED by a vote of 7-0.

III. PUBLIC HEARINGS

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

Z-02-2016: 100 Harvester Drive (Hampton Falls); Text Amendment, PUD Amendment and Findings of Fact.

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The public hearing for this petition was continued from the March 21 to the April 18 Plan Commission meeting. The Commission continued the hearing to allow the petitioner to provide additional information and plan revisions; primarily regarding traffic, parking and building elevations.

Chairman Trzupek asked the petitioner to make their presentation.

Mr. James Oguin, Attorney for the petitioner, said that the petitioner has been working with their design professionals and traffic engineer regarding the additional information and plan changes. He introduced Mr. John Neubauer of the Falls Event Center.

Mr. Neubauer described the hotel and conference center business. He said the trend in the hotel industry is toward limited service hotels that do not provide event space. Mr. Neubauer said that his business fills that void and has built event centers for local communities who would have built a convention center in the past. He said a project they did in California was a 40 million dollar investment and it was determined that the event center had a 200 million dollar economic development impact on the local community. He said the Burr Ridge project was a 20 million dollar project and could be expected to have a 100 million dollar spin-off.

Mr. Oguin responded to the specific information and changes requested at the last meeting. He described the changes to the hotel building and referenced building elevations and renderings submitted for the meeting.

Chairman Trzupsek asked for daytime business use and parking. Mr. Neubauer said the locations in California was called a convention center at the request of the local community. He said that in terms of daytime business use, they control the number of people who attend events. He said their booking agreements would limit the number of persons attending an event based on the parking.

Chairman Trzupsek asked for public comments and questions.

Mr. Mark Tomas, 7515 Drew Avenue, said that he cannot imagine that anyone would allow an event center with such little parking. He said the parking overflow will go into the neighborhood and negatively impact those residents.

Mr. Tomas cited 911 calls to local hotels and that major crimes in Burr Ridge happen at the hotels in town. He said that hotels do not provide any benefit to the community, but do bring crime to the Village.

Mr. Phil Lauriciella, 146 Chestnut Hills Circle, said he lives down the street from the hotel and event center. He was concerned that they would park on Harvester Drive and into his subdivision. He also expressed concern about traffic.

Mr. Larry Ryan, 113 Chestnut Hills Circle, said in addition to parking, he was concerned about the ingress and egress which is already a problem.

Mr. Bill Collins, 136 Chestnut Hills Circle, said that during the summer there are a lot of events at the park district which park on the streets. He was concerned that this would make it worse.

Ms. Deborah Tice, said that the numbers do not add up. She said with the number of hotel rooms and guests at the event center would create parking problems.

Mrs. Donna Ryan, 113 Chestnut Hills Circle, said that this development would create too much traffic. She said there is already a lot of traffic including the office buildings and the SAIA truck terminal.

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

Commissioner Stratis said he would defer to Chairman Trzupsek and others regarding the architecture, but that the building looks good to him. He asked if the event center would generate sales taxes. Mr. Pollock said he believes there would be sales taxes generated. Commissioner Stratis said that the biggest issue with the project is the parking.

Commissioner Stratis asked Mr. Pollock if the developer had worked with the Village to resolve all of the parking and traffic issues. Mr. Pollock said there was a conference call today and the

Village's consultant, Gewalt Hamilton Associates, concluded that the existing streets and intersections can accommodate traffic from this site and that with a limit on the capacity of the event center during weekdays, there would be sufficient parking.

Chairman Trzupke confirmed that the different uses have to share parking, particularly on the weekends. Mr. Neubauer said that they may limit the area of parking for each business during weekdays only.

Commissioner Stratis asked if Mr. Neubauer was willing to limit the capacity of the event center on weekdays to 378 persons in order to ensure parking in compliance with the Zoning Ordinance. Mr. Neubauer said that they typically do not have more than 150 persons during weekdays but occasionally they may have more. He said they will agree to limit the number of persons to a maximum of 378 persons on weekdays.

Commissioner Stratis said that he likes the proposed development, but does not see how he can vote for it unless there are specific means of limiting the daytime parking.

Mr. Pollock addressed the issue of regulating the number of persons during weekdays. He said that the petitioner has agreed to limit the number of persons to comply with the Zoning Ordinance. He said that if they cannot park on site and they block fire lanes, driveways, or in illegal parking spaces in the neighborhood, the Village could issue tickets. He said that if the business were continually violating the agreed upon capacity limit, the Village can cite the business for a zoning violation. Mr. Pollock stated that the PUD requires shared parking so parking is strictly based on the number of parking spaces within the entire PUD, which is 811 spaces, and the required parking for the entire development, which with the capacity limit of 378 spaces, the required parking is 811 spaces.

Chairman Trzupke said that it appears the math in the table prepared by staff does not calculate properly. Mr. Pollock reviewed the numbers and said that the actual number may be slightly less than 378 but is very close to that number. He said that he is confident that a limit of 350 would ensure that parking is in compliance with the Zoning Ordinance.

Commissioner Hoch said that parking is the biggest issue and she asked about the capacity of 700 people in the event center. Mr. Pollock said that the 700 capacity is based on the fire codes and the maximum number of people that can safely be accommodated in the building. He said that the petitioner has provided documentation and testimony indicating that their actual use of the property will result in a capacity closer to 400 persons and that they are willing to legally limit the weekday capacity to 378 persons.

Commissioner Hoch asked the petitioner if they would be willing to make the event center smaller. Mr. Neubauer said that the market dictates the size of the event center and they would not be willing to make it smaller.

Commissioner Grunsten asked if it was feasible to put no parking signs on Harvester Drive. Mr. Pollock said that the Village Board could do that if determined appropriate. She also asked about security and the need for additional police presence. Mr. Neubauer said that for every event at the event center they would have a private security officer for every 75 people present. Commissioner Grunsten said that makes her feel better.

In response to Commissioner Grunsten, Mr. Neubauer said that the water features shown at the previous meeting are still included and that parking lot lighting will be included in the building permit application.

Commissioner Broline said most of the questions he was going to ask were already answered. He did not ask about economic impacts and jobs created. Mr. Neubauer said that construction jobs are created during construction, plus jobs that are created by service providers.

Commissioner Praxmarer said that she agrees that the parking seems to be an issue, but that she acknowledges that their success is dependent on providing enough parking and they would not build the project if they felt there was not enough parking.

Commissioner Grela said he is not against the proposed uses, but that he is disappointed that the petitioner did not respond to the review of the traffic consultant until today and they do not have anything in writing. He said that he disagrees that the fire code capacity was not applicable to determining parking. He said that parking should be based on maximum occupancy of the building. He said that he concludes that the property is very under parked. He asked the petitioner what he would do if he had a request for an event that exceeded the maximum number permitted. Mr. Neubauer said he would turn them down.

Mr. Oguin responded that the other locations of the Falls Event Center do not have as much parking as this location. He said the petitioner is willing to limit the occupancy during weekdays.

Chairman Trzupsek said that he did meet with the petitioner's architect to revise the building elevations and he believes the building is compatible with the existing office building. He asked for clarification of the capacity that would be allowed and to be in compliance with the Zoning Ordinance.

Mr. Pollock responded that his calculations indicated that a capacity of 378 persons could be accommodated while maintaining compliance with the Zoning Ordinance. He explained that all of the parking is shared within this PUD and that all of the uses combined would require 811 spaces if the event center is limited to something close to 378 spaces. Mr. Pollock suggested that the limit could be reduced to 350 persons so that there is some cushion.

Mr. Neubauer concluded that his business depends on providing sufficient parking. He said they will not be successful if customers have a hard time parking and he is quite comfortable that there is more than sufficient parking on this property.

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

At 9:04 p.m., a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to close the hearing for Z-03-2016.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

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 approve a text amendment as per Z-03-2016 to add Event Center as a special use in the O-2 District.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Grela, Grunsten, Hoch, Praxmarer, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to adopt the petitioner's findings of fact and recommend that the Board approve an amendment to the Estancia PUD as per Z-03-2016 subject to the following conditions:

1. Development will comply with the revised plans submitted for the April 18, 2016 Plan Commission meeting.
2. Events at the event center shall not exceed 350 persons between the hours of 7 a.m. and 5 p.m. on Mondays through Fridays.
3. The trash dumpsters shall be relocated further north subject to the final approval by Village staff. The trash enclosures for both buildings shall utilize the same masonry materials as the corresponding buildings.
4. The rooftop screening walls for the existing building at 150 Harvester Drive shall be modified to provide horizontal bands that match the shape of the horizontal stripes at the top of the building. This work shall be completed prior to issuance of a Certificate of Occupancy for the hotel or for the event center building.
5. Final traffic and parking review comments from the Village's consultant, Gewalt Hamilton Associates, shall be incorporated into the plans.
6. Staff shall review the rooftop screening for the proposed buildings to ensure compliance with the Village's required rooftop screening.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Praxmarer, Grunsten, Broline, and Trzupek
NAYS: 2 – Hoch, Grela

MOTION CARRIED by a vote of 5-2.

Z-03-2016: 9191 Drew Avenue (Kavanaugh); Rezoning Upon Annexation

Commissioner Broline said he was recusing himself from this discussion as he had a financial interest in the property.

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner owns the property at the south end of Drew Avenue. The property is not in the Village but is contiguous to the north and west. Adjacent properties are within the R-3 and R-2B Districts and the petitioner is requesting R-2B District zoning upon annexation into the Village. The petitioner has also filed a preliminary plat to divide the property into two lots.

Chairman Trzupek asked the petitioner to make their presentation. The petitioner was not present.

Chairman Trzupek asked for public comments and questions. There were no public comments or questions.

Chairman Trzupek asked for comments and questions from the Plan Commission. There were no question or comments from the Plan Commission.

At 9:10 p.m., a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to close the hearing for Z-03-2016.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Broline

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 approve Z-03-2016 to rezone the property at 9191 Drew Avenue to the R-2B District upon annexation into the Village.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Broline

MOTION CARRIED by a vote of 6-0.

Preliminary Plat of Subdivision – Kavanaugh – 9191 Drew Avenue

Mr. Pollock reported that the owner of the property that was the subject of the preceding zoning request is also asking approval of a preliminary plat to divide the property into two lots. Mr. Pollock said that the lots will comply with the Zoning Ordinance but that a subdivision variation is requested to allow a cul de sac turnaround to be built in a reduce right of way width.

Commissioner Broline said he is recusing himself from this discussion as he has a financial interest in the property.

Commissioner Grela said even though the turnaround is in a reduced right of way, it is a significant improvement of an existing dead end street.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to recommend that the Board approve the preliminary plat for the property at 9191 Drew Avenue subject to the conditions in the staff report.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Broline

MOTION CARRIED by a vote of 6-0.

Z-04-2016: 7960 Madison Street (Burr Ridge Kettlebell); Text Amendment, Special Use, and Findings of Fact

As directed by Chairman Trzupsek, Mr. Pollock described this request as follows: The petitioner appeared before the Plan Commission on March 21, 2016 to discuss the classification of his business relative to the permitted and special uses in the GI General Industrial District. As a result of that discussion, the Plan Commission determined that the business is best classified in the existing Zoning Ordinance as a Health and Wellness Clinic which requires special use approval. The petitioner operates a fitness facility that consists of small classes by appointment only.

The Plan Commission also directed staff to prepare a text amendment relative to the existing land-use categories for Health and Wellness Clinics and for Private Athletic Training Facilities. In conjunction with the legal notices for the petitioner's special use request, staff has added a request for an amendment to the Zoning Ordinance clarifying these use categories.

Chairman Trzupsek asked the petitioner to make their presentation. Mr. Paul Lyngso was present and said he would answer any questions.

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

Chairman Trzupsek asked for comments and questions from the Plan Commission. There were no additional questions or comments. There being no further discussion, Chairman Trzupsek asked for a motion to close the hearing.

At 9:25 p.m. a **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Hoch to close the hearing for Z-04-2016.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grunsten to recommend that the Board approve an amendment to the Zoning Ordinance relative to permitted and special uses in the GI General Industrial District as follows:

- Permitted Use in the GI District: ~~Indoor Private~~ **Team** Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building **with no outdoor facilities**, and not including any retail, health **or fitness facilities** ~~club~~, or other activities that may be open to the public.
- Special Use in the GI District: ~~Indoor Private~~ **Team** Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building **with no outdoor facilities**, and not including any retail, health **or fitness facilities** ~~club~~, or other activities that may be open to the public.
- Special Use in the GI District: Health and Wellness Clinic, **including health and exercise facilities by appointment only.**

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and to recommend that the Board of Trustees grant special use approval as per the amended Section X.F.2 of the Zoning Ordinance for a Health and Wellness Clinic, including health and exercise facilities by appointment only, at 7960 Madison Street subject to the following conditions:

1. The special use approval will be limited to Burr Ridge Kettlebell, LLC as operated by the petitioner, Mr. Paul Lyngso.
2. The business shall be limited to 2,400 square feet of floor area 7960 Madison Street.
3. All other aspects of the business shall comply with the description submitted by the petitioner.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

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

V. OTHER CONSIDERATIONS

S-02-2016: 100 Harvester Drive (Hampton / Falls); Conditional Sign Approval and Sign Variations

Mr. Pollock stated that the petitioner for the Hampton Inn and Falls Event Center project is asking for approval of their signs. The signs include two wall signs on the Hampton Inn building, two monument signs for the hotel and one monument sign for the Event Center.

Commissioner Stratis said that he is in agreement with the staff recommendations to require the wall signs to be back lit, to require that the hotel monument signs be reduced to comply with the traffic directional sign requirements, and to allow the event center monument sign as proposed.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to adopt the petitioner's findings of fact and recommend approval of S-02-2016 subject to the following conditions:

1. The wall signs for the hotel shall be back lit with opaque letters.
2. The monument signs for the hotel shall comply with the standards for traffic directional signs (four feet in height and four square feet in area).

3. All signs shall comply with the submitted plans except as specifically modified herein.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock said that public hearings are scheduled for the May 2, 2016 meeting and are anticipated for the May 16, 2016 meeting.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 9:32 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:32 p.m.

**Respectfully
Submitted:**

May 2, 2016

J. Douglas Pollock, AICP



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

Z-05-2016: 10S371 Madison Street (Valincius); Requests rezoning upon annexation to the R-3 District as per the Village of Burr Ridge Zoning Ordinance #834.

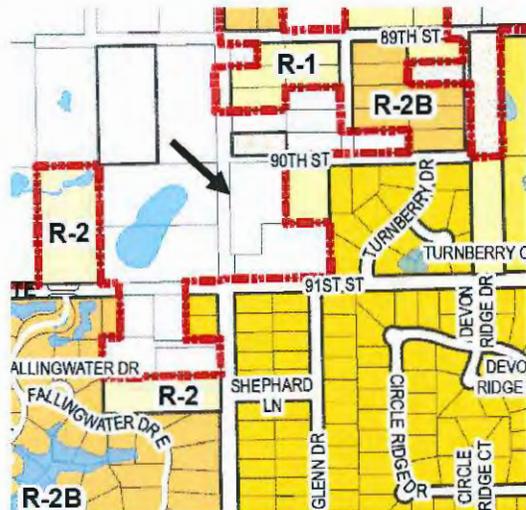
Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: May 2, 2016

GENERAL INFORMATION

Petitioner: Laisvunas Valincius
Property Owner: Laisvunas Valincius
Petitioner's Status: Property Owner
Land Use Plan: Recommends Single Family Residential Use



Existing Zoning: Unincorporated
Existing Land Use: One, Single-Family Residence
Site Area: 3.3 Acres
Subdivision: None



SUMMARY

The subject property is unincorporated but contiguous to the Village border. The property owner would like to annex the property to gain access to the Village water system on Madison Street. To accomplish this, the property owner has filed petitions for annexation and. The annexation will be considered by the Board of Trustees after a recommendation regarding zoning by the Plan Commission. The zoning requested by the property owner is R-3.

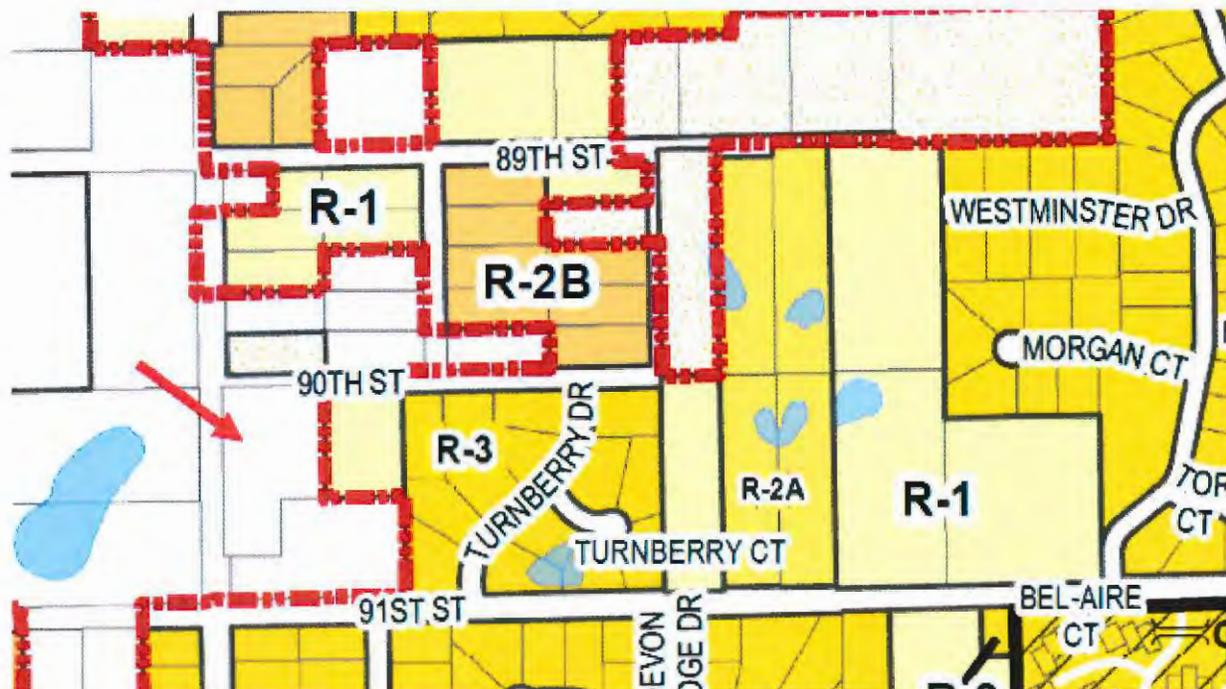
PROPOSED ZONING

This petition proposes rezoning upon annexation to the R-3 District. The R-3 District permits lot sizes of 20,000 square feet in area. The subject property is large enough to be subdivided. Surrounding properties include:

- To the East: This property was never rezoned after annexation and, thus, remains within the R-1 District (five acre minimum). Farther east is the Turnberry Subdivision which was developed in 1988 and is within the R-District.
- To the North: The property adjacent to the north has a pre-annexation agreement with the Village and will be annexed immediately after the annexation of the subject property. The pre-annexation agreement does not designate zoning upon annexation for this contiguous property.

The larger area on the north side of 90th Street is a subdivision platted in Du Page County in 1931. The lots in that subdivision are 30,000 square feet in area or more. More than half of those lots have been annexed into Burr Ridge and the ones that have been rezoned have been rezoned to the R-2B District.

- To the South: Adjacent to the south is an unincorporated parcel. Further south is the Space Valley Subdivision (southeast corner of 91st and Madison Streets) with is within the R-3 District)



COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan recommends that “Future residential developments should be encouraged to have lot sizes of 30,000 square feet or larger.” The proposed zoning is R-3 which would permit lots of 20,000 square feet.

FINDINGS OF FACT AND RECOMMENDATIONS

The petitioner has submitted findings of fact which can be adopted if the Plan Commission is in agreement with the R-3 District. There is both R-3 and R-2B zoning in the immediate area and potentially contiguous to this property. However, the Comprehensive Plan recommends that lot sizes consistent with the R-2B District be encouraged whenever possible.



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MADISON ST

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GRANT ST

90TH ST

90TH ST

91ST ST

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66.17238
11.725214
105201
59.725214



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

Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance requires the following findings for the approval of a request for rezoning. The petitioner must respond to and confirm each and every one of these findings by indicating the facts supporting such findings.

- a. Existing uses of property within the general area of the property in question.

The property has 3.28 acres of land and currently is unincorporated to the village of Burr Ridge. Requesting annexation and property subdivision with R-3 zoning.

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

- c. The suitability of the property in question to the uses permitted under the existing zoning classification.

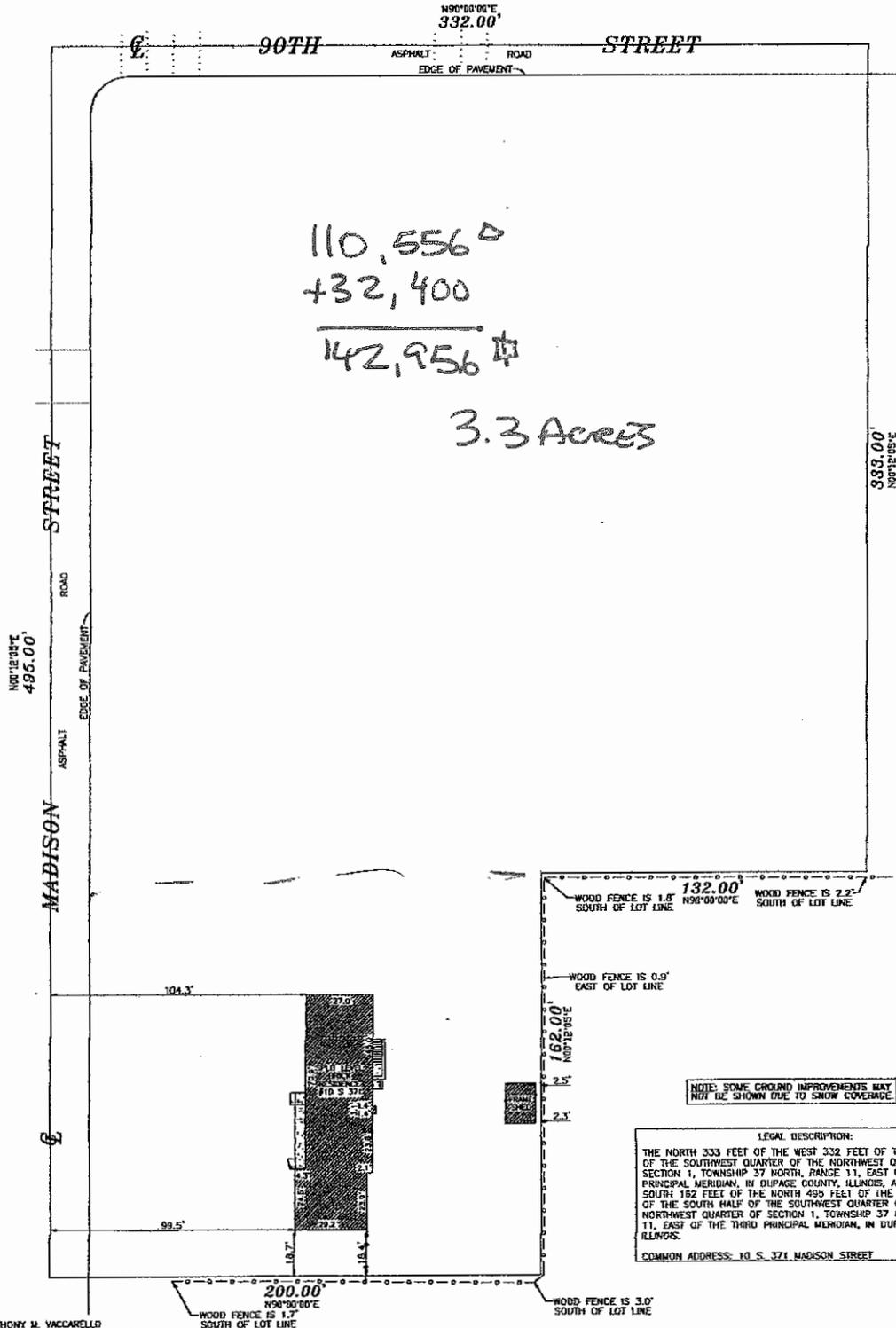
R-2-B zoning requires a minimum lot size of 30,000 sq. ft. These lot areas would exclude land that would have to be dedicated for streets in annexation (40 ft for Madison, 33 ft for 90th St), leaving 113,520 sq ft of net land area.

- d. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and

Most areas in the vicinity are zoned R-3, particularly on the east side of Madison Street.

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

PLAT OF SURVEY



CLIENT: ANTHONY M. VACCARELLO

JNT

LAND SURVEYING SERVICES INC.

15935 S. BELL ROAD (708) 645-1136
 HOMER GLEN IL 60491 Fax (708) 645-1138

No improvements should be made on the basis of this plat alone.



PROFESSIONAL DESIGN FIRM
 LAND SURVEYOR CORPORATION
 LICENSE NO. 124,724-03

AREA OF SURVEY= 142,957 SQ.FT.
 BASIS OF BEARINGS: ASSUMED



1" = 30'
 SCALE

STATE OF ILLINOIS } S. S.
 COUNTY OF WILL.

FIELD WORK COMPLETED ON 12TH DAY OF JANUARY, 2015.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREIN DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.



• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

909 EAST 31st STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@SBCGLOBAL.NET
WWW.LAND-SURVEY-NOW.COM
PHONE (708) 352-1452
FAX (708) 352-1454

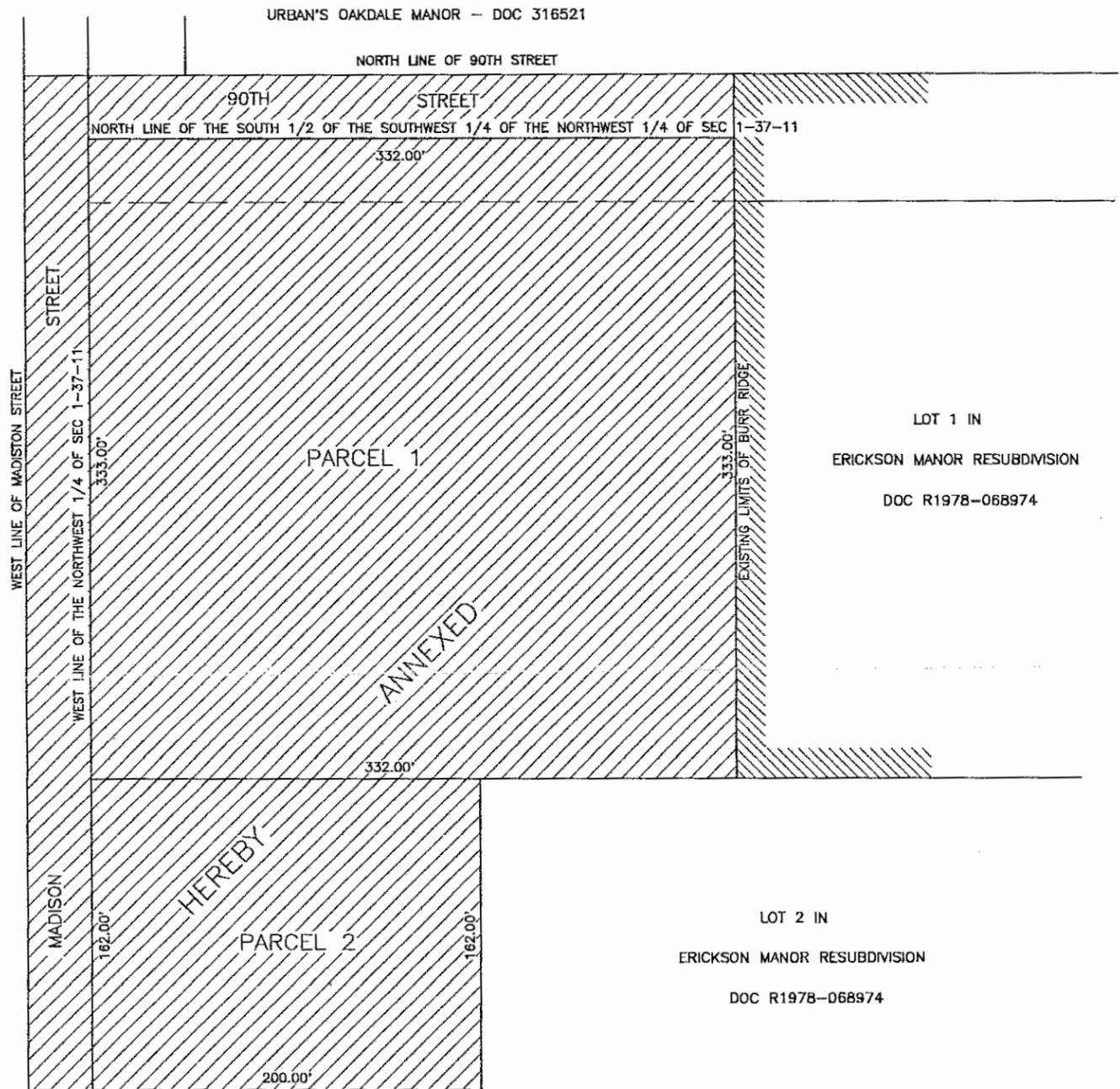
SCHOMIG LAND SURVEYORS, LTD. PLAT OF ANNEXATION

TO THE VILLAGE OF BURR RIDGE

PARCEL 1: THE NORTH 333 FEET OF THE WEST 332 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 162 FEET OF THE NORTH 495 FEET OF THE WEST 200 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

THE PROPERTY ANNEXED SHALL EXTEND TO THE FAR SIDE OF ANY ROAD OR HIGHWAY AND SHALL INCLUDED ALL OF EVERY ROAD OR HIGHWAY THEREOF.



STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss.

THE TERRITORY DESCRIBED IN THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED AND MADE PART OF THE VILLAGE OF BURR RIDGE, ILLINOIS BY ORDINANCE NUMBER _____ ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF SAID VILLAGE ON

THIS _____ DAY OF _____ A.D. 20 _____.

BY: _____ PRESIDENT

ATTEST: _____ VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, RUSSELL W. SCHOMIG, A LICENSED ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF THE TERRITORY INCLUDED IN ANNEXATION TO THE VILLAGE OF BURR RIDGE, MADE BY ORDINANCE NUMBER _____ ENTITLED, "AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF BURR RIDGE" ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE ON THIS _____ DAY OF _____ A.D. 20 _____.

PREPARED: SEPTEMBER 28, 2015

BY: Russell W. Schomig
RUSSELL W. SCHOMIG; LICENSED SURVEYOR NO 2446

PLAT: 159936; H22-1D4





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

Z-06-2016; 590 Village Center Drive (Cooper's Hawk); Requests special use approval as per Section VIII.C.2 of the Burr Ridge Zoning Ordinance to allow the expansion of an existing restaurant with live entertainment and service of alcoholic beverages into adjacent tenant spaces.

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: May 2, 2016

GENERAL INFORMATION

Petitioner: Aria Group Architects on behalf of Cooper's Hawk Restaurant

Property Owner: Burr Deed LLC

Petitioner's Status: Architect for Lessee

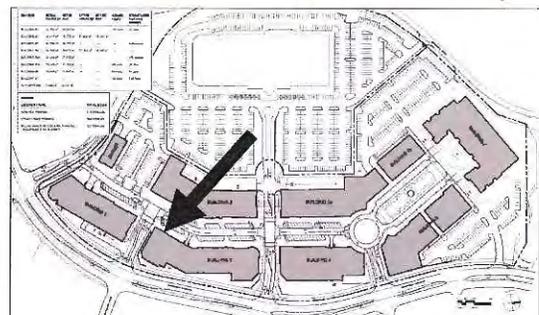
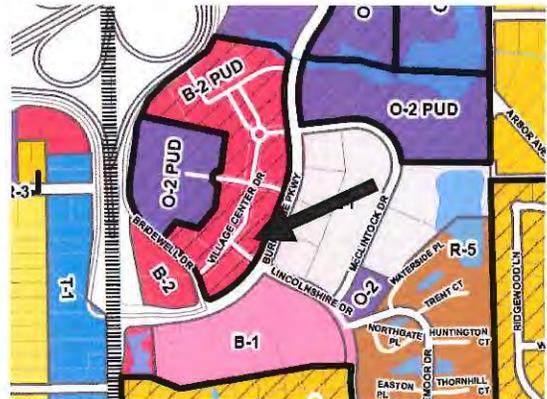
Land Use Plan: Recommends Mixed, Downtown Uses

Existing Zoning: B2 Planned Unit Development

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

Site Area: 20 Acres

Subdivision: Burr Ridge Village Center



SUMMARY

Coopers Hawk restaurant has operated at 510 Village Center Drive since the Village Center opened in 2007. At this time, they are planning to expand into two adjacent tenant spaces. The expansion would add 2,760 square feet of floor area with 129 additional bar and dining seats. The existing restaurant is 9,486 square feet for a combined area of 12,246 square feet. There are no changes planned for the previously approved outdoor dining area.

COMPATIBILITY OF VILLAGE CENTER PLANNED UNIT DEVELOPMENT

The subject restaurant is located in the Burr Ridge Village Center. The Village Center PUD requires special use approval for any restaurant with live entertainment or service of alcoholic beverages. A special use was approved for a winery and restaurant in 2007 (Ordinance #A-834-14-07). In 2011, a special use was approved to add the outdoor dining area.

As per a 2012 amendment, all restaurants with a liquor license are allowed to stay open to Midnight on Sundays through Wednesdays and until 1 AM on Thursday, Friday and Saturday evenings. In regards to required parking, the Village Center PUD does not require parking calculations for any individual use. All permitted and special uses are considered to be in compliance with the PUD based on the shared parking provided on the street, on the surface lots and in the parking decks.

FINDINGS OF FACT AND RECOMMENDATIONS

The Findings of Fact for this petition have been prepared and may be approved if the Plan Commission is in agreement. The 2007 special use required compliance with the submitted floor plan and limited the approval to Coopers Hawk Restaurant. If the Plan Commission recommends approval of this request, the following conditions are recommended:

1. The construction and use of the restaurant shall substantially comply with the floor plans attached hereto as Exhibit A.
2. The special use permit shall be limited to Coopers Hawk and the current owners and shall expire at such time that Coopers Hawk Restaurant and the current owners no longer own and operate the business at 510 Village Center Drive.



April 6, 2016

FINDINGS OF FACT

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

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

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

The expansion of the existing restaurant will benefit the village and its residents.

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

The expansion of the existing restaurant use will not be detrimental to or endanger the public.

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

The expansion of the existing restaurant will not be injurious to adjacent properties nor will it substantially diminish property values. The increased capacity will shorten wait times and decrease standing crowds.

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

The expansion of the existing restaurant will not impede development or improvement of the surrounding property.

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

Utilities are existing and adequate to meet the needs of the expansion.



Aria Group Architects, Inc.

ARCHITECTURE · PLANNING · INTERIOR DESIGN

DESCRIPTION OF SPECIAL USE

April 6, 2016

Re: Cooper's Hawk Winery and Restaurant – 510 Village Center Drive

Cooper's Hawk Winery and Restaurant is proposing an expansion of the existing restaurant into two adjacent tenant spaces. The 2,760 SF expansion will accommodate an additional 129 bar, dining and private dining seats to help alleviate long wait times during peak hours.

The hours of operation will remain unchanged as follows:

Tasting Room & Restaurant Hours:

Monday- Thursday: 11:00am – 9:30pm

Friday & Saturday: 11:00am – 10:30pm

Sunday: 11:00am – 9:00pm

Bar Hours

Monday- Thursday: 11:00am – 10:30pm

Friday & Saturday: 11:00am – 11:30pm

Sunday: 11:00am – 10:00pm



COOPER'S HAWK WINERY AND RESTAURANT

ADDITION TO EXISTING RESTUARANT

510 VILLAGE CENTER DRIVE

BURR RIDGE, ILLINOIS 60527

ISSUED FOR SPECIAL USE PERMIT 04/06/16

AREA LOCATION/MAP

PROJECT TEAM

INDEX OF DRAWINGS

CLIENT

COOPER'S HAWK WINERY & RESTAURANT, LLC
430 E. PLAINFIELD ROAD
COUNTRYSIDE, IL 60525
708-839-2920 (TEL)
708-839-5356 (FAX)
CONTACT: WALTER FISHER

ARCHITECT

ARIA GROUP ARCHITECTS, INC.
830 NORTH BOULEVARD
OAK PARK, ILLINOIS 60301
708-445-8400 (TEL)
708-445-1188 (FAX)
CONTACT: DAN BERNATEK

KITCHEN CONSULTANT

ADE RESTAURANT SERVICES, INC.
471 S. IRMEN DRIVE
ADDISON, IL 60101
630-628-0811 (TEL)
CONTACT: DOLORES CHANTOS
CONTACT: STEVE SCHOOP

M, P, E ENGINEERS

MILLIES ENGINEERING GROUP
9711 VALPARAISO DRIVE
MUNSTER, IN 46321
219-595-6500 (TEL)
CONTACT: DAVID JANNEY
CONTACT: LOUIS VAN BELLE

A0.0

TITLE SHEET

PLAT OF SURVEY

SP1.1

SITE PLAN

A1.1

FLOOR PLAN

A2.1

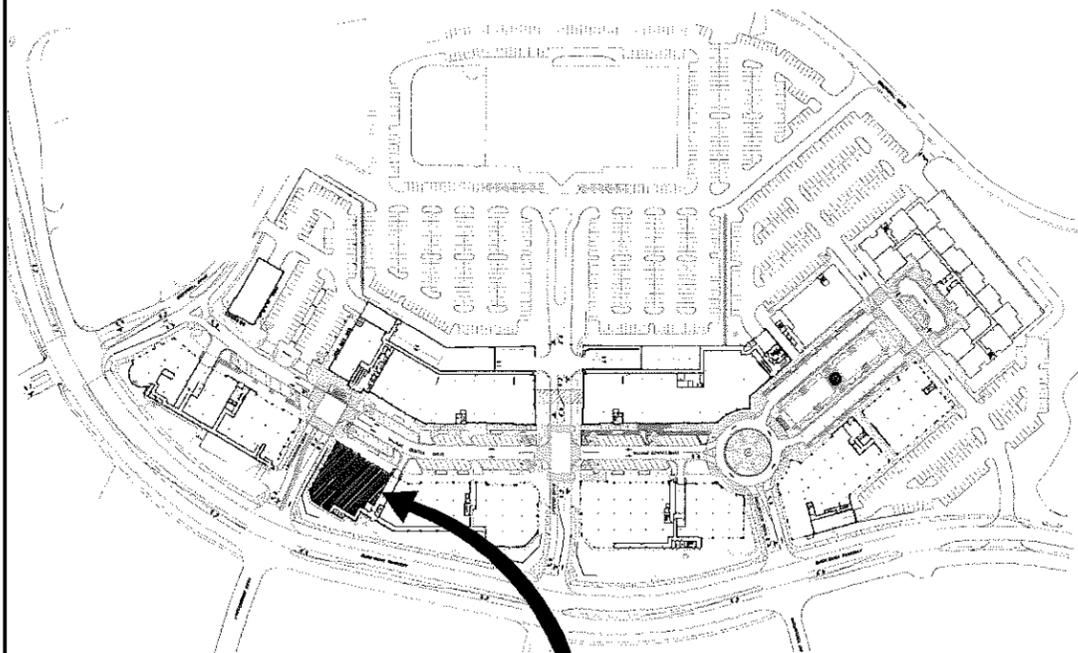
EXISTING EXTERIOR ELEVATION

A2.2

PROPOSED EXTERIOR ELEVATION

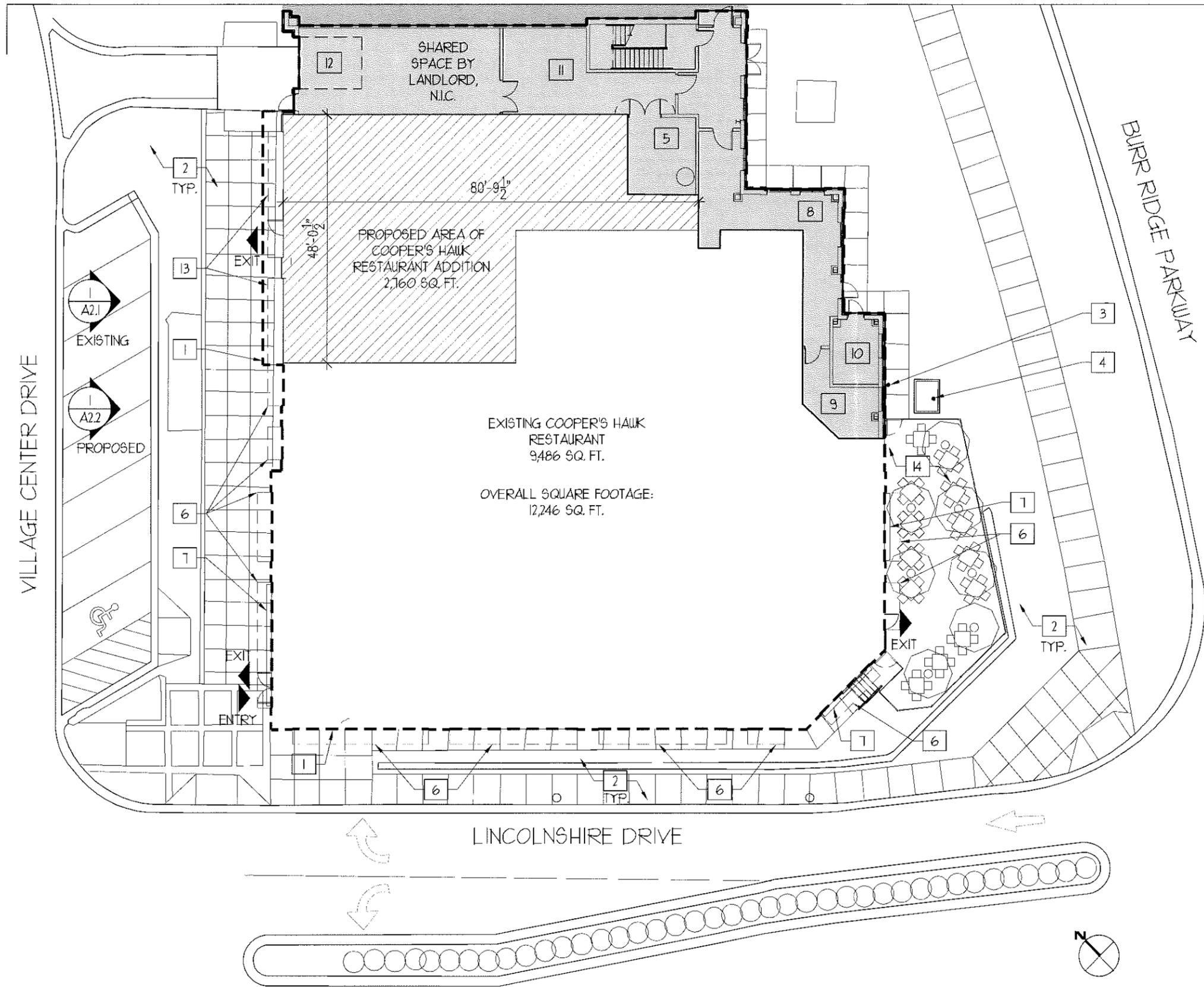
A2.3

RENDERED PROPOSED EXTERIOR ELEVATION



PROJECT SITE

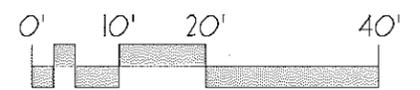
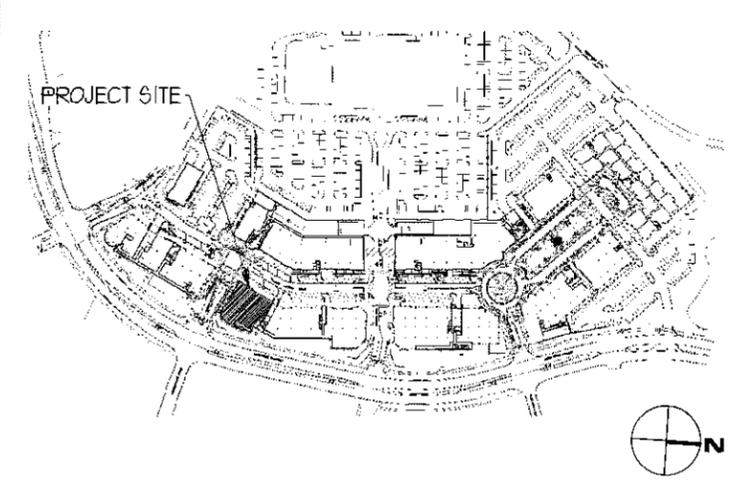




KEYNOTES (APPLY TO THIS SHEET ONLY)

- 1 CONSTRUCTION LIMIT LINE TO INSIDE FACE OF EXTERIOR WALL FRAMING AND DEMISING WALL FRAMING BY LANDLORD. TENANT TO PROVIDE IN WALL INSULATION AND ANY REQUIRED STRUCTURAL FIREPROOFING BY LANDLORD. INTERIOR DRYWALL AS WELL AS INFILL OF STOREFRONT OPENINGS. STOREFRONT AND NEW EXTERIOR WALL FRAMING AND FINISHES WITHIN EXISTING OPENINGS BY TENANT.
- 2 EXISTING CURBS, SIDEWALK, HARDSCAPE BY LANDLORD TO REMAIN. IF DAMAGE OCCURS, TENANT TO REPAIR TO LIKE-NEW CONDITION. ANY FUTURE WORK IN FRONT OF TENANT'S SPACE TO BE MUTUALLY AGREED UPON BETWEEN LANDLORD AND TENANT.
- 3 EXISTING GAS METER TO REMAIN
- 4 EXISTING ELECTRICAL TRANSFORMER TO REMAIN
- 5 EXISTING TRASH ROOM TO REMAIN
- 6 EXISTING EXTERIOR AWNINGS TO REMAIN
- 7 EXISTING SIGNAGE TO REMAIN
- 8 EXISTING SERVICE CORRIDOR TO REMAIN
- 9 EXISTING ELECTRICAL ROOM TO REMAIN
- 10 EXISTING FIRE SPRINKLER ROOM TO REMAIN
- 11 EXISTING RECEIVING ROOM TO REMAIN
- 12 EXISTING SHARED LOADING DOCK TO REMAIN
- 13 NEW EXTERIOR AWNING BY AWNING CONTRACTOR TO MATCH EXISTING AWNINGS
- 14 EXISTING PATIO TO REMAIN, NO WORK

REFERENCE SITE PLAN

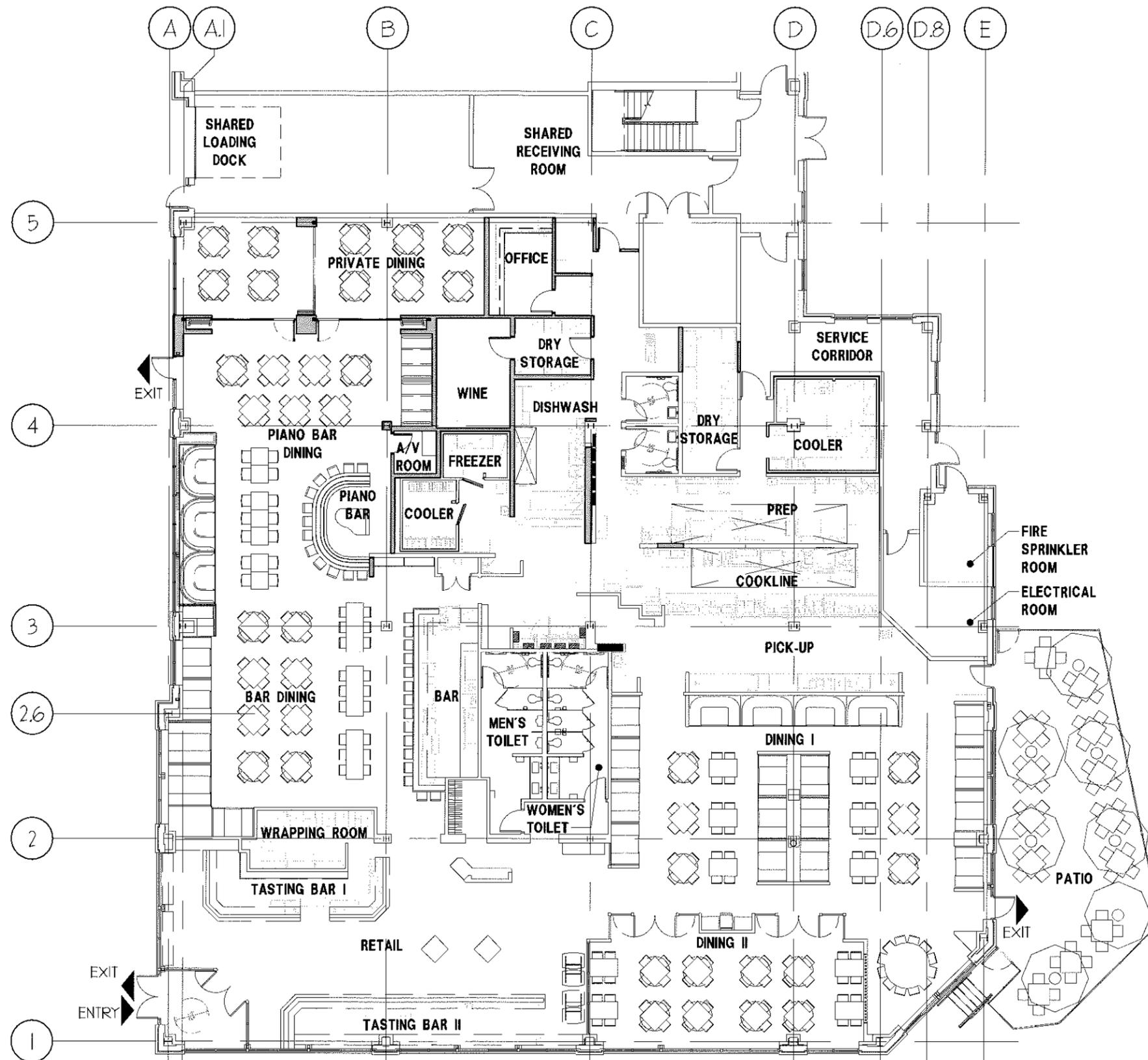


COOPER'S HAWK
WINERY & RESTAURANT

510 VILLAGE CENTER DRIVE
BURR RIDGE, IL

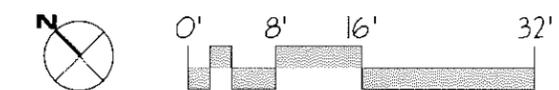
PROJECT # 163272
ARIA GROUP ARCHITECTS, INC.

SITE PLAN
SP1.1



SQUARE FOOTAGE	
EXISTING:	9,486 SF
NEW:	2,160 SF
TOTAL INTERIOR:	12,246 SF
PATIO:	1,078 SF
TOTAL AREA:	13,324 SF

SEATING	
EXISTING:	255 SEATS
NEW:	129 SEATS
TOTAL INTERIOR:	384 SEATS
PATIO:	52 SEATS
TOTAL SEATING:	436 SEATS

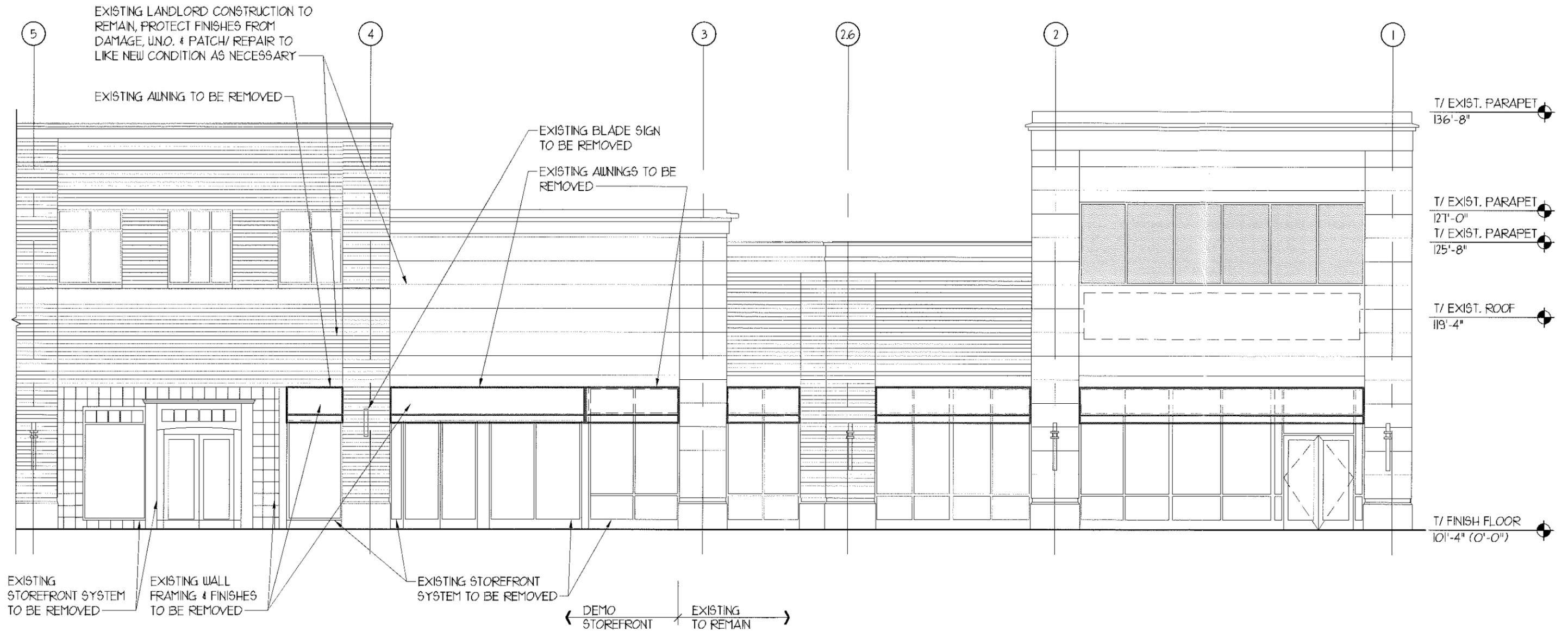


COOPER'S HAWK
WINERY & RESTAURANT

510 VILLAGE CENTER DRIVE
BURR RIDGE, IL

PROJECT # 163272
ARIA GROUP ARCHITECTS, INC.

FLOOR PLAN
A1.1



1 **WEST ELEVATION**



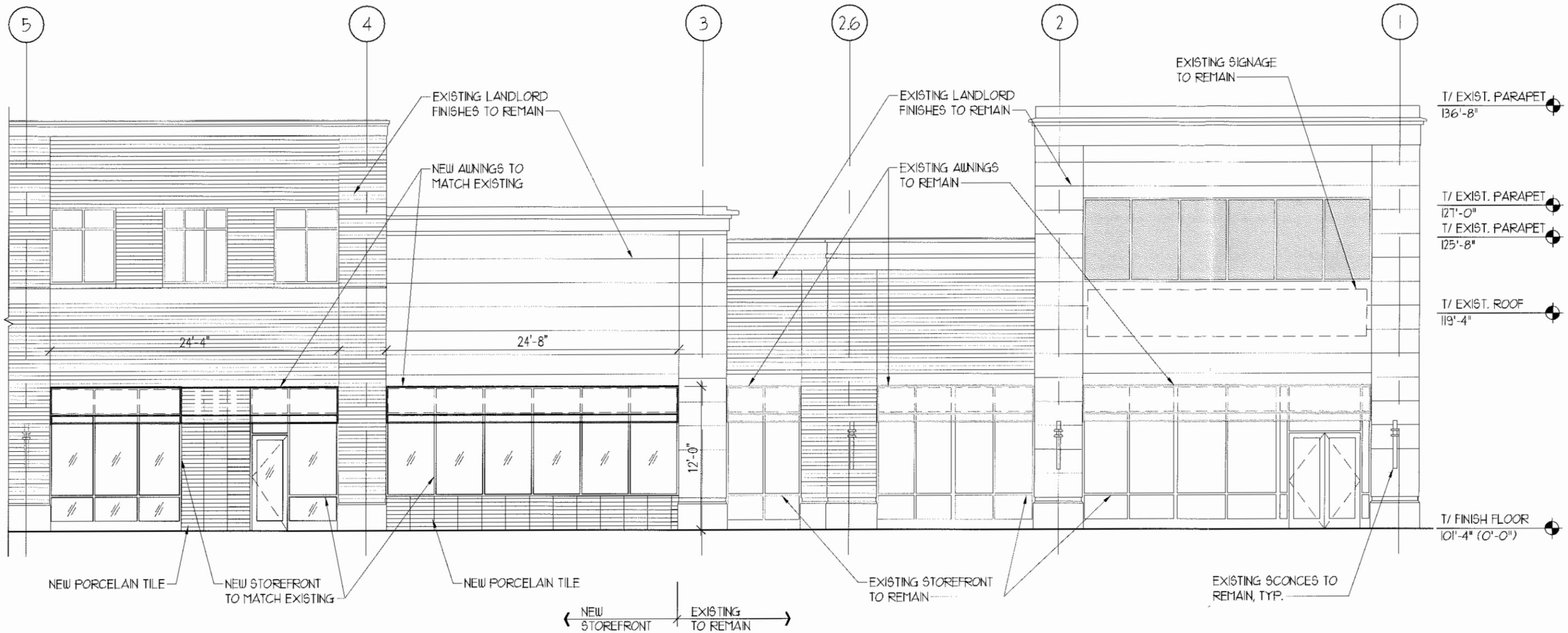
COOPER'S HAWK
WINERY & RESTAURANT

510 VILLAGE CENTER DRIVE
BURRIDGE, IL

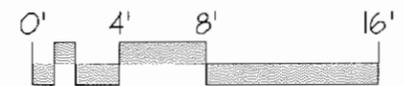
PROJECT # 163272
ARIA GROUP ARCHITECTS, INC.

EXISTING EXTERIOR ELEVATION

A2.1



1 **WEST ELEVATION**



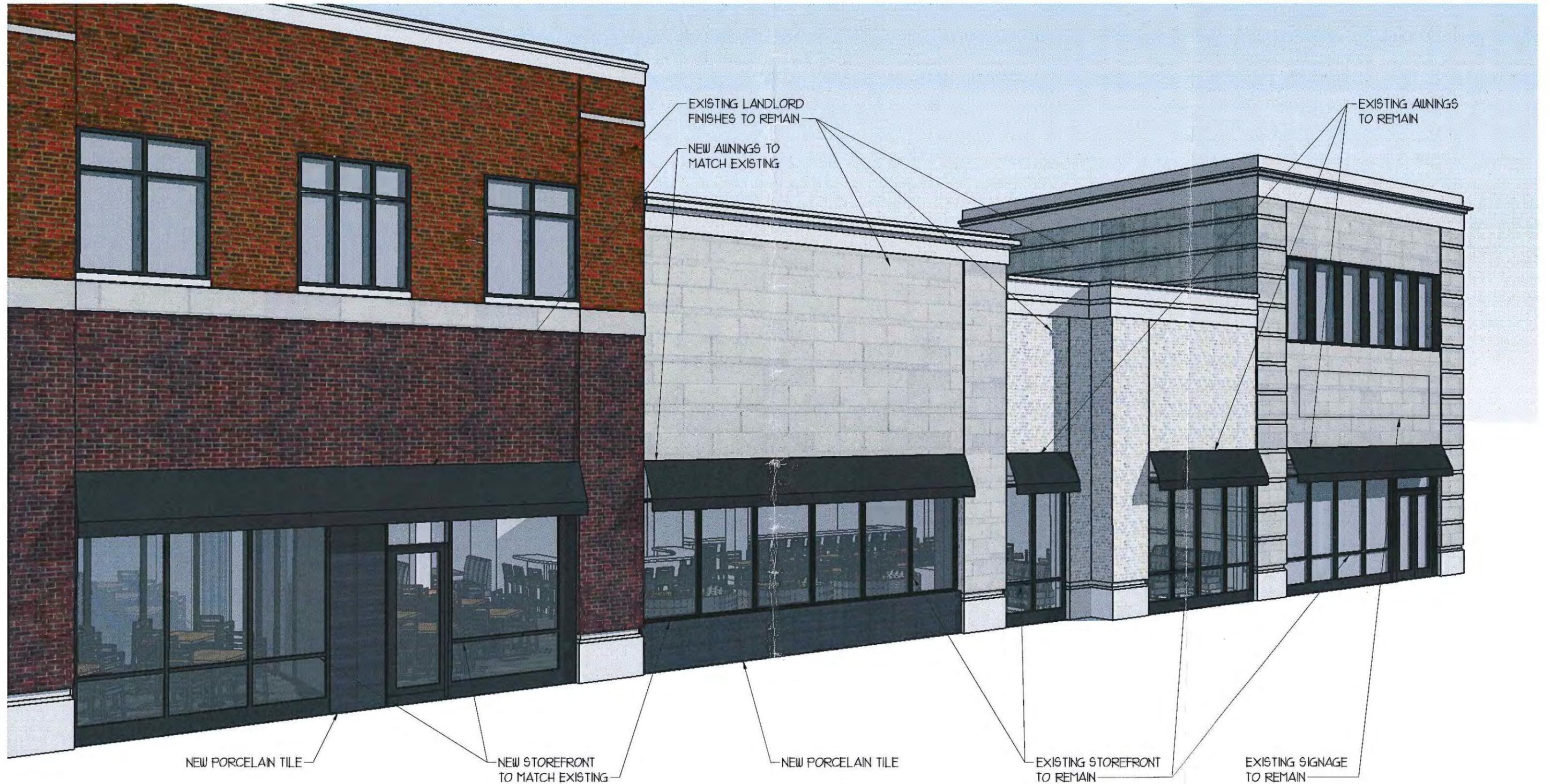
COOPER'S HAWK
WINERY & RESTAURANT

510 VILLAGE CENTER DRIVE
BURR RIDGE, IL

PROJECT # 163272
ARIA GROUP ARCHITECTS, INC.

PROPOSED EXTERIOR ELEVATION

A2.2



COOPER'S HAWK
WINERY & RESTAURANT

510 VILLAGE CENTER DRIVE
BURR RIDGE, IL

PROJECT # 163272
ARIA GROUP ARCHITECTS, INC.

RENDERED ELEVATION
A2.3



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: April 28, 2016

RE: Board Report for May 2, 2016 Plan Commission Meeting

At its April 25, 2016 meeting, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-02-2016: 100 Harvester Drive (Hampton/Falls); The Board of Trustees concurred with the Plan Commission and by a vote of 4-2, directed staff to prepare Ordinances for the approval of this request as recommended by the Plan Commission.

Z-03-2016: 9191 Drew Avenue (Kavanaugh) and Preliminary Plat of Subdivision: The Board of Trustees concurred with the Plan Commission and directed staff to prepare an Annexation Agreement and scheduled a hearing for said Agreement; including rezoning the property to the R-2B District, granting a subdivision variation for the width of a cul de sac right of way, and approving a preliminary plat of subdivision.

Z-04-2016: 7960 Madison Street (Burr Ridge Kettlebell); The Board of Trustees concurred with the Plan Commission and directed staff to prepare Ordinances for the approval of this request as recommended by the Plan Commission.

S-02-2016: 100 Harvester Drive (Hampton/Falls); The Board of Trustees concurred with the Plan Commission and directed staff to prepare an Ordinance for the approval of this request as recommended by the Plan Commission.



Village of Burr Ridge Subdivision Status Report - Plats Under Review

<i>Subdivision and Subdivision Location</i>	<i>Plat Type and Lot</i>	<i>Developer</i>	<i>Development Status</i>
Dlugopoloski 93rd Pl. Resub	Single-Family Residential	J&D Builders	Plat Review
93rd Place and Kingery	2 lots		
Developer: J&D Builders 708-430-5329	Engineer:		
<i>Preliminary Plat Approval - BOT:</i> 4/11/2016	<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>	April 12, 2016: Waiting for final engineering to be submitted.		
<i>Deadline for Sub Improvements:</i>			
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>	<i>Other Notes:</i>		
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i> \$0.00			
<i>Original Letter of Credit Amount</i> \$0.00			
<i>Letter of Credit Expiration Date</i>			
Esther Court	Single-Family Residential		Plat Review
9191 Drew Avenue	2 lots		
Developer:	Engineer:		
<i>Preliminary Plat Approval - BOT:</i>	<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>	2016-04-25: Board directed staff to prepare an Annexation Agreement. To be scheduled for May 24, 2016.		
<i>Deadline for Sub Improvements:</i>			
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>	<i>Other Notes:</i>		
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i> \$0.00			
<i>Original Letter of Credit Amount</i> \$0.00			
<i>Letter of Credit Expiration Date</i>			

<i>Subdivision and Subdivision Location</i>	<i>Plat Type and Lot</i>	<i>Developer</i>	<i>Development Status</i>
Highland Fields - Unit 3A	Single-Family Residential	Billy Johnston	Plat Review
Heritage Drive	4 lots		
Developer: Billy Johnston		Engineer:	
<i>Preliminary Plat Approval - BOT:</i>	6/28/1999	<i>Next Action:</i>	2016-04-11; Amendment to Annexation Agreement approved for Phase 3A. Waiting for final engineering approval and final plat approval.
<i>Final Plat Approval - BOT:</i>			
<i>Deadline for Sub Improvements:</i>			
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>		<i>Other Notes:</i>	
<i>BOT Acceptance - Other Imp.:</i>		2016-03-28: New Owner filed for amendment to annexation agreement. Prior approval of amendment in 2015 null and void due to prior owner not signing agreement.	
<i>Maintenance Expiration</i>		Unit 1 and Unit 2 are combined with one LOC and one Plat.	
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i>			
<i>Original Letter of Credit Amount</i>			
<i>Letter of Credit Expiration Date</i>			
Spectrum Senior Living PUD	Business Subdivision or	Spectrum Senior Living	Plat Review
9101 Kingery Hwy	0 lots		
Developer: Spectrum Senior Living		Engineer:	
<i>Preliminary Plat Approval - BOT:</i>	11/23/2015	<i>Next Action:</i>	2016-03-14: Developer working with Du Page County regarding wetlands.
<i>Final Plat Approval - BOT:</i>			
<i>Deadline for Sub Improvements:</i>			
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>		<i>Other Notes:</i>	
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i>	\$0.00		
<i>Original Letter of Credit Amount</i>	\$0.00		
<i>Letter of Credit Expiration Date</i>			



Village of Burr Ridge

Subdivision Status Report - Subdivisions Under Construction

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
Bucktrail Estates	7950 Bucktrail Drive	Single-Family Residential Subdivision	5 lots	McNaughton Brothers Construction	Improvement Period
<i>Preliminary Plat Approval - BOT:</i>		10/12/2015	<i>Next Action:</i> 2015-02-22: Final plat approved by Board of Trustees. Developer preparing LOC and other documents for final recording. A demolition permit was issued for removal of the house on the property. Limited site preparation work has also been authorized.		
<i>Final Plat Approval - BOT:</i>		2/22/2016			
<i>Deadline for Sub Improvements:</i>		2/22/2018			
<i>Deadline for Other Improvements:</i>		2/22/2018			
<i>BOT Acceptance:</i>			<i>Other Notes:</i> 2015-10-05: Rezoning and Preliminary Plat approved by the Plan Commission 2015-10-12: Rezoning and Preliminary Plat approved by		
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>					
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>		\$0.00			
<i>Original Letter of Credit Amount</i>		\$0.00			
<i>Letter of Credit Expiration Date</i>					
Madison Estates	8701 Madison Street	Single-Family Residential Subdivision	4 lots	McNaughton Developers	Improvement Period
<i>Preliminary Plat Approval - BOT:</i>		3/24/2014	<i>Next Action:</i> 2015-10-12: Revised Record drawings distributed for review. Developer has requested acceptance of subdivision improvements.		
<i>Final Plat Approval - BOT:</i>		5/27/2014			
<i>Deadline for Sub Improvements:</i>		5/27/2016			
<i>Deadline for Other Improvements:</i>					
<i>BOT Acceptance:</i>			<i>Other Notes:</i> 03-02-2015: Record Drawing review comments sent to developer. Revisions are required. John Barry McNaughton Development 11S220 Jackson Street, Suite 101		
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>					
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>		\$318,040.72			
<i>Original Letter of Credit Amount</i>		\$318,040.72			
<i>Letter of Credit Expiration Date</i>		6/17/2015			

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
Meadowbrook Place	8425 Meadowbrook Drive	Single-Family Residential Subdivision	7 lots	John Kantor, Attorney	Improvement Period
<i>Preliminary Plat Approval - BOT:</i>		6/26/2006	<i>Next Action:</i> 03-09-2015: Second Amendment to Annexation Agreement extending improvement deadline two years subject to payment of extension fee. Extension fee paid extending deadline one year to March 1, 2016. <i>Other Notes:</i> 02-13-12; BOT approved annexation agreement amendment extending the subdivision deadline to March 1, 2014 with an option to extend to March 1, 2015. Each extension is subject to an exstion fee. October 1, 2008: Construction of subdivision improvements has begun. April 10, 2008: Pre-construction meeting with DPW. 09-28-09: BOT approved extension of improvement deadline to September 24, 2010. \$10,000 extension fee paid.		
<i>Final Plat Approval - BOT:</i>		9/24/2007			
<i>Deadline for Sub Improvements:</i>		3/1/2016			
<i>Deadline for Other Improvements:</i>		3/1/2016			
<i>BOT Acceptance:</i>					
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>					
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>	\$732,030.31				
<i>Original Letter of Credit Amount</i>	\$732,030.31				
<i>Letter of Credit Expiration Date</i>	3/1/2014				
SAIA Water Main Extension	15W460 North Frontage Road	Utility Extension	0 lots	SAIA	Improvement Period
<i>Preliminary Plat Approval - BOT:</i>			<i>Next Action:</i> 2016-04-25: Property owner to complete punch list before summer 2016. <i>Other Notes:</i>		
<i>Final Plat Approval - BOT:</i>					
<i>Deadline for Sub Improvements:</i>		7/2/2015			
<i>Deadline for Other Improvements:</i>					
<i>BOT Acceptance:</i>					
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>					
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>	\$159,194.44				
<i>Original Letter of Credit Amount</i>	\$159,194.44				
<i>Letter of Credit Expiration Date</i>	7/2/2015				



Village of Burr Ridge

Subdivision Status Report - Subdivisions in Maintenance

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
Vine Street Water Main Extension	8900 Vine Street	Utility Extension	0 lots 0 Available		Maintenance Period
<i>Preliminary Plat Approval - BOT:</i>					
<i>Final Plat Approval - BOT:</i>					
<i>Deadline for Sub Improvements:</i>					
<i>Deadline for Other Improvements.:</i>					
	<i>BOT Acceptance:</i>	1/12/2015			
	<i>BOT Acceptance - Other Imp.:</i>				
	<i>Maintenance Expiration</i>	1/12/2016			
	<i>Maintenance Expiration - Other</i>				
	<i>Outstanding Letter of Credit Amount</i>	\$6,813.85			
	<i>Original Letter of Credit Amount</i>	\$85,172.00			
	<i>Letter of Credit Expiration Date</i>	1/14/2015			
		<i>Next Action:</i>			
		2015-12-22: Punch list sent to developer for acceptance of improvements and reduction of performance bond.			
		<i>Other Notes:</i>			
		Cash was provided in lieu of a letter of credit.			