



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

**July 17, 2017
7:30 P.M.**

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Mary Praxmarer**

**Luisa Hoch
Greg Scott
Jim Broline**

II. APPROVAL OF PRIOR MEETING MINUTES

A. June 19, 2017 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

**A. Z-08-2017: Zoning Ordinance Renewal – 101 Tower Drive (Global Luxury Imports);
Special Use Renewal and Findings of Fact**

Requests consideration for a special use approval to Section X.E.2.a of the Burr Ridge Zoning Ordinance and as per Ordinance No. A-834-15-15, for the continued use of the property for automobile sales and service.

B. Z-05-2017: Zoning Ordinance Amendment – Rear Yard Lot Coverage and Permeable Pavers; continued from April 3, 2017 and May 15, 2017 and Remanded by Board of Trustees on May 22, 2017

Requests consideration of an amendment to Section IV.H.9 of the Burr Ridge Zoning Ordinance which states that the combined horizontal area of all accessory buildings, structures, and uses shall not exceed 30 percent of the area to the rear of the principal building; said amendment to consider allowing greater coverage for structures that use permeable paver systems.

IV. CORRESPONDENCE

1. Board Report – June 22, 2017 and July 10, 2017
2. Building Report – June, 2017

V. OTHER CONSIDERATIONS

A. S-01-2017: Conditional Sign Approval - 16W115 83rd Street (RCM Data); Conditional Approval and Findings of Fact

VI. FUTURE SCHEDULED MEETINGS

- A. August 7, 2017:** The filing deadline for this meeting is July 10, 2017.
- B. August 21, 2017:** The filing deadline for this meeting is July 24, 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 July 24, 2017 Regular Meeting beginning at 7:00 P.M. Commissioner Broline is scheduled to represent the Plan Commission at the July 24, 2017 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
JUNE 19, 2017

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, Praxmarer, Broline, Scott, and Trzupek

ABSENT: 0 – None

Also present was Community Development Director Doug Pollock, Assistant to the Village Administrator Evan Walter, and Trustee Joe Snyder.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Scott to approve the minutes of the May 15, 2017 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 2 – Grunsten, Hoch

MOTION CARRIED by a vote of 5-0.

At this time, Mr. Pollock introduced Evan Walter to the Plan Commission and discussed that he would be taking on some of the staff work involved with the Commission.

III. PUBLIC HEARINGS

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

Z-07-2017: 208 Burr Ridge Parkway (Halleran/County Wine Merchant); Special Use, Text Amendment, and Findings of Fact.

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner requests two special use approvals and a text amendment; a special use was granted for this business in 2008 under the classification of "Wine Boutique and ancillary wine tasting". That special use category was added concurrent with the 2008 special use approval. In 2011, the Village amended that category and the petitioner was granted a special use for a "Wine Boutique with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site". Both the 2008 and 2011 approvals were subject to several conditions and as per other regulations of the Zoning Ordinance, required that the business comply with the hours

of operation for a retail business. At this time, petitioner is asking to expand the definition of the classification of this category to include live entertainment (Wine Boutique with live entertainment); the petitioner is also asking for an extension of their hours to coincide with restaurants in County Line Square, which includes midnight (Sunday-Wednesday), 1 a.m. (Thursday), and 2 a.m. (Friday-Saturday). The current zoning ordinance allows any business to request extending their hours in the B-1 and B-2 Districts. They have been operating with the extended hours due to a conflict between the liquor code and the zoning code, in which the liquor code allowed them to stay open later than the zoning code permitted.

Chairman Trzupek asked the petitioner to make their presentation.

Gene Halleran summarized his request. He said that their potential closing time of 10 p.m. is difficult because they have a difficult time getting customers to leave at what he felt was an early time. He also said that live entertainment is a benefit to the customers and adds to his business.

Chairman Trzupek asked for public comments and questions.

John Bittner, 2 Hidden Lake Drive, said that he has met Gene and has frequented County Wine Merchant on several occasions. He recommends that the Plan Commission approve his request.

Alice Krampits, 7515 Drew, asked when the live entertainment usually stops in the evening. She then asked what kind of music is played and if residents can hear it.

Mr. Halleran said that music generally stops before close of business. He also mentioned that the music consists of a one or two-person band with an acoustic guitar or keyboard to provide background atmosphere.

Chairman Trzupek said that one of the conditions would be that live entertainment would be limited to one- or two-person acoustic bands.

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

Commissioner Scott asked for clarification regarding the code, specifically about other businesses that serve alcohol but close at 10 p.m., in trying to define what the use of County Wine Merchant is. Mr. Pollock said that it would be somewhere in the middle and referred to the text for the special use in the current ordinance.

Commissioner Scott said that he was concerned about setting a precedent for other retail businesses by allowing the use as to whether they were a bar, restaurant, etc. Mr. Halleran said that they only serve pre-packaged foods and is not competing with the neighboring restaurants in terms of food.

Chairman Trzupek said that a precedent wouldn't be set because they were discussing a special use at a specific address.

Commissioner Praxmarer asked about Capri's hours and whether there would be any conflict. Mr. Pollock said that Capri currently operates on hours that County Wine Merchant is requesting.

Commissioner Broline asked Mr. Halleran to characterize the clientele of County Wine Merchant. Mr. Halleran said that the demographics of Burr Ridge are his normal client.

Commissioner Grunsten said that event planning at the Village Center is a concern and that County Wine Merchant provides a means to alleviate those concerns.

Commissioner Hoch clarified the Findings of Fact as to when live entertainment would be permitted. Mr. Pollock noted that the conditions recommended by staff should state that live entertainment would be permitted on Friday and Saturday if approved.

Commissioner Hoch asked why the petitioner was limiting their request for live entertainment to Friday and Saturday. Mr. Halleran said that he would prefer allowing other days of the week for live entertainment but is trying to work with the Village.

Commissioner Hoch asked why there would be no tapped beer at this location. Mr. Pollock said that it is an artifact from the 2011 approval.

Commissioner Stratis said that the condition of not permitting tapped beer is that the Village did not want it converting into a bar.

Commissioner Stratis asked if any nearby tenant or resident objected to this. Mr. Pollock said that no objections had been received by staff.

Commissioner Stratis asked where entertainment is usually set up. Mr. Halleran said that a small space at the front of the facility is usually reserved for musicians with no stage.

Commissioner Stratis asked what the occupancy limit was for the building. Mr. Halleran said that on a typical Friday night they get about 40 customers. Mr. Pollock said that the fire department independently established an occupancy limit.

Chairman Trzupek asked if the text amendment would be for the live entertainment. Mr. Pollock said the text amendment would add to their special use "and live entertainment." Chairman Trzupek asked if the text amendment would expand the liquor policy. Mr. Pollock said that this is the first non-restaurant to be permitted to have extended hours and that it extended our policy.

Chairman Trzupek said that he wanted to be sure that the Plan Commission was not setting a precedent. Mr. Pollock said that no precedent would be set, as the special use is only permitted for this owner at this location.

Commissioner Hoch asked if the Commission wanted to define live entertainment. Chairman Trzupek said that the conditions are defined in the proposed text amendment.

Chairman Trzupek said if we include businesses that sell alcoholic beverages as a primary part of the business then it sounds like a bar. He clarified by saying that if alcoholic beverages are a part of the business but the retail sales of carryout is the primary part, it is not a bar.

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

At 7:54 p.m. a **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Scott to close the hearing for Z-07-2017.

ROLL CALL VOTE was as follows:

AYES: 7 – Grunsten, Scott, Stratis, 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 Hoch to recommend that the Board of Trustees approve a text amendment to Section VIII.B.2.nn of the Zoning Ordinance to revise the classification for Wine Boutique to read as follows: "Wine

Boutique with ancillary service of wine and beer by the glass, with service of pre-packaged food for consumption on-site, and with live entertainment” as a special use in the B-1 District.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to adopt two special use approvals as per Sections VIII.B.2.p and the amended VIII.B.2.nn of the Burr Ridge Zoning Ordinance to extend the permitted hours of operation for a Wine Boutique to match the permitted hours for restaurants in the Business Districts and permitting live entertainment seven days per week subject to the following conditions:

- A. The terms and conditions from the prior special use approval (Ordinance #A-834-02-11) shall continue; said conditions being:
 - 1. Seating shall be limited to four tables with a maximum of 16 chairs plus 8 seats at the bar.
 - 2. There shall be no service of tapped beer.
 - 3. The establishment must provide the sale of pre-packaged food such as cheese, meats and crackers at all times that service of wine and beer is provided.
- B. The special use permit shall be limited to Halcorp, Inc. and shall expire at such time that Halcorp, Inc. no longer operates the business at 208 Burr Ridge Parkway.
- C. Live entertainment shall be limited to a 1 or 2 person band (for example, acoustic guitars and keyboards) and karaoke.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

There was no discussion on correspondence.

V. OTHER CONSIDERATIONS

PC-02-2017: Subdivision Fence Approval and Variations; Burr Ridge Club

Mr. Pollock summarized the request of the Burr Ridge Club. He clarified that the Zoning Ordinance treats residential fences on a single lot differently than subdivision fences. He said that Burr Ridge Club is seeking approval of a subdivision fence around the perimeter as well as two variations; the first allowing the subdivision fence to be located on an interior lot, the second allowing a portion of the fence to be solid rather than 50% open. Mr. Pollock noted that Burr Ridge Club is one of several subdivisions in the Village that is gated and currently surrounded by fencing. Mr. Pollock also made a staff recommendation that the fence be two-sided in lieu of the proposed stockade fence.

Chairman Trzupek asked for clarification that the current fence was approved to be there. Mr. Pollock said that it was.

Chairman Trzupek asked for public comments and questions. None were offered.

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

Commissioner Stratis asked how a two-sided fence works. Mr. Pollock said that it would ultimately be up to the petitioner to choose a two-sided fence in the style they preferred and that many styles are available.

Commissioner Scott asked why the petitioner is trying to install a solid fence instead of chain link. Mr. Pollock said that chain link is not permitted by the Zoning Ordinance.

Commissioner Scott said that aluminum fence is going up at the front of the property and asked if that is a cost issue. Bill Rybek, 502 Burr Ridge Club Drive, stated that cost is a factor, but also said that a solid fence is more secure, as the County Line Road portion of their subdivision is monitored by the guard at their property.

Chairman Trzupek said that given the layout the fence will be seen from more than just the petitioner's location, that they recommend the fence be two-sided.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to adopt a recommendation to replace the existing fence with two variations; to allow the fence to be located on the interior lot line and that it be replaced with an aluminum fence on County Line Road and a solid shadow-box type fence on other portions.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

PC-03-2017: Annual Appointment of Plan Commission Vice Chairperson

Chairman Trzupek nominated Commissioner Broline to serve as Vice Chairperson for the Plan Commission for 2017-18.

A **MOTION** was made to nominate Commissioner Broline as Vice Chairperson for 2017-18.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

PC-04-2017: DuPage County ZBA Hearing; Z17-028; Lorig Construction Co.; 9900 S. Route 83, Lemont, IL

Mr. Pollock summarized the matter as a conditional use before the DuPage County Zoning Board of Approvals. The property lies approximately 2000 feet south of the Village borders and the use is for an asphalt batching plant. Since the use exists outside of the Village's jurisdiction, the Village can request that DuPage County confirm that the use complies with the Village's performance standards for manufacturing uses. Staff recommends that the Plan Commission forward to the Village Board a recommendation to authorize a resolution indicating objection to the use unless they can demonstrate full compliance with the Village's performance standards.

Chairman Trzupek asked the petitioner if they wanted to submit any comments.

Jason Doran said that he was an attorney representing the petitioner, Lorig Construction. He said that they had previously filed with DuPage County but were continued and have a letter from Burr Ridge on file stating that they should comply with the Village's performance standards. He said that they had engaged experts to conduct analyses to determine that the use would comply with the Village's performance standards, and that they anticipate obtaining a report of their analyses by the end of the week.

Chairman Trzupek asked why the Village is being asked to comment on this if it is outside of the Village's jurisdiction. Mr. Pollock said that requests like this are rare and that staff will bring it to the attention of governing bodies in the Village if they feel that it is important to authorize a resolution for or against such a request.

Chairman Trzupek asked if staff wanted the Plan Commission to draft a recommendation to the Village Board to object to the proposed use based on non-compliance. Commissioner Stratis said concerns include emissions, vibrations, and noise.

Chairman Trzupek asked if Burr Ridge's standards are stricter than the County's. Commissioner Stratis said that generally speaking communities are stricter than the County in terms of performance standards.

Mr. Doran said that the recommendation depended on compliance with Burr Ridge's performance standard, not non-compliance. He said there is no finding of non-compliance at this time. Mr. Pollock said that the recommendation would be to object to the approval of the conditional use unless and until it is proven that the use will comply with our performance standards.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to adopt a recommendation to the Village Board objecting to the conditional use until compliance with the Village's performance standards has been demonstrated.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock said the filing deadline for the July 17, 2017 has passed, but a meeting is still scheduled. No filings had been made for the August 7, 2017, meeting.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to **ADJOURN** the meeting at 8:20 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:20 p.m.

Respectfully

Submitted:

Evan Walter, Assistant to the Village Administrator



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

Z-08-2017: 101 Tower Drive (Global Luxury Imports); Requests consideration for a special use approval to Section X.E.2.a of the Burr Ridge Zoning Ordinance and as per Ordinance No. A-834-15-15, for the continued use of the property for automobile sales and service.

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: July 17, 2017

GENERAL INFORMATION

Petitioner: 101 Tower Drive, LLC

Property Owner: 101 Tower Drive, LLC

Petitioner's Status: Property Owner

Land Use Plan: Recommends light industrial land uses.

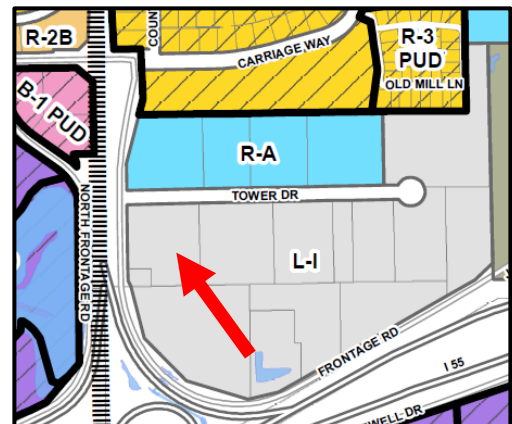


Existing Zoning: LI Light Industrial District

Existing Land Use: Automobile Sales and Service

Site Area: 4 Acres

Subdivision: Burr Ridge Park / Tower Drive



SUMMARY

The petitioner operates an automobile sales and service facility at 101 Tower Drive. A special use was granted for this business in 2013 and amended in 2015. The 2015 amendment limited the special use approval to 2 years. The business owner is now seeking to renew the special use.

Compliance with the Zoning Ordinance

The Zoning Ordinance classifies “Automobile Sales and Service” as a special use in the GI General Industrial District. A copy of the Ordinance (#A-834-23-13) approving a special use approval for this business at this location in 2013 is attached. Also attached is the 2015 amendment to the special use Ordinance (#A-834-15-15). A summary of the ongoing conditions of the special use are as follows:

1. The special use shall be limited to Seriously Automotive Group, LLC d/b/a Global Luxury Imports and the sales and service of automobiles at 101 Tower Drive.
2. All vehicles shall be stored inside the building at all times and all service activities shall be conducted inside the building.
3. The business shall comply with the noise regulations as outlined in the Zoning Ordinance.
4. There shall be no test driving of automobiles in the residential areas to the north of the subject property including on streets within the Carriageway Subdivision, Carriageway Club, and Carriageway Condos.
5. The point of sale for all vehicles stored in this location will be registered as this location in the Village of Burr Ridge and all sales of vehicles stored in this location shall be consummated and completed at this location in the Village of Burr Ridge.
6. Within any calendar year, all automobiles sold from the subject property shall comply with the following minimum sales price.
 - a. 75% of all automobiles sold will have an average sale price of \$75,000 or more;
 - b. 15% of automobiles sold may be sold for \$10,000 to \$29,999;
 - c. All other automobiles must be sold for \$30,000 or more.
 - d. Automobiles displayed in the show room windows shall have an average listed sale price of \$87,500.
7. Once every 90 days, the petitioner shall provide to the Village staff a written update of all sales to determine compliance with paragraph J herein.
8. The approval of this Ordinance is limited to a two year probationary period to determine if the modification of this condition will have any adverse impact on the surrounding neighborhood. At the conclusion of the two year probationary period, this amendment may be extended permanently by grant of a special use by the Board of Trustees after a public hearing by the Plan Commission.
9. The hours of operation shall be limited to 10 AM to 7 PM Mondays through Saturdays.

There were also conditions related to screening of rooftop equipment, parking lot improvements, landscaping and sales tax disclosure. Those conditions have been satisfied.

The petitioner has also provided quarterly sales figures for staff review since the 2013 approval. The numbers provided show full compliance with all of the above conditions.

In regards to the other conditions pertaining to outside storage, test driving of cars, and noise regulations, the only complaints staff has received were two incidents where there were cars parked outside of the building on a weekend. In both instances, the owner was notified that this was a violation of the special use conditions.

Findings of Fact and Recommendations

The Findings of Fact for the special use have been prepared by the petitioner and may be approved if the Plan Commission is in agreement. For reference, attached are minutes from the 2015 Plan Commission and Board of Trustees discussion on this matter.

Given the history of the special use approvals for this business at this location, the Plan Commission's consideration should be focused on whether to continue the conditions imposed by the 2013 and 2015 special use approvals; particularly, the condition requiring renewal of the special use and the conditions requiring minimum values for cars sold.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to adopt the findings of fact as submitted by the petitioner and to recommend that the Board of Trustees approve an amendment to Section IV.I.39 of the Zoning Ordinance to change Wine Cellars to Wine Cellars, Underground Basketball Courts, and Underground Swimming Pools.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Mr. Carlson stated that based on the Plan Commission recommendation to approve the text amendment, he is withdrawing his request for variation.

B. Z-10-2015: 101 Tower Drive (Global Luxury Imports); Special Use Amendment

Chairman Trzupek asked Mr. Pollock to summarize this petition.

Mr. Pollock summarized the petition as follows: The petitioner operates an automobile dealership at 101 Tower Drive. A special use was granted for this business in 2013 and included conditions regarding the minimum and average price of cars sold from the property. The petitioner seeks to amend one of those conditions to eliminate the minimum sale price of \$30,000. The requirement that 75% of all vehicles sold will have an average sale price of \$75,000 or more would not be changed.

Chairman Trzupek asked the petitioner for his comments.

Mr. Mutie Sughayar introduced himself as the operator of Global Luxury Imports at 101 Tower Drive. Mr. Sughayar said he had no additional comments at this time.

Chairman Trzupek asked Mr. Sughayar to explain why he wants to make this change and what he currently does with cars taken for trade-ins that are valued under \$30,000.

Mr. Sughayar said that he wants to make this change because he does take in some lower valued trade ins and wants to be able to sell them for a profit rather than selling them to wholesalers where he does not make a profit. He said he believes this minor change will not impact the integrity of the Village.

Chairman Trzupek asked for questions and comments from the public.

Mr. Kenneth Glomb, 101 Carriageway Drive, said he did not object to the original request for this business but he does not want more cars coming through the intersection of Carriageway Drive and County Line Road and, therefore, objects to this request.

Ms. Pat Carney, 136 Carriageway Drive, said the business promised not to bring in more traffic and this request would accommodate more visitors to the property. She said this was intended to be a luxury car dealer and should not be changed.

Mr. Sughayar said he does not believe his business brings in very much traffic compared to other businesses in the area. He said he has about 10 visitors per day, not including occasional special events. He said he does not agree that cars under \$30,000 are not luxury cars. He described a Porsche that sells for less than \$30,000.

Ms. Sandy Contarino, 126 Surrey Lane, asked how it would help Burr Ridge to allow cars to be sold for less than \$30,000. Chairman Trzupek responded that there would be additional sales tax dollars generated but also added that sales taxes are not the reason the Plan Commission would recommend or not recommend such a request.

Mr. Sughayar said that in 2013 his business generated \$26,000 in sales taxes for the Village, in 2014 it generated \$50,000, and year to date in 2015 they have generated \$27,000. He said that he expects future years to generate as much as \$100,000 in Village sales taxes.

Ms. Ballarini, 145 Carriageway Drive, said the minimum value restriction was in place to keep people from browsing and thus to keep traffic low. She said something needs to be kept in place to ensure that will not happen.

Mr. Sughayar said that he is not asking to change the average sale price of \$75,000.

Ms. Jo Irmen, 127 Stirrup Lane, said that County Line Road is the main street of Burr Ridge and the first thing people see when entering Burr Ridge is a used car lot. She said it is offensive. Ms. Irmen said that the intersection is bad and they do not need more traffic at this intersection. She said the lower price will encourage more customers. She said the business is not a good neighbor and mentioned that a helicopter landed on the property recently. She said that every sales tax dollar generated from this property comes out of the pockets of residents as their property values decline.

Ms. Alice Krampits, 7515 Drew Avenue, said the business was only allowed because it sold luxury cars and removing the minimum sales price would negate that. She said the business owner has broken a trust with the community by already selling cars at less than \$30,000. In response, Mr. Sughayar said that when they were first moving to 101 Tower Drive their web site continued to advertise cars for sale from the other location which allowed sales of less than \$30,000.

Mr. Mark Tomas, 7515 Drew Avenue, said that the Village was told that they would not provide automobile service to the public but that they are doing service. He said he has seen cars advertised for less than \$30,000. He said the lower value will increase traffic and should not be granted.

Mr. Tim Scanlon, 27 Old Mill Court, said he objects to the change as it will increase traffic. He said the image of the business was important and the change will demean the image of Burr Ridge. He said he recommends gathering hard data on traffic impacts before proceeding.

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

Commissioner Stratis asked if there had been any complaints about the petitioner's business at this location. Mr. Pollock said there have been none. Commissioner Stratis said that with the average sales price of \$75,000, if they sell 10 cars at less than \$30,000 they will have to sell 10 higher priced cars to maintain the average. Commissioner Stratis said he disagrees with most of what has been said. He said the Village has obligations to its residents as well as its corporate citizens. He said the Village must accommodate its corporate citizens unless there is a material impact to the residents and the community. He said this business is meticulous, it is not a used car lot as cars are kept indoors, and he said there is no evidence that the proposed change would have a material impact on the

community. He said that this use has less traffic than many other uses that would be permitted at this location because it does not contribute to peak hour traffic.

Commissioner Hoch said she agrees with Commissioner Stratis about the appearance but is concerned that they are doing service from this location. In response, Mr. Pollock said that the business is allowed to provide automobile service to the general public. Commissioner Hoch said that the Commission should stick with the \$30,000 limit imposed by the Board of Trustees.

Commissioner Broline asked the petitioner if they had lost any higher value sales due to the minimum sales price and asked why the petitioner did not just ask for a lower minimum. Mr. Sughayar said they had not lost higher end sales as he will take a trade in and sell it wholesale. He said he did not offer a lower minimum because he believes the average sales price requirement addresses concerns about keeping the business focused on higher value sales.

Commissioner Broline complemented the petitioner on the appearance of the building and particularly, about removing and screening roof top equipment.

Commissioner Praxmarer said the residents have made a lot of good points. She confirmed that the average sales price is well above the minimum. Mr. Sughayar said the average is about \$91,000. Commissioner Praxmarer said that she may support a reduction in the minimum but cannot support complete removal.

Commissioner Grela noted that the petitioner has honored every commitment they made and the business is good for the Village. He said that he would not have supported the business in the first place if it were not limited to luxury cars. He said with the limitations to more expensive cars, the business has maintained the look and feel of Burr Ridge and County Line Road. He said the business should not be allowed to sell cars for less than \$30,000.

Chairman Trzupsek said it was incorrect to call this business a used car lot as the cars are all indoors and most are out of sight. He said the business was a wonderful addition to Burr Ridge and that this change will not impact traffic. He wondered if more flexibility could be provided to the petitioner by allowing sales of trade-ins only at less than \$30,000 while maintaining the average sales price. He said it is hard to quantify luxury and noted that other car dealerships in the Village are not burdened by this requirement. Chairman Trzupsek said he would not favor eliminating this requirement but instead would consider alternative conditions that achieve the same goal of this business being a luxury car dealership.

Commissioner Hoch said she would not agree to this use without a benchmark that ensures will remain a luxury car dealership.

Commissioner Praxmarer asked about increasing the average sales price minimum in exchange for eliminating the minimum.

Commissioner Stratis asked about limiting the number or percentage of cars that may be sold under the \$30,000 limit. He asked if this could be sent to the Board of Trustees without a recommendation.

Mr. Pollock said he believes the Plan Commission has to make a recommendation on the request of the petitioner. He said he wanted to be sure the Commission understood that the

parameters for making a special use decision are the findings of fact and those are no different for the Board of Trustee than they are for the Plan Commission.

Commissioner Stratis reiterated that he does not believe the \$30,000 minimum sales price has any material land use impact.

Chairman Trzupek suggested a straw poll of the Commissioners. He said he would not support eliminating but would support reducing the number.

Commissioner Stratis said he agreed with Chairman Trzupek.

Commissioner Hoch said she sees no reason to change the Ordinance.

Commissioner Broline said he could not vote to eliminate. He said the argument for making a change was not made.

Commissioner Praxmarer said she would agree to a change but not elimination.

Commissioner Grela said that he would not support elimination and he believes the Plan Commission should not suggest an alternative but instead should just make a recommendation based on the petitioner's request.

At 9:13 P.M., a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to close the public hearing for Z-10-2015.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend to the Board of Trustees that Z-10-2015 be denied.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Chairman Trzupek asked if there was any alternative motion. There was none.

4. CORRESPONDENCE

There were no questions or comments regarding the Board Report or the Building Report.

5. OTHER CONSIDERATIONS

A. Preliminary Plat of Subdivision – Waterview Estates Re-Subdivision

Chairman Trzupek noted that the rezoning associated with this request has been continued to August 17, 2015 at the request of the petitioner.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Stratis to continue the Preliminary Plat consideration to the August 17, 2015 Plan Commission meeting.

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recommendation and directed staff to prepare the Ordinance amending the Zoning Ordinance to add underground swimming pool and underground basketball court to the list of permitted accessory structures in residential districts and subject to the same restrictions as wine cellars.

APPROVAL OF RECOMMENDATION TO PURCHASE BRINE STORAGE TANK AND RELATED EQUIPMENT The Board, under the Consent Agenda by Omnibus Vote, awarded the contract to Varitech Industries of Burnsville, MN for the purchase and installation of a 6,000 gallon brine storage tank in the amount of \$8,248.60.

CONSIDERATION OF PLAN COMMISSION RECOMMENDATION TO DENY SPECIAL USE AMENDMENT AS PER SECTION X.E.2.a OF THE BURR RIDGE ZONING ORDINANCE TO AMEND SPECIAL USE ORDINANCE #A-834-23-13 TO ELIMINATE THE MINIMUM REQUIRED VEHICLE SALES PRICE OF \$30,000 (Z-10-2015: 101 TOWER DRIVE – GLOBAL LUXURY IMPORTS) Community Development Director Doug Pollock reported that the Plan Commission held a public hearing regarding a petition by Global Luxury imports to amend a special use granted in 2013 in order to eliminate the minimum required vehicle sales price of \$30,000. After hearing comments from several residents, Mr. Pollock reported that the Plan Commission voted to deny the request.

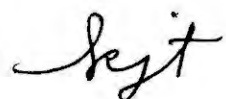
In response to Trustee Bolos, Mr. Pollock confirmed the denial vote was unanimous.

Plan Commission Chairman Greg Trzupek explained that the Plan Commission was reluctant to eliminate the \$30,000 limit since the condition was coupled with the requirement that all vehicles have an average sale price of \$75,000 or more. He added that a lower minimum sale price was discussed but no motion was ever made. Chairman Trzupek explained that it was difficult to quantify a luxury automobile with a dollar amount. Chairman Trzupek also explained that some of the residents who spoke expressed concern about the traffic which the Plan Commission did not feel the traffic was an issue.

Mutie Sughayar, owner and operator of Global Luxury Imports, discussed a list of trade-in vehicles that have come to his business which have a value less than \$30,000. He explained that he is frequently losing car sales since he cannot re-sell vehicles less than \$30,000.

Mr. Sughayar clarified that Global Luxury Imports is not a used car lot but also, is a new car dealer with a Fisker franchise, for high line automobiles.

Mr. Sughayar reported that approximately 50 to 55 vehicles are sold per month and the average sale price for all vehicles is \$79,000. He reported that the capacity in his location is for 150 vehicles but currently have 115 to 120 vehicles. Mr. Sughayar discussed a selling price scenario to illustrate how his requested change would affect both his profits and the revenue to the Village. He reported that the tax revenue to the Village has doubled since moving to this new location.



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Mr. Sughayar added that it is his belief that his business does not contribute to additional traffic in the area due to his hours of operation and the timeframes that his clients come to the showroom. He also reported that test drives are forbidden in the Carriageway area and trucks do not enter that area as well.

Mr. Sughayar discussed the improvements he made to the building and emphasized the importance of increasing his profitability for upcoming maintenance that will be needed for the building and parking lot.

John Bittner stated he feels it is in the Village's best interest to permit Global Luxury Imports to do as they requested.

Tina Ballarini of Carriageway, stated that Global Luxury Imports was approved as a luxury dealership and this change would negate that. She expressed concerns on behalf of the residents of Carriageway in their home values, traffic, and appearance. Ms. Ballarini is concerned about removing the price limit purely for the tax revenue for the Village. She noted that on some web sites, there were cars advertised at a selling price below \$30,000.

Ed Walsh of Carriageway Club expressed his concern with the removal of the \$30,000 limit and feels it should remain as the change would be bad for the community and the traffic.

Mary Bradley, 121 Surrey Lane, read a letter she wrote to the Plan Commission which stated her objection to the change as it will remove the protection to keep the dealership as a luxury dealer. Ms. Bradley read the Village Vision Statement and questioned how the dealership fits with that statement.

Mark Toma, 7515 Drew, questioned what would occur if the mandated 75% of all vehicles sold have an average sale price of \$75,000 is not met. In response, Village Administrator Stricker explained that Global Luxury Imports would not be in compliance and their special use could be rescinded. Mr. Stricker explained that if there are violations of the restrictions of the Ordinance, they would be investigated but he reported that no violations have been reported against the business. Mr. Tomas expressed concern regarding cars that Global Luxury Imports was selling on a web site that were below \$30,000. He stated he feels the \$30,000 should remain.

Dolores Cizek, LaGrange, expressed her opposition to the Global Luxury Imports and feels it destroyed the concept of the County Line Road Corridor. She feels the requested change should not be approved.

Tim Scanlon expressed his concern with the increased traffic in the area that the removal of the restriction may cause.

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Mutie Sughayar stated that he agrees there is a traffic problem in the area but is certain it is not caused by Global Luxury Imports. Mr. Sughayar emphasized that the quality level of the automobiles will be maintained in order to retain their Fisker franchise.

In response to Trustee Paveza, Mr. Sughayar confirmed that with the removal of the \$30,000 restriction, the average sale price of \$75,000 or more will be maintained and no automobiles will be stored outside.

Trustee Bolos inquired if Mr. Sughayar would lose a sale due to a trade-in less than \$30,000. In response, he explained that he has other sales alternatives. Trustee Bolos noted a web site where automobiles are for sale at a price of less than \$30,000. Mr. Sughayar explained the cars referenced are from his old location.

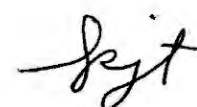
At the request of Trustee Bolos, Tia Ballerini explained the Ebay listing she provided to the Board showing car sales from Global Luxury Imports in the past year that were less than \$30,000. Mr. Sughayar responded stating that he does not list cars on Ebay and the cars showed appear to be from reviews rather than sales.

Trustee Schiappa stated that when Global Luxury imports was granted temporary use in 2011 with conditions, they were successful at meeting those requirements. He added that when the business purchased 101 Tower Drive, they improved the location and they are now a new car dealer and he feels their trend is moving upward and the Village should support that trend.

Trustee Bolos stated she feels a used car dealer does not belong on County Line Road. She added she agrees the business has improved the building and they have abided by the imposed regulations of the ordinance. In response to Trustee Bolos, Mr. Sughayar explained that with the removal of the \$30,000 requirement, he would sell an additional 15 to 20 cars per month. Mr. Sughayar explained that as a Fisker dealer he may need to sell some of their used vehicles that may sell under \$30,000.

Trustee Paveza agrees there is a traffic problem in the area but does not think it is caused by Global Luxury Imports. He agrees that there are luxury vehicles that sell under \$30,000,

Trustee Grasso stated that it appears the main concern of the area residents is the traffic. She added that the County has agreed to look at that intersection again and hopefully the problem will be solved. Trustee Grasso commented that much of the traffic in that area comes from Loyola and upon the completion of the third floor of the building, additional traffic will be added. She also pointed out that Global Luxury Imports could show cars at the 101 Tower Drive location and then fulfill the sale at another location, which would not be desirable for Burr Ridge. Trustee Grasso added that she feels the business has been a good neighbor and is not the cause of increased traffic.

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At the request of Village President Straub, Village Administrator Stricker confirmed that Cook County has budgeted money to study the traffic problem in the area.

Trustee Franzese thanked Mr. Sughayar for his presentation and the residents who spoke at the meetings. He discussed the history of Global Luxury Imports in the Village. Trustee Franzese added that there is a traffic problem in the area but agrees it is not caused by Global Luxury Imports.

Trustee Schiappa added that there are over 1,000 employees between Tower Drive and North Frontage Road.

In response to Trustee Bolos, Mr. Sughayar discussed his service business and anticipates continued service business.

Trustee Paveza suggested a probationary period of two to three years where the \$30,000 would be removed but the average selling price of \$75,000 would remain.

Village President Straub suggested maintaining a \$10,000 limit. In response, Mr. Sughayar stated he would prefer no limit but indicated he does not believe he would ever sell a car under \$10,000.

Motion was made by Trustee Paveza and seconded by Trustee Schiappa to direct staff to prepare an ordinance to reduce the minimum required vehicle sales price from \$30,000 to \$10,000 for a probationary period of two years with the average sale price of \$75,000 or more and verification of the sales with quarterly reports.

Trustee Bolos stated that the residents are not fooled by the \$10,000 threshold and feels it is a joke.

Trustee Franzese added that there is nothing special about a \$10,000 car.

On Roll Call, Vote Was:

AYES: 3 – Trustees Paveza, Schiappa, Grasso

NAYS: 2 – Trustee Bolos, Franzese

ABSENT: 1 – Trustee Murphy

There being three affirmative votes, the motion carried.

CONSIDERATION OF RECOMMENDATION TO AUTHORIZE OVERTIME FUNDS TO CONDUCT THE D.A.R.E. PROGRAM IN AREA SCHOOLS FOR FY15-16

Village Administrator Steve Stricker explained that with the retirement of Community Policing Officer Angie Wilhelmi filling the position has been placed on hold until we know what will occur regarding the State Budget and the possible loss of our LGDF funding. He continued that this is

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REGULAR MEETING
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF BURR RIDGE, IL

August 24, 2015

CALL TO ORDER The Regular Meeting of the President and Board of Trustees of August 24, 2015 was held in the Meeting Room of the Village Hall, 7660 County Line Road, Burr Ridge, Illinois and called to order at 7:02 p.m. by President Straub.

PLEDGE OF ALLEGIANCE The Pledge of Allegiance was recited by Sophia Jiotis of Pleasantdale Elementary School.

ROLL CALL was taken by the Village Clerk and the results denoted the following present: Trustees Franzese, Grasso, Paveza, Bolos, Schiappa, Murphy, and President Straub. Also present were Village Administrator Steve Stricker, Community Development Director Doug Pollock, Police Chief John Madden, and Village Clerk Karen Thomas.

AUDIENCE President Straub announced that the petitioner for consideration 8A to rezone the Waterview Estates Subdivision from R-2B to R-3 and consideration 8B, Preliminary Plat for Waterview Estates has withdrawn both petitions.

Conrad Fialkowski discussed Global Luxury Imports and his desire that the Board maintain the integrity of Burr Ridge when considering the sale price level for the automobiles. Mr. Fialkowski discussed options for handling disputes and violations through Village Staff related to businesses. Mr. Fialkowski also discussed his thoughts regarding the appointment of volunteers in the Village.

Tom Concklin of Carriage Way Club stated his objection to the reduction of the minimum sale price at Global Luxury Imports to \$10,000 for a used car sale. Mr. Concklin stated the residents are not in favor of this change.

Charlie Hartley of Hinsdale, an American Legion Post 215 Member and Dr. Parsons, President of Hinsdale Rotary Club presented Village President Straub with 100 American Flags. Village Administrator Steve Stricker explained that Mr. Hartley and Dr. Parsons attend Veterans Memorial events and noted when attending the Armed Forces Day Event that the Village would benefit from additional American Flags. He thanked Mr. Hartley and Dr. Parsons for the donation.

Rich Kozarits expressed his appreciation to the Board and those involved in the County Line Road Bridge Project. He noted that he is impressed with the aesthetics of the completed project.

Dolores Cizek corrected information she provided at the previous Board meeting with regard to Cook County Sales Tax. She stated it was 9% and it is actually 10%.



Regular Meeting
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CONSIDERATION OF APPROVAL OF ORDINANCE AUTHORIZING PRE-ANNEXATION AGREEMENT (RICHARD & PL REDIEHS – 15W620 89TH STREET (10-01-100-028); JOHN & ONA DAUGIRDAS – 15W560 89TH STREET (10-01-100-013); MADHUSUDHAN & A KUDARI – 15W520 89TH STREET (10-01-100-014); DUANE HAMMER – 15W450 89TH STREET (10-01-100-015); KENNETH & HEIDI WARD – 15W599 89TH STREET (10-01-104-014); DILARAM PILIPIENE – 10S230 GRANT STREET (10-01-102-007) President Straub requested a motion.

Motion was made by Trustee Bolos and seconded by Trustee Schiappa to approve the ordinance.

On Roll Call, Vote Was:

AYES: 6 – Trustees Bolos, Schiappa, Paveza, Franzese, Grasso, and Murphy

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

THIS IS ORDINANCE NO. 1153

CONSIDERATION OF APPROVAL OF AN ORDINANCE AMENDING ORDINANCE #A-834-23-13; AN ORDINANCE GRANTING SPECIAL USE APPROVAL FOR AUTOMOBILES SALES; TO PERMIT A MINIMUM SALES PRICE FOR VEHICLES OF \$10,000 RATHER THAN \$30,000 (Z-10-2015: 101 TOWER DRIVE – GLOBAL LUXURY IMPORTS)

Community Development Director Doug Pollock stated that this ordinance amends the 2013 special use ordinance for Global Luxury Imports. He explained that it reduces the minimum sale price from \$30,000 to \$10,000 for a two year probationary period and maintaining the condition that 75% of the sales be at \$75,000 or more.

Trustee Franzese pointed out the motion by Trustee Paveza at the previous Board meeting requested verification of sales through quarterly reports. He questioned if that was specified in the ordinance. Mr. Pollock responded that it is not in the ordinance.

Trustee Paveza expressed his concern that Global Luxury Imports does not become a typical used car lot as some of the resident's fear. He discussed that the requirement that the sales price of \$75,000 for 75% of the automobiles must be maintained and the vehicles will be stored inside avoiding the appearance of a used car lot. Trustee Paveza indicated that if terms are violated, the new terms would be rescinded.

Mr. Pollock stated the terms are covered in the ordinance and a statement could also be added to require verification of compliance through quarterly reports.

Mutie Sughayar of Global Luxury Imports stated he is in agreement with the terms of the new ordinance and would be able to provide the requested quarterly reports.



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In response to Village Administrator Stricker, Mr. Sughayar explained that the vehicles he would like to sell that are priced under \$30,000 are trade-in vehicles only and not vehicles that are acquired for sale.

In response to Trustee Murphy, Mr. Sughayar explained that the business impact of the reduction of the required sales price will result in increased sales of \$400,000 per month. He also explained that the reduction in sales price will allow the completion of other sales that cannot be currently negotiated due to the inability to sell an accompanied trade-in.

Trustee Murphy inquired if the automobiles priced under \$30,000 would appear in the showroom window and Mr. Sughayar responded that they would not.

Trustee Murphy suggested that an additional constraint be added that would limit the sales of automobiles priced between \$10,000 and \$30,000 to 10% of the sales for a probationary period. Mr. Sughayar responded that the restriction would add a difficult constraint that is significantly low and feels that the existing two year probationary period should be adequate for monitoring the sales.

Dolores Cizek said Global Luxury Imports first came before the Board 4 years ago, in June 2011. Former Village President Gary Grasso ran for re-election in 2009 and was re-elected. The petitioner contributed \$2,500 to his campaign. She continued that when you contribute \$2,500 to a small municipal campaign, in her judgment, you expect a return on your investment. She said that in 2013 Janet Grasso (Gary Grasso's spouse) was elected trustee. Just 3 months after she came on the board, at the August 12, 2013 Board meeting many residents asked that Grasso recuse herself and not vote on this issue. She refused to do this saying it was legal for her to vote on this issue. Ms. Cizek continued that many residents think that is iffy and that failing to recuse herself raises ethical questions and many people have the perception that this was a fixed deal, similar to Artistotle Halikias/Chase bank deal. Ms. Cizek expressed concern that two years later, the Trustees who approved the ordinance with the \$30,000 minimum sale price set to ensure high quality automobiles are now willing to significantly reduce that price. Ms Cizek continued that the bottom line is this is a sellout for revenue and one trustee should step down and not vote.

Tia Ballerini of Carriage Way stated that she is not in favor of this request and discussed her misgivings with the proposed change. She indicated that it contradicts the vision statement of the Village and its values.

Zed Francis indicated that the lack of reports provided to the Village by Global Luxury Imports is of concern. He suggested that the monitoring and consequences of the reporting be defined.

Mary Bradley, 121 Carriage Way, expressed her disapproval with the proposed changes to the Global Luxury Imports ordinance in lowering the minimum sale price to \$10,000. She also expressed concern about the effects the change will have on the Village. Ms. Bradley also



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stated she is concerned about the precedent this action may set. She also presented sales tax dollars that the Village should receive from Global Luxury Imports based upon calculations she performed.

Mutie Sughayer stated that as a resident of Burr Ridge, he is proud to be part of a community that comes together in support of one another. He added that since it has opened, Global Luxury Imports quality has increased and has not generated any additional traffic in the area. Mr. Sughayer stated he believes that Global Luxury Imports has been a good neighbor and a benefit to the Village.

Gary Grasso discussed the initial Board approval in 2011 of the Global Luxury Imports business in the Village at which time he was Village President. He emphasized that the Board approving the business was a quality Board with many years of experience in serving the Village. He also noted that the restrictions placed upon Global Luxury Imports were unprecedented in the Village. Mr. Grasso emphasized that since that time, Global Luxury Imports has maintained all requirements imposed upon them by the Village. He pointed out that when Global Luxury Imports wanted to move to their current location at 101 Tower Drive, they were again given restrictions which they have lived up to. Mr. Grasso noted that Global Luxury Imports is one of the top ten sales tax generators in the Village and the revenue is much needed by the Village. Mr. Grasso clarified that the donation given to him by Global Luxury Imports in 2009 was for his campaign for the DuPage County Board not for Village President. He concluded that the business should be given the reduction to \$10,000 as the restriction for the average sale price of \$75,000 or more will maintain the business as a high-end dealer.

Trustee Paveza stated he understands the residents' anxiety regarding the changes to Global Luxury Imports. He explained that he has been to the business several times and found it to be a quality operation. Trustee Paveza is familiar with high-end cars that are priced below \$30,000 and they would not compromise the business in any way. He emphasized that the two year restriction on the business was suggested in order to monitor the sales.

In response to Trustee Grasso, Community Development Director Doug Pollock stated that the Global Luxury Imports property is zoned LI (Light Industrial) which permits manufacturing, assembly, offices, warehouses, and medical offices. Trustee Grasso pointed out that based on the zoning, Global Luxury Imports could have purchased the building and stored their cars there without a special use.

Village Administrator Steve Stricker added that he has not heard that there is an adverse impact from Global Luxury Imports on the community. He stated that the Village will do a better job of monitoring the business to ensure the requirements are being met. The two year probation will serve to allow the Village to assess the impact of the change and rescind the change if it is adversely affecting the Village.

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Trustee Bolos stated that the \$30,000 was placed to ensure the business does not impact the community and feels it should not be changed. She added the two year probationary period will not ensure continued compliance and disagrees that the change should be allowed.

Trustee Murphy stated she would like to find a compromise such as setting a cap that would limit the number of cars that could be sold at the lower price.

Trustee Schiappa added that Global Luxury Imports has been a good neighbor and have upheld their restrictions and he supports the requested change.

Trustee Franzese stated that all of the residents of the Carriage Way area that spoke at the Plan Commission and Board Meetings expressed opposition to the requested change. He added that the Plan Commission voted unanimously to deny this change. Trustee Franzese pointed out that the average used car sale price is \$18,000 and allowing a price of \$10,000 is below average. Trustee Franzese concluded that he cannot support a change that adversely affects so many residents and the quality of the Village.

Trustee Grasso added that the average would not go down to \$10,000 and Global Luxury Imports is still forced to maintain the average sale price of \$75,000 for 75% of sales which will limit the number of lower priced cars that can be sold.

Trustee Murphy stated she has spoken with residents living in Fieldstone, Carriage Way and other neighbors of the business. She feels the business gives the Village a sense of value and it is a good business for the Village. Trustee Murphy would be supportive of the change if a restriction was added that only 10 % of the sales can be sold between \$10,000 and \$30,000.

In response to Village Administrator Stricker, Mr. Sughayer stated that he sells between 600 and 700 cars per year. Mr. Stricker calculated that Mr. Sughayer would be limited to 60 to 70 cars that can be sold below \$30,000. Mr. Sughayer responded by stating that 10% is a low number and would like the opportunity to demonstrate that the business will adhere to the proposed restrictions.

Trustee Grasso stated that by allowing the reduced sale price of \$10,000, it promotes the trade-in accompanying a sale which would most likely result in additional sales. Mr. Sughayer also added that tax credits are given toward a purchase through a trade in giving further incentive to the customer.

Village Administrator Stricker inquired if a dollar amount would be more appropriate for a limitation. In response, Mr. Sughayer stated percentages will be easier for the Village to monitor the restrictions. He suggested 20% would be possible.



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The Board discussed alternatives to the restrictions. Village Administrator Stricker suggested limiting the sales to 100 cars.

Motion was made by Trustee Murphy to approve the ordinance with a restriction that only 10% of the car sales can be between \$10,000 and \$30,000.

There was no second on the motion.

Motion was made by Trustee Paveza and seconded by Trustee Schiappa to approve the ordinance with a restriction that only 15% of the car sales can be between \$10,000 and \$30,000.

Village Administrator Stricker added that the motion should also include the quarterly report requirements. Community Development Director Doug Pollock requested that the reports should be specified to cover a calendar year beginning September 1, 2015.

Trustee Paveza amended his motion.

Motion was made by Trustee Paveza and seconded by Trustee Schiappa to approve the ordinance with a restriction that 15% of the car sales can be between \$10,000 and \$30,000 and quarterly reports must be provided to the Village for a calendar year beginning September 1, 2015.

On Roll Call, Vote Was:

AYES: 4 – Trustees Paveza, Schiappa, Grasso, and Murphy

NAYS: 2 – Trustees Franzese and Bolos

ABSENT: 0 – None

There being four affirmative votes, the motion carried.

THIS IS ORDINANCE NO. A-834-15-15

CONSIDERATION OF APPROVAL OF AN ORDINANCE AMENDING THE BUDGET ADOPTION ORDINANCE FOR ALL CORPORATE PURPOSES OF THE VILLAGE OF BURR RIDGE, DUPAGE AND COOK COUNTIES, ILLINOIS, FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF MAY 2014 AND ENDING ON THE THIRTIETH DAY OF APRIL 2015

Village Administrator Steve Stricker stated that during the FY 14-15 Budget discussions, staff recommended a transfer of \$142,000 from the projected FY 14-15 General Fund surplus to the Capital Projects fund in order to reduce future transfer of funds and the projected deficit. He added it was also recommended to transfer \$118,000 of projected surplus from the General Fund to the Pathway Fund to fully fund the approved pathway projects.

Mr. Stricker reported that upon completion of the audit, sufficient surplus is available to perform the transfers.



ORDINANCE NO. A-834-15-15

AN ORDINANCE AMENDING ORDINANCE A-834-23-13; AN ORDINANCE GRANTING SPECIAL USE APPROVAL FOR AUTOMOBILE SALES; TO PERMIT A MINIMUM SALES PRICE FOR VEHICLES OF \$10,000 RATHER THAN \$30,000

(Z-10-2015: 101 Tower Drive - Global Luxury Imports)

WHEREAS, an application for a special use for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on August 3, 2015 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, public notice in the form required by law was provided for said public hearing not more than 30 nor less than 15 days prior to said public hearing by publication in the Suburban Life, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

NOW THEREFORE, 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: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 101 Tower Drive, Burr Ridge, Illinois, is 101 Tower Drive, LLC (hereinafter "Petitioner"). The Petitioner requests an amendment to modify the condition that all vehicles sold shall be sold for at least \$30,000.
- B. That the petitioner has shown compliance with all of the conditions of the 2013 special use approval.
- C. That the petitioner will continue to comply with the requirement that 75% of all vehicle sales be for at least \$75,000.

Section 3: That an amendment to Ordinance A-834-23-13 to permit a the minimum sales price of vehicles sold to be \$10,000 rather than \$30,000 **is hereby granted** for the property commonly known as 101 Tower Drive and with the Permanent Real Estate Index

Number of 18-19-300-015.

Section 4: That the approval of this special use is subject to compliance with the following conditions:

- A. All other terms and conditions of Ordinance A-834-23-13 shall remain in full force and effect.
- B. That Paragraph 4-J of said Ordinance A-834-23-13 shall be amended to read in its entirety as follows:
 - J. Within any calendar year, all automobiles sold from the subject property shall comply with the following minimum sales price.
 - i. 75% of all automobiles sold will have an average sale price of \$75,000 or more;
 - ii. 15% of automobiles sold may be sold for \$10,000 to \$29,999;
 - iii. All other automobiles must be sold for \$30,000 or more.
- C. Once every 90 days, the petitioner shall provide to the Village staff a written update of all sales to determine compliance with paragraph J herein.
- D. The approval of this Ordinance is limited to a two year probationary period to determine if the modification of this condition will have any adverse impact on the surrounding neighborhood. At the conclusion of the two year probationary period, this amendment may be extended permanently by grant of a special use by the Board of Trustees after a public hearing by the Plan Commission.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 24th day of August, 2015, by the Corporate Authorities
of the Village of Burr Ridge on a roll call vote as follows:

AYES: 4 - Trustees Paveza, Schiappa, Grasso,
Murphy

NAYS: 2 - Trustees Bolos, Franzese

ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on
this 24th day of August, 2015.


Village President

ATTEST:


Village Clerk

STATE OF ILLINOIS)
COUNTY OF C O O K) SS.
COUNTY OF DU PAGE)

CLERK'S CERTIFICATE

I, KAREN J. THOMAS, the duly elected, qualified, and acting Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of that Ordinance now on file in my office, entitled:

ORDINANCE NO. A-834-15-15

AN ORDINANCE AMENDING ORDINANCE A-834-23-13; AN ORDINANCE GRANTING SPECIAL USE APPROVAL FOR AUTOMOBILE SALES; TO PERMIT A MINIMUM SALES PRICE FOR VEHICLES OF \$10,000 RATHER THAN \$30,000

(Z-10-2015: 101 Tower Drive - Global Luxury Imports)

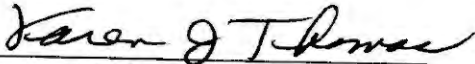
which Ordinance was passed by the Board of Trustees of the Village of Burr Ridge at a regular meeting held on the 24th day of August, 2015, at which meeting a quorum was present, and approved by the President of the Village of Burr Ridge on the 24th day of August, 2015.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Burr Ridge was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Burr Ridge, and that the result of said vote was as follows, to-wit:

AYES:	4	-	Trustees Paveza, Schiappa, Grasso, Murphy
NAYS:	2	-	Trustees Bolos, Franzese
ABSENT:	0	-	None

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Burr Ridge, this 24th day of August, 2015.


Village Clerk

ORDINANCE NO. A-834-23-13

AN ORDINANCE GRANTING A SPECIAL USE FOR AN AUTOMOBILE SALES AND SERVICE BUSINESS IN A LI LIGHT INDUSTRIAL DISTRICT PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

(Z-14-2013: 101 Tower Drive - Global Luxury Imports)

WHEREAS, an application for a special use for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on July 15, 2013 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, public notice in the form required by law was provided for said public hearing not more than 30 nor less than 15 days prior to said public hearing by publication in the Suburban Life, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

NOW THEREFORE, 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: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 101 Tower Drive, Burr Ridge, Illinois, is 101 Tower Drive, LLC (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section X.E.2 for an Automobile Sales and Service business at 101 Tower Drive.
- B. That storage and display of automobiles for sale will be completely indoors consistent with other properties in the area.
- C. That the petitioner proposes to make substantial improvements to the exterior of the building which will enhance the value of the property and the value of other properties in the immediate area.
- D. That traffic generated by this use will be equal to or less than other uses allowed in the LI District and other uses that currently exist on Tower Drive or that may be permitted for the subject property.

Section 3: That special use approval as per Section X.E.2 for an Automobile Sales and Service *is hereby granted* for the property commonly known as 101 Tower Drive and with the Permanent Real Estate Index Number of 18-19-300-015.

Section 4: That the approval of this special use is subject to compliance with the following conditions:

- A. The special use shall be limited to Seriously Automotive Group, LLC d/b/a Global Luxury Imports and the sales and service of automobiles at 101 Tower Drive.
- B. Parking improvements, including the removal of the parking in the Tower Drive right of way and construction of the new parking, shall be provided in compliance with the plans attached hereto as Exhibit A and completed within one year from the approval of this Ordinance.
- C. The building shall be brought into conformance with Section IV.X.2 of the Zoning Ordinance relative to screening of rooftop equipment within one year from the approval of this Ordinance.
- D. Final landscaping plans shall be subject to staff approval prior to issuance of a Zoning Certificate of Occupancy for automobile sales and service.
- E. All vehicles shall be stored inside the building at all times and all service activities shall be conducted inside the building.
- F. The Petitioner shall sign a Sales Tax Disclosure Agreement with the Village of Burr Ridge.
- G. The business shall comply with the noise regulations as outlined in the Zoning Ordinance.
- H. There shall be no test driving of automobiles in the residential areas to the north of the subject property including on streets within the Carriageway Subdivision, Carriageway Club, and Carriageway Condos.

location will be registered as this location in the Village of Burr Ridge and all sales of vehicles stored in this location shall be consummated and completed at this location in the Village of Burr Ridge.


- J. All automobiles sold from the subject property shall be sold for a minimum price of \$30,000 and 75% of all vehicles sold will have an average sale price of \$75,000 or more.
- K. Automobiles displayed in the show room windows shall have an average listed sale price of \$87,500.
- L. The hours of operation shall be limited to 10 AM to 7 PM Mondays through Saturdays.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.


PASSED this 12th day of August, 2013, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

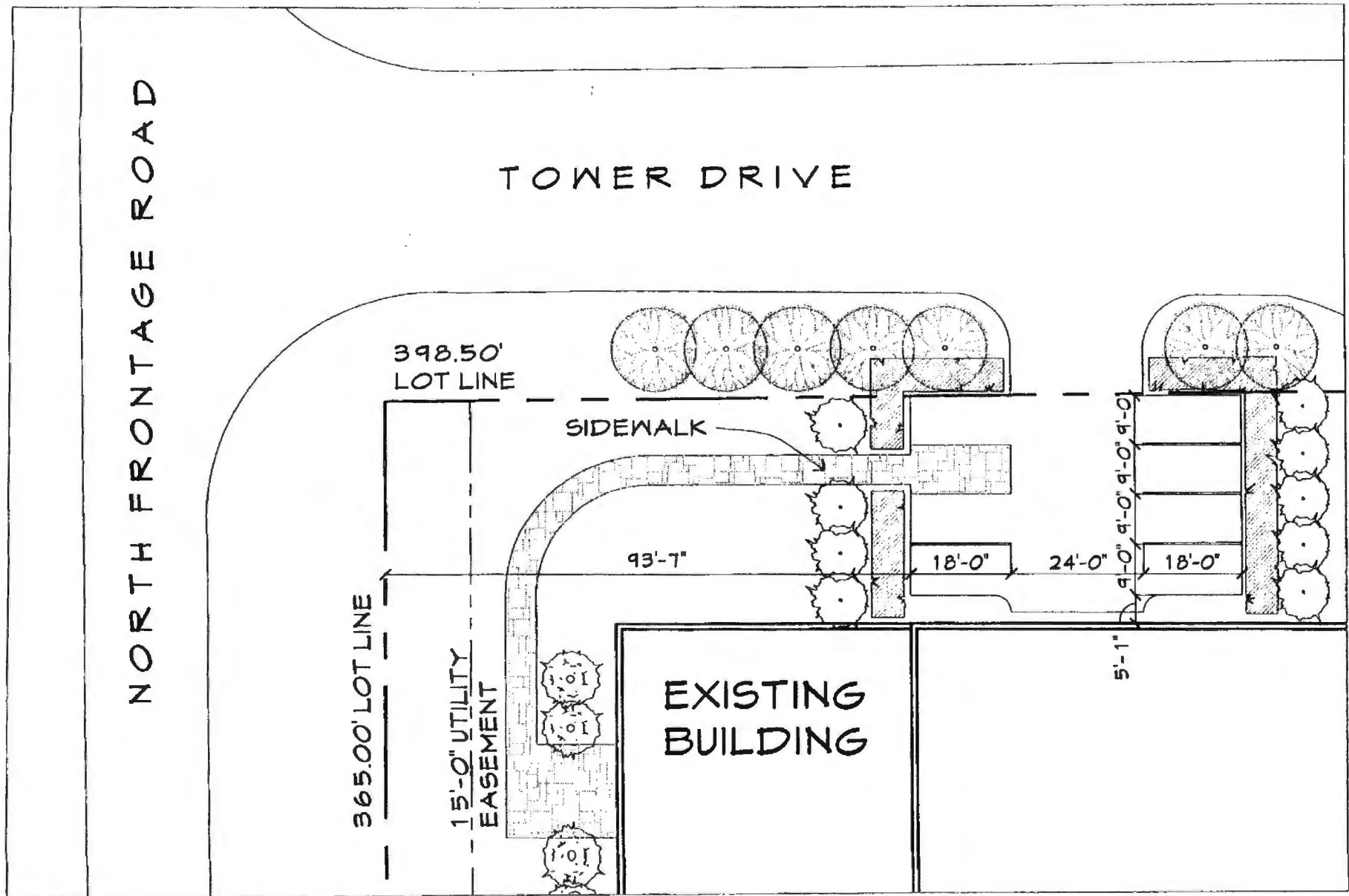
AYES:	4	-	Trustees Ruzak, Paveza, Grasso, Mayor Straub
NAYS:	3	-	Trustees Franzese, Bolos, Manieri
ABSENT:	0	-	None

APPROVED by the President of the Village of Burr Ridge on this 12th day of August, 2013.


Village President

ATTEST:


Village Clerk





VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 101 Tower Drive, Burr Ridge, IL 60527 PIN # 18-19-300-015

GENERAL INFORMATION

PETITIONER: 101 Tower Drive, Burr Ridge LLC

(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS: 101 Tower Drive, Burr Ridge, IL 60527 PHONE: 630-537-1099

EMAIL: ceida@globalluxuryimportsllc.com
msughyayar@globalluxuryimportsllc.com
FAX: 630-537-1110

PROPERTY OWNER: 101 Tower Drive LLC STATUS OF PETITIONER: _____

OWNER'S ADDRESS: 101 Tower Drive, Burr Ridge, IL 60527 PHONE: 630-537-1099

PROPERTY INFORMATION

SITE AREA: 3.97 Acres EXISTING ZONING: Global Luxury Imports

EXISTING USE/IMPROVEMENTS: Global Luxury Imports is a family owned boutique of exotic, high-end, luxury automobiles.

SUBDIVISION: Burr Ridge Park

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

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

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

Special use to allow the retail sales of luxury automobiles and the repair and service of such automobiles owned, to be owned, or sold by Global Luxury Imports.

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

6/19/17
Date Petition is Filed

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.

Petitioner, 101 Tower Drive (Burr Ridge), LLC, an Illinois limited liability company ("Petitioner"), currently operates an exotic, high-end, luxury automobile dealership (the "Global Luxury Imports") at 101 Tower Drive, Burr Ridge, Illinois. Petitioner desires to renew their special use permit as it currently resides.

(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.

As noted above, Global Luxury Imports is a family owned boutique of exotic, high-end, luxury automobiles. Petitioner has operated the Global Luxury Imports at its current location for nearly 3 years virtually without complaint or negative impact on the abutting residential neighborhood.

All servicing and sales of automobiles have taken place within the building, and therefore, will continue to not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

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

See the answer to item b. above.

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

Global Luxury Imports has taken measures to beautify the Property by removing and/or concealing the equipment on the roof of the building, painting the exterior of the building, painting the pump house (a Village owned property) to match the building, removing the parking spaces in the right-of-way on Tower Drive and landscaping the area from which such spaces are removed.

All servicing of automobiles has taken place within the building, and therefore, will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

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

Adequate utilities, access roads and drainage facilities currently serve the Property.

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

Global Luxury Imports has removed parking spaces in the right-of-way on Tower Drive and bring them onto the Property. Additionally, there are two access points to the Property – one from Tower Drive and one from North Frontage Road via a Village easement.

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

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

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

The special use shall conform to the applicable regulations of the district in which the Property is located pursuant to the recommendations of the Plan Commission, and, if applicable, the Zoning Board of Appeals.



**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:

101 Tower Dr. Burr Ridge, IL 60527

Property Owner or Petitioner:

101 Tower Dr. LLC
(Print Name)

[Signature]
(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
630/454-9101 Extension

Ask for Information #2106 2017

Further details are available at:

www.burr-ridge.org

(see Public Hearing/Plan
Commission Agenda)



CHICAGO TRIBUNE

media group

Sold To:

VILLAGE OF BURR RIDGE - CU00410376

7660 S County Line Rd Ste 2

Burr Ridge, IL 60527-4721

Bill To:

VILLAGE OF BURR RIDGE - CU00410376

7660 S County Line Rd Ste 2

Burr Ridge, IL 60527-4721

Certificate of Publication:

Order Number: 5038789

Purchase Order: Village of Burr Ridge

State of Illinois - DuPage

Chicago Tribune Media Group does hereby certify that it is the publisher of the The Doings Weekly. The The Doings Weekly is a secular newspaper, has been continuously published Weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Clarendon Hills, Township of Downers Grove, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the The Doings Weekly, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 6/29/2017, and the last publication of the notice was made in the newspaper dated and published on 6/29/2017.

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

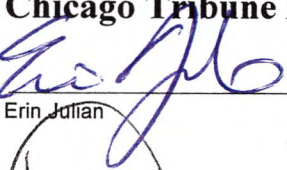
PUBLICATION DATES: **Jun 29, 2017.**

The Doings Weekly

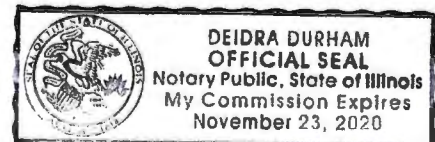
In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

____ Day of JUN 29 2017, by
Day Month Year

Chicago Tribune Media Group


Erin Julian


Notary Public



Chicago Tribune - chicagotribune.com

435 North Michigan Avenue, Chicago, Illinois 60611

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

CHICAGO TRIBUNE

media group

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, July 17, 2017, 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 Global Luxury Imports for renewal of a special use approval as per Section X.E.2.a of the Burr Ridge Zoning Ordinance and as per Ordinance No. A-834-15-15, for the continued use of the property for automobile sales and service. The petition number and property address is Z-08-2017: 101 Tower Drive and the Permanent Real Estate Index Number is: 18-19-300-015.

2. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider an amendment to Section IV.H.9 of the Burr Ridge Zoning Ordinance which states that the combined horizontal area of all accessory buildings, structures, and uses shall not exceed 30 percent of the area to the rear of the principal building; said amendment to consider allowing greater coverage for structures that use permeable paver systems. The petition number and title is Z-05-2017: Zoning Ordinance Amendment – Rear Yard Lot Coverage and Permeable Pavers.

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,
GREGORY SCOTT, MARY
PRAXMARER, AND JIM BROLINE.
6/29/2017 5038789



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

June 23, 2017

NOTICE OF PUBLIC HEARING

Dear Property Owner:

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

Z-08-2017: 101 Tower Drive The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Global Luxury Imports for renewal of a special use approval as per Section X.E.2.a of the Burr Ridge Zoning Ordinance and as per Ordinance No. A-834-15-15, for the continued use of the property for automobile sales and service. The petition number and property address is **Z-08-2017: 101 Tower Drive** and the Permanent Real Estate Index Number is: **18-19-300-015**.

A public hearing to consider this petition is scheduled for:

Date: Monday, July 17, 2017
Time: 7:30 P.M. or as soon thereafter as the matter may be heard.
Location: Village of Burr Ridge
Board Room
7660 South County Line Road
Burr Ridge, IL 60527

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

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

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

A HAHN
140 CARRIAGE WAY #226C
BURR RIDGE, IL 60527-5732

ABBS
145 TOWER DR #7
BURR RIDGE, IL 60527-7839

AGNIESZKA JASINSKA
128 CARRIAGE WAY 16B
BURR RIDGE, IL 60527-5736

ALEX VILLAREAL 126C
140 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5750

ALEXANDER VUKAJLOVIC
132 CARRIAGE WY C101
BURR RIDGE, IL 00000-0000

ALEXANDRA DRAKES
11375 W 73RD PLACE
BURR RIDGE, IL 60527-4942

AMS MECHANICAL SYSTS
140 E TOWER DR
BURR RIDGE, IL 60527-5784

ANITA MCMAHON
2 FOREST GATE CR
OAK BROOK, IL 60523-2129

ANITA MCMAHON
2 FOREST GATE CIRCLE
OAK BROOK, IL 60523-2129

ANTOINETTE VIRINTAS
112 CARRIAGE WY DR 207
BURR RIDGE, IL 60527-5734

ANTOINETTE VIRZINTAS
112 CARRIAGE WY DR 207
BURR RIDGE, IL 60527-5734

ARLENE ROSELLI
140 CARRIAGEWAY C222
BURR RIDGE, IL 60527-7800

ARLENE WPALICKEE
136 CARRIAGE WAY C110
BURR RIDGE, IL 60527-5756

ARLENE WPALICKEE C110
136 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5749

AUDREY BERG
124 CARRIAGE WAY B113
BURR RIDGE, IL 60527-5748

AVGERIS AND ASSOCIATES
2500 S HIGHLAND AV 103
LOMBARD, IL 60148-5381

B JOVANOVSKE 124C
140 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5750

B JOVANOVSKE 124C
140 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5750

BARBARA MORMAN
108 CARRIAGE WAY A102
BURR RIDGE, IL 60527-7821

BARBARA MORMAN
108 CARRIAGE WY A102
BURR RIDGE, IL 00000-0000

BETTY A LACHNIT
128 CARRIAGE WAY B216
BURR RIDGE, IL 60527-7802

BEVERLY ROCHFORD
124 CARRIAGEWAY DR
BURR RIDGE, IL 60527-5748

BEVERLY ROCHFORD
124 CARRIAGE WAY B109
BURR RIDGE, IL 60527-7808

BILJANA BULAKOVSKA
120 CARRIAGE WAY DR204
BURR RIDGE, IL 60527-7804

BILJANA BULAKOVSKA
120 CARRIAGE WY DRB204
BURR RIDGE, IL 00000-0000

BILJANA BULAKOVSKA
120 CARRIAGE WAY B204
BURR RIDGE, IL 60527-5737

BILL SIMANTIRAKIS
136 CARRIAGE WAY C116
BURR RIDGE, IL 60527-5729

BILSKY INVESTMENTS LLC
145 TOWER DR STE #5
BURR RIDGE, IL 60527-7837

BRUCE SIRUS
124 TOWER DR
BURR RIDGE, IL 60527-5720

BUDIMIR F
140 CARRIAG
BURR RIDGE, I

CAROL LEE DEVINS
136 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5749

CAROL LEE DEVINS 207 C
136 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5749

CARRIAGE WAY OF BURR RIDGE
55 W 22ND ST SUITE 310
LOMBARD, IL 60148-4889

CARRIGE GAR CONDO
418 W PERSING
CHICAGO, IL 60609-2726

CATHERINE A DILLON
140 CARRIAGEWAY C227
BURR RIDGE, IL 60527-5732

CHARLES E HAMMAN
136 CARRIAGEWAY DR 108
BURR RIDGE, IL 60527-5756

CHRISTINE L HOLM
112 CARRIAGE WAY DRIVE
BURR RIDGE, IL 60527-5747

CLIFFORD ZEIEN
124 CARRIAGE WAY B209
BURR RIDGE, IL 60527-7807

CLIFFORD ZEIEN
124 CARRIAGE WAY B 209
BURR RIDGE, IL 60527-7807

COLDWATER PROPERTIES
411 8TH PLACE
HINSDALE, IL 60521-4562

COLLEEN A COOK TRUST
112 CARRIAGE WAY #A211
BURR RIDGE, IL 60527-7834

D MARTH & R POWERS
112 CARRIAGE WAY A107
BURR RIDGE, IL 60527-5731

D MARTH & R POWERS
112 CARRIAGE WAY A1071
BURR RIDGE, IL 60527-5747

DANA SIRVIDAINTE
116 CARRIAGE WAY 214A
BURR RIDGE, IL 60527-7806

DANA SIRVIDANTE
116 CARRIAGE WAY 214A
BURR RIDGE, IL 60527-7806

DANA BOND
80 BURR RIDGE PKWY
BURR RIDGE, IL 60527-0832

DANIEL P CAWLEY
124 CARRIAGEWAY DR 110
BURR RIDGE, IL 60527-5730

DAVID M SMITH
124 CARRIAGE WAY B112
BURR RIDGE, IL 60527-5730

DAVID M SMITH
124 CARRIAGE WAY B112
BURR RIDGE, IL 60527-5731

DAVID R LOOK
561 HARDING AV
GLEN ELLYN, IL 60137-6312

DAVID R LOOK
561 HARDING AV
GLEN ELLYN, IL 60137-6312

DENYSE HEFFNER
136 CARRIAGE WAY DR117
BURR RIDGE, IL 60527-5729

DERBY & GILLESPIE
132 CARRIAGE WAY C102
BURR RIDGE, IL 60527-5758

DOMINIC ZASTARSKIS
140 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5750

DONALD & A SCHUDE C228
140 CARRIAGEWAY DR
BURR RIDGE, IL 60527-5750

DONALD & ANN SCHUDE
140 CARRIAGE WAY 228
BURR RIDGE, IL 60527-5764

DONNA BETH PENDERGRASS
112 CARRIAGE WAY 104A
BURR RIDGE, IL 60527-5731

DONNA BETH PENDERGRASS
112 CARRIAGEWAY DR104A
BURR RIDGE, IL 60527-5731

DONNA WASZAK
112 CARRIAGE WAY A206
BURR RIDGE, IL 60527-5734

DONNELLY MICHAEL A
124 CARRIAGE WAY 213B
BURR RIDGE, IL 60527-5733

DUDE PROPERTY MGMT
145 TOWER DR #9
BURR RIDGE, IL 60527-7840

DUKE REALTY LP
P O BOX 40509
INDIANAPOLIS, IN 46240-0509

E & S TENNANT JR 201
120 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5737

ELAINA PAPAGORGE
140 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5750

ELAINE M RODRIGUEZ
136 CARRIAGE WAY C112
BURR RIDGE, IL 60527-5729

ELIZABETH IRMEN
136 CARRIAGE WAY C115
BURR RIDGE, IL 00000-0000

ELIZABETH WILCOX B118
128 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5736

ELIZABETH WILCOX B118
128 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5736

ELLE THOMAS
136 CARRIAGE WAY 111C
BURR RIDGE, IL 60527-5729

ELLEN GRIFFIN
112 CARRIAGEWAY DR 103
BURR RIDGE, IL 60527-5731

ELLEN GRIFFIN
112 CARRIAGE WAY 103
BURR RIDGE, IL 60527-573

ELLEN THOMAS
136 CARRIAGE WAY 111C
BURR RIDGE, IL 60527-5729

EMILY A HEIKES
132 CARRIAGE WAY 201C
BURR RIDGE, IL 60527-5759

EUGENE R RALL
112 CARRIAGE WAY 205A
BURR RIDGE, IL 60527-5734

EUGENE R RALL JR
112 CARRIAGE WAY 205A
BURR RIDGE, IL 60527-5734

FRANK & NANCY TRESKI
144 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5754

G & R HUDRLIK
112 CARRIAGE WAY #A203
BURR RIDGE, IL 60527-5734

G SCHULTZ CONSTRUCTION
7900 S CASS AVE
DARIEN, IL 00000-0000

GARY HILDEBRAND
132 CARRIAGE WAY 104
BURR RIDGE, IL 60527-5735

GARY HILDEBRAND 104
132 CARRIAGEWAY DR
BURR RIDGE, IL 60527-5758

GEORGE D ARGYRIS
124 CARRIAGE WAY 108
BURR RIDGE, IL 60527-7808

GEORGE DEPHILLIPS
136 CARRIAGE WAY C119
BURR RIDGE, IL 60527-5749

GLENN & REBECCA HUDRLIK
112 CARRIAGE WAY #203A
BURR RIDGE, IL 60527-5734

GORDANA IJACIC C127
140 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5750

H & M SMITH JR
136 CARRIAGE WAY C216
BURR RIDGE, IL 60527-7822

H D & G E ALLEN
120 CARRIAGE WAY B103
BURR RIDGE, IL 60527-5737

HARRY & JANICE BARBER
136 CARRIAGE WAY C217
BURR RIDGE, IL 60527-7822

HARRY & JILL LEVY
116 CARRIAGE WAY A113
BURR RIDGE, IL 60527-7805

HARRY D LEVY
116 CARRIAGE WAY #113
BURR RIDGE, IL 60527-7805

HARRY LEVY A113
116 CARRIAGE WAY #A113
BURR RIDGE, IL 60527-7805

HARRY MONTGOMERY
144 CARRIGE WAY DR C27
BURR RIDGE, IL 60527-5754

HINSDALE MGMT CORP
21 SPINNING WHEEL RD
HINSDALE, IL 60521-2930

IRVING REHM
124 CARRIAGE WAY 211B
BURR RIDGE, IL 60527-5733

J & C VILLAMIZAR
112 CARRIAGE WAY #111A
BURR RIDGE, IL 60527-7809

J & J DIVITTORIO SR
112 CARRIAGE WAY A212
BURR RIDGE, IL 60527-7834

J & J DIVITTORIO SR
112 CARRIAGE WAY A 212
BURR RIDGE, IL 60527-7834

J & S REISCH 213
136 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5749

JACQUELINE A SEIWERT
140 CARRIAGE WY 229
BURR RIDGE, IL 00000-0000

JACQUELINE SEIWERT
140 CARRIAGE WAY C229
BURR RIDGE, IL 60527-5732

JAMES BEBAWY
120 CARRIAGE WAY B104
BURR RIDGE, IL 60527-5737

JAMES BEBWY
120 CARRIAGEWAY B104
BURR RIDGE, IL 60527-5737

JAMES LARSEN
4521 HARVEY AVE
WESTERN SPGS, IL 60558-1648

JANICE MAREK
136 CARRIAGEWAY C 113
BURR RIDGE, IL 00000-0000

JEFFREY DOORNBOS
136 CARRIAGE WAY C119
BURR RIDGE, IL 60527-5749

JERRY P NOVAK
112 CARRIAGEWAY DR#105
BURR RIDGE, IL 60527-5731

JERRY P NOVAK 105
112 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5747

JESSE J PETRELLA B117
128 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5736

JOANNE M BOEHM C 205
132 CARRIAGEWAY DR
BURR RIDGE, IL 60527-5758

JOHN M RADKE TRUSTEE
124 CARRIAGE WAY 207
BURR RIDGE, IL 60527-7807

JOHN FOTIAS
128 CARRIAGE WY B218
BURR RDG, IL 00000-0000

JOHN FOTIAS
128 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5736

JOHN FOTIAS
128 CARRIAGEWAYDR#B218
BURR RIDGE, IL 60527-7802

JOHN H ROBERTS
124 CARRIAGE WAY DR 41
BURR RIDGE, IL 60527-5748

JOHN H ROBERTS
124 CARRIAGE WAY 105
BURR RIDGE, IL 60527-7808

JOHN H ROBERTS
124 CARRIAGEWAY DR 105
BURR RIDGE, IL 60527-7808

JOHN J BOYCE
136 CARRIAGE WAY C109
BURR RIDGE, IL 60527-5756

JOHN M RADKE TRUSTEE
124 CARRIAE WAY 207
BURR RIDGE, IL 00000-0000

JOHN M RADKE TRUSTEE
124 CARRIAGE WAY 207
BURR RIDGE, IL 60527-7807

JOSEPH & J DIVITTORIO
112 CARRIAGE WAY #A212
BURR RIDGE, IL 60527-7834

JOSEPH R TRUHLAR
112 CARRIAGE WAY A204
BURR RDGE, IL 60527-5734

JOSEPH R TRUHLAR
112 CARRIAGE WAY A204
BURR RIDGE, IL 60527-5734

JOSEPH REISCH 34 P
136 CARRIAGEWAY DR 213
BURR RIDGE, IL 60527-7846

JOSEPH REISCH 98 P
136 CARRIAGEWAY DR 213
BURR RIDGE, IL 60527-7846

JOSEPH REISCH 99 P
136 CARRIAGEWAY DR 213
BURR RIDGE, IL 60527-7846

JOSEPH TRUHLAR
112 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5747

JOSEPHINE R PINTARO
136 CARRIAGE WAY C219
BURR RIDGE, IL 60527-7822

JOSEPHINE R PINTARO
136 CARRIAGE WAY #B11
BURR RIDGE, IL 60527-5749

JOSEPHINE R PINTARO
136 CARRIAGE WAY C58B
BURR RIDGE, IL 60527-5749

JOYCE C ROMERO A114
116 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5738

JOYCE C ROMEROA114
116 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5738

JULIE S SALVI
11 CHESTNUT AV
CLARNDON HLS, IL 60514-1204

KATHERINE KALYVAS
124 CARRIAGE WY B210
BURR RIDGE, IL 00000-0000

KATHERINE KALYVAS
124 CARRIAGE WAY #B210
BURR RIDGE, IL 60527-5733

KATHLEEN M TUOHEY
112 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5747

KATHLEEN SPERO
120 CARRIAGE WAY B203
BURR RIDGE, IL 60527-5737

KATHLEEN TUOHEY
112 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5747

KENNETH & CAROL GLOMB
101 CARRIAGEWAY DR
BURR RIDGE, IL 60527-5753

KEVIN C RADKE
112 CARRIAGE WY 110
BURR RIDGE, IL 00000-0000

L MUSAJ L SCHMITZ
128 CARRIAGE WAY B217
BURR RIDGE, IL 60527-7802

L SCHMITZ M LINARD
128 CARRIAGE WAY DR 21
BURR RIDGE, IL 60527-5736

LAISVIDA RUDIENE
140 CARRIAGE WAY C225
BURR RIDGE, IL 60527-5732

LAISVIDA RUDIENE
140 CARRIAGE WAY C225
BURRIDGE, IL 60527-5732

LASIVIDA RUDIENE
140 CARRIAGE WAY C225
BURR RIDGE, IL 60527-5732

LAWRENCE M KARP
2128 SUTTON PL
PLANO, TX 75093-4322

LAWRENCE M KARP C114
2128 SUTTON PL
PLANO, TX 75093-4322

LIDA & MEHDI FAROKHIAN
140 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5750

LINDA HAMADEH
108 CARRIAGE WAY #A101
BURR RIDGE, IL 60527-7821

LINDA HAMADEH
108 CARRIAGE WAY #A101
BURRRIDGE, IL 60527-7821

LORRAINE H FEIGENBAUM
136 CARRIAGE WAY C214
BURR RIDGE, IL 60527-7822

LORRAINE H FEIGENBAUM
136 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5749

M & M CARPIO
120 CARRIAGE WAY 202B
BURR RIDGE, IL 60527-7804

M R PATZIN
132 CARRIAGE WAY #C106
BURR RIDGE, IL 60527-5758

MA AMITA C NUNEZ
140 CARRIAGE WAY 127C
BURR RIDGE, IL 60527-5728

MARIA L MACIAS
132 CARRIAGE WAY C205
BURR RIDGE, IL 60527-5758

MARK HOWARD
303 PARK AVE
CLAREDON HLS, IL 60514-1309

MARK MCEWAN
120 CARRIAGE WAY #102B
BURR RIDGE, IL 60527-7803

MARY ANN TROMICZAK
140 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5750

MARY B MILLER
140 CARRIAGEWAY 123C
BURR RIDGE, IL 60527-5755

MARY B MILLER C123
140 CARRIAGEWAY DR
BURR RIDGE, IL 60527-5750

MARY BETH ANNES
116 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5738

MARY C MCNAMEE
140 CARRIAGEWAY#224C
BURR RIDGE, IL 60527-7800

MARY C NCNAMEE
140 CARRIAGE WAY 224C
BURR RIDGE, IL 60527-7800

MARY E KLEIDON
124 CARRIAGE WAY B206
BURR RIDGE, IL 60527-7807

MARY E KLEIDON
124 CARRIAGEWAY B206
BURR RIDGE, IL 60527-7807

MARYELLEN DEBARTOLO
112 CARRIAGEWAY
BURR RIDGE, IL 60527-5747

MARYELLEN DEBARTOLO
112 CARRIAGEWAY DR
BURR RIDGE, IL 60527-5747

MARYELLEN DEBARTOLO
112 CARRIAGEWAY #5747
BURR RIDGE, IL 60527-5747

McFARLANE DOUGLASS
135 TOWER DRIVE
BURR RIDGE, IL 60527-5779

MEREDITH L PULJUNG
140 CARRIAGE WAY C128
BURR RIDGE, IL 60527-5728

MFP PROPERTIES
145 TOWER DR #2
BURRIDGE, IL 60527-7833

MICHAEL & PAULA MORRIS
136 CARRIAGE WAY 107
BURR RIDGE, IL 60527-5756

MICHAEL DYBAS TRUSTEE
1241 COVE RD
STURGEON BAY, WI 54235-1034

MICHAEL L MEIER
116 CARRIAGEWAY DR 213
BURR RIDGE, IL 60527-7806

MICHAEL L MEIER
116 CARRIAGE WY DR#213
BURR RIDGE, IL 60527-7806

MICHAEL SLASURAITIS
124 CARRIAGE WAY #B110
BURR RIDGE, IL 60527-5730

MIF 144 TOWER BURR RID
9450 W BRYN MAWR 550
ROSEMONT, IL 60018-5222

MIKE NOLAN
108 CARRIAGE WAY 201A
BURR RIDGE, IL 60527-8937

MIRIAM P MATHEW
124 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5748

MONIKA SPOKAS
116 CARRIAGE WAY #216
BURR RIDGE, IL 60527-7806

Name
Address
City, State, Zip

NANCY J LAMBERT
132 CARRIAGE WAY C206
BURR RIDGE, IL 60527-5758

NATHANIEL F TABER
136 CARRIAGE WY DR C207
BURR RIDGE, IL 60527-5739

NIKI TOPOULOS
140 CARRIGEWAY DR
BURR RIDGE, IL 60527-5750

OLDS & OLDS
140 CARRIAGE WAY DR UC
BURR RIDGE, IL 60527-5750

PATRICIA A COLEMAN
124 CARRIAGE WAY B214
BURR RIDGE, IL 60527-5733

PATRICIA CARNEY C 212
136 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5749

PATRICIA COLEMAN
124 CARRIAGE WAY
BURR RIDGE, IL 60527-5748

PATRICIA G POLLOCK
132 CARRIAGE WAY 103C
BURR RIDGE, IL 60527-5735

PATRICIA G POLLOCK
132 CARRIAGE WAY C103
BURR RIDGE, IL 60527-5758

PATRICIA KRUSE
132 CARRIAGEWAY C 204
BURRIDGE, IL 00000-0000

PATRICIA KRUSE
132 CARRIAGEWAY C204
BURR RIDGE, IL 60527-5758

PHYLLIS A BAVONE
144 CARRIAGEWAY DR
BURR RIDGE, IL 60527-5754

PHYLLIS A BAVONE 25C
144 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5754

PRUDENTIAL RELOCATION
136 CARRIAGE WAY #C208
BURR RIDGE, IL 60527-5739

R & V HAYES
140 CARRIAGE WY DRC221
BURR RIDGE, IL 00000-0000

R P CARBON JR
112 CARRIAGE WAY 109
BURR RIDGE, IL 60527-7809

RANDY K SUVA
8304 TOWER ROAD
WILLOW SPGS, IL 60480-1167

RANDY K SUVA
8304 TOWER RD
WILLOW SPGS, IL 60480-1167

RARE AIR TRUST
131 STIRRUP LN
BURR RIDGE, IL 60527-5714

RAYMOND P HARTNETT
132 CARRIAGEWAY DRC203
BURR RIDGE, IL 60527-5758

REENA R GEORGE
124 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5748

RICHARD A KOHLES
124 CARRIAGE WAY B114
BURR RIDGE, IL 60527-5730

ROB & DEANNA PIETRAS
120 CARRIAGE WAY B101
BURR RIDGE, IL 60527-5737

ROBERT DEANNA PIETRAS
120 CARRIAGE WAY B101
BURR RIDGE, IL 60527-5737

ROBERT DEANNA PIETRAS
120 CARRIAGEWAY B101
BURR RIDGE, IL 60527-5737

ROBERT KENT SCOTT
132 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5758

ROBERT OCHAB
136 CARRIAGE WAY C211
BURR RIDGE, IL 60527-5739

RUTH AE HAYMAN
116 CARRIAGE WAY
BURR RIDGE, IL 60527-5738

RUTH E HAYMAN
116 CARRIAGE WAY 215
BURR RIDGE, IL 60527-7806

RUTH E HAYMAN
498 SR 93
SUGARLOAF, PA 18249-3735

SANDRA VALENTINE
140 CARRIAGE WAY 120
BURR RIDGE, IL 60527-5755

SANDRA VALENTINE DAVIS
140 CARRIAGE WAY C120
BURR RIDGE, IL 60527-5755

SARA J FULLER
132 CARRIAGE WAY C202
BURR RIDGE, IL 60527-5758

SHEBOYGAN HOLDINGS LLC
PO BOX 91090
ALBUQUERQUE, NM 87199-0000

SHEILA F GOSS
112 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5747

STATE BK TR#19505
2400 W. 95TH ST
EVERGREEN PK, IL 60805-2805

STEPHANIE GANAL
7240 CHESTNUT HILLS DR
BURR RIDGE, IL 60527-6990

STEPHANIE L POWERS
108 CARRIAGEWAY #202A
BURR RIDGE, IL 60527-8937

STEPHEN ABEL
136 CARRIAGE WAY C215
BURR RIDGE, IL 60527-7822

STEPHEN ABEL
136 CARRIAGE WY C215
BURR RIDGE, IL 00000-0000

STEWART MILLS
2500 HIGHLAND AV 103
LOMBARD, IL 60148-5381

SUSAN SALAK
136 CARRIAGE WAY DR209
BURR RIDGE, IL 60527-5739

TASI MITEV
116 CARRIAGE WAY U115
BURR RIDGE, IL 60527-5738

TAXPAYER OF UNIT B 19
120 CARRIAGE WAY
BURR RIDGE, IL 60527-5737

THOMAS & JANICE PAPAIS
1514 PINE VIEW CT
DARIEN, IL 60561-5900

THOMAS ANDERZUNAS
144 CARRIAGE WAY #C30
BURR RIDGE, IL 60527-5754

THOMAS ANDERZUNAS
144 CARRIAGE WAY C30
BURR RIDGE, IL 60527-5754

THOMAS J JUNG
8451 BORBONI CT
NAPLES, FL 34114-2709

THOMAS J JUNG
140 CARRIAGE WAY 121C
BURR RIDGE, IL 60527-5755

THOMAS LAMPERT
140 CARRIAGE WAY #C130
BURR RIDGE, IL 60527-5728

THOMAS W MC GOREY B208
124 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5748

THOMAS W STAROBA
128 CARRIAGEWAY DR 215
BURR RIDGE, IL 60527-7802

TIMOTHY & RUTH KOSAC
140 CARRIAGE WAY C223
BURR RIDGE, IL 60527-7800

TOWER & PROPERTIES LLC
145 TOWER DR STE11
BURR RIDGE, IL 60527-7842

TOWER 12 LLC
145 TOWER DR UNIT 12
BURR RIDGE, IL 60527-7843

TRAJCE CVETKOVSKI
120 CARRIAGE WAY 107B
BURR RIDGE, IL 60527-5737

VALARIE M COLLIER
140 CARRIAGE WAY 118C
BURR RIDGE, IL 60527-5791

VESELIN DUBAK
112 CARRIAGE WAY A106
BURR RIDGE, IL 60527-5765

WILMA C REHM
124 CARRIAGE WAY 211
BURR RIDGE, IL 60527-5733

136 CARRIAGE WAY DR
BURR RIDGE, IL 60527-5749



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

Z-5-2017; Zoning Ordinance Text Amendment; Consideration of an amendment to Section IV.H.9 of the Burr Ridge Zoning Ordinance which states that the combined horizontal area of all accessory buildings, structures, and uses shall not exceed 30 percent of the area to the rear of the principal building; said amendment to consider allowing greater coverage for structures that use permeable systems.

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

Prepared By: Evan Walter
Assistant to the Village Administrator

Date of Hearing: July 17, 2017; continued from May 15, 2017 and April 3, 2017

SUMMARY

Background: In response to a variation to rear lot coverage that was granted by the Board of Trustees, the Plan Commission conducted a public hearing to consider an amendment to the Zoning Ordinance to alter the rear yard lot coverage based on the use of permeable systems. At this hearing, the Plan Commission recommended no changes to the Zoning Ordinance. The Stormwater Committee also met to consider the amendment, and similarly recommended no changes. Upon receiving these recommendations, the Board directed the Plan Commission to conduct another public hearing to receive testimony from an industry provider of permeable systems.

Staff believes it is accurate to summarize the Plan Commission and Stormwater Committee review to date as follows:

- Both are generally supportive of the use of permeable systems on residential properties;
- The main concerns are proper installation and maintenance of permeable systems;
- That lacking assurances that permeable systems would maintain their stormwater benefits without obtrusive and burdensome inspection requirements, the Commission and Committee cannot recommend an increase in lot coverage for permeable systems.

The variation granted by the Board of Trustees (Ordinance A-834-04-17; 15W241 81st Street) permitted the rear lot coverage to be increased from 30% to 38% and was based on the driveway and walkways in the rear yard using a permeable system. In that particular case, the rear lot coverage was 20% for an accessory building with the remaining 18% being a driveway and walks built with permeable systems. On May 9, 2017, the Village Stormwater Committee voted 6-0 in favor of keeping the level of rear lot coverage level at 30%. On May 15, 2017, the Plan Commission agreed and recommended no changes to the rear lot coverage limit of 30%. On May 22, 2017, the Board reviewed the recommendation of the Plan Commission and remanded the consideration to the Plan Commission for further review. In particular, the Board of Trustees asked staff to contact industry professionals and

allow them to make a presentation to the Plan Commission. Representatives from Unilock have been invited to the July 17, 2017 public hearing as well as the members of the Stormwater Committee.

Zoning Regulations: Section IV.H.9 of the Zoning Ordinance states that the “combined horizontal area of all accessory buildings, structures, and uses shall not exceed 30 percent of the area to the rear of the principal building.” Accessory buildings and structures include garages, sheds, swimming pools, decks, patios, driveways, and similar structures. Although the Zoning Ordinance does not describe the purpose of this regulation, it appears to be intended for two reasons: to limit stormwater run-off and to more generally preserve green space.

Permeable Systems and Permeable Pavement: There are a variety of paving materials and systems that may be considered permeable. The most commonly used for residential properties appear to be the permeable systems where the area between and underneath the concrete pavers is designed for infiltration of stormwater. Attached is a letter and brochure from Unilock, a company that constructs permeable systems, and a report from Village Engineer Dave Preissig.

If installed and maintained properly, permeable systems will mitigate a large proportion of the stormwater run-off and provide a substantial benefit to an overall stormwater system. However, in terms of appearance, permeable surfaces are not the same as green space, and do not provide an equitable level of runoff permeability that dirt and lawns will. Thus, an exception for permeable systems will only address one of the reasons for the rear lot coverage.

Common maintenance issues that occur in permeable systems include slow draining or runoff, ponding, surface crusting, weeds, and covered joint material, which can be managed by either preventative or restorative maintenance methods. Preventative maintenance will vary by the size of the project, but can generally be accomplished by sweeping the surface with a push broom or operating a leaf blower to remove surface debris from the system. Restorative maintenance involves removal of the joint compound via either a wet/dry vacuum or a power washer. Unilock has published an all-season recommended maintenance schedule to ensure that the permeable system continues to function properly; a copy can be found in the attachments.

Neighboring Communities: Staff has conducted research on 22 area communities and found nine with zoning or stormwater regulations that exclude or discount permeable pavers from lot coverage calculations (full review available in the attachments). For example, Westmont allows for 35% rear lot coverage in each residential district, but allows for permeable surfaces or other stormwater Best Management Practices to be counted at a 50% rate towards lot coverage calculations e.g. every two square feet of permeable pavement counts as one square foot in the calculation. Several communities have a model specification as to the proper installation of permeable systems; examples of these can be found in the attachments. Six of the nine communities that differentiate permeable systems in lot coverage calculations require an inspection at installation; however, the only community that required recurring inspections of permeable systems beyond installation was Clarendon Hills.

Conclusion and Recommendations: If the Commission wants to recommend a zoning amendment to encourage permeable systems, one option would be to amend Section IV.H.9.a as follows:

- a. The combined horizontal area of all accessory buildings, structures, and uses shall not exceed 30 percent of the area to the rear of the principal building; *except that the combined horizontal area of all accessory buildings, structures and uses may be a maximum of 40% provided that at least one-half of the area shall be use a permeable system as regulated by Section 8 of the Burr Ridge Municipal Code.*

A concurrent amendment would need to be considered by the Stormwater Committee and by the Board of Trustees which establishes parameters for the installation and maintenance of permeable systems.



M E M O

To: Doug Pollock, Community Development Director
From: David Preissig, P.E., Director of Public Works & Village Engineer
Date: May 11, 2017
Subject: Stormwater Management Committee Recommendation to Plan Commission
Regarding Permeable Pavers as Allowance for Increasing Rear-Lot Coverage

At its regular meeting on May 9, 2017, the Stormwater Management Committee reviewed the concept of permeable pavers as an allowance for increasing rear-lot coverage. This discussion was prompted in reference to a Zoning Ordinance amendment under consideration by the Plan Commission.

Permeable pavers are engineered systems designed to have voids constantly available in the aggregates and subbase in order to provide a stormwater benefit. Such stormwater benefits include runoff volume control and stormwater filtration. Various manufacturers and other publications tout permeable pavers as “best management practices (BMPs)” for these reasons. However, the practice of stormwater management BMPs, including the use of permeable pavements, is a dynamic and rapidly changing field with new techniques, materials, and equipment introduced and tested continually. In spite of stated environmental advantages of permeable pavements, these systems have typically remained outside the ordinary conventions of urban design and construction. Sparse design guidelines or standards are available for reference or guidance with respect to the benefits of this technology for use as a BMP. The Village utilizes current County stormwater ordinances and critically reviews other BMP standards that may be proposed by developers and their engineers.

The committee raised concerns regarding the level of maintenance and monitoring required to keep such systems operable at all times. The Committee also raised concerns that the Village would need to incur additional responsibility and taxpayer cost with each installation to inspect each step of design and construction on private property. Additionally, it was noted that the Village may eventually have to use its legal authority at additional cost to the taxpayers, to compel property owners with permeable paver systems to correctly and perpetually maintain these systems to provide the continual stormwater benefits.

After considerable discussion, the committee voted 6-0 to recommend that the Village not allow permeable pavers to be used as a trade-off to increase lot coverage. The Committee did agree that the Village should continue to permit use of permeable pavers where property owners desire to provide this surface as a designed environmental benefit but that the stated benefit of a permeable paver system should not provide credit against green space, stormwater volume control, or rear-yard lot coverage as is being considered by the Plan Commission.

Technical Definitions of Permeable, Porous, and Pervious

Permeable

Permeable pavers are composed of a layer of concrete or fired clay brick. The pavers are separated by joints filled with crushed aggregate. Permeable pavers are different from pervious and porous pavers in that rainwater passes around the paver opposed to through it. Permeable is a term used to describe paving methods for roads, parking lots, and walkways. This type of system allows the movement of water and air around the paving material. Water enters the joints between the solid impervious pavers and flows through the paver system. The aggregate in the joints provides infiltration as long as it is not plugged. Per square meter, permeable pavers offer less stormwater infiltration than porous and pervious pavers, so to achieve the same results, a project would require additional pavers. Permeable pavers have an architectural appearance, and can bear both light and heavy traffic, particularly interlocking concrete pavers, excepting high-volume or high-speed roads.



Porous

Porous pavers generally are a cellular grid system filled with dirt, sand, or gravel. This system provides grass reinforcement, ground stabilization and gravel retention. The grid structure reinforces infill and transfers vertical loads from the surface, distributing them over a wider area.

Selection of the type of cellular grid depends on the surface material, traffic, and loads. The surface layer may be a compacted gravel or topsoil seeded with grass and fertilizer. In addition to load support, the cellular grid reduces compaction of the soil to maintain permeability, while the roots improve water infiltration due to their channels. Porous pavers, such as the reinforcement grids, also have been utilized in agriculture.



Pervious

Pervious pavers allow stormwater to percolate through the surface rather than running off into surrounding areas or storm drains. As water runs through, the pavers filter urban pollutants. Like grass, pervious pavers let the ground below breathe. These pavers also allow tree roots and their supporting microbes to interact. Pervious pavers are not to be confused with homogenous binders mixed with backyard gravel or rubber compositions in a portable concrete mixer. These pavers are manufactured from natural stone and bonded together within a controlled factory environment using the latest innovations in chemical non-volatile organic compound polymers with ultraviolet inhibitors. Based on permeability assessed by the falling head test, pervious pavers feature the highest water infiltration rate-10 times greater than pervious concrete and more than 90 times greater than permeable pavers. According to the American Society of Civil Engineers, only 12% to 18% of a project's total surface area in pervious pavers is typically required for optimal project drainage and stormwater management, greatly reducing the maintenance area. This space savings applies to the stormwater conveyance system beneath the pavers as well. When impervious surfaces, like standard concrete or asphalt, cover most of a project area, stormwater can be directed from the impervious surfaces to the pervious pavers to provide a cost-effective solution. Pervious pavers currently are code enforced within a number of municipalities in the western U.S., such as Reno, Nevada. These pavers are used as a storm drainage filtration system that improves the

quality of stormwater by capturing sediment, debris, and urban clutter. In addition to working as a filtration device, pervious pavers aid in vector control, helping to prevent viruses such as West Nile. Installed in stormwater catch basins, these pavers can reduce the number of mosquitoes by eliminating access to standing, stagnant water normally stored beneath the road surface.



Source: *Water Environment Federation*

Comparison of Surfaces by Permeability (0.7 or above is considered impervious)

Runoff Coefficients under Rational Method			
Surface		Min.	Max.
Pavements	Roofs, Slag to Metal	0.75	0.95
	Asphalt	0.70	0.95
	Concrete	0.80	0.95
	Gravel; clean to clay	0.25	0.95
	Railroad Yards	0.20	0.40
Earth Surfaces	Bare	0.15	0.50
	Fine sand	0.10	0.40
	Light Veg.	0.05	0.30
	Dense Veg.	0.20	0.60
	Bare	0.10	0.45
	Loam; clean to clay	0.05	0.35
	Dense Veg.	0.25	0.65
	Bare	0.15	0.50
	Gravel; clean to clay	0.10	0.40
	Dense Veg.	0.30	0.75
	Bare	0.20	0.60
	Clay; coarse to pure	0.15	0.50
Composite Areas	City, business areas	0.70	0.95
	City, dense residential	0.50	0.65
	Suburban residential	0.35	0.55
	Rural	0.10	0.35
	Parks and Civic Open Space	0.10	0.35
Lawns	Sandy soil, flat 2%	0.05	0.10
	Sandy soil, average 2-7%	0.10	0.15
	Sandy soil, steep 7% and up	0.15	0.20
	Heavy soil, flat 2%	0.13	0.17
	Heavy soil, average 2-7%	0.18	0.22
	Heavy soil, steep 7% and up	0.25	0.35
Permeable Pavement*		0.30	0.35
Grass Pavement*		0.15	0.25
Porous Asphalt*		0.25	0.35
Source: Ohio Department of Transportation; 2011 Drainage Study			

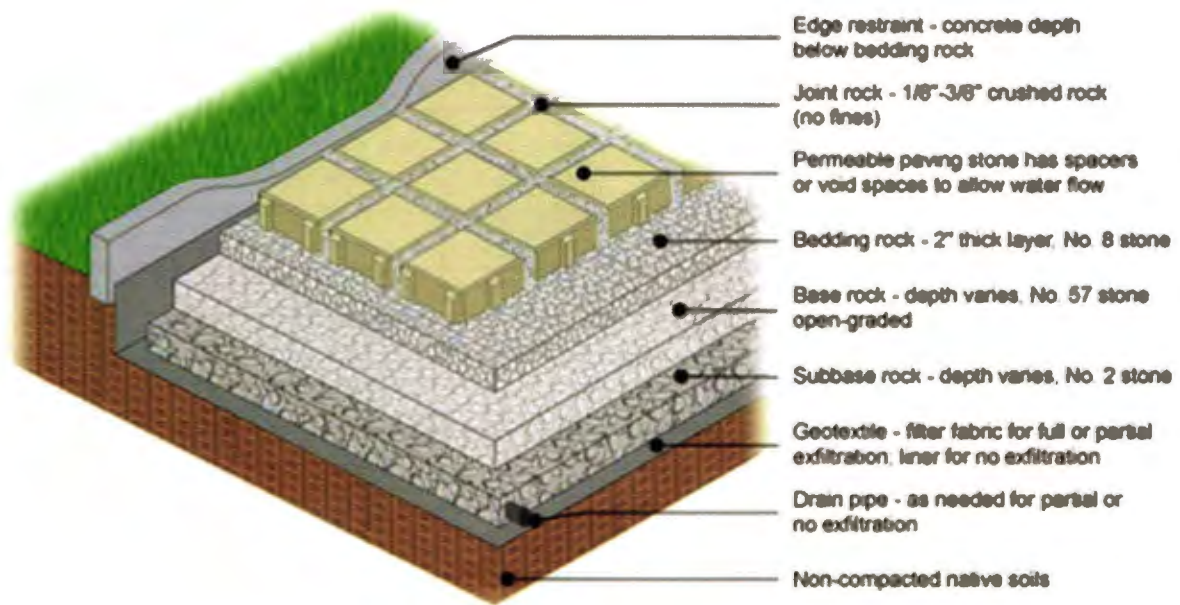
Current Policies – Neighboring Cities

City	IMP Lot Co. Adopted		Notes
DuPage/Cook County			
Westmont	35%	2013	50% proration (2 perm sf = 1 imperm sf)
Westchester	50%	2015	50-60% lot coverage can be perm
La Grange	45%		Permeable surfaces do not count towards LC
Oak Park	60%	2014	40% open space req'd, of which half can be permeable
Clarendon Hills	30%	2014	Reduces PCBMP storage from 2500sf to 300
Orland Park	30%	2010	≤30% lot coverage; can go to 35% if perm is used for extra 5%
Riverside	45%		Permeable surfaces do not count towards LC
Lake County			
Winnetka	50%	2016	75% proration (4 permeable sf = 3 impermeable sf)
Wilmette	60%		≤60% can be imperm; 60-70% of lot coverage can be perm
All values are taken from like or largest minimum lot size in single-family residential districts			

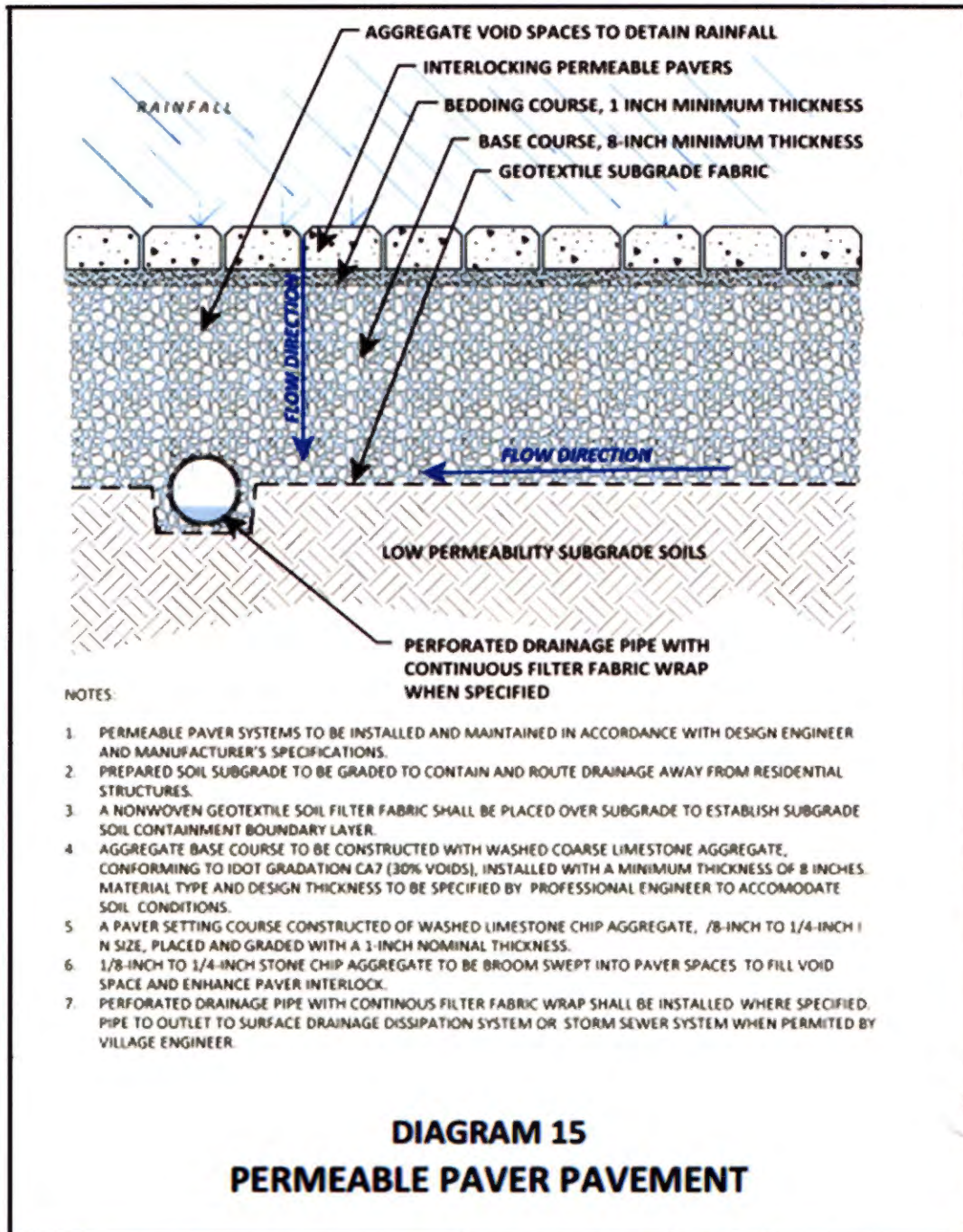
Does Not Recognize Perm Surfaces	
DuPage/Cook County	
Oak Brook	FAR
Downers Grove	32%
Hinsdale	60%
Lemont	36%
Western Springs	50%
Oakbrook Terrace	40%
Countryside	40%
Lake County	
Lincolnwood	25%
Deerfield	30%
Glencoe	60%
Glenview	40%
Lake Forest	25%
Lake Bluff	50%
Kenilworth	20%

All Cities by Impervious Lot Coverage	
Glencoe	60%
Hinsdale	60%
Oak Park	60%
Wilmette	60%
Western Springs	50%
Westchester	50%
Winnetka	50%
Lake Bluff	50%
Riverside	45%
La Grange	45%
Oakbrook Terrace	40%
Countryside	40%
Glenview	40%
Lemont	36%
Westmont	35%
Downers Grove	32%
Clarendon Hills	30%
Orland Park	30%
Deerfield	30%
Burr Ridge	30%
Lake Forest	25%
Lincolnwood	25%
Kenilworth	20%

Example Municipal Specification – Village of Downers Grove



Example Municipal Specification – Village of La Grange





PERMEABLE PAVER MAINTENANCE GUIDE



DESIGNED
TO CONNECT



This guide is specific to Unilock® permeable pavers as a maintainable system for storm water runoff and does not cover cleaning concrete pavers themselves. Please see the Unilock Product Care and Maintenance Guide (available for download at www.unilock.com) for information on cleaning concrete pavers. The maintenance information in this guide is intended for Unilock permeable paver systems only and not for other types of permeable pavers or pervious systems.

Maintenance is necessary for any type of permeable pavement system, much like any impervious pavement with catch basins and underground infrastructure. Over the lifetime of the permeable paver system there will be a need to clean any sediment, soil, dirt and debris from the joint aggregate material to maintain a sufficient infiltration rate. Every project will vary in performance needs, as well as to the frequency in which the joint material must be cleaned. The surface infiltration rate must be greater than the regional 100 year rainfall intensity to adequately ensure no runoff is generated, which is only one goal for using permeable pavers. Unilock® suggests establishing a maintenance plan using the techniques in this document to prevent clogging.

Preceding Maintenance	4
Examples of Common Maintenance Issues	4
Maintenance Types	5
Maintenance Equipment	6
Strategic Procedures for Maintaining Infiltration	8
Recommended Seasonal Maintenance Schedule	9
Winter Maintenance and De-icing	10



PRECEDING MAINTENANCE

Before providing maintenance on permeable paver systems, proper installation and protection during construction is required. Here are a few conditions to observe, require and prevent for establishing a successful system:

1. Verify correct installation and materials:

- Hire contractors with knowledgeable experience installing permeable pavers.
- Review and approve all sub-base, base and joint aggregate materials.
- Do not allow sand and dense-graded aggregates.

2. Prevent construction damage:

- Limit subgrade soil compaction when infiltration is necessary.
- Restrict vehicles with muddy tires from driving over newly placed pavers.
- Do not mix aggregate materials.

3. Refill joint material:

- Once, between 3 and 6 months after initial installation.
- Repeat as needed - approximately every 5-10 years.

4. Avoid stockpiling of materials such as:

- Topsoil.
- Mulch.

The proper materials and installation execution can be found in the Unilock specifications for permeable pavers. Both residential and commercial projects will utilize the same base, setting bed and joint aggregates. Some projects may not require sub-base materials, underdrainage or geotextile. It is not necessary to separate the setting bed from the base aggregates with a geotextile.

EXAMPLES OF COMMON MAINTENANCE ISSUES

Below are several warning signs and visual clues of common maintenance issues which must be prevented and addressed or remediated to ensure continued surface infiltration.

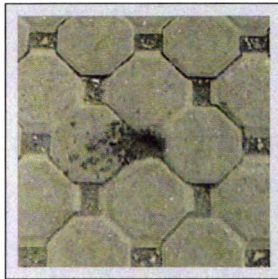
1. Slow Draining/Runoff:

- Verify with simple infiltration testing or observe after rain storms.
- Surface should drain immediately.



2. Ponding and Bird Baths:

- Rule of thumb: if more than a nickel deep one minute after a rainfall event, maintenance is necessary.
- Verify correct materials were installed.
- Exceptions at bottom of slopes.



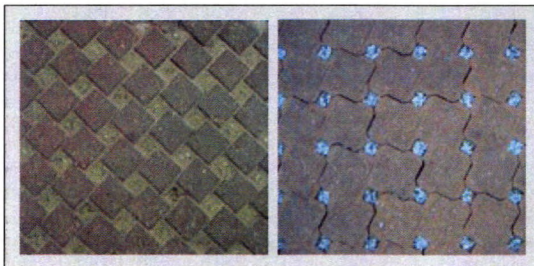
3. Surface Crusting:

- Identify if there is a problem such as run on sediments.
- Increase cleaning frequency in troubled areas.
- Remove debris immediately.



4. Weeds:

- Weeds will not germinate unless there is a collection of soil or moisture.
- Remove weeds immediately.
- Clean sediment from joint material.
- Chemical treatment may be required prior to maintenance removal.



5. Covered Joint Material:

- Identify problem and correct.
- Remove immediately.
- Joint material should appear as photo on right.

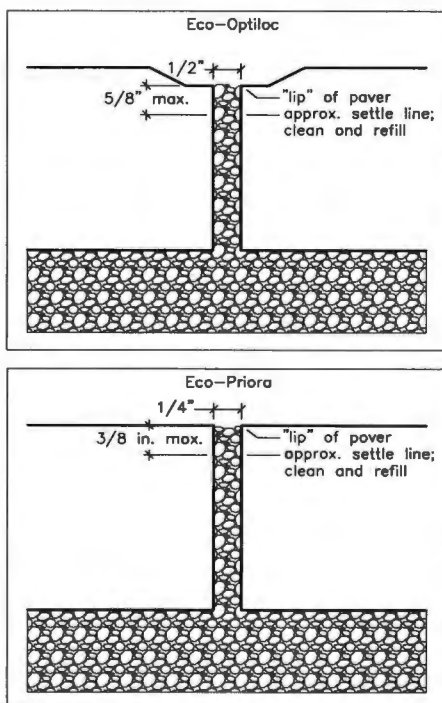
These common problems can often be easily remedied by maintaining the proper joint aggregate level.

MAINTENANCE TYPES

There are two service types for maintaining the integrity of a permeable paver system.

- 1. Preventative** – removes most miscellaneous debris before being trapped in the joint aggregate material causing clogging. This usually does not require removal of any joint material to restore infiltration.
- 2. Restorative** – requires some removal or complete removal of the joint material to renew infiltration. Occurs after miscellaneous debris has been captured and lodged in the joint aggregate.





***Note:** Both maintenance types will be most effective when the joint aggregate material is filled to the "lip" of the paver. If the joint material has settled more than the joint width, plus 1/8 inch below the paver lip, the maintenance equipment is significantly less effective and potentially more expensive.

MAINTENANCE EQUIPMENT

Maintenance equipment requirements will vary according to project size, age, and product type.

Project Type 1: For smaller pedestrian type areas such as sidewalks, driveways, plazas, patios or similar:

Preventative:

1. Hand-Held Bristle Broom

- Available at any hardware store.
- Sweep as needed to keep the surface clear of debris.
- Approximate cost: \$15.



2. Leaf Blower

- Electric or gas powered.
- Minimum air speed of 120 mph.
- Joint aggregate material will remain in place while removing debris from paver surface.
- Approximate cost: \$50 to \$300.



3. Rotary Brush

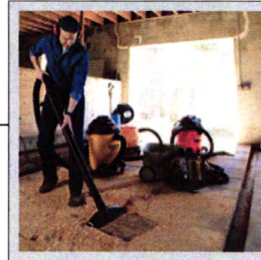
- Poly bristles only.
- Flips debris from joint.
- Will require slight refilling of the joint aggregate material.
- Approximate cost: varies depending on attachment vehicle.



Restorative:

1. Wet/Dry Shop Vacuum

- Minimum 4 HP (peak) motor with 130 cubic feet per minute suction.
- Will remove some joint aggregate material.
- Replenish removed joint aggregate material to "lip" of paver.
- Approximate cost: \$50 to \$150.



2. Riding Litter Vacuum

- Tennant ATLV 4300.
- 48 inch wide vacuum head.
- 110 gallon capacity.
- Can also be used as a preventative technique.
- Will evacuate most debris from joint except for aggregate material.
- Approximate cost: approx. \$25K new.



3. Powerwasher

- Capable of spraying 1,400 to 1,800 psi.
- Spray at a 30 degree angle approximately 18 to 24 inches from the surface.
- Will evacuate joint material.
- Replenish removed joint aggregate material to "lip" of paver.
- Approximate cost: \$125 to \$500.



Project Type 2: For larger vehicular areas such as roads, parking lots, alleys, plazas or similar that can support vehicles:

Preventative:

1. Rotary Brush

- Poly bristles only.
- Flips debris from joint.
- Will require slight refilling of the joint aggregate material.
- Approximate cost: Varies depending on attachment vehicle.



2. Broom Sweepers

- Typical "street sweeper" type.
- Rotating curb brushes with center pickup.
- Poly bristles only.
- Do not utilize water to clean the surface as this can have detrimental effects on the cleaning.
- Best for seasonal cleaning.
- Approximate cost: \$100 to \$120 per hour from a service company.



3. Regenerative Air Sweepers

- Light duty suction cleaning.
- Utilizes stream of air blowing horizontally across surface and vacuuming.
- No rotating brushes.
- Approximate cost: \$45 to \$65 per hour from a service company.



Restorative:

1. Vacuum Sweepers

- Vacall Dynamic Multi-Purpose Vacuum. *(top photo)*
- Elgin Whirlwind. *(bottom photo)*
- Heavy duty cleaning.
- Minimum suction of 14,000 cubic feet per minute.
- Complete evacuation of joint aggregate material.
- Replenish removed joint aggregate material to "lip" of paver.
- Approximate cost: \$2.50 to \$4.50 per parking space.



2. Powerwashers

- Capable of spraying 1,400 to 1,800 psi.
- Spray at a 30 degree angle approximately 18 to 24 inches from the surface.
- Will evacuate joint aggregate material.
- Replenish removed joint aggregate material to "lip" of paver.

STRATEGIC PROCEDURES FOR MAINTAINING INFILTRATION

Observe and implement the following habitual procedures to ensure longevity of the system.

1. **Weekly** – prevent contamination from routine landscape maintenance such as grass clippings from mowing, hedge trimming, mulching plant beds, etc. by implementing the following joint opening cleaning procedures immediately after contamination occurs:
 - Hand broom debris from the paver surface.
 - Blow debris from the paver surface with backpack blower type device, collect and dispose.
 - Mechanically sweep paver surface.

- 2. Monthly** – observe any collection areas of debris, dirt, topsoil, mulch, etc. after season events such as snowfall, rain storms, leaf litter, etc. and investigate if clogging is occurring. Immediately restore infiltration using the following cleaning options:
 - Break up any crust covering the joint aggregate material with hand broom for smaller areas or mechanically with a rotary sweeper for larger areas. Remove debris material.
 - When necessary, restore infiltration using wet/dry shop vacuum for small areas or vacuum truck for larger areas by removing debris from joint aggregate material.
 - Replenish joint aggregate material to “lip” of paver.
- 3. Yearly** – establish a seasonal maintenance schedule that includes the following:
 - Sweep entire permeable paving surface with appropriate preventative sweeping devices.
 - Replenish joint aggregate material to “lip” of paver.
- 4. Ten years plus** – plan long term maintenance to rejuvenate infiltration rates:
 - Complete restoration of the joint aggregate material.
 - Replenish joint with cleaned or new aggregate material to “lip” of paver.

RECOMMENDED SEASONAL MAINTENANCE SCHEDULE

Unilock suggests establishing a best practices maintenance program to ensure longevity of the systems before restorative action is required. Biannual preventative maintenance is suggested as shown in the schedule below. This includes sweeping once in the early spring and once again in the late fall. Below is a preventative maintenance timeline that includes four maintenance suggestions:

- 1. After the snow melt – March 1 through April 15**
 - Broom, blow, rotary brush or sweep entire surface.
 - Clean debris from paver surface in location of snow stockpile area.
 - Replenish joint aggregate material after cleaning.
 - Every fifth year, vacuum or power wash problem areas and refill joint material.
- 2. Late Spring – April 1 through May 15**
 - Broom, blow, rotary brush or sweep flowers from trees and shrubs.
 - Collect any additional debris from areas mulched or planted with annual flowers.
 - Replenish joint aggregate material as necessary.
- 3. Late Summer – July 15 through August 30**
 - Broom, blow, rotary brush or sweep lawn and shrub clippings or tree fruits.
 - Collect any additional debris from summer activities such as charcoal coals inadvertently dumped on the permeable surface, beach sand, etc.
 - Replenish joint aggregate material as necessary.
- 4. Late Fall – October 15 through November 30**
 - Broom, blow, rotary brush or sweep plant leaves.
 - Replenish joint aggregate material as necessary.

Various factors will affect each project's preventative maintenance timeline and must be reviewed individually.

See the Recommended Seasonal Maintenance Schedule chart on next page.

Recommended Maintenance Schedule		Seasonal BMP			
		After Snow Melt	Late Spring	Late Summer	Late Fall
Techniques	Project Type 1: Preventative - choose one		1x per season	optional	1x per season
	Bristle Broom	**	*	*/**	*
	Leaf Blower	**	*	*/**	*
	Rotary Brush		*	*/**	*
	Project Type 1: Restorative		**		**
	Wet-Dry Vacuum	**	**	**	**
	Riding Litter Vacuum		*	**1x every 5 yrs.	*
	Powerwasher	**	**	**	**
	Project Type 2: Preventative - choose one		1x per season	optional	1x per season
	Rotary Brush		*	*	*
	Broom Sweepers		*		*
	Regenerative Air Sweepers		*		*
	Project Type 2: Restorative				
	Vacuum Sweepers			** 1x every 10 yrs.	
	Powerwasher	**	**	**	**

* recommended

** as needed per Strategic Procedures

WINTER MAINTENANCE AND DE-ICING

Durability is one benefit that Unilock paving stones are known for. Almost all Unilock paving stones have a slight bevel around the edge of the stone. This helps protect the edges from potential chipping by snow clearing equipment. Always use a plastic snow shovel for paving stones. Also fit snow blowers with plastic shoes on the adjustable gliders and on the scoop edge.

When using commercial snow removal companies, confirm in writing they have protective edges on the snowplow equipment to avoid scratching the surface. Although the metal on snow clearing equipment will not adversely affect Unilock paving stones structurally, the contact of any steel on concrete can potentially leave tiny particles of metal in the paver surface which will rust and leave unsightly brown streaks. (A good example of this can be seen on the municipal curbs at the street). To reduce aesthetic damage to the paver surface, only use a polymer or rubber cutting edge on the plow.

De-icing substances, when used in proper amounts, will not damage good-quality concrete. They will, however, speed up the surface wear on some styles of pavers. Many of the exposed aggregate products and tumbled products are unaffected by virtue of their style.

There are three primary types of de-icing salts:

- Sodium chloride (common rock salt) is the most popular de-icing salt. It is widely available and it will melt snow and ice at temperatures down to approximately 16° F. Below 16° F, rock salt stops melting snow and ice. Sodium chloride can damage adjacent grass, plants and metal. Apply with caution and use as sparingly as possible.
- Calcium chloride is another de-icing salt. It generally looks like small, white, round, pellets. It will melt snow down to about 0° F. It can irritate skin. Studies indicate that depending on the concentration, calcium chloride is less damaging to grass than sodium chloride is. Heavy concentrations of calcium chloride can chemically attack concrete.
- Potassium chloride is a de-icing salt available in some markets. It will not hurt skin or damage plants. However, it melts ice only when the air temperature is above 15° F, but it can be combined with sand to improve effectiveness.

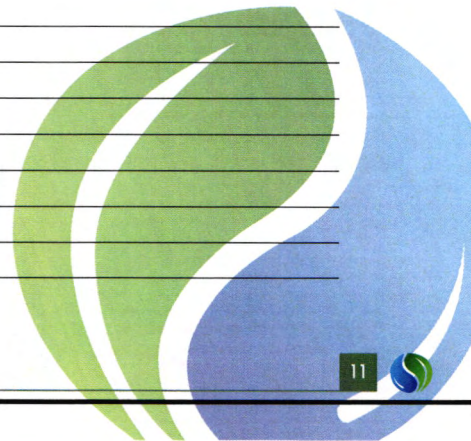
Note: Do not use magnesium chloride.

Note: Do not use sand for anti-skid with permeable pavers as it will clog the joint material.

Note: Fertilizers that contain ammonium nitrate and ammonium sulfate should not be used for de-icing since these substances attack the integrity of concrete. Always read the manufacturer's recommendations for use and heed all warnings and cautions.



NOTES



When we take care of the earth,
it will ultimately take care of us.

BOSTON

35 Commerce Dr.
Uxbridge, MA 01569
Tel: (508) 278-4536
Fax: (508) 278-4572

BUFFALO

510 Smith St.
Buffalo, NY 14210
Tel: (716) 822-6074
Fax: (716) 822-6076

CHICAGO

301 E. Sullivan Rd.
Aurora, IL 60505
Tel: (630) 892-9191
Fax: (630) 892-9215

CLEVELAND

12560 Sheets Rd.
Rittman, OH 44270
Tel: (330) 927-4000
Fax: (330) 927-4100

DETROIT

12591 Emerson Dr.
Brighton, MI 48116
Tel: (248) 437-7037
Fax: (248) 437-4619

MILWAUKEE

W 4814 Country Hwy A
Elkhorn, WI 53121
Tel: (262) 742-3890
Fax: (262) 742-2168

NEW YORK

51 International Blvd.
Brewster, NY 10509
Tel: (845) 278-6700
Fax: (845) 278-6788

CHESTER

26 Tetz Rd.
Chester, NY 10918
Tel: (845) 469-1230
Fax: (845) 469-1213

PHILADELPHIA

229 Route 541 Bypass
Lumberton, NJ 08048
Tel: (609) 914-0000
Fax: (609) 914-0209

TORONTO

287 Armstrong Ave.
Georgetown, ON L7G 4X6
Tel: (416) 646-9000
Fax: (905) 874-3034



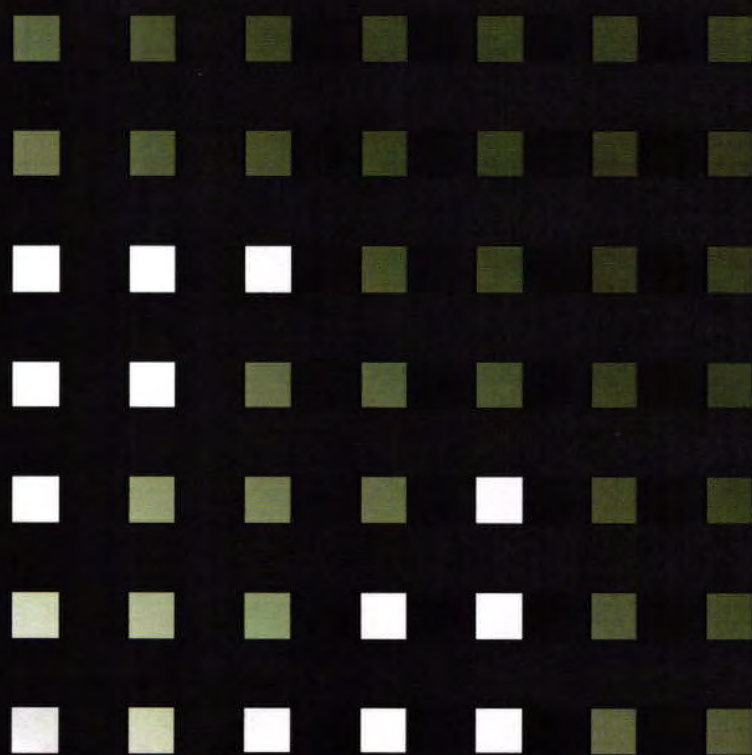
Mixed Sources

Product group from well-managed
forests and other controlled sources
www.fsc.org Cert no. SW-COC-001832
© 1996 Forest Stewardship Council

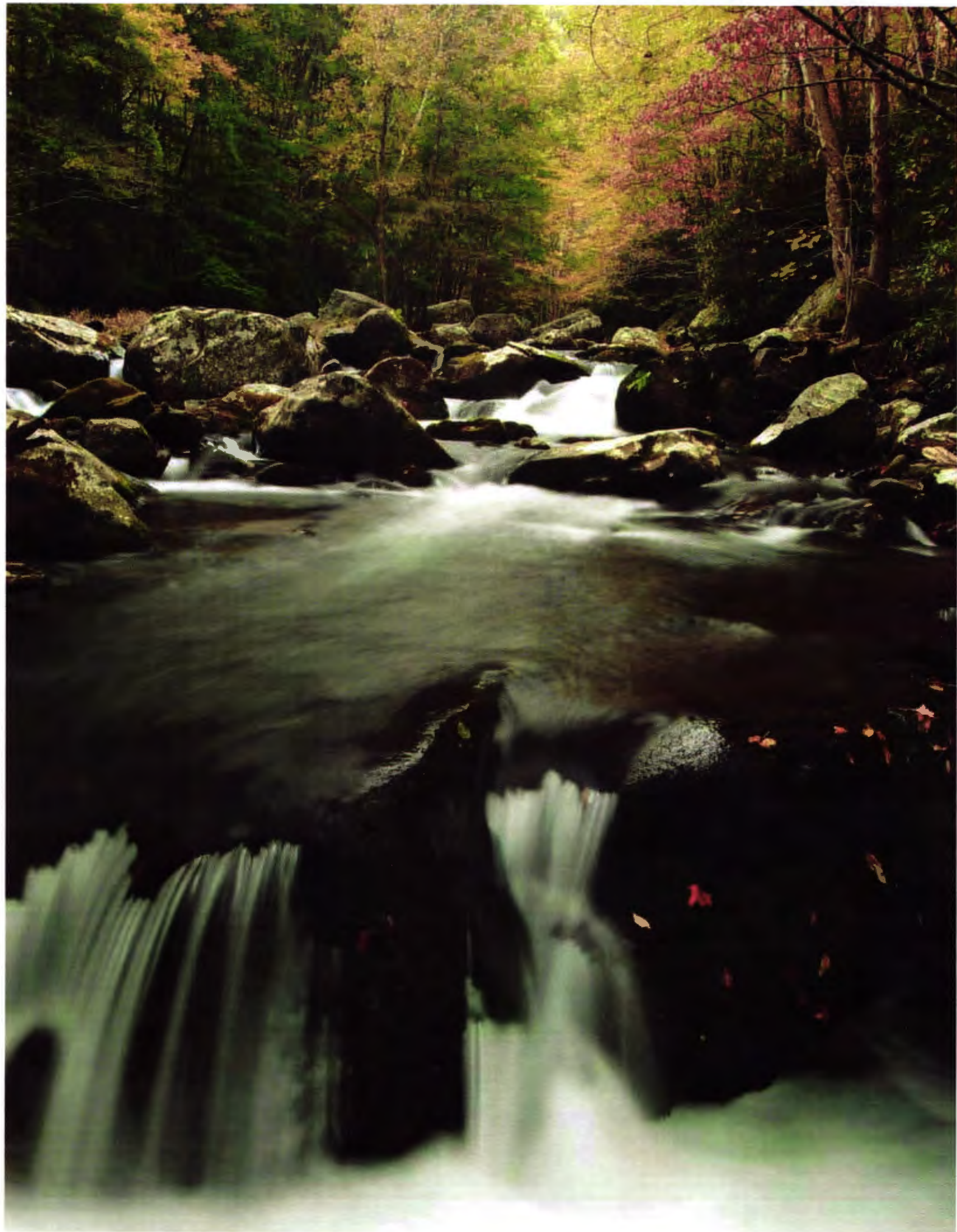
www.unilock.com | 1-800-UNILOCK

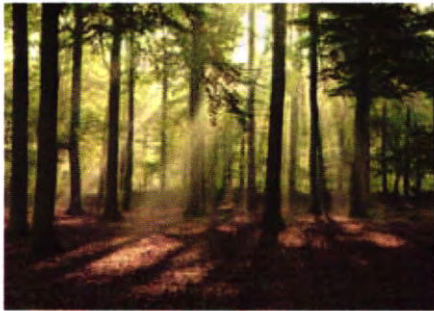
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UNILOCK®



DIRECTIONS IN SUSTAINABLE DESIGN





*"It is every man's obligation
to put back into the world at
least the equivalent of what
he takes out of it."*

Albert Einstein

INTRODUCTION

Einstein's philosophy could be adopted for drinking water, rain and stormwater runoff. North Americans are fortunate to have an almost unlimited amount of drinking water available. However, in recent years, our groundwater has been diminishing, and water supplies are not being replenished due to overuse.

In many urban areas, there is too much stormwater. Development reduces pervious surfaces, by removing vegetation and topsoil, impacting natural stormwater infiltration. Without topsoil to capture runoff, the likelihood of flooding increases. Once this natural infiltration process has been eliminated, more runoff from rain and snowmelt flows into streams, rivers, ponds, lakes and other water bodies. Methods for controlling flooding include volume control and conveyance. Traditionally, volume control is achieved with large detention ponds. Conveyance requires streams and rivers to transfer water downstream without interruption or restriction. When backups occur, water can overflow the banks, creating hazardous conditions. Increased stormwater runoff can create disasters with these traditional methods of control.

Permeable paving is a more efficient solution for stormwater runoff, and it can reduce flooding, increase water infiltration, recharge groundwater and improve water quality. The use of permeable pavers is a recommended Best Management Practice (BMP) under the U.S. Environmental Protection Agency's (EPA's) National Pollutant Discharge Elimination System program requirements. It is also a recommended construction practice under Low Impact Development and Leadership in Energy and Environment Design (LEED®) guidelines.

A permeable paver system is simple, yet effective. Specially designed paver shapes with large spacer bars create gaps or enlarged joints between the units, allowing for surface infiltration. Aggregate material within the joint, filters rainwater flowing into the base. This provides moisture for plant material as well as oxygen, which is essential to tree growth.

Since 1991, Unilock® has been leading the charge with permeable pavers. Over the years, users of these pavers have observed their benefits.

Detention and Volume Control



Product: **Eco-Priora™**

Location: Naperville, Illinois

Project: Whole Foods

Design: Ives-Ryan Group

Detention and Volume Control Opportunities

Using the permeable paving base for stormwater detention is a very efficient use of land. With this system, the surface is pervious, allowing detention to be contained underneath. Detention is under every square foot of permeable paving, as deep as necessary. Traditional surface detention ponds which act as holding facilities for rainfall are a waste of space. For most land uses and all impervious areas, such as roofs, roads and parking lots, stormwater runoff flows through a system of pipes that release it into detention or retention ponds. This valuable surface area could be much more effectively utilized.

Permeable paver systems use crushed, angular, open-graded aggregate base materials. These materials are entirely different from those used for traditional impervious roads and parking lots. Those traditional systems use dense-graded aggregates containing fines, making them extremely slow-draining. Conversely, the use of open-graded aggregates provides a void space or porosity of approximately 40 percent. This is utilized for detention and allows for a rapid surface infiltration rate of over 500" (12,700 mm) per hour (see page 16 for aggregate infiltration rates).

BASE STORAGE CAPACITY

Criteria				Rainwater Harvest Volume		Base Storage Capacity		Surplus / (Deficit) Storage		% Used
Rainfall In/Hr (mm/hr)	Surface Area Ft² (m²)	Base Depth In (cm)	Void Space	Cubic Ft (m³)	Gallons (m³)	Cubic Ft (m³)	Gallons (m³)	Cubic Ft (m³)	Gallons (m³)	
1 (25 mm)	43,560 (4,047 m²)	12 (30 cm)	40%	3,630 (103 m³)	27,154 (103 m³)	17,424	130,341 (493 m³)	13,794 (391 m³)	103,187 (391 m³)	20.8%
1 (25 mm)	43,560 (4,047 m²)	18 (46 cm)	40%	3,630 (103 m³)	27,154 (103 m³)	26,136	195,511 (740 m³)	22,506 (637 m³)	168,357 (637 m³)	13.9%
3.5 (89 mm)	43,560 (4,047 m²)	12 (30 cm)	40%	12,705 (360 m³)	95,039 (360 m³)	17,424	130,341 (497 m³)	4,719 (134 m³)	35,302 (134 m³)	72.9%
3.5 (89 mm)	43,560 (4,047 m²)	18 (46 cm)	40%	12,705 (360 m³)	95,039 (360 m³)	26,136	195,511 (740 m³)	13,431 (380 m³)	100,472 (380 m³)	48.6%
5 (12 mm)	43,560 (4,047 m²)	24 (61 cm)	40%	18,150 (520 m³)	135,770 (520 m³)	34,848	260,681 (987 m³)	16,698 (473 m³)	124,911 (473 m³)	52.1%
7.4 (188 mm)	43,560 (4,047 m²)	18 (46 cm)	40%	26,862 (761 m³)	200,940 (761 m³)	26,136	195,511 (740 m³)	(726) (21 m³)	(5,429) (21 m³)	102.8%

Detention volumes or storage capacities for permeable paving are based on different rainfall events.



Flooded parking lot -- Ludington, Michigan, June 2008

Photo supplied by Muskegon Chronicle

Infiltration

Product: **Eco-Optilec™**

Location: Chicago, Illinois
Project: U.S. Cellular Field, Lot L
Design: Site Design Group, Ltd.

Benefits of Infiltration



Product: Eco-Optiloc™ **Location:** Chicago, Illinois
Project: Couch Place
Design: Globetrotters Engineering Corporation



Product: Eco-Optiloc™ **Location:** Toronto, Ontario
Project: Toronto Parking Authority
Design: Toronto Parking Authority

Infiltration is extremely important to the groundwater supply. According to the U.S. Geological Survey, one of America's most important natural resources is groundwater. Half of the drinking water in the U.S. comes from groundwater, with the balance coming from lakes and rivers. It is vital to agriculture and other industries, as well as essential for ensuring the health of rivers, streams, wetlands and other water bodies. Urban sprawl contributes to the decrease in pervious area for rainwater infiltration and reduced groundwater levels. Soil infiltration is a simple method for ensuring future water availability.

Installing a permeable paver system above porous soils allows for stormwater infiltration, reducing runoff and flooding. Most soils, even clay, allow for some infiltration. Soils with high porosity, such as sand, can have a higher infiltration rate than the actual rate of rainfall. For example, if it is raining at a rate of 2" (51 mm) per hour, and the soil has an infiltration rate of 4.5" (114 mm) per hour, the soil will absorb water before it can run off. Even poor soil with a low infiltration rate will work. For example, a soil with 0.25" (6 mm) per hour of infiltration will have complete infiltration after about four hours per inch of rainfall. However, most rainfall events generate only up to 0.5" (13 mm) of water.

The typical soil infiltration rate at the U.S. Cellular Field parking lot is 7" per hour (see photo opposite).

Typical Infiltration Rates of Various Soil Groups

Soil Conservation Service Group	Typical Soil Type	Saturated Infiltration Rate	
		in/hr	mm/hr
A	Sand	8.27"	210 mm
A	Loamy Sand	2.41"	60 mm
B	Sandy Loam	1.02"	26 mm
B	Loam	0.52"	12.7 mm
C	Silt Loam	0.27"	6.8 mm
C	Sandy Clay Loam	0.17"	4.3 mm
D	Clay Loam and Silty Clay Loam	0.09"	2.3 mm
D	Clay	0.06"	1.5 mm

Water Quality

Product: **Eco-Optiloc™** Location: Toronto, Ontario
Project: South Shell Waterfront Park
Design: Cosburn Giberson Landscape Architects

Benefits of Improved Water Quality

"Finding scientific and technical solutions to problems of water availability and quality will require extensive cooperation and collaboration among federal, state, and local agencies, private sector water experts, stakeholders, and the public...."

National Science and Technology Council (2007)



Without water, life cannot survive. For fish, wildlife and humans, clean water is a necessity. Even plants need a certain quality of water. The infiltration process of a permeable paving system will remove many harmful pollutants such as oil. The EPA recognizes permeable paving as a BMP for non-point source pollutants. Utilizing permeable pavers is a simple step to ensure cleaner water. Often forgotten, water temperature is also an important quality issue. Increased water temperatures can increase the amount of bacteria and algae, and can decrease aquatic life.

The Interlocking Concrete Pavement Institute (ICPI) has conducted tests that determine water quality. Their findings indicate that cleaner water results from being filtered through a permeable paving system. Traditional systems have no means for cleaning water.

MEDIAN POLLUTANT REMOVAL

Pollutant	Infiltration Trench Design Type*			Infiltration Trenches & Porous Pavement
	0.5 in (13mm) Runoff per Impervious Acre	1.0 in (25mm) Runoff per Impervious Acre	2-Year Design Storm Treatment	Median Pollutant Removal**
Total Suspended Solids	60–80%	80–00%	80–100%	95%
Total Phosphorous	40–60%	40–60%	60–80%	70%
Total Nitrogen	40–60%	40–60%	60–80%	51%
Biological Oxygen Demand	60–80%	60–80%	80–100%	-
Bacteria	60–80%	60–80%	80–100%	-
Metals	60–80%	60–80%	80–100%	99% (Zn)

*Note: These rates are not based on actual data since monitoring what enters and leaves any infiltration facility is difficult to measure. These data are based on land application of pollutants and their treatment through soils.

**Actual monitored removal rates.

Many municipalities in North America have begun to implement strategies to improve water quality by using BMPs like permeable paver systems. Even smaller communities have joined in the efforts to create more sustainable water management systems. Let Unilock share its valuable experience and knowledge regarding these systems. Arrange a meeting with a Unilock representative to discuss your specific project needs.

Permeable Paver Design Considerations

For traditional non-permeable surfaces, rainfall intensity and duration are normally analyzed together. However, with a permeable paver surface, intensity is less of a factor as the surface infiltration rate will exceed the capabilities of most storms. The permeable paver surface infiltration rates are capable of capturing more than 100" (2,540 mm) per hour. The paver joints must be adequately maintained to allow for maximum infiltration. For larger rainfall events, duration is important to recognize, even though many rainfall events only last for several minutes. For example, a heavy rain could fall at 6" (152 mm) per hour, but the duration may only last for 10 minutes with a resulting actual rain amount of only 1" (25 mm). Longer duration events can often be more demanding, even with less intensity. Actual monthly rainfalls in the Midwest, for example, average 4" (100 mm). Permeable paving systems can easily contain most rainfall events.

A runoff coefficient (C value) is used to measure the percentage of water that runs off different surface types. For example, bituminous asphalt has a C value of 0.85. This means that during a rainfall, 85 percent of the water will run off the surface. (Source: Design and Construction of Sanitary and Storm Sewers, American Society of Civil Engineers, New York, p. 332, 1969). In comparison, turf has a C value of 0.15 or 15 percent. The C value of permeable paving, with up to a 5 percent slope, is actually zero, unless the rainfall intensity exceeds the surface infiltration rate or the entire open-graded base reaches capacity. With a properly designed permeable paver system, capacity will rarely be reached. Again, to achieve maximum surface infiltration, maintenance of the joints may be necessary (see charts on pages 16–17).

Soil infiltration is another way to absorb runoff. During the site investigation project phase, conducting a geotechnical or porosity test will determine the soil infiltration rate, which will establish stormwater design requirements. Typical industry recommendations suggest installing an underdrain for soil with less than 0.5" (13 mm) per hour of infiltration. It is possible for underdrain systems to be eliminated for soils with infiltration rates greater than 0.5" (13 mm) per hour.



Product: EcoLoc®

Location: Flushing, New York

Project: Citi Field

Design: Jack L. Gordon Architects



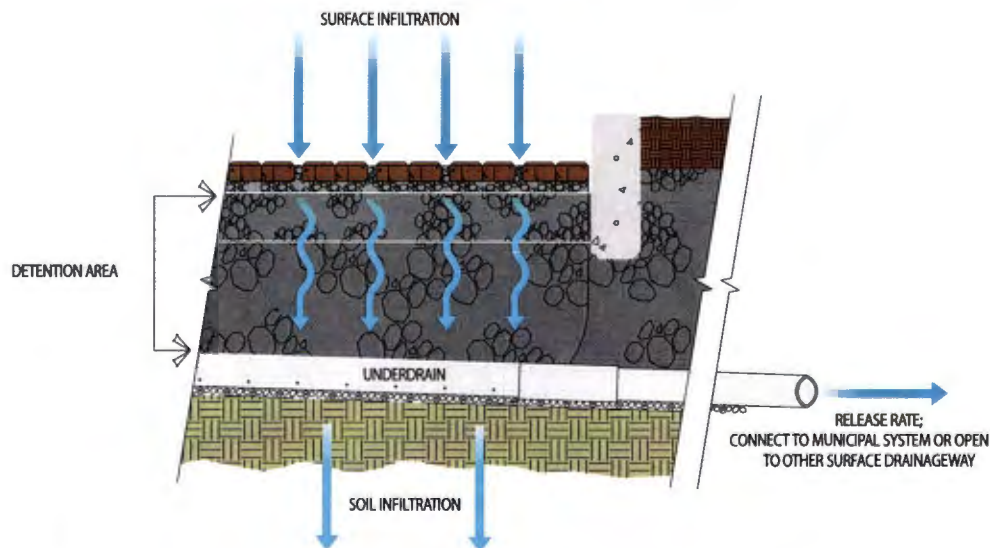
Product: Eco-Optiloc™ **Location:** Mentor, Ohio
Project: Center Street Village
Design: Forum Architects
Land Design Consultants



Product: Eco-Priora™ **Location:** Chicago, Illinois
Project: Buckingham Fountain
Design: Thompson Dyke & Associates

RELEASE RATE

Release rate refers to the volume of water that is allowed to be discharged into a municipal system or waterway, usually measured in cubic feet per second. Many stormwater regulatory agencies require that the post-development release rate not exceed pre-development conditions. Permeable paving slows and detains stormwater in the open-graded base so that it can be gradually released. Local jurisdictions should be contacted for required release rates.



1 UNILOCK PERMEABLE INTERLOCKING CONCRETE PAVER

With various aesthetically pleasing colors and textures, creative choices are not compromised by function. Permeable Interlocking Concrete Pavers (PICPs) are the most durable of any porous pavement material. Unilock's minimum 8,500 psi (57 MPa), high-strength, no-slump concrete allows water to infiltrate between paver units instead of through the material. The joint sizes vary between paver options, ranging from 0.25" (6 mm) to 0.5" (13 mm), which meet the Americans with Disabilities Act specifications for permeable pavements, and allows a minimum of 100" (2,540 mm) per hour of surface infiltration.

3 SETTING BED AGGREGATE – ASTM NO. 8

Using the 0.25" (6 mm) crushed, angular, chip stone, instead of sand, provides a smooth leveling course for placing pavers and additional structural interlocking of the PICPs. Unlike sand, the setting bed aggregate allows for rapid water infiltration with over 500" (12,700 mm) per hour through the 40 percent void-space. Sand must be avoided as a setting bed in a PICP application.

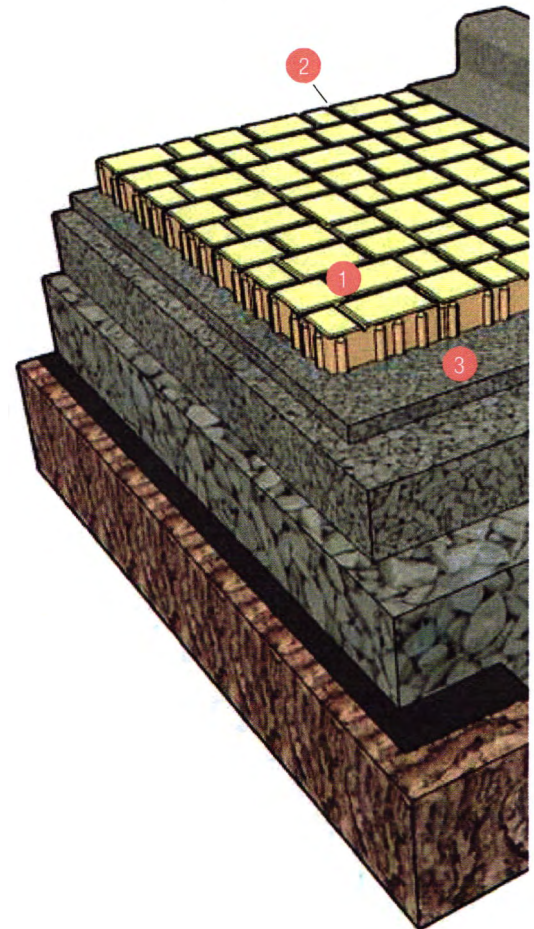
5 SUBBASE AGGREGATE – ASTM NO. 2

Subsoil conditions will dictate the necessity of this larger ASTM No. 2, crushed, angular, open-graded subbase aggregate thickness. Installation of such material will provide increased structural stability on sites with poor soil conditions. A minimum thickness of 8" (203 mm) is required for effective performance. Subbase aggregate thickness must be designed to sufficiently support anticipated loads. As an added feature, the ASTM No. 2 subbase aggregate temporarily detains stormwater runoff in the 40 percent void-space of the material. The ASTM No. 2 also has an infiltration rate of over 500" (12,700 mm) per hour.

7 EDGE RESTRAINT

PICP containment is vitally important to the success of interlocking properties. Lack or failure of an edge restraint will negatively impact the integrity of the pavement surface. For all vehicular PICP applications, an edge restraint, such as a concrete curb, is required. For non-vehicular and pedestrian areas, a plastic edging is sufficient when properly anchored into the subbase.

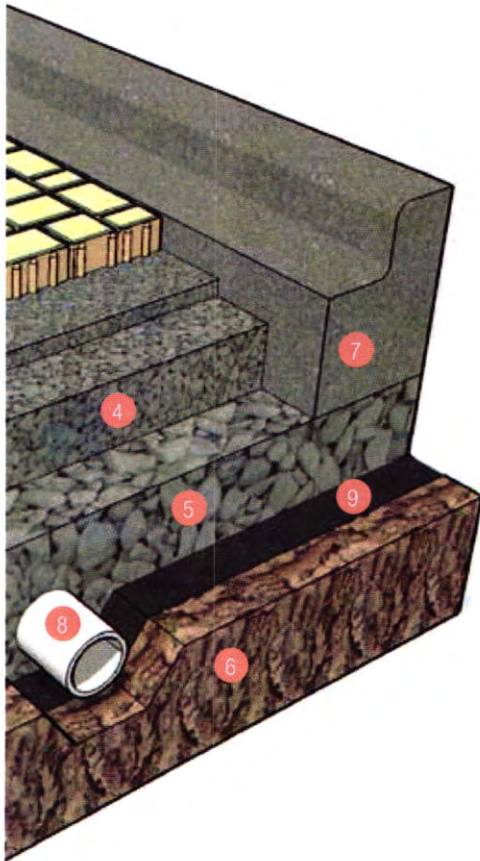
Nine Components of a Permeable Pavement



8 UNDERDRAIN

In PICP systems, the underdrain such as the permeability of the stormwater release rate of the over 0.5" (13 mm) per hour, underdrain pipe size is inconsistent greater than the release rate.

a Highly Successful



2 JOINT AGGREGATE – ASTM NO. 8

As the initial filtering layer, the 0.25" (6 mm) crushed, angular, chip stone captures approximately 80 percent of debris in the first 1" (25 mm) to 2" (51 mm). The secondary function of the joint aggregate is to increase the positive interlock between the paver units that is essential to the structural stability of the PICPs. The joint aggregate must always remain filled to the lip of the PICP units to reduce unnecessary clogging.

4 BASE AGGREGATE – ASTM NO. 57

When subsoil conditions are conducive to supporting the ASTM No. 57 crushed, angular, open-graded base material without migration, it can be used without ASTM No. 2 subbase aggregate. Minimum thickness must be determined by sufficiently supporting anticipated loads, as well as accommodating stormwater detention in the 40 percent void space of the material. The ASTM No. 57 base aggregate, with a minimum thickness of 4" (102 mm), serves as a transition material between the ASTM No. 8 setting bed and the ASTM No. 2 subbase aggregate. The infiltration rate of the ASTM No. 57 is over 500" (12,700 mm) per hour.

6 SUBGRADE

Existing soil materials will determine the performance capabilities of the PICP system. Pre-construction soil analysis, including percolation, California Bearing Ratio and penetrometer measurements (blow counts), are mandatory for proper design. Subsoils with less than 0.5" (13 mm) per hour of infiltration may require underdrainage, scarification and, potentially, amendments. Subsoils with greater than 0.5" (13 mm) per hour are considered highly permeable. Subsoil compaction can cause a detrimental reduction in permeability and could be eliminated.

9 GEOTEXTILE FABRIC

Subsoil characteristics will determine the need for a geotextile fabric. If such fabric is required, placement will occur between the subsoil and ASTM No. 57 base aggregate or ASTM No. 2 subbase aggregate only. Geotextile fabric is not required between aggregate material layers. The geotextile fabric type must be determined by soil conditions specific to each project. Geotextile fabrics should be considered for any soils where migration may occur.

in pipe is based on several factors, a subsoil, detention requirements, and site. With highly permeable subsoils derdrain pipe could be eliminated. sequential, provided the flow rate is

Performance and Design

SUPERIOR CHOICE

Permeable pavers are the most successful pervious system used today. When it comes to heavy-traffic, high-load environments, the phrase "heavy duty" is not merely an expression. Surfaces must be engineered to withstand the test of time. Unilock's permeable pavers not only satisfy requirements for structural integrity, safety, cost, environmental impact, maintenance and field-proven performance, but they also provide superior skid resistance and weathering. Because of the unique combination of product strength, ease-of-maintenance, aesthetics and reusability, they have a better life-cycle cost than other products. Pavers are a flexible system, so their surface area can move slightly without jeopardizing the structural integrity. Permeable pavers allow water to drain away from the surface and not be trapped, thus eliminating potholes.

Concrete pavers require less maintenance than other products, and can withstand heavy loading. They can be manufactured in different shapes, colors and finishes without added customization expenses. And nothing beats concrete pavers in terms of strength and durability.



Product: **Eco-Optiloc™**

Location:

Moline, Illinois

Project:

Autumn Ridge Trails

Design:

Alternative Energy Builders

STRENGTH AND DURABILITY

All Unilock permeable pavers are manufactured to meet the ASTM C936 standard without compromising the composite like other pervious products. Permeable pavers are extremely strong, allowing them to support semi-truck traffic. They are stronger than pour-in-place concrete and bituminous asphalt because of their higher compressive strength, which is achieved by a specialized manufacturing process.

STANDARD COMPARISON

ASTM Standard C936-08

8,000 psi avg. - 55MPa

7,200 psi min unit - 50MPa

5% absorption avg (7% max)

Height tolerance less than +/- 3.2 mm

Dimensional accuracy +/- 1/16" - 1.6 mm

Unilock® meets or exceeds all C936-08 paver manufacturing standards.

Exclusive Unilock Select™ Features

Ultima™ Surface Technology (12,000 psi min (83MPa))

StayClean™ Surface Technology

ColorFusion™ Technology

Non-Slip Surfaces

Reala™ Surface Texture

ARCHITECTURAL FINISHES

All Unilock® permeable pavers pavers can be manufactured with a face mix surface. Using a special two-step process, a face mix paver's top 0.375"(9.5 mm) - 0.5"(13 mm) has a superior finish in performance and color that is resistant to fading.

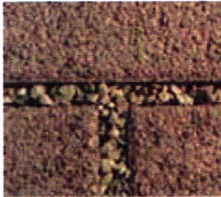
Face Mix Benefits include:

- Higher psi
- Lower water absorption
- No color loss
- Cost-effective



Surface Finish Options - Unilock Select

Unilock's research and investment in new paver technologies has resulted in a new product line called Unilock Select. These products feature exciting, new, state-of-the-art manufacturing processes that produce pavers with exceptional appearance and performance properties.



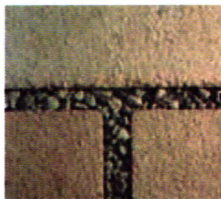
Series 3000® (washed finish)



Il Campo® (brushed finish)



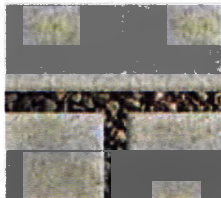
Umbriano® (particle finish)



Belpasso™ (enamel finish)



Premier (smooth finish)



TX Active (standard finish)

Series 3000's specialized manufacturing process creates a striking, exposed aggregate surface by utilizing granite particles, resulting in an extremely durable paver. The aggregate particles are pressed into the stone surface simultaneously with the body of the stone in a single process and not in layers. The resulting surface becomes an integral part of the paver itself, providing long-term wear and structural performance.

Il Campo's unique "brushed" surface texture sets it apart from all other unit pavers. Its grainy surface adds a contrasting visual effect when combined with other pavers or used on its own. Il Campo® is suited for almost any application or style of architecture, and its durable non-slip surface aggregates make it a solid choice for both commercial and residential applications.

The beauty of Umbriano's surface is ColorFusion™, a unique color-dispersion technology that creates the visual characteristic of natural granite. This, along with a zero-bevel edge, gives the "look and feel" of natural granite without the expense of granite. Each stone is treated with exclusive StayClean™ Technology (Clean Factor "90"), which resists the penetration of staining substances.

Belpasso™ is revolutionizing commercial paving with the introduction of StayClean™ Technology. Imagine a paving stone surface that's virtually maintenance-free! Not even chewing gum will stick to Belpasso™ with the new StayClean™ surfacing technology. This product is ideal for public areas such as streetscapes, entertainment districts, commercial plazas and office buildings.

The smooth appearance and rich color of our Premier surface makes for a stunning contrast when combined with any of our textured pavers. Premier surface products can be used in almost any application where a clean, sophisticated look is required.

Unilock, in cooperation with Essroc Italcementi Group, is the first manufacturer to incorporate TX Active® photocatalytic cement into permeable paver projects in North America. When exposed to sunlight, TX Active® destroys the atmospheric pollutants common to urban areas. This feature provides a double bonus when used in our permeable paver system cleaning polluted water and air.

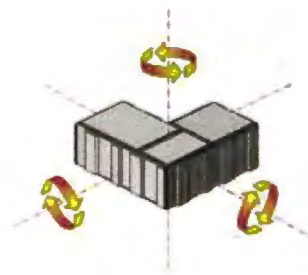


These products are part of our Unilock Select line.

Unilock® Permeable Paver Features

SHAPE

Since permeable pavers are manufactured, many different shapes are available (see page 15 for product shapes). Two of the products are L-shaped. This type of unit prevents shifting or twisting due to vehicles breaking and turning. This benefit increases the structural performance of the paver system and reduces annual maintenance costs. L-shaped pavers can also be mechanically installed, significantly reducing the initial installation cost when compared to manual installation.



Unilock's newest permeable product, Eco-Priora™, comes in three different sizes and shapes. They can be used individually or as a multi-shaped pattern. Eco-Priora™ and Eco-Optiloc™ are currently the most versatile permeable pavers because they meet the Americans with Disabilities Act (ADA) requirements with joint widths of less than 0.5" (13 mm).

COLOR

Mixing colors is simple and does not increase paver costs. With over two dozen colors, Unilock offers more aesthetic paver options than any other manufacturer. We have stock colors made for other products that can be applied to the Eco-Unilock product lines. If we don't have the color required for a project, we can customize it.

Recently, surface color has become more than just an aesthetic choice. Using lighter colors with high reflectivity can dramatically reduce urban heat islands in cities. Generally, an increase of 10 percent in reflectivity decreases pavement temperature by 7 °F, according to Lawrence Berkeley National Laboratories. This could also result in potential LEED credits for a project (see page 18 for LEED information and Unilock colors that meet the criteria).

MECHANICAL INSTALLATION

Eco-Optiloc™ has the highest mechanical installation rates of any interlocking permeable paver. The patented L-shaped design makes the paver clusters easy to install accurately and quickly. Installation rates up to 12,000 sq.ft. per machine per day have been documented. This makes Eco-Optiloc™ a very competitive permeable pavement that can be installed even in adverse weather conditions.



Leading with Innovation

..... 1991 2000 2002 2006 2008



UNI ECO-STONE®



ECOLOC®



AQUATERRA®



ECO-OPTILOC™



ECO-PRIORA™

Unilock introduced permeable paving to North America in 1991, and has continued to lead the charge with the introduction of innovative products. Our extensive involvement in permeable paving and our long-standing international alliances have allowed us to gain and share valuable knowledge, experience, and best practices with our clients.

As a result, we have been able to introduce the right products at the right time. Every introduction is an improvement or offers up additional features over previous versions. Below are two of the best permeable pavers products available on the market today, Eco-Optiloc™ and Eco-Priora™.

ECO-PRIORA™



LARGE SQUARE
10" x 10" x 3 1/8"
24cm x 24cm x 8cm
(available in selected markets)

RECTANGLE
5" x 10" x 3 1/8"
12cm x 24cm x 8cm

SQUARE
5" x 5" x 3 1/8"
12cm x 12cm x 8cm

- 3 compatible sizes for variable patterns
- Customizable surface texture and color (page 13)
- 3 mm micro bevel for smooth vehicular or pedestrian traffic
- 7 mm joint width
- Sleek, modern rectilinear design for commercial or residential applications



ECO-OPTILOC™



STANDARD
10 1/4" x 10 1/4" x 3 1/8"
26cm x 26cm x 8cm

- Machine installable up to 12,000 sq.ft. (1115 m²) per machine per day
- Rectilinear multi-stone design
- Dual-axis engineering for heavy-duty capability
- Customizable surface to match your project's design initiatives
- 12 mm joint width



Design and Technical Information

TYPICAL RUNOFF COEFFICIENTS FOR THE RATIONAL METHOD

Land Use Type	Recommended Value	Surface Type	Recommended Value
Industrial	0.75	Bituminous Asphalt	0.85
Downtown Business District	0.85	Pour-In-place Concrete	0.85
Single-Family Residential	0.40	Lawns – Sandy Soils	0.13
Multi-Family Residential	0.60	Lawns – Heavy Soils	0.20
Parks	0.20	Permeable Pavers	0.0*

Source: Design and Construction of Sanitary and Storm Sewers. American Society of Civil Engineers, New York, p. 332, 1969.
Coefficients are based on 5 – 10 year storm frequencies.

* Actual value until detention in permeable base reaches capacity.



		Soil Subgrade Texture / Infiltration Rate Inches / Hour (mm/sec)										
		Sand	Loamy Sand	Sandy Loam	Loam	Silt Loam	Sandy Clay Loam	Clay Loam	Silty Clay Loam	Sandy Clay	Silty Clay	Clay
Criterion	T_s (hrs)	8.27 (6×10^{-9})	2.41 (2×10^{-9})	1.02 (7×10^{-9})	0.52 (4×10^{-9})	0.27 (2×10^{-9})	0.17 (1×10^{-9})	0.09 (6×10^{-10})	0.06 (4×10^{-10})	0.05 (3×10^{-10})	0.04 (2×10^{-10})	0.02 (1×10^{-10})
$f \times T_s / V_r$	24	496 (12.6)	145 (3.7)	61 (1.5)	31 (0.8)	16 (0.4)	10 (0.25)	5 (0.12)	4 (0.1)	3 (0.07)	2 (0.05)	1 (0.02)
for	48	992 (25.2)	290 (7.4)	122 (3.1)	62 (1.6)	32 (0.8)	20 (0.5)	11 (0.3)	7 (0.17)	6 (0.15)	2 (0.15)	2 (0.05)
($V_r = 0.4$)	72	1489 (37.8)	434 (11)	183 (4.6)	93 (2.4)	149 (1.2)	31 (0.8)	16 (0.9)	11 (0.13)	9 (0.2)	7 (0.17)	4 (0.1)

T_s = Maximum allowable storage time V_r = Voids ratio

Lowest values unless base exfiltration is supplemented with drain pipes.

Maximum allowable depths, inches (m) of storage for selected maximum storage times (T_s in hours), minimum infiltration rates and inches/hour (mm/sec)(31).

The Natural Resources Conservation Service (NRCS) method typically uses 24-hour storm events as the basis for design. Therefore, this design method is based on controlling the increased runoff for a specific 24-hour storm. The specific duration and return period (e.g., 6 months, 1 year, 2 years, etc.) are provided by the locality. If the increase in peak discharge associated with the storm event cannot be managed, a first-flush event should be the minimum selected for design.

Base & Aggregate Charts

Careful selection of base material, as described below, can handle almost any amount of rainfall. Testing results of all the aggregates listed below show a void ratio of approximately 40 percent. Choosing the correct void filter is critical as well. The aggregate infiltration rates below illustrate the performance of the system.

AGGREGATE INFILTRATION RATES

Approximate Particle Size	Permeability (k) in./hr (m/s)
ASTM No. 8 (2 – 10 mm)*	1,400 - 4,000 (3 x 10 ⁻¹ to 1 x 10 ⁻²)
ASTM No. 9 (2 – 5 mm)	140 - 1,400 (1 x 10 ⁻² to 1 x 10 ⁻³)
ASTM No. 10 (1 – 3 mm)	14 - 140 (1 x 10 ⁻³ to 1 x 10 ⁻⁴)
ASTM No. 57 (12.5 – 25 mm)*	500 - 2,000
ASTM No. 2 (50 – 63 mm)*	>1,000

Permeability ranges of joint fill aggregates for permeable pavers.
* Unilock recommendations

BASE AGGREGATE

Sieve Size	Percent Passing
1.5" (37.5 mm)	100
1" (25 mm)	95 – 100
0.5" (12 mm)	25 – 60
(4.75 mm) (No. 4)	0 – 10
(2.36 mm) (No. 8)	0 – 5

Grading requirements for ASTM No. 57 base.

SETTING BED AGGREGATE

Sieve Size	Percent Passing
0.5" (12 mm)	100
0.375" (9.5 mm)	85 – 100
(4.75 mm) (No. 4)	10 – 30
(2.36 mm) (No. 8)	0 – 10
(1.16 mm) (No. 16)	0 – 5

Grading requirements for ASTM No. 8 bedding and joint / opening filler.
Setting bed aggregate can be used as joint aggregate for Eco-Optiloc.

SUBBASE AGGREGATE

Sieve Size	Percent Passing
3" (75 mm)	100
2.5" (63 mm)	90 – 100
2" (50 mm)	35 – 70
1.5" (37.5 mm)	0 – 15
0.75" (19 mm)	0 – 5

Sieve sizes for ASTM No. 2 aggregates.

BASE THICKNESS

Permeable paving is not a typical segmental pavement. Unilock recommends that a professional engineer design a site-specific plan based on available site information. Along with information provided in this brochure, Unilock offers comprehensive software solutions, and industry-experienced consultants to assist you in the design of your pavement.

Pavement Use	Subbase ASTM No. 2	Base ASTM No. 57	Min. Total
Heavy-duty industrial	14" (355 mm)	6" (152 mm)	22" (559 mm)
Municipal street	12" (305 mm)	6" (152 mm)	18" (457 mm)
Light-duty parking lot	8" (203 mm)	6" (152 mm)	14" (356 mm)
Residential driveway	n/a	12" (305 mm)	12" (305 mm)
Nonvehicular sidewalk	n/a	10" (254 mm)	10" (254 mm)

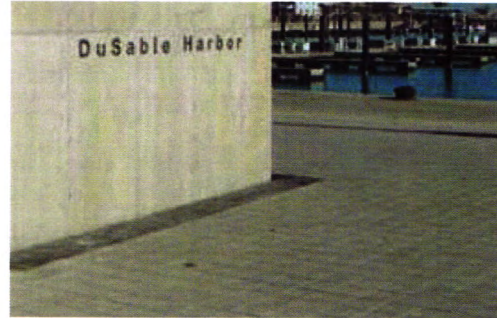
Notes:

- 1) All permeable pavers require a 1.5" (38 mm) setting bed of ASTM No. 8 for placement.
- 2) All thicknesses are after compaction.
- 3) Geotextiles between subgrade and ASTM No. 2 are optional and based on soil conditions.
- 4) Geotextiles are not required between the subbase, base or setting bed layers.



USGBC

The U.S. Green Building Council (USGBC) is a non-profit organization that seeks to promote building techniques that are both sustainable and economical. The organization examines construction projects and evaluates all building materials and techniques that promote a healthy environment for the people that work and live in these structures. LEED® certification can be achieved by employing strategies that promote healthy lifestyles and improvement to the built environment. Unilock products can help with your certification goals. Our products have been used on many LEED® projects across the country.



Product: Eco-Priora™

Location: Chicago, Illinois

Project: DuSable Harbor Building

Design: David Woodhouse Architects

POTENTIAL LEED® CREDITS FOR UTILIZING PERMEABLE PAVERS

Sustainable Sites:

Credits applicable to segmental concrete paving products for sustainable sites include the following:

Credit SS 6.1 Stormwater Design: Quantity Control

- 1 point

Credit SS 6.2 Stormwater Design: Quality Control

- 1 point

Credit SS 7.1 Heat Island Effect: Non-Roof

- 1 point

Up to two points can be achieved in sustainable sites by using permeable, interlocking concrete pavers for stormwater management. An additional one point can be achieved by using either permeable interlocking concrete pavers or interlocking concrete pavers (non-permeable) that meet Albedo reflective tests.

Materials and Resources:

Credit MR 4.1 Recycled Content: 10% (post-consumer + 1/2 post-industrial)

- 1 point for using Slag*

Credit MR 4.2 Recycled Content: 20% (post-consumer + 1/2 post-industrial)

- 1 point in addition to 4.1

Credit MR 5.1 Regional Materials: 10% extracted, processed and manufactured regionally

- 1 point

Credit MR 5.2 Regional Materials: 20% extracted, processed and manufactured regionally

- 1 point in addition to 5.1

Up to four points can be achieved in materials and resources by using permeable interlocking concrete pavers or interlocking concrete pavers (non-permeable).














* Unilock uses slag cement replacement over fly ash to maintain color consistency. Recycled content must be discussed before specifying.

SOLAR REFLECTANCE

Credit SS 7.1 Heat Island Effect: Non-Roof

Solar Reflectance Index (SRI) is a criterion used by USGBC that measures values of sunlight and radiation bouncing from built surfaces. It is used to measure urban heat island effects in city centers. Dark pavements retain heat that is absorbed during the day and then release it at night. This process creates a situation that causes urban centers to stay warmer all the time. The effects of this process contribute to air pollution and increased energy consumption. Careful selection of materials and colors can help reduce urban heat island effects.

Credit SS 7.1 requires a minimum SRI of 29 or greater to achieve the credit. Unilock offers the following products and colors that meet this requirement.

Color Swatch	Paver Color	Finish Type	Solar Reflectance	SRI*
	Winter Marvel	Smooth Aggregate (Umbriano®)	0.35	38
	Autumn Sunset	Smooth Aggregate (Umbriano®)	0.30	32
	Chardonnay Tan	Exposed Aggregate (Series 3000®)	0.39	44
	Ice Grey	Exposed Aggregate (Series 3000®)	0.35	38
	Mineral Ice	Exposed Aggregate (Series 3000®)	0.31	33
	Platinum Grey	Exposed Aggregate (Series 3000®)	0.28	29
	Sand	Tumbled (Brussels Block®)	0.41	46
	Natural	Smooth Finish (any Unilock paver shape)	0.30	32
	Iron River	Flagstone Texture (Yorkstone®)	0.52	61
	Desert	Tumbled Dimpled (Stonehenge®)	0.29	31
	Nantucket	Smooth Finish (any Unilock paver shape)	0.29	31
	Nevada	Smooth Finish (any Unilock paver shape)	0.31	33
	TX Active®	Smooth Finish (Premier™)	0.46	53

Unilock Permeable Paver Installations

OVER 10 MILLION SQUARE FEET INSTALLED

Parks and Municipal Commons

First & Main Park	Hudson	OH
The Port Lands	Toronto	ON
South Shell Waterfront Park	Oakville	ON
Driftway Bicycle Trail	Scituate	MA
Squirrel Brand Park	Cambridge	MA
Riggs Park	Van Buren Twp.	MI
The Morton Arboretum	Lisle	IL
Tanglewood Park	Batavia	IL
Parkside of Old Town	Chicago	IL
Breiter-Palm Park	Bensenville	IL
Kane County Veterans Memorial	Geneva	IL
Peggy Notebaert Nature Museum	Chicago	IL
The Bloomingdale Trail	Bloomington	IL
Couch Place	Chicago	IL
Lincoln Park Zoo West Gate	Chicago	IL

Government and Municipal Facilities

Toronto Parking Authority	Toronto	ON
RTA Park-N-Ride	Parma	OH
Hudson Station	Hudson	OH
Earth Rangers at Kortright Centre	Caledon	ON
East Gwillimbury GO Station	Newmarket	ON
Central Ohio Transit Authority	Columbus	OH
Dufferin Transfer Station	Toronto	ON
City of Grand Rapids Water System	Grand Rapids	MI
Amtrak Station (over flow lot)	Grand Rapids	MI
Macomb County Road Commission	Macomb	MI
Newark International Airport	Newark	NJ
NYS Office of Parks & Recreation	Cortland	NY
Orland Park Police Station	Orland Park	IL
7th District Police Station	Chicago	IL
Geneva Water Treatment Facility	Geneva	IL
City Escapes parking lot	Chicago	IL
Washington Park SRO	Chicago	IL
Villa Park Police Department	Villa Park	IL
Kane County Government Center	Geneva	IL
Arsenal parking lot	Rock Island	IL
Kane County Animal Control	Geneva	IL
Philadelphia Museum of Art	Philadelphia	PA

Universities, Schools, Churches and Institutions

Portico Church	Mississauga	ON
Inniskillin Wines Inc.	Niagara-on-the-Lake	ON
Trinity United Church	Grimsby	ON
St. Andrews Presbyterian Church	Toronto	ON
Middleton Community Church	Middleton	WI
Governors State University	University Park	IL
Dominican University	River Forest	IL
Lake Forest High School	Lake Forest	IL
Waubesa Community College	Sugar Grove	IL

Commercial Parking & Vehicular Areas

Parker Hanneson Building	Cleveland	OH
Center Street Village	Mentor	OH
Cawse and Associates, parking lot	Chagrin Falls	OH
Canadian Tire	Toronto	ON
Hong Kong Funeral Home	Thornhill	ON
Metrus Development	Vaughan	ON
Cara Operations Ltd.	Toronto	ON
Honda Canada headquarters	Markham	ON
Granite Street Shopping Center	Westerly	RI
Camosse Masonry Supply	Charlton	MA
Plympton Plaza	Plympton	MA
Dow • Howell • Gilmore • Associates Inc	Midland	MI
Mason L. Brown & Associates, Inc.	Auburn Hills	MI
Springbrook Prairie Market	Naperville	IL
Aquascape, Inc.	St. Charles	IL
Maxwell Street Market	Chicago	IL
Whole Foods	Chicago	IL
Golf View Plaza	Carpentersville	IL
Southgate Market	Chicago	IL
Ground Effects, Inc.	Yorkville	IL
Streeter Place	Chicago	IL
Dominick's Pizzeria	Villa Park	IL
Lannert Group	St. Charles	IL
Krupp	Madison	WI

Streets & Streetscapes

Village of Carey	Carey	OH
Olde Village Square	Medfield	MA
Autumn Trails	Moline	IL
Warrenville Road	Warrenville	IL
Highland Park	Highland Park	IL
Roscoe Street sidewalks	Chicago	IL
Gorman / Fitchburg	Fitchburg	WI
Avon Crescent Laneway	Toronto	ON
Easy Street	Ann Arbor	MI
Union Street	Traverse City	MI

Stadiums

U.S. Cellular Field	Chicago	IL
Kane County Cougars Stadium	Geneva	IL
Citi Field	New York	NY

Condominiums

Rouge Valley Retirement Residence	Markham	ON
Mystic Condominiums	Mystic	CT
Saugatucket Springs	Providence	RI
Stillwater Heights	Harrisville	RI
Cape Cod Irish Village	Yarmouth	MA
Jeff Montgomery Apartment Complex	Wayne	MI
West Bloomfield residence	Bloomfield	MI
Bloomfield Hills residence	Bloomfield	MI

Next-Generation Permeable Pavers

TX ACTIVE® PHOTOCATALYTIC CEMENT

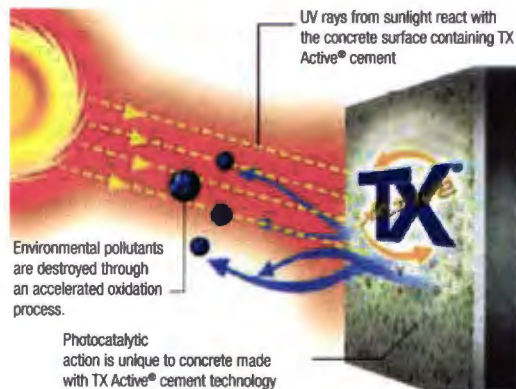
In cooperation with Essroc Italcementi Group, Unilock has embarked on promoting this next-generation technology. The Hyacinth Place project is the first North American permeable paver installation using pavers manufactured with photocatalytic cement.

Hyacinth Place is a development of 14 townhomes in Highland Park, Illinois, the result of a vision and a commitment to affordable green housing by the City of Highland Park.

Green housing units feature geothermal heating and cooling, wind turbine energy generation, renewable flooring and private courtyards with paved surfaces, which clean themselves and reduce air pollution through interaction with sunlight.

At the heart of these self-cleaning, pollution-busting courtyards is a permeable concrete paving system formulated with TX Active® photocatalytic cement. When exposed to sunlight, TX Active® destroys the atmospheric pollutants common to urban areas. As a bonus, the photocatalytic properties of the pavers also clean the air they contact and their permeable design allows rainwater to soak back into the earth.

THE PHOTOCATALYTIC PRINCIPLE



Product: Eco-Priora™

Location: Highland Park, Illinois

Project: 500 Hyacinth Place

Design: City of Highland Park

FEATURES

Self-cleaning: TX Active photocatalytic cements diminish or eliminate harmful compounds, including:

- Soot, grime, and organic particulates
- Mold, mildew, fungus and spores
- Algae, bacteria and allergens
- Tobacco smoke and stains

De-polluting: photocatalytic cements decrease many of the pollutants deemed harmful to human health and the environment. TX Aria® has been proven to reduce:

- Nitrogen oxides, which are major components in the formation of acid rain, ground-level ozone (smog), certain toxic chemicals and water quality deterioration
- Sulfur oxides, which contribute to acid rain and the formation of many harmful sulfates and other products
- Volatile organic compounds, such as benzene and toluene.
- Ammonia
- Carbon monoxide
- Organic chlorides, aldehydes, polycondensated aromatics and others



Essroc
Italcementi Group

www.essroc.com



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All engineering calculations should not be based on data contained in this publication. Unilock is not responsible for any miscalculations or errors.

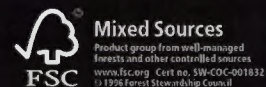
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Not all products shown are available at all Unilock locations. Visit www.unilock.com for availability.

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BOSTON

CHICAGO

CLEVELAND

DETROIT

MILWAUKEE

NEW YORK

PHILADELPHIA

TORONTO

***** Delete all text in RED after modifying the text in BLUE. All BLUE text requires modification. *****

FOREWORD

These specifications have been prepared for the general guidance of architects, engineers, contractor and superintendents associated with the construction of permeable interlocking concrete pavements. Consult with a qualified engineer to determine the suitability of the design, confirm site conditions and monitor the installation in critical applications.

INTRODUCTION

Unilock® permeable pavers are manufactured in a variety of shapes and colors for residential, commercial, municipal and industrial applications. They offer design professionals several engineered pavement systems that are efficient, durable, economical and aesthetically attractive.

Unilock® permeable pavers are manufactured to tight dimensional tolerances. This, in combination with their permeable and interlocking capabilities, allows the surface to be completely porous with a high resistance to compressive loads and lateral forces.

SECTION 32 14 13.19

PERMEABLE CONCRETE PAVER MATERIALS

PART 1 GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specifications Sections, apply to this Section.

1.02 SUMMARY

- A. Section includes the following:
 1. Permeable Concrete Pavers
 2. Permeable Joint Opening Aggregate
 3. Permeable Joint Aggregate Type 1
 4. Permeable Joint Aggregate Type 2
 5. Permeable Setting Bed Aggregate (Open-graded)
 6. Permeable Base Aggregate (Open-graded)
 7. Permeable Subbase Aggregate (Open-graded)
- B. Related Sections include the following:
 1. Section: 01-25-13 - Product Substitution Procedures
 2. Section: []-Concrete curbs
 3. Section: []-Storm sewers
 4. Section: []-Earthwork/excavation/soil compaction
 5. Section: []-Geotextiles
 6. Section: []-Paver sealer

Note: These related sections refer to standard specifications available from the local municipality or highway agency or from major specification writing agencies such as the Federal Highway Administration (FHWA), the National Stone Association (NSA), the American Concrete Pavement Association (ACPA), the National Asphalt Producers Association (NAPA), the National Institute of Building Sciences (NIBS), National Master Specifications (NMS), the American Society for Testing and Materials (ASTM), etc.

1.03 REFERENCES

Note: Design street, industrial, port and airport pavement thicknesses in consultation with a

qualified civil engineer, in accordance with established flexible pavement design procedures, LOCKPAVE® software, and in accordance with Interlocking Concrete Pavement Institute Technical Bulletins. Sample construction detail drawings are available from Unilock®. This specification may require modifications.

- A. American Society for Testing and Materials (ASTM) latest addition:
1. C 29 Bulk Density and Voids in Aggregate Materials.
 2. C 33, Standard Specification for Concrete Aggregates.
 3. C 67, Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile, Section 8, Freezing and Thawing.
 4. C 136, Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates.
 5. C 140, Standard Test Methods for Sampling and Testing Concrete Masonry Units and Related Units.
 6. C 144 Standard Specifications for Aggregate for Masonry Mortar.
 7. D 448, Standard Classification for Sizes of Aggregate for Road and Bridge Construction.
 8. C 936, Standard Specification for Solid Concrete Interlocking Paving Units.
 9. C 979, Standard Specification for Pigments for Integrally Colored Concrete.
 10. D 698 Test Methods for Moisture Density Relations of Soil and Soil Aggregate Mixtures Using a 5.5 lb (24.4 N) Rammer and 12 in. (305 mm) drop.
 11. D 1557 Test Methods for Moisture Density Relations of Soil and Soil Aggregate Mixtures Using a 10-lb (44.5 N) Rammer and 18 in. (457 mm) drop.
 12. C1645-06 Standard Test Method for Freeze-thaw and De-icing Salt Durability of Solid Concrete Interlocking Paving Units
 13. D 1883, Test Method for California Bearing Ratio of Laboratory-Compacted Soils.
 14. D 2940 Graded Aggregate Material for Bases or Subbases for Highways or Airports.
 15. D 4254, Standard Test Methods for Minimum Index Density and Unit Weight of Soils and Calculation of Relative Density.
 16. D 5261, Standard Test Method for Measuring Mass per Unit Area of Geotextiles
 17. D 4632, Standard Test Method for Grab Breaking Load and Elongation of Geotextiles
 18. D 4533, Standard Test Method for Index Trapezoidal Tearing Strength of Geotextiles
 19. D 4833, Standard Test Method for Index Puncture Resistance of Geotextiles, Geomembranes and Related Products
 20. D 4491, Standard Test Method for Water Permeability of Geotextiles by Permittivity
 21. D 4751, Standard Test Method for Determining Apparent Opening Size of a Geotextile
 22. D 4354, Standard Practice for Sampling of Geosynthetics for Testing
 23. D 4759, Standard Practice for Determining the Specifications Conformance of Geosynthetics
- Delete the BLUE text above if no geotextile is being utilized.
- Note: In order to determine the latest version of the listed specifications and standards, please consult the ASTM web page (www.astm.com)
- B. Illinois Department of Transportation:
1. Standard Specifications for Road and Bridge Construction, January 2010, including all addenda.
- C. U.S. Green Building Council Leadership in Energy and Environmental Design (LEED)
1. New Construction & Major Renovation ver. 2.2 Reference Guide, Last Edition.

1.04 SUBMITTALS

- A. Permeable Concrete Pavers:

1. Samples for verification: Three representative full-size samples of each paver type, thickness, color and finish that indicate the range of color variation and texture expected upon project completion.
 2. Accepted samples become the standard of acceptance for the product produced.
 3. Test results from an independent testing laboratory for compliance of concrete pavers with ASTM C 936.
 4. Manufacturer's catalog product data, installation instructions, and material safety data sheets for the safe handling of the specified materials and products.
- B. Permeable Joint Opening Aggregate:
1. Provide three representative one pound samples in containers of aggregate materials that indicate the range of color variation and texture expected upon project completion.
 2. Accepted samples become the standard of acceptance for the product produced.
 3. Test results from an independent testing laboratory for sieve analysis, including washed gradations per ASTM C 136.
 4. Test results for void space percentage per ASTM C 29.
- C. Permeable Setting Bed, Base and Subbase Aggregate:
1. Test results from an independent testing laboratory for compliance with ASTM D 448 No. 8, No. 57 and No. 2.
 2. Test results from an independent testing laboratory for sieve analysis, including washed gradations per ASTM C 136.
 3. Test results for void space percentage per ASTM C 29.
- D. Paving Installation Contractor:
1. Job references from a minimum of three projects similar in size and complexity. Provide Owner/Client/General Contractor names, postal address, phone, fax, and email address.
- E. LEED (required only for LEED projects, delete otherwise)
1. LEED Materials and Resources Credit 4, Recycled Materials: Submit letter from manufacturer certifying the products having recycled content, documentation indicating percentages by weight of post-consumer and pre-consumer recycled content.
 - a. Include statement indicating costs for each product having recycled content.
 2. LEED Materials and Resources Credit 5, Regional Materials: Submit letter from manufacturer certifying products having been extracted, harvested, or recovered, as well as manufactured within 500 miles of the project site.
 - a. Include a statement indicating the percentage by weight which is extracted, harvested, or recovered within 500 miles of the project site.
 3. LEED Sustainable Sites Credit 7.1, Non-roof: Submit letter from manufacturer certifying the solar reflectance index (SRI) of the paver is 29 or greater.

1.05 QUALITY ASSURANCE

- A. Utilize a Manufacturer having at least ten years of experience manufacturing interlocking concrete pavers on projects of similar nature or project size.
- B. Source Limitations:
1. Obtain Permeable Concrete Pavers from one source location with the resources to provide products of consistent quality in appearance and physical properties.
 2. Obtain Permeable Joint Opening Aggregate from one source with the resources to provide materials and products of consistent quality in appearance and physical properties.
- C. Paving Contractor Qualifications:
1. Utilize an installer having successfully completed concrete paver installation similar in design, material, and extent indicated on this project.
 2. Utilize a Contractor conforming to all local, state/provincial licensing and bonding requirements.
- D. Mockups:
1. Install a 5 ft x 5 ft paver area.

2. Use this area to determine surcharge of the bedding aggregate layer, joint sizes, lines, laying pattern(s) and levelness.
3. This area will be used as the standard by which the work will be judged.
4. Subject to acceptance by owner, mock-up may be retained as part of finished work.
5. If mock-up is not retained, remove and properly dispose.

1.06 DELIVERY, STORAGE & HANDLING

- A. In accordance with Conditions of the Contract and Division 1 Product Requirement Section.
- B. Manufacturer required to complete production of materials within 30 days after order has been placed to avoid construction delays.
- C. Deliver Permeable Concrete Pavers in manufacturer's original, unopened and undamaged container packaging with identification labels intact.
 1. Coordinate delivery and paving schedule to minimize interference with normal use of streets and sidewalks adjacent to paver installation.
 2. Deliver concrete pavers to the site in steel banded, plastic banded or plastic wrapped packaging capable of transfer by forklift or clamp lift.
 3. Unload pavers at job site in such a manner that no damage occurs to the product or adjacent surfaces.
- D. Store and protect materials free from mud, dirt and other foreign materials.

1.07 PROJECT/SITE CONDITIONS

- A. Environmental Requirements:
 1. Do not install permeable pavers on bedding sand.
 2. Do not install permeable pavers on frozen permeable setting bed aggregate materials.
 3. Do not install permeable pavers over frozen permeable base or subbase aggregates.
 4. Do not install permeable base or subbase aggregates over frozen subgrade.

1.08 PERMEABLE CONCRETE PAVER OVERAGE AND ATTIC STOCK

- A. Provide a minimum of 5% additional material for overage to be used during construction.
- B. Furnish 100 square feet of each product and size used to owner for maintenance and repair. Furnish Permeable Concrete Pavers from the same production run as installed materials.
- C. Manufacture to supply maintenance and reinstatement manuals for Permeable Concrete Paver units.

1.09 LEED REQUIREMENTS (required only for LEED projects, delete otherwise)

- A. Maximize the use of recycled post-consumer and pre-consumer content in the concrete design mixes.
- B. Obtain only Concrete Pavers with a minimum of 75% raw materials extracted and processed for the assembly within 500 miles of the project.
- D. Obtain only Concrete Pavers manufactured regionally within 500 miles of the project.

PART 2 PRODUCTS

2.01 PERMEABLE CONCRETE PAVERS

- A. Basis-of-Design Product: The permeable concrete paver shapes are based on:
 1. Unilock: (Select product or products being used)
 - a. Eco-Optiloc
 - b. Eco-Priora
 - c. Ecoloc
 - d. Eco-Stone
 - e. Town Hall

2. As manufactured by:
Unilock Chicago
301 E. Sullivan Rd.
Aurora, IL 60505
Contact: **Mike Anderson – (630) 276-8043** or your local Territory Manager
3. The specified products establish minimum requirements that substitutions must meet to be considered acceptable.
 - a. To obtain acceptance of unspecified products, submit written requests at least 7 days before the Bid Date.
 - b. Requests received after this time will not be considered. Refer to Section 01 25 13 - Product Substitution Procedures for requirements and procedures for requesting substitutions.

Note: Unless required by the owner, an "or equal" line is not necessary when using a basis-of-design specification with the above information is listed and outline in Division 1, Product Substitution Procedures.

Or choose number 3 below and delete above number 3.

3. Substitutions: No substitutions permitted.

B. Product requirements:

1. Permeable Paver Type 1: Unilock Eco-Optiloc
 - a. Color: Insert product color
 - b. Finish: **(Select finish type from below and insert here. Finish type will affect product pricing).**
 1. Standard – this is not a face mix finish.
 2. Smooth (Premier) – this is a face mix finish.
 3. Brushed (IL Campo) – this is a face mix finish.
 4. Exposed Granite (Series 3000) – this is a face mix finish.
 5. Granite appearance (Umbriano) – this is a face mix finish.
 6. Tile appearance (Belpasso) – this is a face mix finish.
 7. TX Active photocatalytic cement – this is a face mix finish.
 - c. Edge: Chamfer - 3 mm bevel
 - d. Size: Manufacture the sizes indicated with a maximum tolerance of plus or minus 1/16 in all directions.
 1. L-shape

Note: Imperial dimensions are nominal equivalents to the metric dimensions.
2. Permeable Paver Type 2: Unilock Eco-Priora
 - a. Color: Insert product color
 - b. Finish: **(Select finish type from below and insert here. Finish type will affect product pricing).**
 1. Standard – this is not a face mix finish.
 2. Smooth (Premier) – this is a face mix finish.
 3. Brushed (IL Campo) – this is a face mix finish.
 4. Exposed Granite (Series 3000) – this is a face mix finish.
 5. Granite appearance (Umbriano) – this is a face mix finish.
 6. Tile appearance (Belpasso) – this is a face mix finish.
 7. TX Active photocatalytic cement – this is a face mix finish either Premier or Brushed.
 - c. Edge: Chamfer - 3 mm rolled
 - d. Size: Manufacture the sizes indicated with a maximum tolerance of plus or minus 1/16 in all directions.
 1. 120 mm (5 in) x 120 mm (5 in) x 80 mm (3-1/8 in) thick
 2. 120 mm (5 in) x 240 mm (10 in) x 80 mm (3-1/8 in) thick
 3. 240 mm (10 in) x 240 mm (10 in) x 80 mm (3-1/8 in) thick

Note: Imperial dimensions are nominal equivalents to the metric dimensions.
3. Permeable Paver Type 3: Town Hall
 - a. Color: **Insert product color(s):** Burgundy Red, Burnt Clay, Old Oak
 - b. Finish: Streetpaver appearance

- d. Size: Manufacture the sizes indicated with a maximum tolerance of plus or minus 1/16 in all directions.
1. 10 cm (4 in) x 25 cm (9-3/4 in) x 7 cm (2-3/4 in) thick
4. (Insert additional Permeable Paver Types here as necessary or delete this line)
- C. Provide pavers meeting the minimum material and physical properties set forth in ASTM C 936, Standard Specification for Interlocking Concrete Paving Units. Efflorescence is not a cause for rejection.
1. Average compressive strength 8000 psi (55MPa) with no individual unit under 7,200 psi (50 MPa).
 2. Average absorption of 5% with no unit greater than 7% when tested according to ASTM C 140.
 3. Resistance to 50 freeze-thaw cycles, when tested according to ASTM C1645, with no breakage greater than 1.0% loss in dry weight of any individual unit. Conduct this test method not more than 12 months prior to delivery of units.
- Note: Efflorescence is a whitish powder-like deposit that sometimes appears on concrete products. Calcium hydroxide and other water-soluble materials form or are present during the hydration of Portland cement. Pore water becomes saturated with these materials, and diffuses to the surface of the concrete. When this water evaporates, the soluble materials remain as a whitish deposit on the concrete surface. The calcium hydroxide is converted to calcium carbonate during a reaction with carbon dioxide from the atmosphere. The calcium carbonate is difficult to remove with water. However, the efflorescence will wear off with time, and it is advisable to wait a few months before attempting to remove any efflorescence. Commercially available cleaners can be used, provided directions are carefully followed. Some cleaners contain acids that may alter the color of the pavers.
- D. Accept only pigments in concrete pavers conforming to ASTM C 979. ACI Report No. 212.3R provides guidance on the use of pigments.
- E. Maximum allowable breakage of product is 5%.
- F. TX Active is a Portland Cement (white) Type I, II, and III complying with ASTM C 150 with the addition of proprietary particles of titanium dioxide (TiO₂) specifically engineered for use in the manufacture of concrete and concrete products.
1. TX Active - Self-cleaning and pollution reduction
 - Concrete will resist most organic and inorganic pollutants that gather on the surface causing discoloration.
 - Concrete will remove significant amounts of environmental pollutants deemed harmful to human health.
 2. As manufactured by ESSROC Italcementi Group.
 - a. Unilock Chicago is an authorized producer of TX Active products.

2.02 PERMEABLE JOINT OPENING AGGREGATE

- A. Provide Permeable Joint Opening Aggregate materials conforming to ASTM C 33 and gradation requirements of ASTM D 448 No. 8 as shown in Table 1 or IDOT CA-16.

**TABLE 1 - ECO-OPTILOC
PERMEABLE JOINT OPENING AGGREGATE
GRADATION REQUIREMENTS
(CRUSHED LIMESTONE)**

ASTM No. 8	
Sieve Size	Percent Passing
1/2 in (12.5 mm)	100
3/8 in (9.5 mm)	85 to 100
No. 4 (4.75 mm)	10 to 30
No. 8 (2.36 mm)	0 to 10

No. 16 (1.18 mm)	0 to 5
------------------	--------

- B. Provide Permeable Joint Opening Aggregate materials conforming to ASTM C 33 and gradation requirements as presented in Table 2.

1. Supplier:
 - a. Kafka Granite LLC, 101 S. Weber Ave, Stratford, WI 54484 –
Toll Free: 800-852-7415
 - b. Alliance Aqua-Roc
 - c. SEK Perm Chip
2. Color: (Specify granite chip color if other than crushed limestone)

**TABLE 2 - ECO-PRIORA & TOWN HALL
PERMEABLE JOINT OPENING AGGREGATE
GRADATION REQUIREMENTS
(GRANITE CHIPS)**

1/8 to 3/16 inch granite chips	
Sieve Size	Percent Passing
1/4 in (6 mm)	97 to 100
No. 4 (4.75 mm)	70 to 83
No. 8 (2.36 mm)	37 to 50
No. 16 (1.18 mm)	0 to 12
pan	

2.03 PERMEABLE SETTING BED AGGREGATE (IDOT CA-16)

- A. Provide Permeable Setting Bed Aggregate materials conforming to ASTM C 33 and gradation requirements of ASTM D 448 No. 8 as presented in Table 3 or IDOT CA-16.

**TABLE 3
PERMEABLE SETTING BED AGGREGATE
GRADATION REQUIREMENTS**

ASTM No. 8	
Sieve Size	Percent Passing
½ in (12.5 mm)	100
3/8 in (9.5 mm)	85 to 100
No. 4 (4.75 mm)	10 to 30
No. 8 (2.36 mm)	0 to 10
No. 16 (1.18 mm)	0 to 5

2.04 PERMEABLE BASE AGGREGATE (IDOT CA-7)

- A. Provide Permeable Base Aggregate materials conforming to ASTM C 33 and gradation requirements of ASTM D 448 No. 57 as presented in Table 4 or IDOT CA-7.

**TABLE 4
PERMEABLE BASE AGGREGATE
GRADATION REQUIREMENTS**

ASTM No. 57	
Sieve Size	Percent Passing

1-1/2 in (37.5 mm)	100
1 in (25 mm)	95 to 100
1/2 in (12.5 mm)	25 to 60
No. 4 (4.75 mm)	0 to 10
No. 8 (2.36 mm)	0 to 5

2.05 PERMEABLE SUBBASE AGGREGATE (IDOT CA-1)

- A. Provide Permeable Subbase Aggregate materials conforming to ASTM C 33 and gradation requirements of ASTM D 448 No. 2 as presented in Table 5 or IDOT CA-1.

**TABLE 5
PERMEABLE SUBBASE AGGREGATE
GRADATION REQUIREMENTS**

ASTM No. 2	
Sieve Size	Percent Passing
3 in (75 mm)	100
2-1/2 in (63 mm)	90 to 100
2 in (50 mm)	35 to 70
1-1/2 in (37.5 mm)	0 to 15
3/4 (19 mm)	0 to 5

Note: For all aggregates, provide washed, clean, have zero plasticity, free from deleterious or foreign matter, crushed, angular rock and contain no No. 200 sieve size aggregate materials used in the construction of permeable pavement. Aggregate materials serve as the structural load bearing platform of the pavement as well as a temporary receptor for the infiltrated water that is collected through the openings in the pavement's surface.

2.06 GEOTEXTILE (Optional depending on soil conditions)

- A. Provide Geotextile material conforming to the following performance characteristics, measured per the test methods referenced:
- 4 oz., nonwoven needle punched geotextile composed of 100% polypropylene staple fibers that are inert to biological degradation and resists naturally encountered chemicals, alkalis, and acids.
 - Grab Tensile Strength: ASTM D 4632: 115 lbs.
 - Grab Tensile Elongation: ASTM D 4632: 50%
 - Trapezoidal Tear: ASTM D4533: 50 lbs.
 - Puncture: ASTM D4833: 65 lbs.
 - Apparent Opening Size: ASTM D 4751: 0.212 mm, 70 U.S. Sieve
 - Permittivity: ASTM D 4491: 2.0 sec -1
 - Flow Rate: ASTM D 4491: 140 gal/min/s.f.
- B. As supplied by Unilock Chicago, 301 E. Sullivan Rd., Aurora, IL 60505.
Contact: Mike Anderson – (630) 276-8043 or your local Territory Manager
- Carthage Mills – FX-40HS
 - U.S. Fabrics – US 115NW
 - Mirafi – 140N

2.07 EDGE RESTRAINTS

- A. Concrete Edge Restraint as indicated.
- B. Plastic and Metal Edge Restraints:
- Permaloc

- a. Material Type: Aluminum
- b. Model No.:

Note: The provision of suitable edge restraints is critical to the satisfactory performance of interlocking concrete block pavement. Abut pavers tightly against the restraints to prevent rotation under load and any consequent spreading of joints. Install sufficiently stable edge restraints that are, in addition to providing suitable edge support for the paver units, able to withstand the impact of temperature changes, vehicular traffic and/or snow removal equipment.

Curbs, gutters or curbed gutter, constructed to the dimensions of municipal standards (noting that these standards generally refer to cast-in-place concrete sections), are considered to be acceptable edge restraints for heavy duty installations. Where extremely heavy industrial equipment is involved such as container handling equipment, review the flexural strength of the edge restraint carefully particularly if a section that is flush with the surface is used and may be subjected to high point loading.

2.08 ACCESSORIES (Optional depending on project needs)

A. [Cleaners] [Sealers]

1. Supplier: Unilock Chicago, 301 E. Sullivan Rd., Aurora, IL 60505
Contact: Mike Anderson – (630) 276-8043 or your local Territory Manager
2. Material Type and Description: (Specify material type and description)
3. Material Standard: (Specify material standard)

Note: Generally sealing permeable pavers for utilitarian uses such as parking lots is not necessary. Consult with your product representative prior to specifying or remove section 2.08 Accessories.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Examine areas indicated to receive paving for compliance with requirements for installation tolerances and other conditions affecting performance before placing the Permeable Concrete Pavers.
 1. Verify that subgrade preparation, compacted density and elevations conform to specified requirements.
 2. Verify that Geotextiles, if applicable, have been placed according to drawings and specifications.
 3. Verify that Permeable Base and Subbase Aggregate materials, thickness, compacted density, surface tolerances and elevations conform to specified requirements.
 4. Provide written density test results for soil subgrade, Permeable Base and Subbase Aggregate materials to the Owner, General Contractor and paver installation subcontractor.
 5. Verify location, type, and elevations of edge restraints, concrete collars around utility structures, and drainage inlets.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.
 1. Beginning of bedding sand and paver installation signifies acceptance of base and edge restraints.

3.02 PREPARATION

- A. Verify that the subgrade soil is free from standing water.
- B. Stockpile Permeable Setting Bed, Joint, Base and Subbase Aggregate materials such that they are free from standing water, uniformly graded, free of any organic material or sediment, debris, and ready for placement.

- C. Remove any excess thickness of soil applied over the excavated soil subgrade to trap sediment from adjacent construction activities before placing the Geotextile and Permeable Subbase Aggregate materials.
- D. Keep area where pavement is to be constructed free from sediment during entire job. Remove and replace all Geotextile, Permeable Joint, Setting Bed, Base and Subbase Aggregate materials contaminated with sediment with clean materials.
- E. Complete all subdrainage of underground services within the pavement area in conjunction with subgrade preparation and before the commencement of Permeable Subbase Aggregate construction.
- F. Do not damage underdrain pipes, overflow pipes, observation wells, or inlets and other drainage appurtenances during installation. Report all damage immediately.
- G. Compact soil subgrade uniformly to at least 90 percent of Standard Proctor Density per ASTM D 698 for pedestrian areas. Compact soil subgrade uniformly to at least 95 percent Modified Proctor per ASTM D 1557 for vehicular areas.
- H. Proof-roll prepared subgrade according to requirements in Division 31 Section "Earth Moving" to identify soft pockets and areas of excess yielding. Excavate soft spots, unsatisfactory soils, and areas of excessive pumping or rutting and replace with compacted backfill or fill as directed.

Note: Base compaction and proof-rolling of the subgrade soil on the recommendations of the Design Engineer. Request the Architect/Engineer to inspect subgrade preparations, elevations and conduct density tests for conformance to specifications.

Note: Mechanical tampers (jumping jacks) are recommended for compaction of soil subgrade and aggregate base around lamp standards, utility structures, building edges, curbs, tree wells and other protrusions. Compact areas, not accessible to roller compaction equipment, to the specified density with mechanical tampers. **CAUTION** – Proceed with care around the perimeters of excavations, buildings, curbs, etc. These areas are especially prone to consolidation and settlement. Do not place wedges of backfill in these areas. If possible particularly in these areas, proceed with backfilling and compacting in shallow lifts, parallel to the finished surface.

3.03 INSTALLATION

A. EDGE RESTRAINTS

1. Provide edge restraints as indicated.
 - a. Install job-built concrete edge restraints to comply with requirements in Division 3 Section "Cast-in-Place Concrete."
 - b. Provide concrete edge restraint along the perimeter of all paving as specified. Install the face of the concrete edge restraint, where it abuts pavers vertical down to the subbase.
 - c. Construct concrete edge restraint to dimensions and level specified and support on a compacted subbase not less than 6 in (150 mm) thick.
2. Provide plastic or metal edge restraints as indicated. ~~(Delete if not being used).~~
 - a. Provide plastic or metal edge restraints along the perimeter of all paving as indicated and supported on a minimum of 6 inches (150 mm) of Base Aggregate.
 - b. Provide 10" spiral galvanized or stainless steel spike to fasten plastic edge restraint at 24 inches on center for straight sections and 12 inches on center for curved sections.

B. GEOTEXTILES ~~(Delete if not being used).~~

1. Provide separation geotextile on bottom and sides of prepared soil subgrade. Secure in place to prevent wrinkling or folding from equipment tires and tracks.
2. Overlap ends and edges a minimum of 18 in. (450 mm) in the direction of drainage.

C. PERMEABLE BASE AND SUBBASE AGGREGATE

1. Provide the Permeable Subbase Aggregate in uniform lifts not exceeding 6 in. (150 mm) loose thickness and compact to at least 95 percent as per ASTM D 4254 to depths as indicated.
2. Compact the Permeable Subbase Aggregate material with at least two passes in the vibratory mode then at least two in the static mode with a minimum 10 ton vibratory roller until there is no visible movement. Do not crush aggregate with the roller.
3. Tolerance: Do not exceed the specified surface grade of the compacted Permeable Subbase Aggregate material more than $\pm 3/4$ in. (20 mm) over a 10 ft. (3 m) long straightedge laid in any direction.
4. Provide the Permeable Base Aggregate material in uniform lifts not exceeding 6 in. (150 mm) over the compacted Permeable Subbase Aggregate material and compact to at least 95 percent as per ASTM D 4254 to depths as indicated.
5. Compact the Permeable Base Aggregate material with at least two passes in the vibratory mode then at least two in the static mode with a minimum 10 ton vibratory roller until there is no visible movement. Do not crush aggregate with the compaction device.
6. Tolerance: Do not exceed the specified surface grade of the compacted Permeable Base Aggregate material more than $\pm 1/2$ in. (13 mm) over a 10 ft. (3 m) long straightedge laid in any direction.
7. Grade and compact the upper surface of the Permeable Base Aggregate material sufficiently to prevent infiltration of the Permeable Setting Bed Aggregate material both during construction and throughout its service life.

Note: In-place density of the Permeable Base and Subbase Aggregate materials may be checked per ASTM D 4254. Establish a Compacted density of 95% of the laboratory index density for the subbase and base stone.

D. PERMEABLE SETTING BED AGGREGATE

1. Provide and spread Permeable Setting Bed aggregate evenly over the Permeable Base Aggregate course and screed to a nominal thickness of 1-1/2 in. (40 mm).
 - a. Do not disturb screeded Permeable Setting Bed Aggregate.
 - b. Do not substantially exceed screed area which cannot be covered by pavers in one day.
 - c. Do not use Permeable Setting Bed Aggregate material to fill depressions in the base surface.
2. Keep moisture content constant and density loose and constant until Concrete Pavers are set and compacted.
3. Inspect the Permeable Setting Bed Aggregate course prior to commencing the placement of the permeable concrete pavers.
4. Inspect the Setting Bed Aggregate course prior to commencing the placement of the Permeable Concrete Pavers. Acceptance of the Setting Bed Aggregate occurs with the initiation of Permeable Concrete Paver placement.

E. PERMEABLE CONCRETE PAVERS

1. Do not use unit pavers with chips, cracks, voids, discolorations, and other defects that might be visible in finished work.
2. Mix Concrete Pavers from a minimum of three (3) bundles simultaneously drawing the paver vertically rather than horizontally, as they are placed, to produce uniform blend of colors and textures. (Color variation occurs with all concrete products. This phenomenon is influenced by a variety of factors, e.g. moisture content, curing conditions, different aggregates and, most commonly, from different production runs. By installing from a minimum of three (3) bundles simultaneously, variation in color is dispersed and blended throughout the project).
3. Exercise care in handling face mix pavers to prevent surfaces from contacting backs or edges of other units.
4. Provide Permeable Concrete Pavers using joint pattern as indicated. Adjust joint pattern at pavement edges such that cutting of edge pavers is minimized. Cut all pavers exposed to vehicular tires no smaller than one-third of a whole paver.

5. Use string lines or chalk lines on Permeable Setting Bed aggregate to hold all pattern lines true.
6. Place units hand tight against spacer bars. Adjust horizontal placement of laid pavers to align straight.
 - a. When installation is performed with mechanical equipment, use only unit pavers with spacer bars on sides of each unit.
7. Provide space between paver units of 1/32 in. (1 mm) wide to achieve straight bond lines.
8. Do not exceed joint (bond) lines more than $\pm 1/2$ in. (± 15 mm) over 50 ft. (15 m) from string lines.
9. Fill gaps between units or at edges of the paved area that exceed 3/8 inch (10 mm) with pieces cut to fit from full-size unit pavers.
10. Cut unit pavers with motor-driven masonry saw equipment to provide clean, sharp, unchipped edges. Cut units to provide pattern indicated and to fit adjoining work neatly. Use full units without cutting where possible. Hammer cutting is not acceptable.
11. Do not allow traffic on installed pavers until Permeable Joint Aggregate has been vibrated into joints. Keep skid steer and forklift equipment off newly laid pavers that have not received initial compaction and Permeable Joint Aggregate material.
12. Vibrate pavers into leveling course with a low-amplitude plate vibrator capable of a to 5000-lbf (22-kN) compaction force at 80 to 90 Hz. Perform at least three passes across paving with vibrator. Vibrate under the following conditions:
 - a. After edge pavers are installed and there is a completed surface.
 - b. Compact installed concrete pavers to within 6 feet (1,800 mm) of the laying face before ending each day's work. Cover pavers that have not been compacted and leveling course on which pavers have not been placed, with nonstaining plastic sheets to prevent Permeable Setting Bed Aggregate from becoming disturbed.
13. Protect face mix Concrete Paver surface from scuffing during compaction by utilizing a urethane pad.
14. Remove any cracked or structurally damaged pavers and replace with new units prior to installing Permeable Joint Opening Aggregate material.
15. Provide, spread and sweep Permeable Joint Opening Aggregate into joints immediately after vibrating pavers into Permeable Setting Bed course until full. Vibrate pavers and add Permeable Joint Aggregate material until joints are completely filled, then remove excess material. This will require at least 4 passes with a plate compactor.
16. Tolerances: Do not exceed 1/32-inch (0.8-mm) unit-to-unit offset from flush (lippage). Do not exceed 1/8 inch in 10 feet (3 mm in 3 m) from level, or indicated slope, for finished surface of paving.
17. Remove excess Permeable Joint Aggregate broom clean from surface when installation is complete.

3.04 FIELD QUALITY CONTROL

- A. Verify final elevations for conformance to the drawings after sweeping the surface clean.
 1. Do not deviate final surface tolerance from grade elevations more than $\pm 3/8$ in. (± 10 mm) under a 10 ft (3 m) straightedge or indicated slope, for finished surface of paving.
- B. Set surface elevation of pavers 1/8 in. (3 mm) above adjacent drainage inlets, concrete collars or channels.
- C. Lippage: No greater than 1/8 in. (3 mm) difference in height between Permeable Concrete Pavers and adjacent paved surfaces.

3.05 REPAIRING, CLEANING AND SEALING

- A. Remove and replace unit pavers that are loose, chipped, broken, stained, or otherwise damaged or that do not match adjoining units. Provide new units to match adjoining units

and install in same manner as original units, with same joint treatment and with no evidence of replacement.

- B. Cleaning: Remove excess dirt, debris, stains, grit, etc. from exposed paver surfaces; wash and scrub clean.
 - 1. Clean Permeable Concrete Pavers in accordance with the manufacturer's written recommendations.
- C. Seal as indicated. (if not indicated elsewhere in the contract documents, sealing is not required and remove this section 3.05, C.)
 - 1. Apply Sealer for Permeable Concrete Pavers in accordance with the sealer and paver manufacturer's written recommendations.

3.06 PROTECTION

- A. Protect completed work from damage due to subsequent construction activity on the site.

3.07 PERMEABLE JOINT AGGREGATE MATERIAL REFILLING

- A. Remove all debris from joint and provide additional Permeable Joint Aggregate material after 120 days and before 150 days after date of Substantial Completion/Provisional Acceptance.

- 1. Fill Permeable Joint Aggregate material full to the lip of the paver.

NOTE: This preventative maintenance requirement is very important to include in your specification to help increase the long term function of the system. This is a good item to mention during the prebid meeting.

3.08 LIFE CYCLE ACTIVITIES

- A. Paver cleaning: Clean Permeable Concrete Pavers as needed to remove staining, dirt, debris, etc.
 - 1. Clean per manufacturers recommendations.
- B. Maintenance: Permeable Joint Aggregate Material.
 - 1. Annually inspect Permeable Joint Aggregate material for areas clogged with debris.
 - 2. Vacuum or sweep as necessary to restore surface infiltration.
 - 3. Remove debris by vacuuming or sweeping Permeable Joint Aggregate
 - a. Replenish removed Permeable Joint Aggregate material with clean aggregate material flush to paver lip.
 - b. Sweep excess material from paver surface.

END OF SECTION



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant to the Village Administrator

DATE: July 13, 2017

RE: Board Report for July 17, 2017 Plan Commission Meeting

At its June 26, 2017 and July 10, 2017 meetings the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-07-2017: 208 Burr Ridge Parkway (County Wine Merchant); The Board of Trustees concurred with the Plan Commission and approved an Ordinance revising the special use listing for Wine Boutique to include live entertainment and granted special use approvals pursuant to the Burr Ridge Zoning Ordinance to extend the hours of operation and to permit live entertainment for a wine boutique.

PC-02-2017: Burr Ridge Club; The Board of Trustees concurred with the Plan Commission and approved a subdivision fence with recommended variations to allow the fence to be located on the interior lot line and that it be replaced with an aluminum fence on County Line Road and a solid shadow-box type fence on other portions.

PC-04-2017: 9900 S. Route 83, Lemont IL (Lorig Construction); The Board of Trustees concurred with the Plan Commission and authorized a resolution recommending denial of DuPage County Zoning Board of Appeals Petition Z17-028.

Plan Commission Nomination: The Board of Trustees approved the Plan Commission nomination to appoint Jim Broline as Vice Chairperson of the Plan Commission for a one-year term expiring June 26, 2018.

07/13/2017

Permits Applied For June 2017



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-17-182	06/27/2017	7728 Grant St	BNS Holdings, LLC	7728 Grant Burr Ridge IL 60527	Com Alteration
JCMSC-17-170	06/20/2017	7675 Wolf Rd	Magana Concrete Construction	469 Des Plaines Ave Riverside IL 60546	Commercial Miscellaneous
JCPE-17-187	06/29/2017	7600 Grant St	Aemma Electric	6740 w. 86th St. Burbank IL 60459	Com Electrical Permit
JCPM-17-158	06/07/2017	15W 30 N FRONTAGE RD	Admiral Heating & Ventilation	4150 Litt Dr. Hillside IL 60162	Com Mechanical Permit
JDEK-17-181	06/26/2017	10S 512 GLENN DR	Homeowner	Burr Ridge IL 60527	Deck
JDEK-17-186	06/29/2017	11443 Woodglen LN	Allpro Contracting	7700 W 79th St Bridgeview IL 60455	Deck
JELV-17-177	06/21/2017	15W 116 79TH ST	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator
JID-17-169	06/16/2017	140 TOWER DR	Berglund Construction	111 E Wacker Dr. 2450 Chicago IL 60601	Interior Demo
JPAT-17-166	06/14/2017	1133 Woodview Rd	Western Suburbs Concrete, Inc.	9400 W. 47th St. Brookfield IL 60513	Patio
JPAT-17-167	06/15/2017	11443 Woodglen LN	Allpro Contracting	7700 W 79th St Bridgeview IL 60455	Patio
JPAT-17-171	06/20/2017	8224 Windsor	Prairie Path Group	500 E Cossitt Ave La Grange IL 60525	Patio
JPAT-17-184	06/28/2017	11318 W 74th St	Greenday Landscaping	19W750 97th St Lemont IL 60439	Patio
JPF-17-151	06/01/2017	7401 Giddings Ave	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit
JPF-17-159	06/08/2017	755 Cambridge Dr	Modern Image Construction	3533 S. Archer Av. Chicago IL 60609	Fence Permit
JPF-17-161	06/12/2017	413 Tamerton Pkwy	Ameri Dream Fence & Deck, I	1419 E. Cass St. Joliet IL 60432	Fence Permit
JPF-17-175	06/21/2017	6240 COUNTY LINE RD	First Fence Inc.	10 N Elm St. Hillside IL 60162	Fence Permit
JPF-17-176	06/15/2017	6110 COUNTY LINE RD	Intercontinental R.E.	2221 Camden Ct. # 200 Oak Brook IL 60523	Fence Permit

07/13/2017

Permits Applied For June 2017



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPPL-17-160	06/09/2017	7245 Fair Elms Ave	American Sales		Pool
JPPL-17-172	06/19/2017	10S 571 Madison St.	American Sales		Pool
JPR-17-150	06/01/2017	166 Shore Dr	Great Lakes Paving	2324 Hamilton Rd. Arlington Heights IL 60005	Right-of-Way
JPR-17-153	06/06/2017	16W 115 83RD ST	Maul Paving	P O Box 9207 Naperville IL 60567	Right-of-Way
JPR-17-154	06/05/2017	9 Shiloh Ct	Allrite Paving	1042 Maple Ave. Lisle IL 60532	Right-of-Way
JPR-17-156	06/07/2017	7211 Giddings Ave	F & J Paving Inc	P O Box 35026 Elmwood Park IL 60707	Right-of-Way
JPR-17-157	06/07/2017	15W 451 87TH ST	Lawdensky Construction Co.	1106 Morse Ave. Schaumburg IL 60193	Right-of-Way
JPR-17-163	06/13/2017	320 Devon Dr	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JPR-17-164	06/14/2017	10S 420 GLENN DR	Wilson Paving & Sealcoat Com	508 Oakwood Ave. Lemont IL 60439	Right-of-Way
JPR-17-174	06/21/2017	9185 Forest Edge Ln.	Nesci Landscape, Inc.	8737 S 52rd Ave Oak Lawn IL 60453	Right-of-Way
JPR-17-178	06/22/2017	430 Devon Dr	Power Plumbing Heating & Co	8800 47th St. Brookfield IL 60513	Right-of-Way
JPR-17-179	06/22/2017	330 Devon Dr	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JPR-17-183	06/28/2017	9S 155 MADISON ST	Tacho's Brick Pavers & Landsc	407 W. 63rd St. Westmont IL 60559	Right-of-Way
JPS-17-152	06/01/2017	60 Shore Dr	Visions Signs Inc.	24758 W Eames ST Channahon IL 60410	Sign
JPS-17-155	06/07/2017	16W 115 83RD ST	Image FX Corp	16W300 83rd St Burr Ridge IL 60527	Sign
JPS-17-173	06/20/2017	7425 Wolf Rd	Pleasant Dale Park Disrtict	7425 Wolf Rd Burr Ridge IL 60527	Sign
JRAD-17-180	06/23/2017	16 331 94th PL	Homeowner	Burr Ridge IL 60527	Residential Addition

07/13/2017

Permits Applied For June 2017



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-17-162	06/12/2017	1 Keri Ln	Great Way Construction Inc.	13215 S 85th AVE Palos Park IL 60464	Residential Alteration
JRAL-17-165	06/14/2017	333 LAKEWOOD CIR	Simpson, Joe A & Beverly	333 Lakewood Cir Burr Ridge IL 60527	Residential Alteration
JRDB-17-140	06/07/2017	16W 311 94th Street	Danley's Garage World	620 Academy Dr. Northbrook IL 60062	Residential Detached Building
JRDB-17-168	06/16/2017	7215 CENTRAL AVE	Homeowner	Burr Ridge IL 60527	Residential Detached Building
JRES-17-188	06/26/2017	6401 Hillcrest Dr	Supersport Construction	734 Hickory Ln. West Chicago IL 60185	Residential Miscellaneous
JRPE-17-123	06/02/2017	Burr Oaks Glen North	Lyons Pinner Electric	650 E. Elm St. La Grange IL 60525	Res Electrical Permit
TOTAL:	40				

07/13/2017

Permits Issued June 2017



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-17-048	06/01/2017	125 Tower Dr	Nagle Hartray Architecture	55 West Wacker Dr Chicago IL 60603	Com Alteration \$185,902	2,320
JCA-17-118	06/06/2017	8340 Madison St	Image Construction Group	5913 W 87th St Oak Lawn IL 60453	Com Alteration \$517,427	3,040
JCDB-15-201	06/30/2017	7001 North Frontage Road	Flagg Creek Water Reclamatio	7001 North Frontage Rd. Burr Ridge IL 60527	Com Detached Building \$44,106	511
JCPE-17-132	06/15/2017	15W 580 North Frontage R	Compass Holding LLC	15W580 North Frontage Rd. Burr Ridge IL 60527	Com Electrical Permit	
JCPM-17-158	06/28/2017	15W 30 N FRONTAGE RD	Admiral Heating & Ventilation	4150 Litt Dr. Hillside IL 60162	Com Mechanical Permit	
JDEK-17-091	06/21/2017	125 Circle Ridge Dr	Highland Builders	10405 S 83rd Ave Palos Hills IL 60465	Deck	
JDS-17-093	06/16/2017	7600 County Line Rd	Krusinski Construction Co	2107 Swift Dr. Oak Brook IL 60523	Demolition Structure	
JDS-17-094	06/16/2017	7630 COUNTY LINE RD	Krusinski Construction Co	2107 Swift Dr. Oak Brook IL 60523	Demolition Structure	
JELV-17-112	06/09/2017	3 Brighton Pl	Extended Home Living	210 W. Campus Dr. Arlington Heights IL 60004	Elevator	
JELV-17-129	06/01/2017	8437 Charleston Dr	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator	
JID-17-169	06/27/2017	140 TOWER DR	Berglund Construction	111 E Wacker Dr. 2450 Chicago IL 60601	Interior Demo	
JPAT-17-054	06/06/2017	3 Regent Ct	Wingren Landscape, Inc.	5126 Walnut Av. Downers Grove IL 60515	Patio	
JPAT-17-060	06/02/2017	6679 Lee Ct	Kozak Custom Landscapes	701 First Street Batavia IL 60510	Patio	
JPAT-17-107	06/09/2017	8200 Lake Ridge Dr	Premier Landscape Contractors	16W179 Jeans Rd. Lemont IL 60439	Patio	
JPAT-17-116	06/05/2017	8448 Clynderven Rd	LaMantia Enterprises, Inc.	5100 Williams St. Downers Grove IL 60515	Patio	
JPAT-17-124	06/05/2017	114 Kraml Dr	American Bluegrass	286 Commonwealth Dr Carol Stream IL 60188	Patio	

07/13/2017

Permits Issued June 2017



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JPAT-17-135	06/02/2017	8086 Savoy Club Ct.	Arnes Paving	345 Baumann Tr. Oswego IL 60543	Patio
JPAT-17-148	06/19/2017	11204 W 73rd Pl	Homeowner	Burr Ridge IL 60527	Patio
JPF-17-151	06/26/2017	7401 Giddings Ave	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit
JPF-17-161	06/26/2017	413 Tamerton Pkwy	Ameri Dream Fence & Deck, I	1419 E. Cass St. Joliet IL 60432	Fence Permit
JPR-17-122	06/08/2017	9S 271 MADISON ST	McGuire & Sons, Inc.	22015 Princeton Cir. Frankfort IL 60423	Right-of-Way
JPR-17-145	06/19/2017	8561 Timber Ridge Dr.	Tri-County Excavation		Right-of-Way
JPR-17-156	06/29/2017	7211 Giddings Ave	F & J Paving Inc	P O Box 35026 Elmwood Park IL 60707	Right-of-Way
JPR-17-185	06/29/2017	7700 County Line Rd	Directional Construction Service	556 E. Burnett Rd. Island Lake IL 60042	Right-of-Way
JPS-17-103	06/06/2017	8080 Madison St	Parvin-Clauss Sign Company	165 Tubeway Drive Carol Stream IL 60188	Sign
JPS-17-125	06/29/2017	160 Tower Dr	Signs by Slick	5537 S. Archer Rd. Summit IL 60501	Sign
JRAL-17-139	06/27/2017	7554 Woodland Ct	Mulhern Builders	282 Maplewood Rd. Riverside IL 60546	Residential Alteration \$64,500 860
JRDB-17-117	06/23/2017	16 331 94th Pl	Vila Co.	15W331 94th Pl. Burr Ridge IL 60527	Residential Detached Building
JRDB-17-140	06/26/2017	16W 311 94th Street	Danley's Garage World	620 Academy Dr. Northbrook IL 60062	Residential Detached Building
JRDB-17-147	06/21/2017	5900 Grant St	Grant & Power Landscaping Inc	700 E. Roosevelt Rd. West Chicago IL 60185	Residential Detached Building
JRES-17-085	06/13/2017	66 Deer Path Trail	Premier Landscape Contractors	16W179 Jeans Rd. Lemont IL 60439	Residential Miscellaneous
JRES-17-131	06/09/2017	8461 Canterbury Dr	Stasevicius, Victoria	8461 Canterbury DR Burr Ridge IL 60527	Residential Miscellaneous

07/13/2017

Permits Issued June 2017



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JRES-17-134	06/12/2017	8460 Walredon Ave	Homeowner	Burr Ridge IL 60527	Residential Miscellaneous
JRPE-17-123	06/21/2017	Burr Oaks Glen North	Lyons Pinner Electric	650 E. Elm St. La Grange IL 60525	Res Electrical Permit
JRPF-17-038	06/22/2017	7512 Drew Ave	Russo's Installation Services, In	223 E. North Av. Northlake IL 60164	Pool and Fence
JRPF-17-083	06/28/2017	6545 Hillcrest Dr.	SK & MB Design, Inc.	3221 S. Wallace St. Chicago IL 60616	Pool and Fence
JTRLR-17-142		7600 County Line Rd	Krusinski Construction Co	2107 Swift Dr. Oak Brook IL 60523	Construction Trailer
TOTAL:	37				

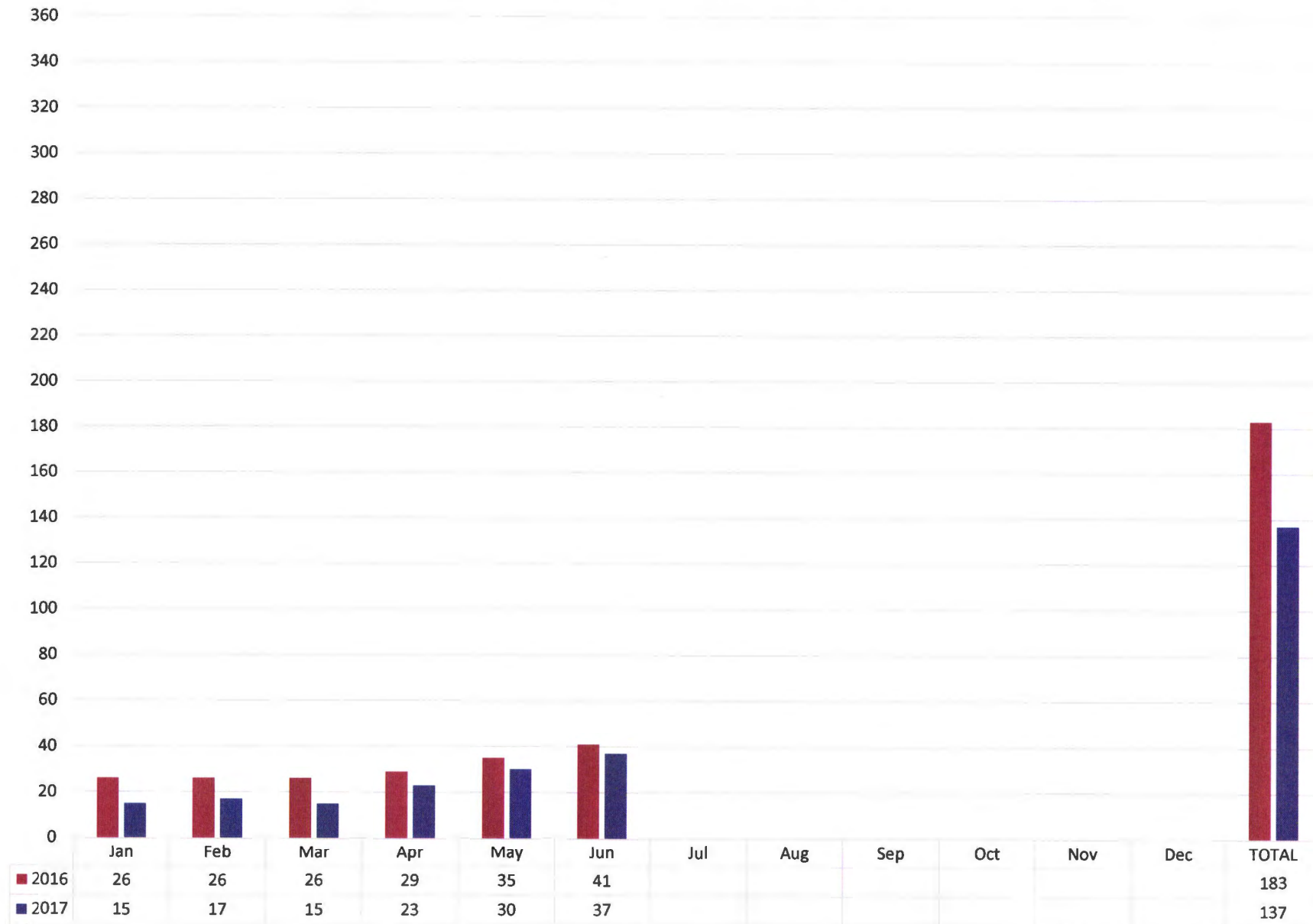
07/13/17

Occupancy Certificates Issued June 2017

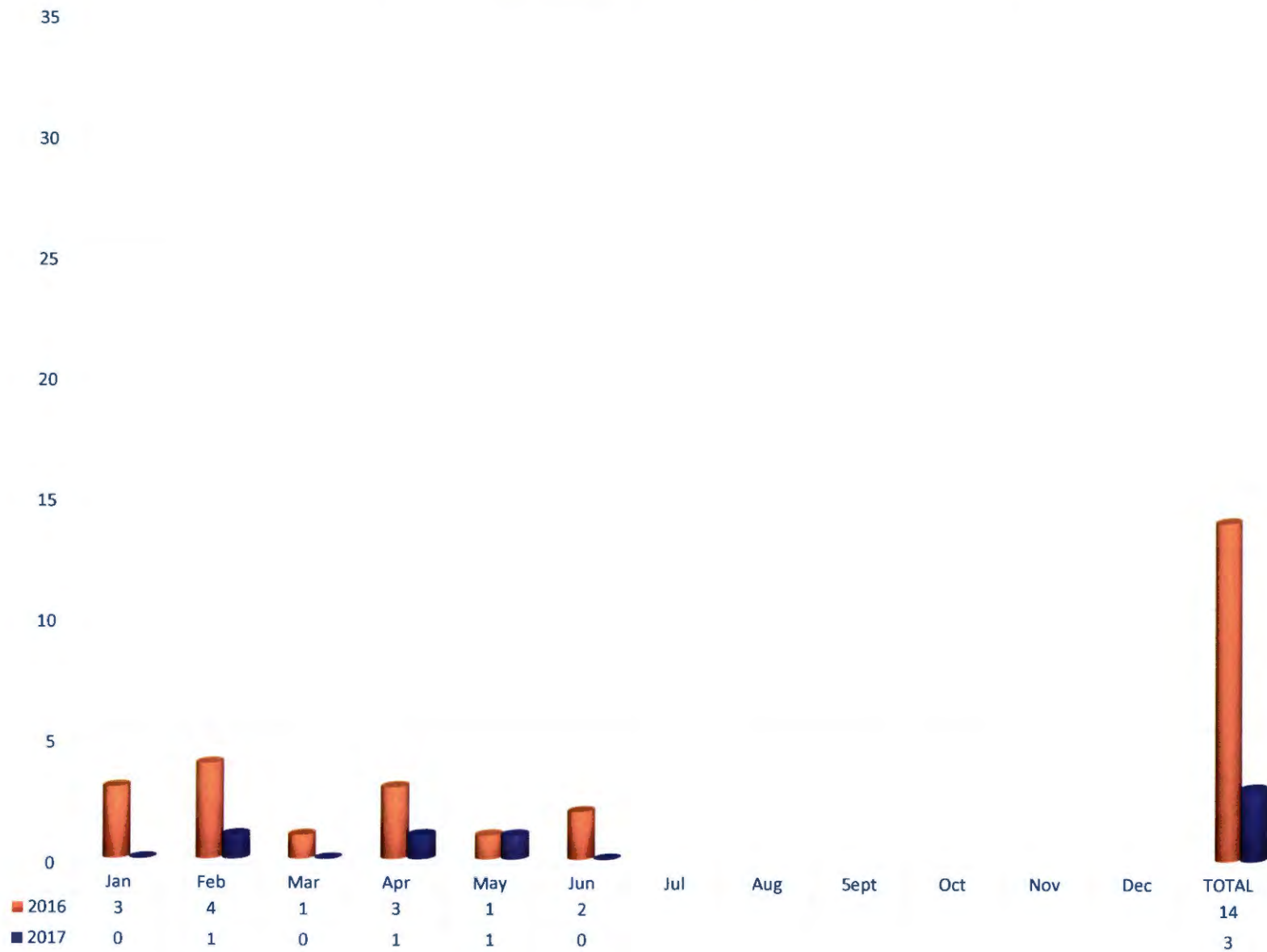


CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF17019	06/14/17	Daiva Siksniene	15W 305 91ST ST
OF17021	06/05/17	Michael Chowaniec	8425 Park Ave
OF17022	06/07/17	Chicago Marriott at Burr Ridge	1200 Burr Ridge Pkwy

Village of Burr Ridge Building Permits Issued 2017 Compared to 2016



Village of Burr Ridge 2017 New Housing Starts Compared to 2016



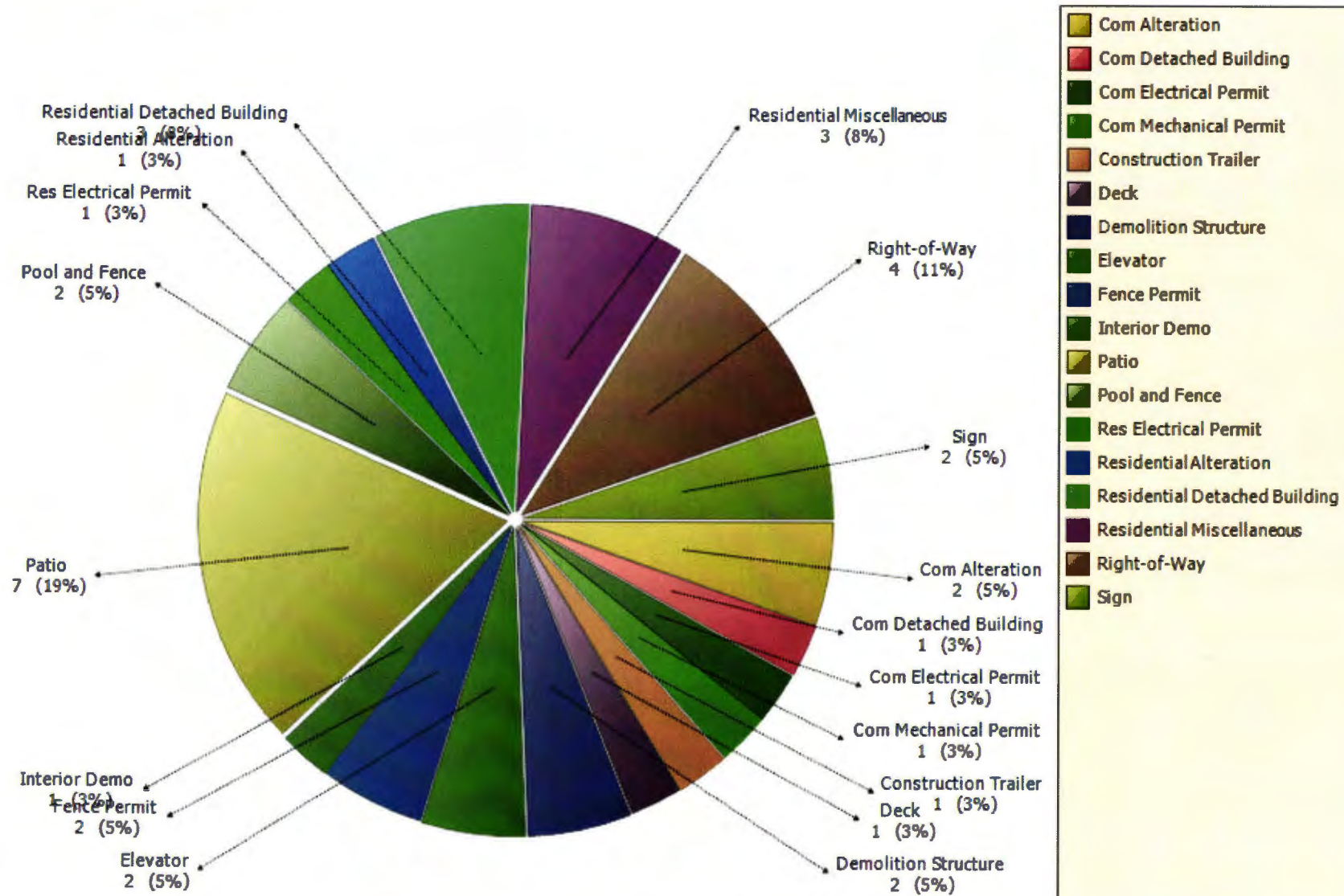
MONTHLY SURVEY OF BUILDING PERMITS - 2017

(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$0	\$33,150		\$1,449,953	\$1,483,103
		[2]		[1]	
FEBRUARY	\$488,400	\$62,175		\$66,107	\$616,682
	[1]	[4]		[1]	
MARCH	\$0	\$343,275	\$0	\$0	\$343,275
		[4]			
APRIL	\$723,900	\$261,600	\$0	\$0	\$985,500
	[1]	[8]			
MAY	\$788,400	\$480,600	\$0	\$946,208	\$2,215,208
	[1]	[3]		[3]	
JUNE	\$0	\$64,500	\$0	\$703,329	\$767,829
		[1]		[2]	
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
2017 TOTAL	\$2,000,700	\$1,245,300	\$0	\$3,165,597	\$6,411,597
	[3]	[22]	[0]	[7]	

Breakdown of Permits by Project Type

Permits Issued June 2017





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

S-01-2017: 16W115 83rd Street (RCM Data); Requests conditional sign approval pursuant to Section 55.07.B.3 of the Burr Ridge Sign Ordinance to permit a sign with more than three colors.

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

Prepared By: Evan Walter
Assistant to the Village Administrator

Date of Hearing: July 17, 2017

GENERAL INFORMATION

Petitioner: Rob Michels

Property Owner: Almero Properties, LLC

Petitioner's Status: Managing Partner

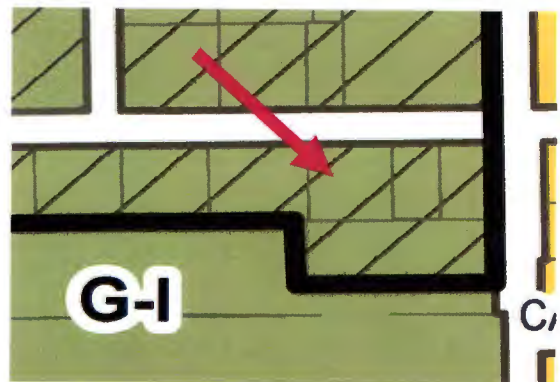
Land Use Plan: Recommends Light Industrial Uses

Existing Zoning: G-I PUD

Existing Land Use: Industrial Building

Site Area: 1.52 acres

Subdivision: Hinsdale Industrial Park



SUMMARY

The subject property is located on 83rd Street, near Madison Street. The petitioner is seeking a conditional sign approval pursuant to Section 55.07.B.3 of the Burr Ridge Sign Ordinance to install a sign with more than three colors. Photos and a rendering of the existing and proposed signs are available in the attachments.

Existing and Proposed Signs: Section 55.07.A.2 of the Sign Ordinance permits one ground sign in lieu of a wall sign in the General Industrial District. Currently, there is one permitted ground sign at the northeast corner of the property; the petitioner proposes replacing this existing sign. The ground sign is shared with another tenant, who occupies the bottom portion of the structure and is not a part of this petition. Section 55.07.A.2 of the Sign Ordinance also states that ground signs must be no more than 8 feet tall and 100 square feet in area; the proposed sign is specified to be 51.5" tall and 91.5" wide, similar in size to the existing sign. The proposed sign will use the existing ground supports to display the sign. The proposed sign will feature the new logo for RCM Data, as well as logos of the two business partners, Xerox and HP. By adding the logos of their business partners, the proposed sign will exceed three colors. There are no previous conditional sign approvals on record for this property, and the proposed sign conforms to the Sign Ordinance in all manners except for the number of proposed colors.

Conditional Sign Approvals: Based on Section 55.41 of the Burr Ridge Sign Ordinance, a conditional sign may be approved in conformance with the following:

- Conditional sign approval may be requested by the filing of a written petition in the form required by the Village. Such written petition shall be filed with the Director of Community Development who shall in turn refer the request to the Plan Commission for its review and recommendation to the Village Board of Trustees. The Plan Commission shall file its written recommendation, including any applicable findings of fact, with the Village Board after considering the petition.
- The Plan Commission shall not recommend approval of a Conditional Sign unless it finds that the sign will be in harmony with the general purpose and intent of this Chapter as described in Section 55.01 herein, that the sign will not adversely impact or be a detriment to the surrounding area, that the sign will be in character with the site design and building architecture of the property on which it is located, and only when the sign will not alter the essential character of the locality.
- The Board of Trustees shall not approve a Conditional Sign unless it finds that the sign is in compliance with the standards described in Section 55.50.B above. Every conditional sign approved by the Village Board of Trustees shall be accompanied by findings of facts specifying the reasons for approving the conditional sign and shall be in ordinance form.

Findings of Fact: Based on the nature of the petition, staff believes that:

- The proposed sign has simple design features and intends to display only the logos of the business partners, as well as an address and phone number for the business.
- The proposed sign complies with all height and area requirements of the Sign Ordinance and will not be a detriment to the surrounding area.
- The proposed sign will be similar in height and area to the existing, permitted sign and will not appear out of place on the site it is located.
- The proposed sign will be similar in height and area to the existing, permitted sign, and the colors proposed will not be distracting from the character of the locality.



VILLAGE OF BURR RIDGE

APPLICATION FOR SIGN VARIATION OR CONDITIONAL SIGN APPROVAL PLAN COMMISSION

ADDRESS OF PROPERTY: 16W115 83rd Street, Burr Ridge, IL 60527 PIN # 09-35-403-019

GENERAL INFORMATION

APPLICANT: Rob Michels

(All correspondence will be directed to the Applicant)

APPLICANT'S ADDRESS: 16W115 83rd Street PHONE: (630)930-5002

EMAIL: rmichels@rcmdata.com

FAX: (630)887-1684

PROPERTY OWNER: ALMERO PROPERTIES, LLC STATUS OF APPLICANT: Managing Partner

OWNER'S ADDRESS: 16W115 83rd Street PHONE: (630)930-5002

PROPERTY INFORMATION

SITE AREA: _____ EXISTING ZONING: GI-PUD

EXISTING USE/IMPROVEMENTS: Corporate headquarters & hardware service center

SUBDIVISION: _____

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

DESCRIBE ALL EXISTING AND PROPOSED SIGNS. PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED VARIATION(S) OR CONDITIONAL SIGN(S) INCLUDING REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S):

The existing signage has the same dimensions as the proposed with the original RCM Data Corporation logo and black text (two color). The new signage will feature the new RCM logo and DBA, as well as the logos of our two main partners, Xerox & HP. Due to branding guidelines, our sign violates Sec. 55.11 (P).

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.

Rob Michels
Applicant's Signature

7/6/17

Date Application is Filed



FINDINGS OF FACT

FOR CONDITIONAL SIGN APPROVAL PURSUANT TO THE VILLAGE OF BURR RIDGE SIGN ORDINANCE

The Plan Commission's recommendation to approve or deny a Conditional Sign request is determined by the following standards (as per Section 55.42 of the Burr Ridge Sign Ordinance). The applicant must provide a response to each of the following findings by indicating the facts supporting such findings.

- a. The conditional sign request is in harmony with the general purpose and intent of the Sign Ordinance;

The proposed sign has simple design features and intends to display only the logos of the business partners, as well as an address and phone number for the business.

- b. The sign will not adversely impact or be a detriment to the surrounding area;

The proposed sign complies with all height and area requirements of the Sign Ordinance and will not be a detriment to the surrounding area.

- c. That the sign will be in character with the site design and building architecture of the property on which it is located;

The proposed sign will be similar in height and area to the existing, permitted sign and will not appear out of place on the site it is located.

- d. The sign will not alter the essential character of the locality;

The proposed sign is similar in height and area to the existing sign, and the colors proposed will not be distracting from the character of the locality.



Service Center • Showroom



16W115 83rd Street, Suite 1 • (800) 332-2242

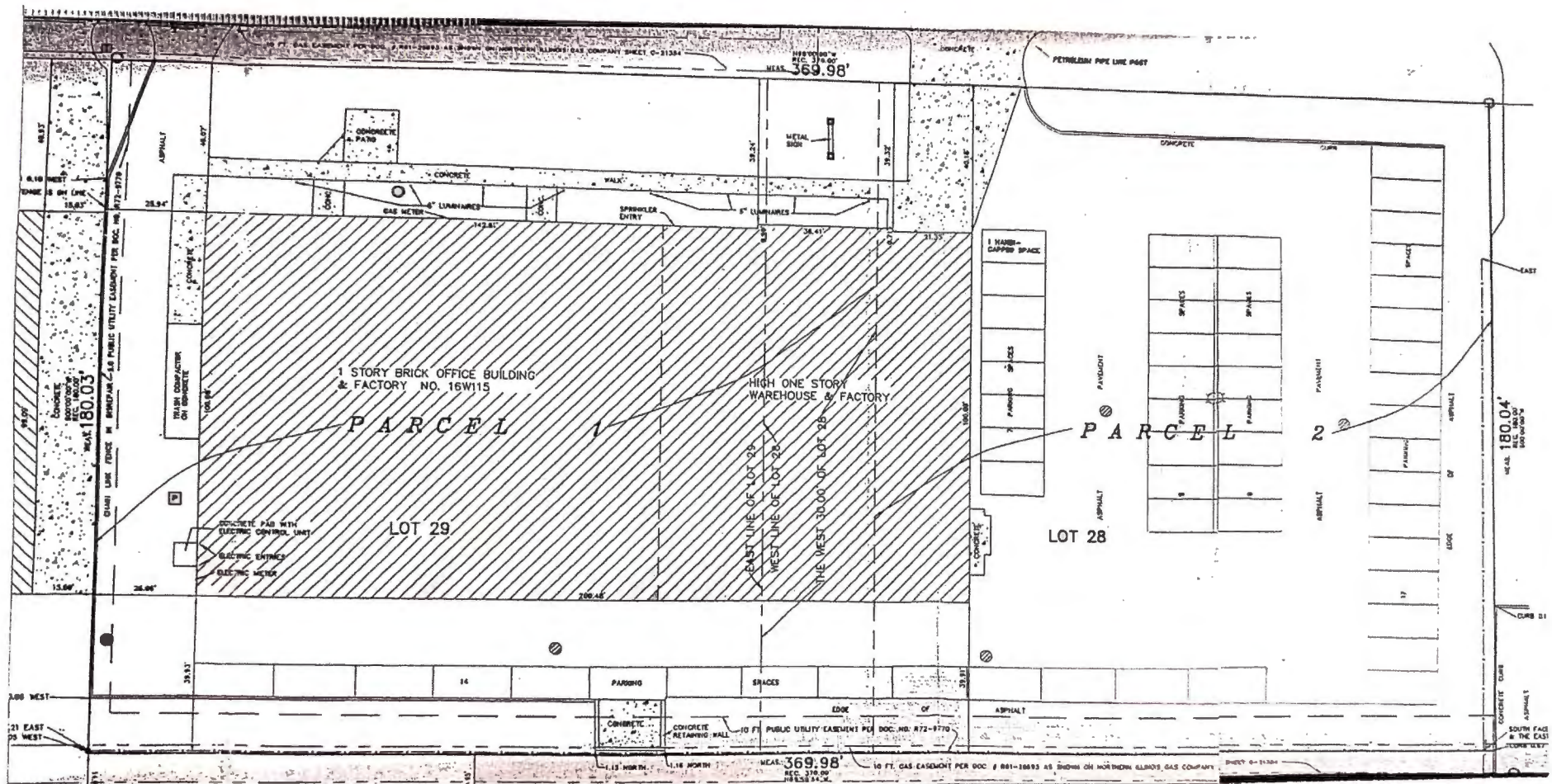
91.5"

45.5"

26"

51.5"





RCM BUILDING



