

REGULAR MEETING VILLAGE OF BURR RIDGE PLAN COMMISSION

November 6, 2017 7:30 P.M.

I. ROLL CALL

Greg Trzupek, Chairman Mike Stratis Luisa Hoch
Dehn Grunsten Greg Scott
Mary Praxmarer Jim Broline

II. APPROVAL OF PRIOR MEETING MINUTES

A. October 2, 2017 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-11-2017: 15W308 Frontage Road (VIP Paws); Special Use Approval and Findings of Fact; continued from August 21, 2017, September 18, 2017, and October 2, 2017

Requests special use as per Section VIII.C.2.aa of the Burr Ridge Zoning Ordinance for a kennel in a B-2 General Business District.

B. V-03-2017: 9S155 Madison Street (Piska); Variations and Findings of Fact

Requests variation pursuant to Section IV.J of the Burr Ridge Zoning Ordinance to permit a fence in a side yard that is 6 feet in height and less than 50 percent open.

IV. CORRESPONDENCE

- A. Board Report October 9, 2017 and October 23, 2017
- **B.** Building Report September 2017

V. OTHER CONSIDERATIONS

- A. S-04-2017: 705 Village Center Drive (Hampton Social); Sign Variations; continued from October 2, 2017
- B. S-08-2017: 7020 County Line Road (Busey Bank); Sign Variation
- C. S-09-2017: 880 Village Center Drive (Design Bar); Sign Variation
- D. PC-08-2017: 6330 County Line Road; Private Sanitary Sewer System for New Home

VI. FUTURE SCHEDULED MEETINGS

- **A.** November 20, 2017. The filing deadline for this meeting was October 23, 2017.
- **B.** December 4, 2017: The filing deadline for this meeting is November 10, 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 November 13, 2017, Regular Meeting beginning at 7:00 P.M. Chairman Trzupek is scheduled to represent the Plan Commission at the November 13, 2017, Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS VILLAGE OF BURR RIDGE MINUTES FOR REGULAR MEETING OF OCTOBER 2, 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: 6 – Hoch, Broline, Grunsten, Praxmarer, Scott, and Trzupek

ABSENT: 1 - Stratis

Staff present were Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter. Trustee Guy Franzese was also present in the audience.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Scott to approve the minutes of the September 18, 2017 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Praxmarer, Scott, Hoch, Broline, Trzupek

NAYS: 0 - None**ABSTAIN**: 1 - Grunsten

MOTION CARRIED by a vote of 5-0.

III. PUBLIC HEARINGS

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

Z-11-2017: Special Use – 15W308 Frontage Road (VIP Paws); Special Use Approval and Findings of Fact; continued from August 21, 2017 and September 18, 2017.

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the hearing is a continuation for a special use approval for VIP Paws. Staff has requested that their petition be continued to the November 6, 2017 meeting, at which time the petitioner should either present to the Plan Commission or have their petition cancelled.

There being no discussion, Chairman Trzupek asked for a motion to continue the hearing for Z-11-2017.

At 7:33 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grunsten to continue the public hearing for Z-11-2017 to November 6, 2017.

ROLL CALL VOTE was as follows:

AYES: 6 – Hoch, Grunsten, Scott, Broline, Praxmarer, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

Z-14-2017: 11650 Bridewell Drive (McNaughton Development); Text Amendment, Variation, and Findings of Fact

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: the petitioner requests an amendment to Planned Unit Development Ordinance #A-834-20-16 to permit an R-5 Planned Unit Development on 19.76 acres rather than the previously approved 22.5 acres; with 44 single-family homes rather than 52 homes; and with changes to the street, landscaping, and building elevation plans; also requests variation from or an amendment to Section VI.H.4.b(6) to permit a Planned Unit Development on 19.76 acres rather than the required minimum of 20 acres.

Chairman Trzupek asked Mr. Pollock to summarize the differences between the previously approved PUD at 11650 Bridewell and the petitioner's proposal in Z-14-2017. Mr. Pollock said that the previous approval had 22.5 acres on two parcels, the gross density was slightly lower for the current proposal, while the concept plan accounts for a 100 foot setback covenant on Commonwealth Drive and is generally similar with detached homes and common open space.

Richard Kozarits, representing the property owner, gave a brief history of the property from a zoning, engineering, and development perspective.

John Barry, McNaughton Development, described the site plan as being 44 single-family homes. He said that the proposal eliminated the 2.7 acres that were previously used by the Weekley proposal because McNaughton Development did not feel that they added value to the property. He described a dry-bottom creek bed that would be put in and act as stormwater retention. He discussed that the development would complete all concrete walk paths on Bridewell Drive and around the lake. He discussed the landscape plan, which would include a fence on the north side of the property as well as add a berm to further delineate the homes from I-55. He said that the petition proposed a 30,000 square foot land dedication to the Pleasant Dale Park District in lieu of part or all required monetary donations.

Mr. Barry said that sidewalks were a challenge due to the 100 foot setback covenant along Commonwealth Avenue. He said that the petition proposes installing a 4 foot carriage walk along the east side of the interior road instead of a traditional sidewalk with parkway between the walk and the street. He discussed the footprint of the buildings being generally 45 by 70 feet in dimension, which the owners would own while the HOA would maintain all other aspects of the property. He said that the floor plans would be ranch and two-stories with first-floor master suites. He said that the tentative price was in the \$700,000-800,000 range.

Chairman Trzupek said that it appeared that the McNaughton proposal was much narrower from face-to-face than the Weekley proposal. Mr. Barry said that there is an average 78-foot face-to-face span compared to a 100-foot span in the Weekley plan.

Alice Krampits, 7515 Drew, asked if there were common parking areas. Mr. Barry said that there are extra parking spaces provided at a ratio of ½ space per unit. Ms. Krampits asked how wide the loop road would be. Mr. Barry said that the road would conform to all Village specifications at 28' wide and that they would not be dedicated to the Village. Ms. Krampits asked where the snow

Plan Commission/Zoning Board Minutes October 2, 2017 Regular Meeting Page 3 of 8

would be plowed if the carriage way was present. Mr. Barry said that the plow drivers would need to be trained to place snow where there was no carriage way present on either side of the street.

Ellen Raymond, 11530 Ridgewood, asked what the benefit to the public is that would grant the petitioner a PUD. Mr. Barry said that the property would have existing buffers maintained and improved and have the pathways as well as the stormwater management be completed. Ms. Raymond asked what the facades would be made of. Mr. Barry said that they would be brick front with a prefabricated wood side and rear with the option of having brick on all sides.

Commissioner Scott asked how the stormwater would be managed within the neighborhood. Dwayne Gillian, V3 Engineering, explained the concept of a dry-bottom pond with native plants at the base to help water infiltrate through the ground. Commissioner Scott asked what type of curb would be installed. Mr. Barry said that a rolled curb would be installed to reduce the number of curb cuts. Commissioner Scott asked about side separations between homes. Mr. Barry said that 10 feet would be the average separation. Commissioner Scott asked about the waiver of impact fees requested by the petitioner. Mr. Barry said that they were considering making the subdivision age-restricted to mitigate the impact on the school district.

Commissioner Praxmarer asked about age-restricted developments. Mr. Barry explained that the designation is an option that is legally approved by the federal government. Commissioner Praxmarer asked if any homes are a side load. Mr. Barry said that one design option for an interior side load is available.

Commissioner Grunsten asked if the simulated bridge and entrance would have pavers. Mr. Barry said that both would have pavers. Commissioner Grunsten asked about street lighting. Mr. Barry said that street lights had not been discussed at this time. Commissioner Grunsten asked about mailboxes. Mr. Barry said that the federal government requires that all developments of this type have cluster-style boxes. Commissioner Grunsten asked about wetland impact. Mr. Barry said that there would be minimal wetland impact.

Commissioner Broline asked about access to the development. Mr. Barry said that the access on Bridewell was moved west on Bridewell to allow for more space between this entrance and Commonwealth Avenue.

Commissioner Hoch asked about sidewalks going through the entrance and how there is no access for pedestrians to exit the development without walking on streets. Mr. Barry said that the petitioners would commit to building sidewalk access on both sides of the entryway. Commissioner Hoch asked about the zoning of the lot to the west. Mr. Pollock said that the zoning could be left in place or the previous PUD could be revoked to revert it back to its prior zoning. Commissioner Hoch asked how the development would impact traffic volumes in the area. Javier Millan, KLOA, said that traffic volumes on Bridewell were not significant and that the infrastructure already in place would not be severely impacted by the addition of this development.

Chairman Trzupek said that he was concerned that the back of the houses on lots 1-6 was facing Interstate 55 and Bridewell Drive. He said that he was also concerned about the sides of certain lots that were prominently exposed to the streets. Mr. Barry said that they had identified approximately nine key lots that would have extra first-floor masonry to help with noise and aesthetic quality. Chairman Trzupek said that the concept of snow removal with a carriage walk was problematic.

Chairman Trzupek asked if it would be possible to find 6-12 feet in the plan to accommodate a parkway and sidewalk on one side of the street. Mr. Barry suggested that he could put the sidewalk on one side of the street if he reduced the front setback on the other side from 25 feet to 20 feet. He said that would allow sufficient room for a 5 foot parkway, 5 foot sidewalk, and a 20 foot front setback on the other side of the street.

Paul McNaughton, McNaughton Development, requested that the Plan Commission make their recommendation subject to any conditions that they felt was necessary to grant the PUD, including the inclusion of sidewalks in the plan, in order to move the process along.

Chairman Trzupek asked for a consensus for a parkway and sidewalk along one side of the interior road and on both sides of the entrance drive. All Plan Commissioners concurred with this suggestion. Mr. Pollock clarified that the sidewalk would be a continuous loop on the inside of the looped street.

Commissioner Grunsten asked if it would be possible to forbid stucco as an exterior wall material. Mr. Pollock confirmed that this was possible.

At 8:49 p.m. a **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Scott to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 6 – Grunsten, Scott, Hoch, Praxmarer, Broline, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

A MOTION was made by Commissioner Scott and SECONDED by Commissioner Praxmarer to recommend that the Board of Trustees adopt the petitioner's findings of fact and approve an amendment to Planned Unit Development Ordinance #A-834-20-16 to permit an R-5 Planned Unit Development on 19.76 acres rather than the previously approved 22.5 acres; with 44 single-family homes rather than 52 homes; and with changes to the street, landscaping, and building elevation plans; also requests variation from or an amendment to Section VI.H.4.b(6) to permit a Planned Unit Development on 19.76 acres rather than the required minimum of 20 acres, all subject to the submitted plans and following conditions:

- 1. The homes on the inside of the looped street shall have a minimum setback from the sidewalk of 20 feet and homes on the outside of the looped street shall have a minimum setback of 20 feet from the curb.
- 2. A five foot wide sidewalk with a five-foot wide parkway shall be provided on both sides of the entrance drive permitting access to Bridewell Drive.
- 3. All sidewalks and paths around the lake be installed.
- 4. Stucco is not permitted as an exterior building material on single-family homes.
- 5. All key lots must have first-floor masonry on sides exposed to the road as well as have additional foundation landscaping.

ROLL CALL VOTE was as follows:

AYES: 6 – Scott, Praxmarer, Hoch, Scott, Broline, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

V. OTHER CONSIDERATIONS

S-04-2017: 705 Village Center Drive (Hampton Social); Sign Variations

As directed by Chairman Trzupek, Mr. Walter described this consideration as follows: the petitioner, Hampton Social, requests variations from the Burr Ridge Village Center PUD to permit more than one building sign per street frontage, to permit a blade sign larger than six (6) square feet in area, and to permit building signs of greater than 50 square feet per street frontage beyond the available balance of building sign area from other tenants, as well as Section 55.11.Y of the Burr Ridge Sign Ordinance to permit painted building signs on exterior walls. The square footage of each proposed sign is as follows: anchor (1510 square feet); ship's wheel (1287 square feet); lobster (754 square feet); and the crests (two signs; 112 square feet each). As a corner tenant in the Village Center, Hampton Social is permitted to install a building sign that is larger than their permitted 100 square feet by transferring part of the unused storefront sign area from non-corner and non-anchor tenants to their storefront if it is approved by the Plan Commission and Board of Trustees. As of the time of the consideration, the Village Center PUD had a sign area balance of 720 square feet.

Mr. Walter said that another petitioner was on the agenda for the October 2 meeting, Kohler Waters Spa (S-05-2017), who, as an anchor tenant, is also eligible to use the balance of additional signage, is requesting a similar variance to add 216 additional square feet beyond their permitted 50 square feet for a sign that they propose to install on their storefront. Mr. Walter said that recommending a variation be granted for S-05-2017 would leave a balance of 504 total square feet of signage available to Hampton Social and other corner and anchor tenants in the Village Center.

Steve Fiorentino, president of operations for Hampton Social, said that his company was excited to be coming to Burr Ridge.

Chairman Trzupek summarized the comments of the Plan Commission saying that the sign proposal was not consistent with the architecture of the Burr Ridge Village Center. Mr. Fiorentino said that the sign proposal was consistent with the signs at another location in the Chicago area and that they were trying to bring energy to their location in the Village Center.

Erica Stewart, Hampton Social, asked if the size of the sign or the painted medium was the issue. Chairman Trzupek said that while the signs were too large, there was no support to allow painted signs in the Village Center.

Chairman Trzupek said that the petitioner should work with staff to tailor their sign package to fit the Burr Ridge Village Center.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grunsten to continue the consideration to the November 6, 2017 meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Hoch, Grunsten, Scott, Broline, Praxmarer, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

S-05-2017: 775 Village Center Drive (Kohler); Sign Variation

As directed by Chairman Trzupek, Mr. Walter described this consideration as follows: the petitioner, Kohler Waters Spa, requests a variation from the Burr Ridge Village Center PUD to permit a building sign larger than 50 square feet. As an anchor tenant in the Village Center, Kohler is permitted to install a building sign that is larger than their permitted 50 square feet by transferring part of the unused storefront sign area from other tenants to their storefront if it is approved by the Plan Commission and Board of Trustees. As of the time of the consideration, the Village Center PUD had a sign area balance of 720 square feet. If a variance is granted for Kohler, a balance of 504 total square feet of signage would then be available to other corner and anchor tenants in the Burr Ridge Village Center.

Chairman Trzupek asked staff to clarify that this sign request would take 216 square feet of the total balance of signage available. Mr. Walter confirmed that the measurements were made to ensure that all vacant tenants would have access to their full amount of permitted signage based on the linear frontage of their tenant space.

A MOTION was made by Commissioner Hoch and SECONDED by Commissioner Grunsten to adopt the petitioner's findings of fact and recommend that the Board of Trustees approve a variation to permit a storefront sign greater than 50 square feet for Kohler Waters Spa subject to compliance with the submitted plans.

ROLL CALL VOTE was as follows:

AYES: 6 – Hoch, Grunsten, Scott, Broline, Praxmarer, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

Balac Preliminary Plat of Subdivision and Variations from the Subdivision Ordinance

As directed by Chairman Trzupek, Mr. Pollock described this consideration as follows: the petitioner requests approval of a preliminary and final plat of subdivision for the above referenced property. The plat proposes to reconfigure two lots. The two existing lots both have frontage on Drew Avenue. The reconfiguration would result in the two lots both having frontage on 75th Street. The petitioner also requested certain variations from the Subdivision Ordinance. Specifically, the Subdivision Ordinance requires that all subdivisions provide certain infrastructure improvements. In this case, the developer/subdivider is responsible for street improvements on the adjacent side of Drew Avenue and 75th Street. Required improvements include pavement widening, curb and gutter, sidewalks and parkway trees on the adjacent side of both streets. The developer asks for a waiver of these requirements.

Chairman Trzupek asked the petitioner to confirm for the record that no further variations were necessary to make the lots saleable. The petitioner confirmed that this was correct.

Commissioner Hoch asked about the flooding in the area of Drew Avenue. Mr. Pollock said that engineering and stormwater considerations were part of the subdivision process but were not part of the scope of the Plan Commission review.

Mark Thoma, 7515 Drew, said that the stormwater considerations should be seriously considered for the benefit of the neighbor of the proposed subdivision. Chairman Trzupek noted this for the record.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees approve the preliminary plat of subdivision for the proposed subdivision adjacent of Drew Avenue and 75th Street (known as Balac Subdivision) and approve a variation to waive the requirements for installing curbs and sidewalks subject to the following conditions:

- 1. Compliance with the submitted plat of subdivision.
- 2. Payment of a fee equal to the engineer's estimated cost of street and sidewalk improvements with said fee going into the Village's capital and sidewalk funds for future street maintenance and future sidewalks within the Village.
- 3. Planting of the required parkway trees for each lot prior to issuance of a Certificate of Occupancy for each of the two homes.

ROLL CALL VOTE was as follows:

AYES: 6 – Scott, Praxmarer, Hoch, Grunsten, Broline, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

S-03-2017: Sign Ordinance Amendment; Non-Commercial Sign Regulation, continued from September 18, 2017

As directed by Chairman Trzupek, Mr. Walter described this consideration as follows: this consideration was continued from the September 18, 2017 meeting of the Plan Commission. The purpose was to inform the Plan Commission of the details of the Supreme Court case *Reed v. Town of Gilbert* (henceforth: *Reed*) and how the ruling affects the Burr Ridge Sign Ordinance. The *Reed* ruling made content-based regulation of non-commercial signs unconstitutional.

Commissioner Grunsten asked if the ruling affects signs that dealt with sports and activities at schools. Mr. Walter said that those signs would be permitted under the amendments.

Commissioner Broline asked about defining the placement of signs, specifically related to the proposal of one sign per lot. Mr. Walter said that it was ultimately up to the Plan Commission to recommend a policy that would allow for non-commercial signs to be permitted on private property while also controlling sign pollution.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grunsten to recommend that the Board of Trustees adopt the recommended amendment to the Burr Ridge Sign Ordinance.

ROLL CALL VOTE was as follows:

AYES: 6 – Hoch, Grunsten, Scott, Broline, Praxmarer, and Trzupek

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NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

VI. FUTURE SCHEDULED MEETINGS

Mr. Walter summarized the public hearings currently filed for the November 6, 2017 meeting as follows: a continuation of Z-11-2017 (VIP Paws) and S-04-2017 (Hampton Social). V-03-2017, a fence variation at 9S155 Madison Street (Piska), is also scheduled.

VII. ADJOURNMENT

A MOTION was made by Commissioner Hoch and SECONDED by Commissioner Scott to ADJOURN the meeting at 9:55 p.m. ALL MEMBERS VOTING AYE, the meeting was adjourned at 9:55 p.m.

Respectfully	
Submitted:	
	Evan Walter, Assistant to the Village Administrator



MEMORANDUM

TO: Village of Burr Ridge Plan Commission

Greg Trzupek, Chairman

FROM: Evan Walter

Assistant to the Village Administrator

DATE: October 30, 2017

RE: Z-11-2017; 15W308 Frontage Road (VIP Paws): Special Use and Findings of

Fact; continued from August 21, September 4, and October 2, 2017

The representatives for petition Z-11-2017 (VIP Paws) have informed staff that they have elected to withdraw their petition for a special use to operate a kennel at 15W308 Frontage Road. If the petitioners wish to pursue this request in the future, they will be required to re-file with the Village.



V-03-2017: 9S155 Madison Street (Piska); Requests variations from Section IV.J of the Burr Ridge Zoning Ordinance to permit a six-foot tall fence in an interior side yard that is less than 50 percent open.

HEARING:

November 6, 2017

TO:

Plan Commission Greg Trzupek, Chairman

FROM:

Evan Walter Asst. to the Village Administrator

PETITIONER:

Iwona Piska

PETITIONER STATUS:

Property Owner

PROPERTY OWNER:

Iwona Piska

EXISTING ZONING:

R-3 Residential

LAND USE PLAN:

Recommends SFR

EXISTING LAND USE:

Single-Family Residential

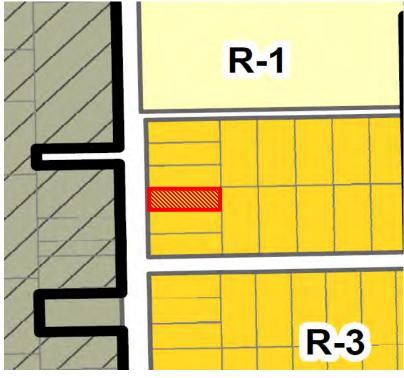
SITE AREA:

0.56 Acres

SUBDIVISION:

South Hinsdale Estates





Staff Report and Summary

V-03-2017: 9S155 Madison Street (Piska)

Page 2 of 3

The petitioner is Iwona Piska, property owner of 9S155 Madison Street. The petitioner requests variations from Section IV.J of the Burr Ridge Zoning Ordinance to permit a six-foot tall fence in an interior side yard that is less than 50 percent open.

In Figure 1, the red line represents the property line of 9S155 Madison; the dotted orange line represents the area in which fences are permitted; the green line represents the location of the proposed fence requested by the petitioner. Please note that the petitioner also seeks to install a short fence perpendicular to the property line in the side yard.



Figure 1; 9S155 Madison Street Site Plan

Public Hearing History

In 1993, a variation was granted for 9S155 Madison to permit the lot be 90 feet wide instead of 100 feet. This variation was granted to all lots facing Madison Street between 80th and 81st Street after they were force-annexed and re-zoned to their present designation.

Public Comment

The property owner of 9S165 Madison, who shares the property line with the petitioner on which the proposed fence would be built, has submitted a letter of support for the petitioner's request (Exhibit B). No other comments have been received.

Applicable Zoning Ordinance Section(s)

The applicable portions of Section IV.J of the Burr Ridge Zoning Ordinance are as follows:

• Fences shall be permitted, unless otherwise provided herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot. The portion of the fence located to the side of the house does not conform to this regulation.

Staff Report and Summary

V-03-2017: 9S155 Madison Street (Piska)

Page 3 of 3

• Open fences are defined as a fence, including gates, which has, for each one-foot-wide segment extending over the entire length and height of the fence, 50 percent of the surface area in open spaces which afford direct views through the fence. The proposed fence has 6 inch solid slats with approximately 1 inch between slats, thus not complying with this regulation.

• Fences in residential districts shall be not more than five feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence. The proposed fence is 6 feet tall.

The petitioner proposes to remove and replace the existing fence that is similarly sized and located on the property. The fence appears to have been built prior to annexation into Burr Ridge and thus is legally non-conforming. The Zoning Ordinance permits maintenance of non-conforming fences and similar structures but does not permit removal and replacement. The intent of the Zoning Ordinance is to bring non-conforming structures into compliance once the useful life of the structure is exhausted.

Findings of Fact and Recommendation

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval of the variances, they should be approved subject to the site plan and fence elevation (Exhibit C) submitted by the petitioner.

Appendix

Exhibit A – Petitioner's Materials

Exhibit B – Letter from Property Owner of 9S165 Madison Street

Exhibit C – Proposed Fence Elevation

EXHIBIT A



VILLAGE OF BURR RIDGE

RECEIVED
SEP 2 7 2017
VILLAGE OF BURK RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 95155 Madison st. pin # 0936101 004
GENERAL INFORMATION PETITIONER: ILONA PISKA (All correspondence will be directed to the Petitioner) PETITIONER'S ADRESS SS 155 Madison St Burn Ridge 11 60527 PHONE: 347-429-5953 EMAIL: Laystpis@yahov. com PROPERTY OWNER: STATUS OF PETITIONER: OWNER OWNER'S ADDRESS: PHONE:
PROPERTY INFORMATION PROPERTY ACREAGE/SQ FOOTAGE: EXISTING ZONING: L-3 SPN EXISTING USE/IMPROVEMENTS: SPN Home SUBDIVISION: Such It inside Estates A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED
PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S): Special Use Rezoning Text Amendment Variation(s) Please 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.



CHANGES TO THE PLANS.

VILLAGE OF BURR RIDGE PLAN COMMISSION AND ZONING BOARD OF APPEALS

Checklist for a Zoning Variation for a Single-Family Residential Property

All petitions must be accompanied by the documents listed below unless otherwise indicated by the Village Staff. Petitions that do not provide all of the required documents will be considered incomplete and will not be scheduled for a public hearing.
Completed Petition for Public Hearing; typewritten or printed
Public Hearing and Sign Fee of \$250
Mailing labels with the names and addresses of owners and Permanent Index Numbers of all properties within 750 feet of the subject property with affidavit verifying accuracy
Proof of Ownership; and authorization to represent owner if the petitioner is not the property owner
25 sets of plans not to exceed 11" x 17" and including:
Plat of Survey; showing all existing buildings, structures, easements, etc. and with a legal description of the property
Site Plan; drawn to scale and showing all existing and proposed site improvements
Elevations; scale drawings, renderings, or similar elevation depiction of proposed buildings and structures as may be determined appropriate
Landscape Plan; if landscape screening or other landscaping is a part of the requested variation
Findings of Fact; Petitioners written response to each of the findings
Public Notice Sign Consent Form; authorization from the property owner to install public notice sign on the property
Additional documents and information as determined appropriate by the Community Development Department
ALL REQUIRED PLANS AND EXHIBITS MUST BE SUBMITTED AT LEAST THREE WEEKS PRIOR TO THE PUBLIC HEARING. SUBMITTAL OF REVISED PLANS OR DOCUMENTS AT THE PUBLIC HEARING MAY RESULT IN A CONTINUANCE TO A LATER DATE. PLEASE COORDINATE WITH VILLAGE STAFF RELATIVE TO ANY

RECEIVED
OCT 2 2017
VILLAGE OF BURR RIDGE

STATE OF <u>ILLINOIS</u>)	
) S	S
COUNTY OF WILL)	

AFFIDAVIT OF TITLE

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named:

That affiant has an interest in the premises described below or in the proceeds thereof or is CHRISTOPHER GREGORCZYK, grantee, conveying the following described premises:

LOT 24 IN SOUTH HINSDALE ESTATES, BEING A SUBDIVISION OF PART OF SECTIONS 25 AND 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1946 AS DOCUMENT 501930, IN DUPAGE COUNTY, ILLINOIS.

That no labor or material has been furnished for premises within the last four months that is not fully paid for.

That since the title date of APRIL 24, 2015, in the report on title issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY, affiant has not done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

Further affiant saveth not. EUGENE J. GRISIUS, TRUSTEE OF THE EUGENE J. GRISIUS AND RITA G. GRISIUS LIVING TRUST DATED SEPTEMBER 18, 1999 RITA G. GRISIUS, TRUSTEE OF THE EUGENE J. GRISIUS AND RITA G. GRISIUS LIVING TRUST DATED SEPTEMBER 18, 1999 OFFICIAL SEAL LAURELE. VALLUZZI

SUBSCRIBED AND SWORN-TO BEFORE ME

THIS /5/2 DAY OF , 2015.

Notery Public - State of Illinois My Commission Expires Sep 11, 2015

M-183 95 ISS MADISON ST.



Residential Commercial ALTA

Tel. 815 485-0445

PLAT OF SURVEY

Studnicka and Associates, Ltd.

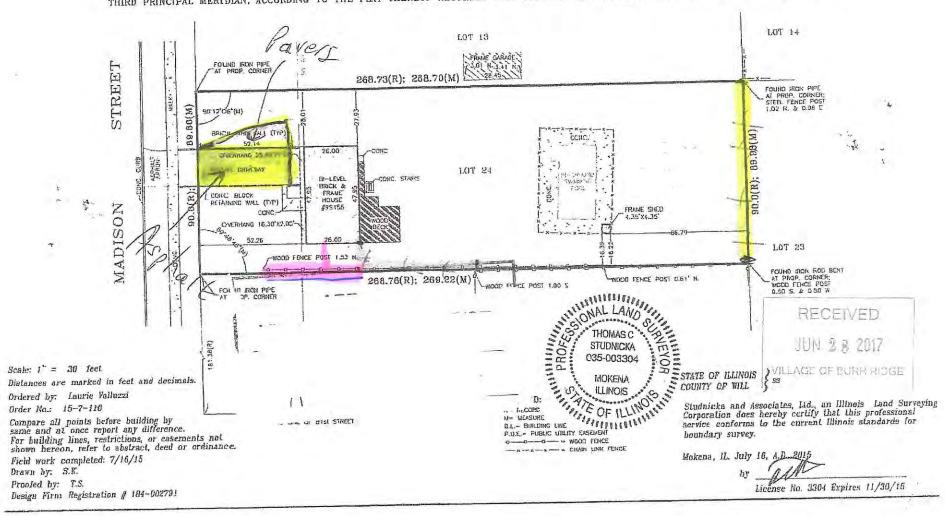
studnicka2000@yahoo.com

Topographical Condominium Site Plans

17901 Haas Road Mokena, Illinois 60448

Fax 815 485-0528

LOT 24 IN SOUTH HINSDALE ESTATES, BEING A SUBDIVISION OF PART OF SECTIONS 25 AND 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1946 AS DOCUMENT 501930, IN DUPAGE COUNTY, ILLINOIS.





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.

95155 Madison st Dur Ridge
T WONA PISKA (Print Name)
/www. Pisha (Signature)

BR

Findings of Fact

95 155 Madisun

Variation from the Village of Burr Ridge Zoning Ordinance

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

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

The neighbor's driveway to the south is very close to the property live with an existing force abouty to place. Three is not man distance better the driveway and my horse, moving the force

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

privary between the two properties without this force.

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

I believe this statement to be true.

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

I concur that this variation is not ment for financial sein.

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

The previous home concer of the premerty executes the fonce; I am attempting to improve the acothetic hatere of the fonce.

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

Concer.

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

Concur.

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

I comen.

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

Canan.

(Please transcribe or attach additional pages as necessary.)

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 Hearing beginning at **7:30 p.m. on Monday, November 6, 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 Iwona Piska for two variations pursuant to Section IV.J of the Burr Ridge Zoning Ordinance to permit a fence in an interior side yard that is less than 50% open. The petition number and property address is <u>V-03-2017</u>: 9S155 Madison Street and the Permanent Real Estate Index Number is: 09-36-101-004.

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.





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

J. Douglas Pollock Village Administrator

October 13, 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:

<u>V-03-2017:</u> 9S155 Madison Street The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Iwona Piska for two variations pursuant to Section IV.J of the Burr Ridge Zoning Ordinance to permit a fence in an interior side yard that is less than 50% open. The petition number and property address is <u>V-03-2017: 9S155</u> Madison Street and the Permanent Real Estate Index Number is: <u>09-36-101-004</u>.

A public hearing to consider this petition is scheduled for:

Date:

Monday, November 6, 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:

Evan Walter, Assistant to the Village Administrator (630) 654-8181 ext. 2010 ewalter@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.

)935205001	Randolph Properties LLC 51Shore Drive Burr Ridge, IL 60527	0935205029	CCC Burr Ridge LLC Korman Lederer 3100Dundee Road No. 116 Northbrook, IL 60062
)935205002	Randolph Properties LLC 51Shore Drive Burr Ridge, IL 60527	0935205035	VIP Morgan LLC 970Oak Lawn Avenue Elmhurst, IL 60126
)935205003	Packaging Design Corporation 101Shore Drive Burr Ridge, IL 60521	0935205034	Sparrowhawk Chicago Ind 377E. Butterfield Road Unit 280 Lombard, IL 60148
)935205004	Packaging Design Corporation CTLTC MBOB 2929 10S. LaSalle Street Ste 2750 Chicago, IL 60603	0935205037	8040 Madison LLC Korman Lederer 3100Dundee Road No. 116 Northbrook, IL 60062
)935205005	Packaging Design Corporation Cook Financial LLC 5600N. River Road No. 150 Rosemont, IL 60018	0935205038	La Salle National 113122 Korman Lederer 3100Dundee Road No. 116 Northbrook, IL 60062
)935205006	Village of Burr Ridge 7660S. County Line Road Burr Ridge, IL 60521	0935205039	8080 Madison LLC Korman Lederer 3100Dundee Road No. 116 Northbrook, IL 60062
)935205020	Plaza Court 57 LLC 40118N. 107th Street Scottsdale, AZ 85262-3390	0935205040	CCC Burr Ridge LLC Korman Lederer 3100Dundee Road No. 116 Northbrook, IL 60062
)935205024	8040 Madison LLC Korman Lederer 3100Dundee Road No. 116 Northbrook, IL 60062	0936100012	School District No. 62 7700Clarendon Hills Road Willowbrook, IL 60527
)935205027	CCC Burr Ridge LLC Korman Lederer 3100Dundee Road No. 116 Northbrook, IL 60062	0936101001	John & Helen Walker 15W76580th Street Burr Ridge, IL 60521
)935205028	LaSalle National Bank 101331 Korman Lederer 3100Dundee Road No. 116 Northbrook, IL 60062	936101002 	Dawn Boerema 8005S. Madison Street Burr Ridge, IL 60521

)936101003	John J. Janis 9S141Madison Street Burr Ridge, IL 60527	0936101013	R W & D M Edelhauser 15W72081st Street Burr Ridge, IL 60521
)936101004	Christopher Gregorczyk 9S155Madison Street Burr Ridge, IL 60527	0936101014	Stephen & Margaret Mudjer 15W70081st Street Burr Ridge, IL 60521
)936101005	John & Gail Serafin 240Bianca Lane Yuma, TN 38390	0936101015	Helen Voelz 15W67081st Street Burr Ridge, IL 60527
)936101006	He & Nin Li Yuan 9S177Madison Street Burr Ridge, IL 60527	0936101016	William G Goss 15W65081st Street Burr Ridge, IL 60527
)936101007	Brian R. Sladek 15W73780th Street Hinsdale, IL 60521	0936102001	Nicholas & M Emanuele 9S201Madison Street Burr Ridge, IL 60527
)936101008	Patrick & Deborah Grealish 15W72180th Street Burr Ridge, IL 60527	0936102002	Christina M Rylander 9S227Madison Street Burr Ridge, IL 60527
)936101009	Keith J. Egentowich 15W70380th Street Burr Ridge, IL 60527	0936102003	Matilda Bakalik Linda Voznak 9S255Madison Street Burr Ridge, IL 60527
)936101010	Thoams & K Siwinski 15W67180th Street Hinsdale, IL 60521	0936102004	Frank Voznak 9s255Madison Street Hinsdale, IL 60521
)936101011	Donna Jackson 15W65180th Street Burr Ridge, IL 60527	0936102005 ,	Vaclav & Jana Uhlir 9S271Madison Street Hinsdale, IL 60521
)936101012	Lillian Chalupa 15W73881st Street Hinsdale, IL 60521	0936102006 "'	Richard & L Ritchey 15W77082nd Street Burr Ridge, IL 60521

)936102007	Marcella L Thezan 15W73781st Street Burr Ridge, IL 60527	0936102019	ATG Trust Co 78-077 1S. Wacker Drive Unit 24FL Chicago, IL 60606
)936102008	Richard & Mark Albaugh 15W71581st Street Burr Ridge, IL 60527	0936109020	Ralph & E Wakerly 20Lake Ridge Court Burr Ridge, IL 60527
)936102009	Heather C Upchurch TR 15W70781st Street Burr Ridge, IL 60527	0936109021	Henry & Beth Kluck 21Lake Ridge Club Burr Ridge, IL 60521
)936102010	Albert Paveza TR 15W67781st Street Burr Ridge, IL 60527	0936109069	Maria Duran 64181st Street Burr Ridge, IL 60527
)936102011	Denise A Neri 15W66181st Street Burr Ridge, IL 60527	0936109077	Lake Ridge Club Association 25 1/2Lake Ridge Club Burr Ridge, IL 60521
)936102012	L & F Bakopoulos Tzimas 15W64581st Street Burr Ridge, IL 60527	0936109078	Burr Ridge Park District 10S474S Madison Street Burr Ridge, IL 60521
)936102015	Karel & Leticia C Ondra 15W74082nd Street Burr Ridge, IL 60527		
)936102016	Amir Badr 15W72082nd Street Burr Ridge, IL 60527		
)936102017	Peter & Patricia Gebauer 15W71082nd Street Hinsdale, IL 60521	•	
)936102018	Kenneth C Norkus 15W67682nd Street Burr Ridge, IL 60527	Here V	

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John and Gail Serain 240 Bianca Lane Yuma, TN 38390 Phone: 630-740-1606

Village of Burr Ridge 7660 County Line Road Burr Ridge, IL 60527

September 13, 2017

To Whom It May Concern:

This is in reference to Christopher Gregorczyk and Iwona Piska who reside at 9 South 155 Madison Street, Burr Ridge, directly north of our home.

They advise they wish to remove and replace the fencing that is located between our two properties. We hereby give our permission for them to do the desired work.

If you have any questions, please feel free to contact us (Cell #630-710-4325).

Sincerely,

John Serafin





VILLAGE OF BURR RIDGE

MEMORANDUM

TO: Village of Burr Ridge Plan Commission

Greg Trzupek, Chairman

FROM: Evan Walter

Assistant to the Village Administrator

DATE: October 30, 2017

RE: Board Report for November 6, 2017 Plan Commission Meeting

At its October 9, 2017 and October 23, 2017 meetings the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

S-05-2017: 775 Village Center Drive (Kohler); The Board of Trustees concurred with the Plan Commission and approved an Ordinance granting a variance for a sign larger than 50 square feet.

Z-14-2017: 11650 Bridewell Drive (McNaughton Development); The Board of Trustees concurred with the Plan Commission and approved an Ordinance granting a special use for an R-5 Planned Unit Development on 19.76 acres consisting of 44 single family homes with private streets and commonly owned open space between homes, while also concurring with the condition that a 5-foot sidewalk with a 5-foot parkway be included on the inner section of the roadway.

Permits Applied For September 2017



Permit Number	Date Applied	Property Address	Applicant Name & Contac	et Info	Description
JCA-17-303	09/22/2017	150 Harvester Dr.	The Naleway Group	1434 Brook Dr. Downers Grove IL 60515	Com Alteration
JCA-17-304	09/22/2017	8320 Madison St	Image Construction Group	5913 W 87th St Oak Lawn IL 60453	Com Alteration
JDEK-17-289	09/12/2017	131 Northgate PI	Classic Fireplace Chicago	7407 W. 60th Pl Summit IL 60501	Deck
JDEK-17-294	09/15/2017	5 Tartan Ridge Rd	David Zueng	11 Ridge Farm Rd Burr Ridge IL 60527	Deck
IDEK-17-295	09/18/2017	11429 Burr Oak Ln	Innovative Decks	6926 W 183rd St. Tinley Park IL 60477	Deck
IELV-17-307	09/27/2017	100 Harvester Dr.	Prominence Hospitality Group,	1375 Remington Rd. Schaumburg IL 60173	Elevator
IGEN-17-287	09/12/2017	140 TOWER DR	Berglund Construction	111 E Wacker Dr. 2450 Chicago IL 60601	Generator
IGEN-17-291	09/13/2017	15W 254 60th St	Penco Electric Inc	7133 N Austin Ave Niles IL 60714	Generator
GEN-17-301	09/21/2017	7856 FOREST HILL RD	Electrical Construction & Desi	P.O. Box 1363 Crown Point IN 46308	Generator
PCT-17-297	09/19/2017	6900 Veterans Blvd.	SAC Wireless	540 W. Madision ST Chicago IL 60661	Cell Tower
PF-17-277	09/05/2017	66 Deer Path Trail	Premier Landscape Contractors	16W179 Jeans Rd. Lemont IL 60439	Fence Permit
PF-17-279	09/07/2017	8448 Dolfor Cove	Cedar Rustic Fence Co.	99 Republic Av. Joliet IL 60435	Fence Permit
PF-17-283	09/08/2017	362 Countryside Ct	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit
PF-17-284	09/08/2017	685 Grant Ct	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit
PF-17-299	09/21/2017	21 Ashton Dr	Mary Beth Sutkowski	21 Ashton Dr Burr Ridge IL 60527	Fence Permit
PPL-17-281	09/07/2017	35 Dougshire Ct	Signature, Inc.	1056 N. LaFox Rd. South Elgin IL 60177	Pool
PPL-17-300	09/21/2017	21 Ashton Dr	Barrington Pools, Inc	P.O. Box 3506 Barrington IL 60011-3906	Pool

Permits Applied For September 2017



Permit Number	Date Applied	Property Address	Applicant Name & Contac	et Info	Description
JPPL-17-302	09/21/2017	15W 656 75th St.	Alfred & JoAnn Seidel	15W656 75th St Burr Ridge IL 60527	Pool
JPR-17-274	09/05/2017	1 Seneca Ct	Caputos SW Construction	Lansing IL 60438	Right-of-Way
JPR-17-282	09/07/2017	8361 Park Ave	Lemont Paving Company	11550 Lemont Ave. Lemont IL 60439	Right-of-Way
JPR-17-290	09/13/2017	6360 Manor Dr	The Beauty of Concrete, Inc.	9 Elm St Darien IL 60561	Right-of-Way
JPR-17-305	09/26/2017	7856 FOREST HILL RD	Western Suburbs Concrete, Inc.	9400 W. 47th St. Brookfield IL 60513	Right-of-Way
IPR-17-309	09/28/2017	7711 Hamilton Ave	Wilson Paving & Sealcoat Com	508 Oakwood Ave. Lemont IL 60439	Right-of-Way
PR-17-317	09/29/2017	ROWs DuPage Locations	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way
PS-17-298	09/20/2017	705 Village Center Dr.	CB Commercial Construction	CB Commercial Construction Rolling Meadows IL 60008	Sign
PS-17-313	09/25/2017	7020 County Line Rd	Parvin-Clauss Sign Company	165 Tubeway Drive Carol Stream IL 60188	Sign
RAD-17-306	09/26/2017	15W 591 83RD ST	Sko Inc.	13248 Creekside Dr Burr Ridge IL 60527	Residential Addition
RAL-17-278	09/08/2017	145 Pheasant Hollow	CS Woodwork	1001 Aucutt Rd. Montgomery IL 60538	Residential Alteration
RAL-17-280	09/07/2017	160 GLENMORA DR	Custom Homes By D.R. Weiss	P. O. Box 1413 St. Charles IL 60174	Residential Alteration
RAL-17-285	09/08/2017	8360 Clynderven Rd	CJ Architects, Inc.	7613 Stratford Pl. Darien IL 60561	Residential Alteration
RAL-17-293	09/13/2017	50 Oak Creek Dr	Thrifty Nickel	1000 Brown St Wauconda IL 60084	Residential Alteration
RAL-17-308	09/27/2017	304 KENMARE DR	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
RES-17-275	09/05/2017	8448 Kimberly Ct	Green T Landscaping	1600 Mountain St Aurora IL 60505	Residential Miscellaneous
RSF-17-288	09/15/2017	6330 County Line Rd	Smart Construction Group, LT	11 W. College Dr Arlington Heights IL 60004	Residential New Single Family

10/31/2017

Permits Applied For September 2017



Permit Number Date Applied Property Address Applicant Name & Contact Info Description

TOTAL: 34

Permits Issued September 2017



						_
Permit Number	Date Issued	Property Address	Applicant Name & Contact In	nfo	Description	
					Value & Sq Ftg	
JCA-17-249	09/15/2017	140 TOWER DR	Berglund Construction	111 E Wacker Dr. 2450 Chicago IL 60601	Com Alteration \$2,487,706	58,617
JCMSC-17-202	09/25/2017	7591 BRUSH HILL RD	All American Contractors Inc.	4702 Bluejay Lane Plainfield IL 60586	Commercial Miscella	neous
JCMSC-17-269	09/28/2017	8128 Madison St	Apex Material Handling	1316 Marquette Dr Romeoville IL 60446	Commercial Miscella	neous
JDEK-17-223	09/08/2017	8486 Omaha Dr	Natural Landscapes	295 Bayberry Ct West Chicago IL 60185	Deck	
JDEK-17-234	09/01/2017	15W 759 79TH ST	James & JoAnn Starha	15W759 79th St Burr Ridge IL 60527	Deck	
JDEK-17-244	09/25/2017	105 Oak Ridge Dr.	Deck Company	843 Asbury Blvd South Elgin IL 60177	Deck	
GEN-17-128	09/07/2017	8372 Waterview Ct	McNaughton Development	11900 Southwest Highway, Suite 101 Palos Park IL 60464	Generator	
JPAT-17-262	09/25/2017	35 Dougshire Ct	Signature, Inc.	1056 N. LaFox Rd. South Elgin IL 60177	Patio	
PF-17-245	09/15/2017	6545 COUNTY LINE RD	Starr Fence Mariani Landscape	1000 Vandustrial Westmont IL 60559	Fence Permit	
PF-17-277	09/19/2017	66 Deer Path Trail	Premier Landscape Contractors	16W179 Jeans Rd. Lemont IL 60439	Fence Permit	
PF-17-279	09/21/2017	8448 Dolfor Cove	Cedar Rustic Fence Co.	99 Republic Av. Joliet IL 60435	Fence Permit	
PF-17-283	09/22/2017	362 Countryside Ct	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit	
PR-16-179	09/12/2017	2 Carriage Pl	J&R 1st in Asphalt, Inc.	7659 W. 98th Street Hickory Hills IL 60457	ROW Permit	
PR-17-241	09/13/2017	6900 Veterans Blvd.	Great Lakes Paving	2324 Hamilton Rd. Arlington Heights IL 60005	Right-of-Way	
PR-17-247	09/28/2017	ROWs DuPage Locations	We-Bore-It	7055 Ridgeview Dr. Mchenry IL 60050	Right-of-Way	
PR-17-263	09/20/2017	724 Tomlin Dr	LaMantia Enterprises, Inc.	5100 Williams St. Downers Grove IL 60515	Right-of-Way	

Permits Issued September 2017



Permit Number	Date Issued 09/13/2017	Property Address 1204 Kenmare Dr	Applicant Name & Contact Info		Description	
					Value & S	q Ftg
JPR-17-270			C&B Landscaping	26 Longwood Way Lemont IL 60439	Right-of-Way	
JPR-17-274	09/26/2017	1 Seneca Ct	Caputos SW Construction	Lansing IL 60438	Right-of-Way	
JPR-17-317	09/29/2017	ROWs DuPage Locations	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way	
JPS-17-173	09/19/2017	7425 Wolf Rd	Pleasant Dale Park Disrtict	7425 Wolf Rd Burr Ridge IL 60527	Sign	
JRAL-17-225	09/06/2017	11602 Briarwood Ln	SG Home Builders	1800 Wedgewood Ln. Schaumburg IL 60193	Residential Alto \$30,750	eration 410
JRAL-17-257	09/22/2017	43 Oak Creek Drive	Thrifty Nickel	1000 Brown St Wauconda IL 60084	Residential Alto \$37,500	eration 500
RAL-17-259	09/15/2017	8126 Kathryn Ct	Lamantia Builders	20 E. Ogden Hinsdale IL 60521	Residential Alteration \$7,200 96	
RAL-17-260	09/19/2017	8 Morgan Ct	Jakubek Inc.	7846 W. Lawrence Ave Norridge IL 60706	Residential Alte \$35,250	eration 470
RDB-17-268	09/19/2017	7523 DREW AVE	Andy & Erica Paulius	1815 W Iowa St Chicago IL 60607	Residential Detached Building	
RSF-17-108	09/13/2017	15W 181 87th St.	C&J Development	4143 W. 89th Pl.	Residential New \$1,259,850	w Single Family 8,399
RSF-17-199	09/21/2017	11299 W 75th St	Boulder Developers Inc.	14047 S. Harrison Posen IL 60469	Residential New Single Family \$1,917,600 12,784	

TOTAL: 27

10/31/17

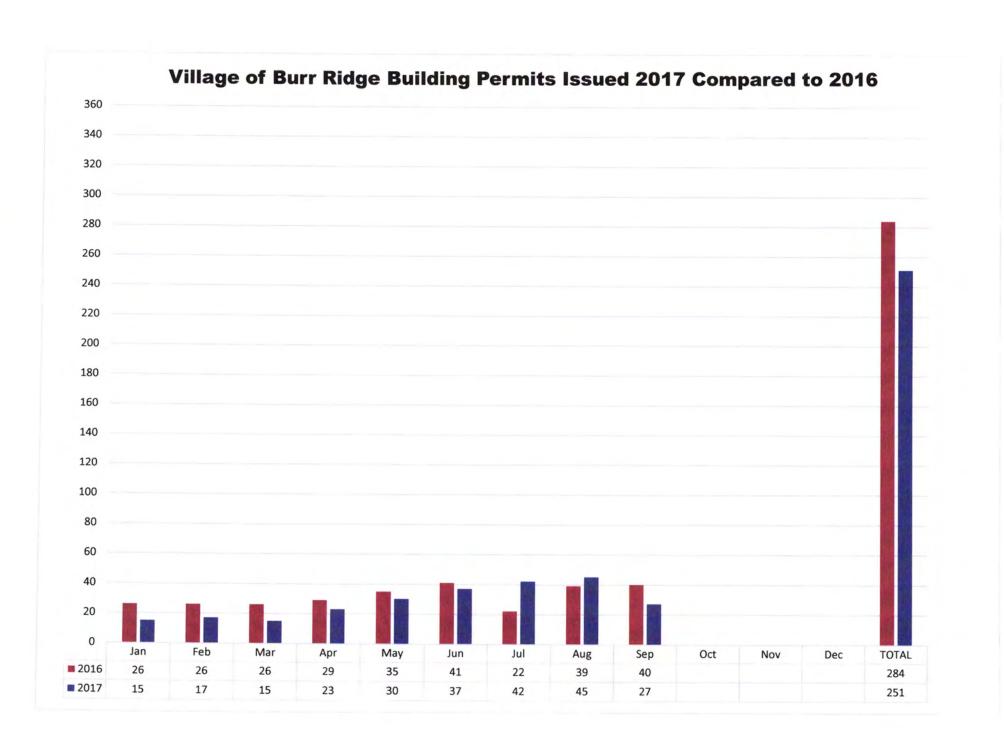
Occupancy Certificates Issued September 2017



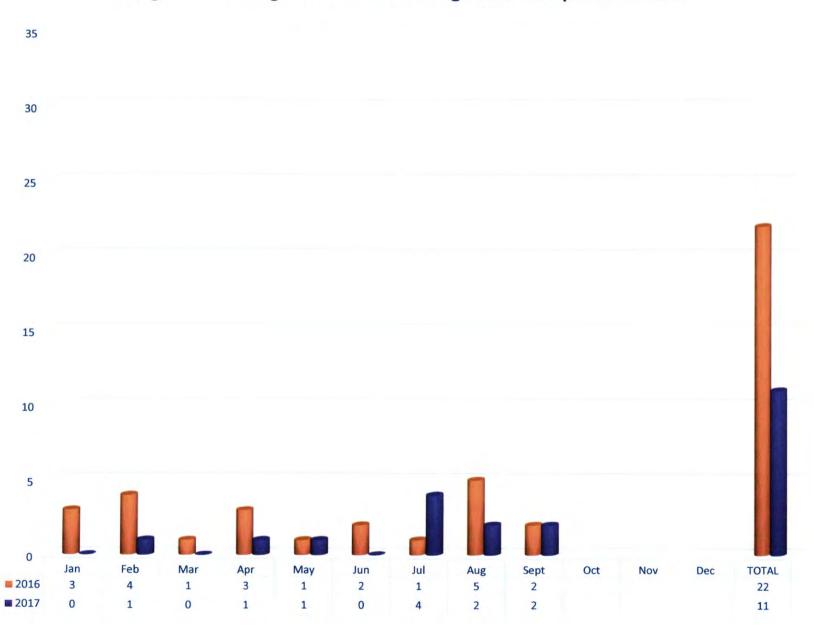
CO#	Certificate of Occupancy Date	Occupant of Record	Address
OF17029	09/08/17	Archie & Marie Massicotte	8372 Waterview Ct
OF17030	09/08/17	Carl Stahl DecorCable	8080 Madison St
DF17031 09/08/17		American Secure Technologies	8340 Madison St

(Does not inclu	de miscellaneous Pern	nits)			
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	¢1 492 102
JANOAN	30	[2]		[1]	\$1,483,103
FEBRUARY	\$488,400	\$62,175		\$66,107	\$616,682
	[1]	[4]		[1]	7220,22
MARCH	\$0	\$343,275	\$0	\$0	\$343,275
	The second	[4]			
APRIL	\$723,900		\$0	\$0	\$985,500
MAY	[1] \$788,400	[8] \$480,600	\$0	\$946,208	\$2,215,208
WIGH	[1]	[3]	ŞU	[3]	\$2,213,200
JUNE	\$0	\$64,500	\$0	\$703,329	\$767,829
		[1]		[2]	
JULY	\$2,084,550	\$811,875	\$1,044,480	\$1,282,721	\$5,223,626
	[4]	[4]	[6] *	[1]	
AUGUST	\$1,381,500	\$181,875	\$3,992,878	\$1,514,068	\$7,070,321
	[2]	[2]	[1]	[4]	
SEPTEMBER	\$3,177,450	\$110,700	\$0	\$2,487,706	\$5,775,856
	[2]	[4]		[1]	
OCTOBER					
NOVEMBER					
DECEMBER					
2017 TOTAL	\$8,644,200	\$2,349,750	\$5,037,358	\$8,450,092	\$24,481,400
and the second	[11]	[32]	[7]	[13]	

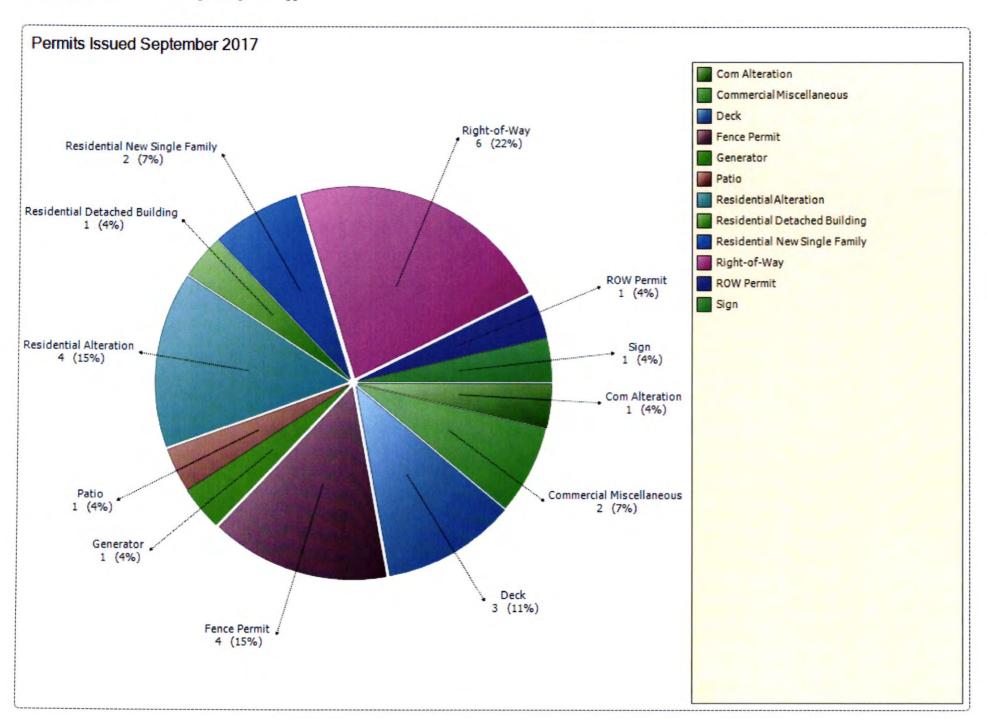
Six duplex cottages at the Spectrum Senior Living facility.



Village of Burr Ridge 2017 New Housing Starts Compared to 2016



Breakdown of Permits by Project Type





S-04-2017: 705 Village Center Drive (Hampton Social); Requests variations from the Village Center PUD to permit building signs of greater than 50 square feet per street frontage and to permit a sign without individual letters affixed directly to the storefront; continued from October 2, 2017.

HEARING:

November 6, 2017; continued from October 2, 2017

TO:

Plan Commission Greg Trzupek, Chairman

FROM:

Evan Walter Asst. to the Village Administrator

PETITIONER:

Hampton Social

PETITIONER STATUS:

Current Tenant

PROPERTY OWNER:

Burr Deed LLC

EXISTING ZONING:

B-2 Planned Unit Development

LAND USE PLAN:

Recommends Mixed, Downtown Uses

EXISTING LAND USE:

Village Center – Retail, Restaurants, Office, and Condos

SITE AREA:

20 Acres

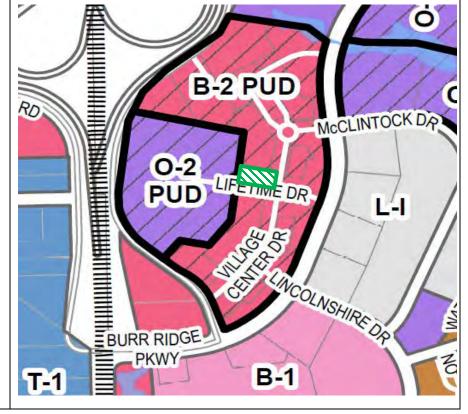
SUBDIVISION:

Burr Ridge Village Center

AVAILABLE PARKING:

Village Center Parking





Staff Report

S-04-2017: 705 Village Center (Hampton Social); continued from October 2, 2017

Page 2 of 2

This petition was continued from the October 2, 2017 meeting of the Plan Commission. The petitioner is Hampton Social, a restaurant that is opening at 705 Village Center Drive. The petitioner is requesting a variation from the Village Center PUD to permit two wall signs exceeding 100 square feet in total area and that are not individual letters. The petitioner is also intending to erect a blade sign that would comply with the sign regulations.

Applicable PUD Regulations

Hampton Social is permitted to have three wall signs; one facing Village Center Drive, one facing LifeTime Drive, and one on the back of the building. Each sign may be up to 50 square feet in area and each sign is required to be individual letters pinned to the building façade. If illuminated, the wall signs must be halo lit with opaque lettering. Hampton Social does not propose to illuminate their signs facing Village Center Drive and Lifetime Drive. Hampton Social's signs require the following variations from the Village Center PUD Sign Regulations:

Sign Area

Hampton Social proposes one wall sign on each of their two street frontages. The square footage of each proposed sign is approximately 144 square feet (Exhibit B).

As a corner tenant in the Village Center, Hampton Social is permitted to install wall signs that are larger than 50 square feet by transferring part of the unused sign area from other tenants to their storefront subject to review by the Plan Commission and approval by the Board of Trustees. Tenants in the Village Center are permitted one square foot of building sign area for each lineal foot of storefront or tenant space width with a minimum of 25 square feet and a maximum of 50 square feet towards a building sign. For example, if a storefront was 35 feet wide and permitted 35 square feet for a building sign, but installed a 28 square foot sign, a balance of 7 square feet of building signage would be available to the corner and anchor tenants of the Village Center beyond their permitted 50 square feet per street frontage. Staff has determined that a balance of 504 total square feet of signage is available to corner and anchor tenants, therefore sufficient square footage is available to the petitioner and other tenants.

Sign Design

The petitioner is proposing to paint a crest onto backgrounds, which would be affixed to the storefront walls. Thus, the two proposed signs do not comply with the requirement for individual letters attached directly to the building.

Public Hearing History

In 2017, Hampton Social was granted a special use approval for the use of a restaurant with alcoholic beverage sales and live entertainment (Ordinance A-834-09-17).

Findings of Fact and Recommendation

If the Plan Commission chooses to recommend approval of the variations, they should be granted subject to compliance with the submitted plans.

Appendix

Exhibit A – Petitioner's Materials

Exhibit B – Proposed Sign Elevations



VILLAGE OF BURR RIDGE

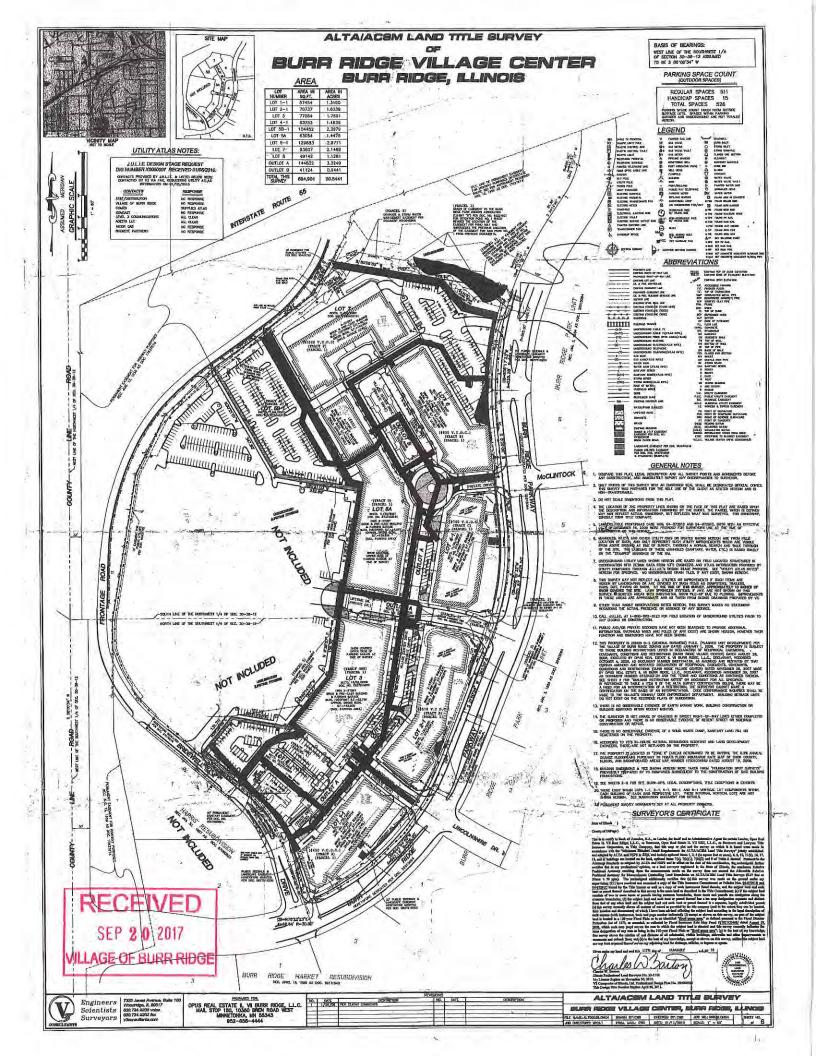
PETITION FOR PUBLIC HEARING
PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 105 VILLAGE Center Dr. PIN #	
ADDRESS OF FROFERIT. 105 VIIIAGE CUTICI D. PIN #	RECEIVED
GENERAL INFORMATION PETITIONER: Bradley Parker (All Jorrespondence will be directed to the Petition	SEP 2 0 2017 VILLAGE UF BURK KIDG
(All correspondence will be directed to the Petition PETITIONER'S ADRESS 910 W. HUYON Apt 1409, Chicago, PHONE: 312.607.0509 EMAIL: brad c parker restaurant group. com PROPERTY OWNER: Kristy Tramontanastatus of PETITIONER:	er) 1L 60642
OWNER'S ADDRESS: 701 Village Center Dr. Bur Kidgehone: 630.	213.3/00
PROPERTY INFORMATION PROPERTY ACREAGE/SQ FOOTAGE: 6,300 EXISTING ZONING: EXISTING USE/IMPROVEMENTS: Retail Commercia Full Subdivision: A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE A	service
DESCRIPTION OF REQUEST PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OF THE APPROPRIATE DINANCE SECTION (S) A Special Use Rezoning Text Amendment X Requesting variation to allow painted mural SIde Of building (Picture attached). Please Provide Wilten Description of Request - Attach Extra Pages If	R VARIATION(S) REGULATION(S): Variation(S)
The above information and the attached Plat of Survey are true and accurate of my knowledge. I understand the information contained in this petit in preparation of a legal notice for public hearing. I acknowledge that responsible for any costs made necessary by an error in this petition. Petitioner's Signature	ion will be need

Findings of Fact for a Variation Pursuant to the Village of Burr Ridge Sign Ordinance - The Hampton Social Burr Ridge, 705 Village Center Drive

- A. We believe the mural is in harmony with the general purpose and intent of the Sign Ordinance and serves as a creative, visually pleasing way to invite guests to Burr Ridge, our restaurant and the shopping center.
- B. 705 Village Center Drive was previously used as a retail storefront. As it becomes a full service restaurant, the storefront's façade will need to transform from a plain wall to one that represents a different industry and purpose. The mural intrigues guests and welcomes them to the overall ambiance of The Hampton Social prior to their dining experience.
- C. This variation is needed because the Village Municipal code prohibits "signs painted on the walls or windows of any building, except as hereinafter permitted," however, we believe this mural will enhance the storefront's façade, attract business and represent the restaurant's brand.
- D. This variation will not alter the essential character of the locality as the mural does not permanently alter the structure and does not depict any images that would offend the public or locality in any way. We believe the variation will allow for enhancement to the character and vibrancy of the locality.









S-08-2017: 7020 County Line Road (Busey Bank); Requests variations from the Burr Ridge Sign Ordinance to increase the amount of permitted signage on the lot of record and to permit a wall sign at 7000-7020 County Line Road.

HEARING:

November 6, 2017

TO:

Plan Commission Greg Trzupek, Chairman

FROM:

Evan Walter Asst. to the Village Administrator

PETITIONER:

Busey Bank

PETITIONER STATUS:

Current Tenant

PROPERTY OWNER:

Sheryl Sinclair

EXISTING ZONING:

B-1 PUD

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

Commercial Building

SITE AREA:

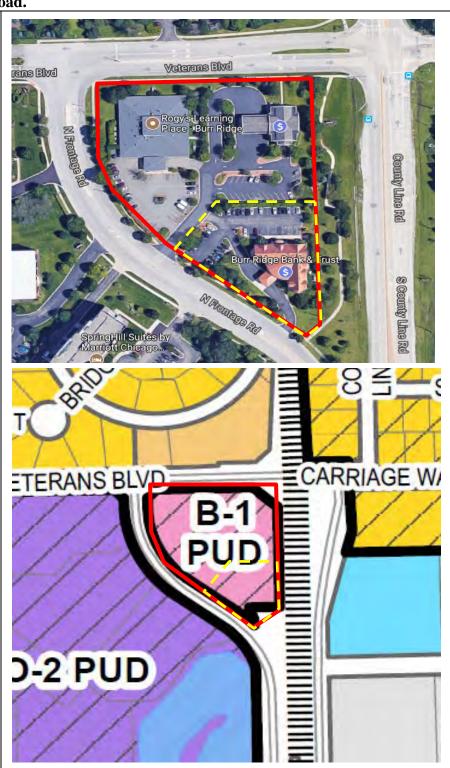
1.5 Acres

SUBDIVISION:

Oak Grove

AVAILABLE PARKING:

44 Spaces



Staff Report

S-08-2017: 7020 County Line Road (Busey Bank)

Page 2 of 2

The petitioner is Busey Bank, a financial institution located at 7020 County Line Road. The petitioner requests a variation to increase the amount of permitted signage to 428 square feet and to permit a wall sign in addition to existing ground signs on the lot of record at 7000-7020 County Line, known as the Oak Grove subdivision. Busey Bank has entered into a business partnership with Burr Ridge Bank and Trust and is re-branding the property as part of the merger.

The parcel at 7020 County Line Road is part of the same lot of record as two other parcels with free-standing buildings: MB Financial Bank (7000 County Line Road) and Rogy's Learning Place (7010 County Line Road). These three parcels comprise the Oak Grove subdivision, which was built in 1993. In the maps on the cover page, the red lines represent the Oak Grove subdivision, while the dotted yellow line represents the parcel at 7020 County Line Road. Under the Sign Ordinance, each lot of record in the Village is permitted to have 100 square feet of signage.

There are four existing ground signs in Oak Grove totaling 384 square feet (plus one entryway ground sign). The existing sign includes one ground sign for MB Financial Bank, one ground sign for Rogy's Learning Place, and two ground signs for the subject building. The proposed sign would be a third sign for the subject building and would be located on a north-facing wall at 7020 County Line Road; an exact location is shown in Exhibit A.

Public Hearing History

Three previous hearings have been held related to the Oak Grove subdivision at 7000-7020 County Line Road. The first was held in 1993; two variations were approved to permit multiple ground signs totaling 278 square feet rather than 100 square feet as well as two ground signs instead of one for the parcel at 7020 County Line Road. The second was held in 1994, which amended the variance and increased the permitted amount of signage in Oak Grove to 351 square feet. The third was held in 1997, which further increased the permitted amount of signage in Oak Grove to 384 square feet (Exhibit C).

Findings of Fact and Recommendation

If the Plan Commission chooses to recommend approval of the variations, the variation should be made subject to compliance with the submitted plans.

Appendix

Exhibit A – Petitioner's Materials

Exhibit B – Proposed Sign Elevation

Exhibit C – S-05-1997



VILLAGE OF BURR RIDGE EXHIBIT A

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 7020 S County Line Rd
GENERAL INFORMATION PETITIONER: Parvin-Clauss Sign Co for Busey Bank (All correspondence will be directed to the Petitioner) PETITIONER'S ADRESS 165 Tubeway Dr, Carol Stream II 60188 PHONE: 630-510-2020 X 4000 EMAIL: mclauss@parvinclauss.com PROPERTY OWNER: Sheryl Sinclair STATUS OF PETITIONER: Sign Company OWNER'S ADDRESS: 12300 Olive Blvd, Creve Coeur, MO 63141 PHONE: 314-317-4940
PROPERTY INFORMATION PROPERTY ACREAGE/SQ FOOTAGE: 1.519 acres/66,196 sq ft EXISTING ZONING: EXISTING USE/IMPROVEMENTS: Bank Change SUBDIVISION: A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED
DESCRIPTION OF REQUEST PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S): Special Use Rezoning Text Amendment Variation(s) Install an illuminated wall sign on the North elevation of the building.
The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition. Petitioner's Signature Date Petition is Field.



FINDINGS OF FACT

FOR A VARIATION PURSUANT TO THE VILLAGE OF BURR RIDGE SIGN ORDINANCE

The Plan Commission's recommendation to approve or deny a Sign Variation request is determined by the following standards (as per Section 55.40 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.

The variation is in harmony with the general purpose and intent of the Sign Ordinance;
 This sign request is within the general purpose and intent of the sign ordinance.
 Business identification is needed at the North entrance of the building.

b. The plight of the petitioner is due to unique circumstances;

The unique architecture of the building requires business identification at the North entrance elevation, in addition to the existing ground signs that direct customers from County Line and Frontage Roads.

 The variation is necessitated by practical difficulties or particular hardships created by the requirements of the Sign Ordinance;

A prior variance allowed for the two ground signs only, but not a wall sign. The request is now being made for a wall sign at the North elevation of the building to identify the business and direct customers into the bank.

d. The variation will not alter the essential character of the locality;

This illuminated wall sign will not alter the character and design of the building or the locality.

K= 000.01 (K+M) L= 67.78' (R&M) Δ = 10°54'52" (R#M) CH=N 48°39'11" E, 67.68' (R\$M)

BAL DESCRIPTION:

AT PART OF LOT 1 IN OAK GROVE SUBDIVISION UNIT 1, BEING A SUBDIVISION IN RT OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGELL, EAST OF 5 THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED VUARY 13, 1995 AS DOCUMENT R95-005742, MORE PARTICULARLY DESCRIBED AS

MMENCING AT THE SOUTHERNMOST NORTHEAST CORNER OF SAID LOT 1; THENCE JTH 00 DEGREES 17 MINUTES 41 SECONDS EAST, ALONG THE EASTERLY LINE OF D LOT 1, A DISTANCE OF 180.95 FEET TO THE POINT OF BEGINNING: THENCE NTINUING SOUTH 00 DEGREES 17 MINUTES 41 SECONDS EAST, ALONG SAID STERLY LINE OF LOT 1, A DISTANCE OF 220.73 FEET; THENCE SOUTH 89 DEGREES 42 VUTES 19 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 78 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 54 SECONDS EAST, ALONG THE ST LINE OF SAID LOT 1, A DISTANCE OF 53.77 FEET; THENCE SOUTH 02 DEGREES 51 VUTES 05 SECONDS EAST, ALONG SAID EAST LINE OF LOT 1, A DISTANCE OF 20.63 IT; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING ADIUS OF 420.00 FEET, A CHORD BEARING OF NORTH 48 DEGREES 26 MINUTES 06 CONDS WEST, A CHORD DISTANCE OF 83.07 FEET, AN ARC LENGTH OF 83.20 FEET, ONG THE SOUTHWESTERLY LINE OF SAID LOT 1, TO A POINT OF TANGENCY; ENCE NORTH 54 DEGREES 06 MINUTES 37 SECONDS WEST, TANGENT TO THE LAST SCRIBED COURSE AND ALONG THE SOUTHWESTERLY LINE SAID LOT 1, A DISTANCE 217.28 FEET TO A POINT OF CURVATURE IN THE SOUTHWESTERLY LINE OF SAID T 1; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY, VGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 355.81 FEET, A ORD BEARING OF NORTH 52 DEGREES OF MINUTES 53 SECONDS WEST, ALONG THE THWESTERLY LINE OF SAID LOT 1, A CHORD DISTANCE OF 24.78 FEET, AN ARC VGTH OF 24.79 FEET; THENCE NORTH 39 DEGREES 52 MINUTES 51 SECONDS EAST, T TANGENT TO THE LAST DESCRIBED COURSE, 124.22 FEET; THENCE NORTH 89 TREES 58 MINUTES 44 SECONDS EAST, 274.35 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

LEGEND OF SY POINTS OF INTEREST: NONE VISIBLE AND ABBREVI CLIENT NUMBER: 01798/44868 DATE: 2/22/2012 NO PARKING AREA BUYER: BURR RIDGE BANK # TRUST SELLER: 7020, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY ASPHALT CERTIFIED TO: BURR RIDGE BANK & TRUST: PREMIER TITLE COMPANY: CHICAGO TITLE INSURANCE COMPANY: 7020, L.L.C. - CAPIT LINE WATER LINE SANITARY SEWER LINE UNDERGROUND FLECTRIC LINE

(T) - MIPHONE

- STORM STA

- WATER MAN

(FIBER OFTIC

O - SANITARY S - SPOTUGHT

- GROUND U

TT - LIGHT POU

TO - FIRE HYDRA

6 - BOLLARD

() - CATCH BAS

THE - CATCH BAS

(SLINDICATES)

TELEPHONE UNE

PASSMENT LIME

STREETURE

- PLAGPOLD

above survey is a professional service in compliance with the Minimum Standards of the State of Illinois, No overnents should be made on the basis of this plat alone. Please refer also to your deed, title policy and local lances. Copyright by Execta Illinois Surveyors. This document may only be used by the parties to which it is fied. Please direct questions or comments to Exacta Illinois Surveyors, Inc. at the number in the bottom right

PROFESSION !

TE OF ILLINOIS

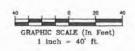
INTY OF COOK

IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE VEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 68, 'a, 8, 9, 10a, 10b, 11a AND 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON

SO, THIS 22ND PAY OF FEBRUARY, 2012.

10/9 PROFESSIONAL LAND SURVEYOR NO. 3229

NSE EXPIRES 11/30/2012 CTA LAND SURVEYORS LB#5763





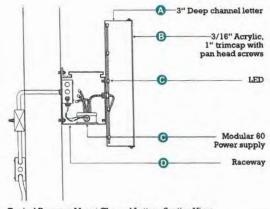


Front View Scale: 1/2" = 1'0"

33.07 SQ.FT.

SPECIFICATIONS:

- A Internally illuminated channel letters with 3" deep Dark Bronze returns. Letters with pre-painted white interiors. Letters to be aluminum pop-riveted to sidewalls and sealed.
- B Faces to be 3/16" White #2447 acrylic with European Blue vinyl applied 1st surface and 1" Dark Bronze trimcaps.
- Internally illuminate channel letters with White LED.
 Modular 60 Power Supply 12VDC required.
- D Letters mounted to 4.5" x 7.5" raceway. Raceway painted to match and mounted to wall with required hardware.



Typical Raceway Mount Channel Letter - Section View

Scale: N.T.S.

HARDWARE	BUILDING CONSTRUCTION		
XIN BROXE KOUNTING STORAYS	MASON	WOOD	METAL
BOLTS THRU WALL W/ BRACING	OK	OK	OK
LAG BOLTS W/ SHIELD	OK		
TOGGLE BOLTS	HOLLOW BLOCK ONLY	OK	OK



6425 W FLORISSANT AVE ST. LOUIS, MO 63136 PH: 314.679.1370

BUSEY **7020 COUNTY LINE RD** BURR RIDGE, IL 60527

CHANNEL LETTERS - RACEWAY MOUNT EXTERIOR ELEVATION

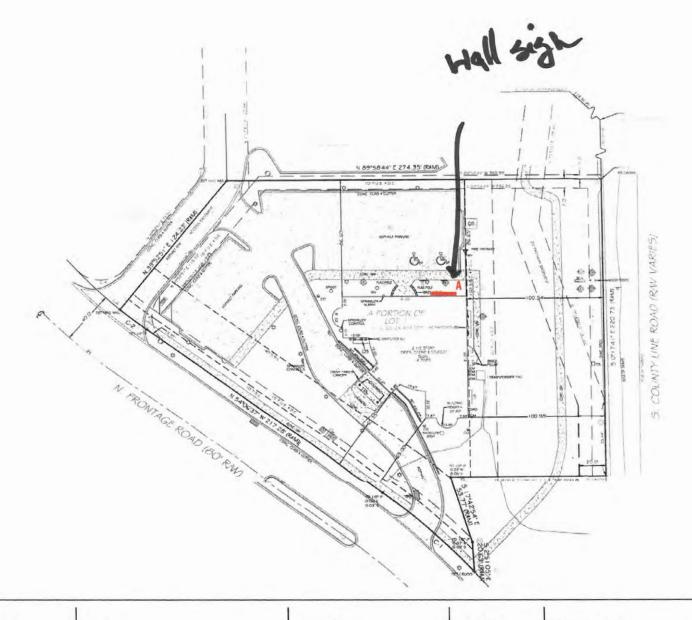
SALES: MP ART: KC DATE: 07/26/17 **REVISIONS: 08/10/17** 08/17/17 09/19/17 NOTE: This is an original shop drawing created by Stout Sign Co. It is submitted for your personal use in connection with a project being planned for you by Stout Sign Co. It is not to be shown to anyone sign co. It is not to be shown to anyone outside your organization, nor is it to be reproduced without the express written approval of Stout Sign Co.







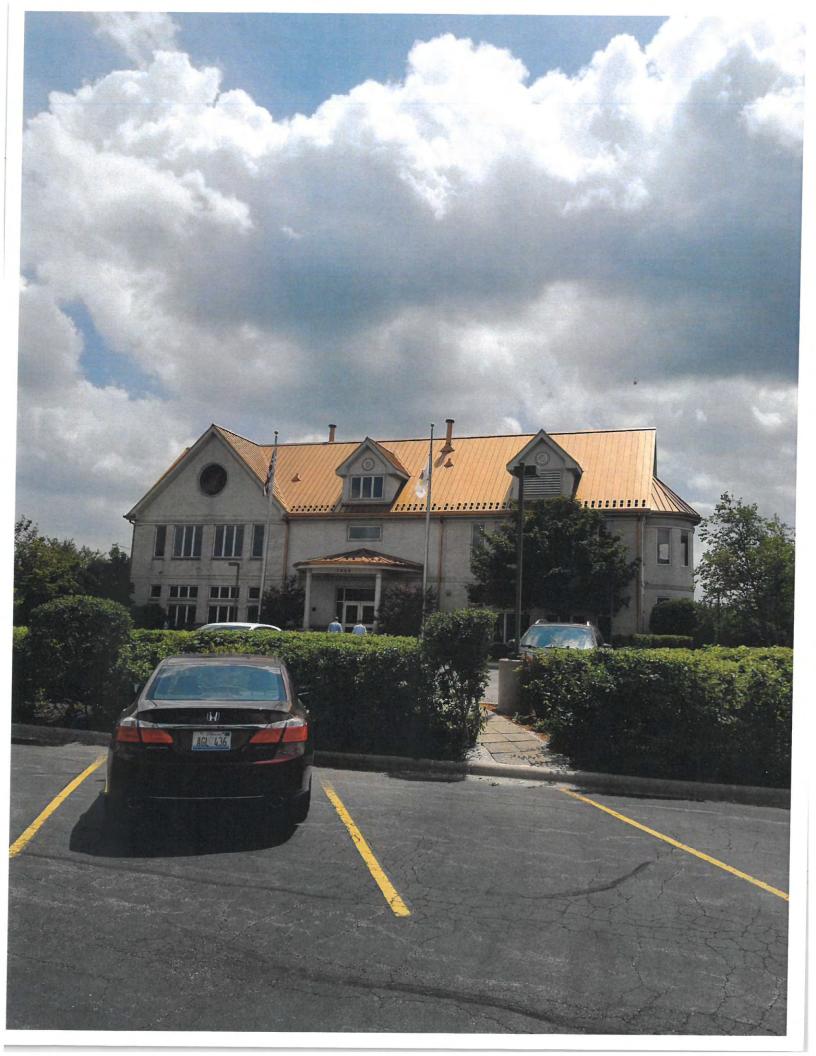
6425 W FLORISSANT AVE St. Louis, MO 63136 Ph: 314.679.1370 BUSEY 7020 COUNTY LINE RD BURR RIDGE, IL 60527 CHANNEL LETTERS - RACEWAY MOUNT EXTERIOR ELEVATION SALES: MP ART: KC DATE: 07/26/17 REVISIONS: 08/10/17 08/17/17 09/19/17 NOTE: This is an original shop drawing created by Staut Sign Co. It is submitted for your personal use in connection with a project being planned for you by Stout Sign Co. It is not to be shown to anyone outside your organization, nor is it to be reproduced without the express written approval of Stout Sign Co.

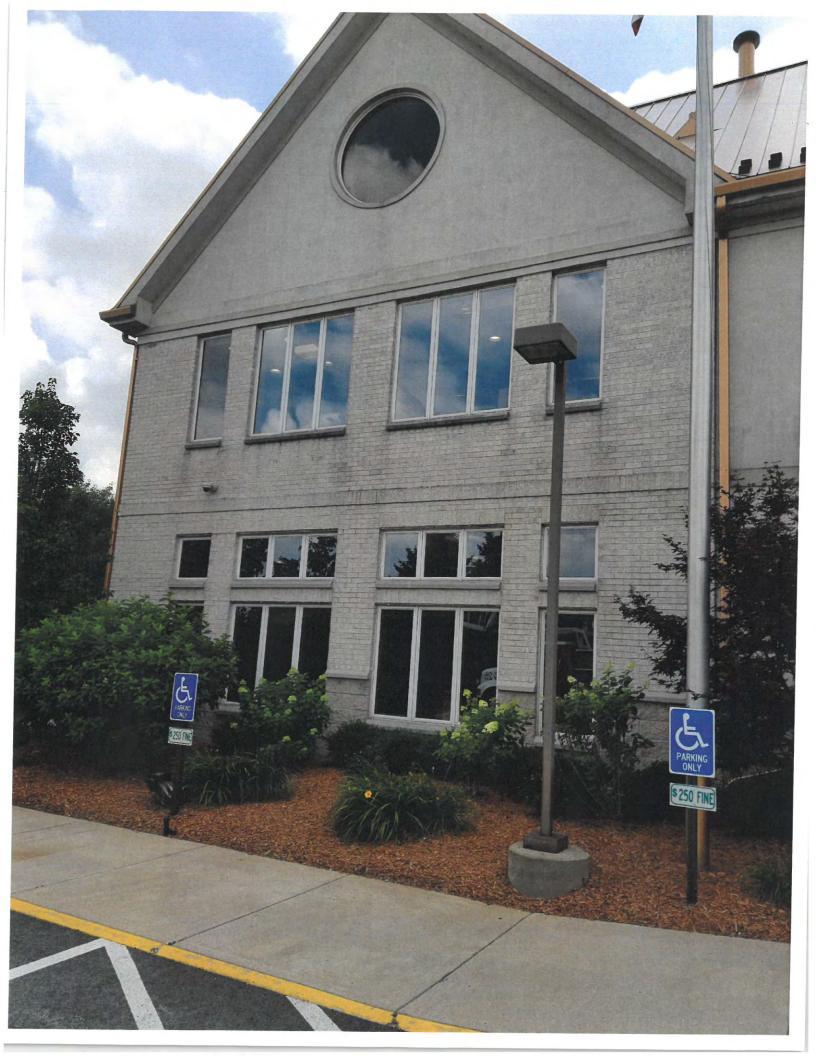




BUSEY
7020 COUNTY LINE RD
BURR RIDGE, IL 60527

EXTRIOR & INTERIOR SIGN PACKAGE SALES: MP ART: KC DATE: 07/26/17 REVISIONS: 08/10/17 08/17/17 09/19/17 NOTE: This is an original shop drawing created by Stout Sign Co. It is submitted for your personal use in connection with a project being planned for you by Stout Sign Co. It is not to be shown to anyone outside your organization, nor is it to be reproduced without the express written approval of Stout Sign Co.









VILLAGE OF BURR RIDGE

7660 S. COUNTY LINE ROAD . BURR RIDGE, IL 60521 . (630) 654-8181

FAX: (630) 654-4542

June 17, 1997

Jo V. Irmer
Presiden
Karen J. Thomas
Village Clerk
Steven S. Stricker
Administrator

Ms. Jo V. Irmen
President and
Board of Trustees
7660 South County Line Road
Burr Ridge, Illinois 60521

Re: S-05-1997: 7020 County Line Road (Brandt)

Dear Ms. President and Board of Trustees:

The Plan Commission transmits for your consideration its recommendation on the request of Mr. Robert Brandt for a variation from Section 55.06.A.1 of the Sign Ordinance to permit approximately 384 square feet of signage for the property located at 7000-7020 County Line Road (which includes the YMCA, Elmhurst Bank and proposed Brandt office building, considered to be a single parcel), rather than the 100 square feet permitted.

Mr. Robert Brandt proposes two additional freestanding signs, each of which would be approximately 42 square feet in area. In that the subject parcel is part of the same lot of record as the Elmhurst Bank and YMCA, the Sign Ordinance limits the total area of signs for all three parcels to 100 square feet. The existing signs for the YMCA Child Development Center and the Elmhurst Bank include four signs with approximately 300 square feet of sign area. These existing signs were approved by variation.

Commissioner Bozich said that he did not object to the sign variations based on the fact that the other buildings in this PUD have multiple signs.

After reviewing the sign elevations submitted, the Plan Commission concluded that the sign variation should be granted to allow two additional freestanding ground signs, totally approximately 84 square feet, subject to compliance with the sign elevations submitted.

Accordingly, by a vote of 5-2, with one (1) member absent, the Plan Commission recommends to the Board of Trustees, that the aforesaid sign variation be granted.

Sincerely,

Robert N. Sodikoff, Chairman

Village of Burr Ridge

Plan Commission/Zoning Board of Appeals

RNS:JDP:clh

Attachments

cc. Petitioner



S-09-2017: 880 Village Center Drive (Design Bar); Requests a variation from the Village Center PUD to permit the placement of storefront signs outside of the established sign zone.

HEARING:

November 6, 2017

TO:

Plan Commission Greg Trzupek, Chairman

FROM:

Evan Walter Asst. to the Village Administrator

PETITIONER:

Leslie Bowman

PETITIONER STATUS:

Current Tenant

PROPERTY OWNER:

Burr Deed LLC

EXISTING ZONING:

B-2 PUD

LAND USE PLAN:

Recommends Mixed, Downtown Uses

EXISTING LAND USE:

Village Center – Retail, Restaurants, Office, and Condos

SITE AREA:

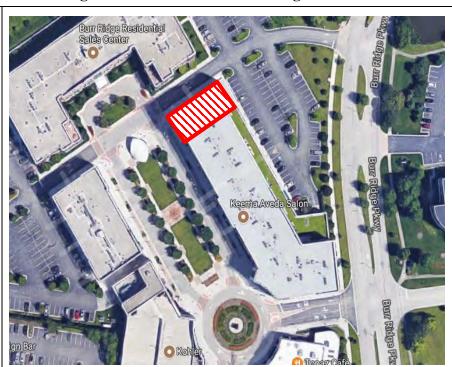
20 Acres

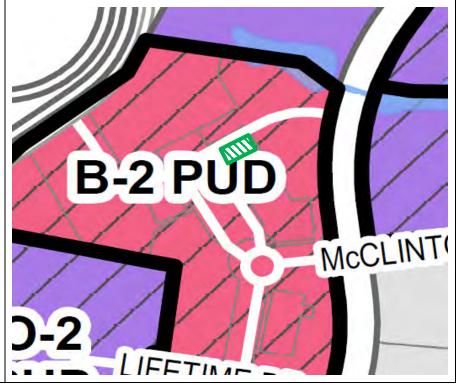
SUBDIVISION:

Burr Ridge Village Center

AVAILABLE PARKING:

Village Center Parking





Staff Report

S-09-2017: 880 Village Center Drive (Design Bar)

Page 2 of 3

The petitioner is Leslie Bowman, owner of Design Bar, an interior design firm relocating to 880 Village Center Drive from another location within the Village Center. The petitioner is requesting a variation from the Village Center PUD to permit storefront signs outside of the established sign zone at their new location and to use signs that are not individual letters attached directly to the building.

The Village Center PUD states that "all storefront signs must be located within the established sign zone" and that wall signs must be individual letters attached directly to the building. The petitioner states in their Findings of Fact that the variation for the location of the signs is necessary due to the presence of parkway trees near the storefront blocking sight lines to the established sign zone above the property; the petitioner has included pictures of this in their application. In response, the petitioner is proposing placing their storefront signs below the established sign zone and on the endcap of their property.

Design Bar is proposing to install two storefront signs, one facing Village Center Drive and one facing Opus Drive. Design Bar is permitted to install two storefront signs and both are within the maximum square footage permitted for this location. In Figure 1 below, the established sign zone for the storefronts at 880 Village Center Drive is shown in green with the proposed location and elevation of Design Bar's signs outlined in red.



Public Hearing History

No previous variations or public hearings have occurred regarding 880 Village Center Drive.

Findings of Fact and Recommendation

If the Plan Commission chooses to recommend approval of the variation, the variation should be made subject to compliance with the submitted plans. Staff recommends that if Design Bar is permitted a variance to place signs in the proposed locations, signs should be prohibited within the

Staff Report

S-09-2017: 880 Village Center Drive (Design Bar)

Page 3 of 3

traditional sign zone above 880 Village Center to prevent sign clutter. The management company for the Village Center has approved the proposed locations and sign elevations.

Appendix

Exhibit A – Petitioner's Materials

Exhibit B – Proposed Sign Elevations



VILLAGE OF BURR RIDGE

EXHIBIT A

PETITION FOR PUBLIC HEARING
PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 880 Village Center Drive, Burr Ridge PIN #_18	8-30-300-050-0000
GENERAL INFORMATION PETITIONER: The Design Bar & Owner, Leslie Bowman (All correspondence will be directed to the Petitioner's Adress 725 Village Center Drive, Burr Ridge, IL 60527 PHONE: 630-734-0000 EMAIL: leslie@thedesignbars.com PROPERTY OWNER: Burr Deed LLC/Trademark STATUS OF PETITIONER: OWNER'S ADDRESS: 1000 Village Center Drive, Burr Ridge PHONE:	Tenant
PROPERTY INFORMATION PROPERTY ACREAGE/SQ FOOTAGE; 7,000 SF EXISTING ZON EXISTING USE/IMPROVEMENTS; Commercial Property/Retail SUBDIVISION: Burr Ridg A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST	e Village Center
PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENING INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION Special Use Rezoning Text Amendment The tenant, The Design Bar, is requesting a sign variance for the sign approved by the village is not visible from any point of view the north end has been vacant for several years, it is essential to be please Provide Written Description of Request - Attach Extra	Variation(s): Variation(s): Variation(s) tore sign as the typical roughout the mall. Since et customers know there
The above information and the attached Plat of Survey are true of my knowledge. I understand the information contained in the in preparation of a legal notice for public hearing. I acknowl responsible for any costs made necessary by an error in this pet petitioner's Signature	edge that I will be held

The Design Bar Request for Sign Variance Findings of Fact

Section 55.40 of the Burr Ridge Sign Ordinance

- a. The conditional sign request is in harmony with the general purpose and intent of the Sign Ordinance. Because of the limited view in the mall of the stores located at the north end of the Village Green, we are requesting a variance to install signs at eye level so that shoppers may know that The Design Bar has relocated to the north end of the village green. Since there has been almost 10 years of vacancy down at that end of the mall, it is essential to let customers know The Design Bar has relocated there. The store is currently across from the Eddie Bauer store and because of the existing trees and tree lines located on the Village Green a typical store sign above the store will not be visible from most vantage points within the mall. (See photos labeled "Current Obstructed Veiws..."). The mall has approved the concept of the signage and such approval letter is attached. We believe that the sign is appealing and in line with the high-end aesthetics of the mall and creates an anchor for the vacancy at the north end of the mall.
- b. The plight of the petitioner is due to unique circumstances due to the fact that the tree lines along the village green block the view of the store fronts located along the area. The typical store sign as approved by the Village of Burr Ridge allows for signage to be placed above the tenant's front doors and that area is not visible for The Design Bar's new location at 880 Village Center Drive. It is unique in the fact that no other area within the mall has the amount of tree density as the village green does.
- c. The variation is necessitated by practical difficulties due to the fact that the typical location for a sign (as approved by Village of Burr Ridge) is not visible to customers visiting The Village Center.
- d. The sign does not alter the character of the locality. The Design Bar took into consideration the current aesthetics of the mall, the architecture as well as the interiors of the space to ensure that it all fits within the high end luxurious community in which it resides.

Section 55.42 of the Burr Ridge Sign Ordinance

a. The conditional sign request is in harmony with the general purpose and intent of the Sign Ordinance. Because of the limited view in the mall of the stores located at the north end of the Village Green, we are requesting a



September 12, 2017

J. Douglas Pollock, AICP Community Development Director Village of Burr Ridge 7660 County Line Road Burr Ridge, IL 60527

Re:

Letter of Approved Signage - Conceptual Rendering The Design Bar, 880 Village Center Drive Burr Ridge Village Center

Dear Doug:

Please consider this document as the property owner's approval of The Design Bar's conceptual signage package for submittal to the Plan Commission.

Please note that the Landlord will be reviewing the final sign package prior to submitting to the Village of Burr Ridge for permit.

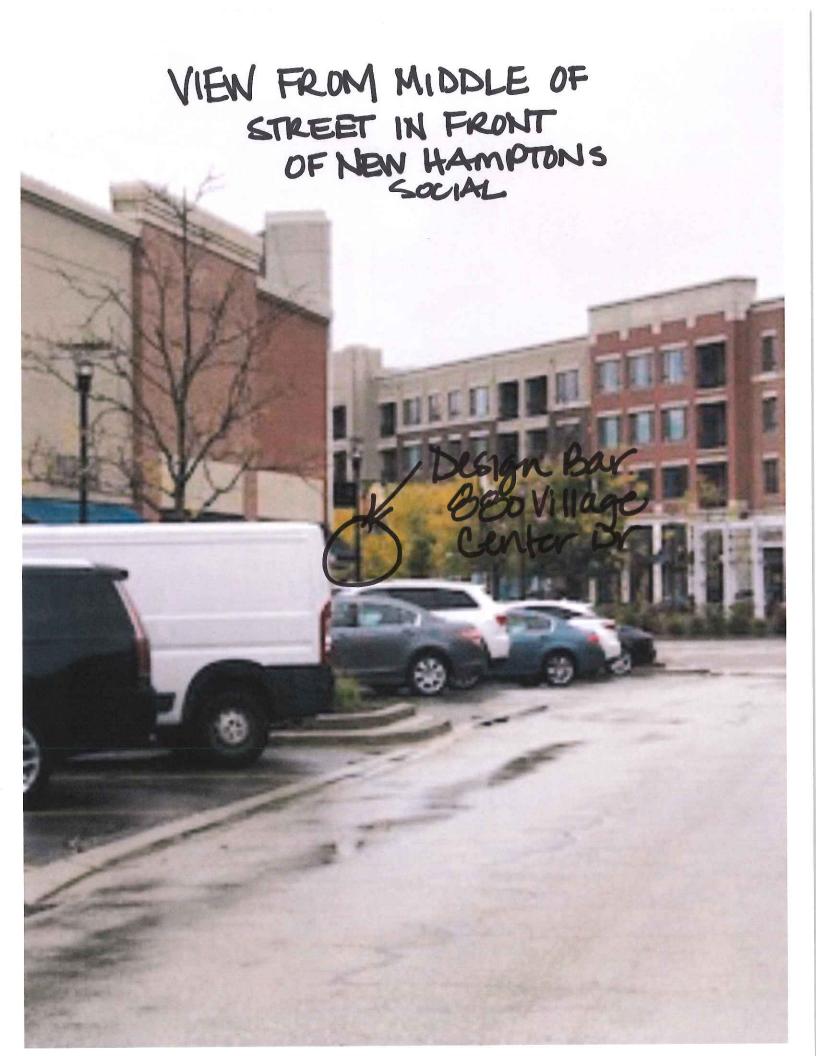
As always, thank you for your assistance with this matter.

Sincerely,

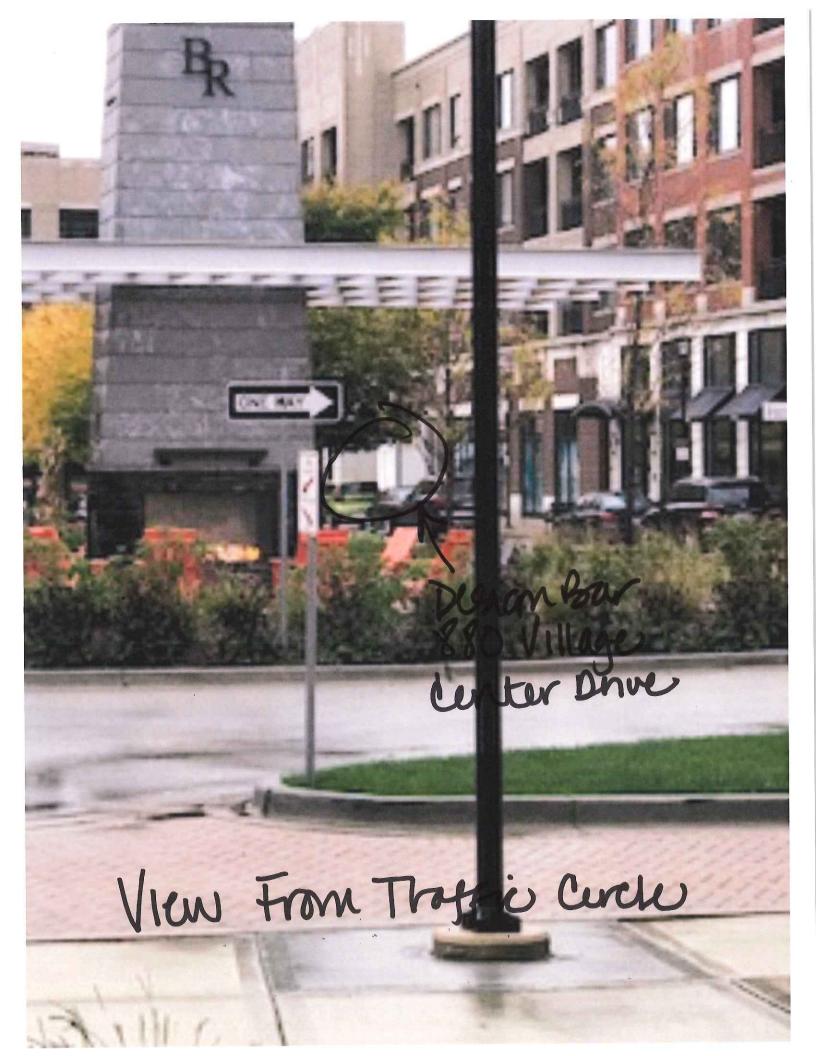
Kristy Tramontana General Manager Burr Ridge Village Center

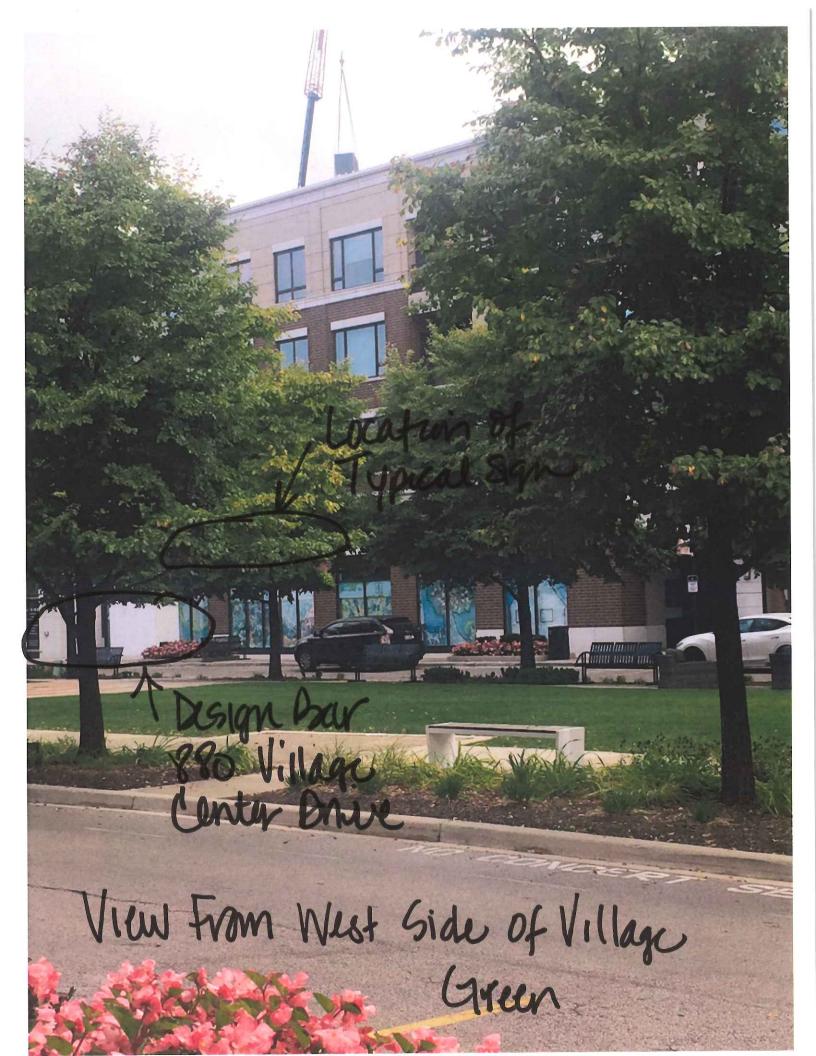
Trademark Property Company As agent for Burr Deed, L.L.C.

cc: Jim Montalbano, RPA, Senior Asset Manager, Burr Deed, L.L.C. Amanda Jaffke, Project Manager, Trademark Property Company Jim and Leslie Bowman, Principal Owners of The Design Bar

















VILLAGE OF BURR RIDGE MEMORANDUM

TO: Village of Burr Ridge Plan Commission

Greg Trzupek, Chairman

FROM: Evan Walter, Assistant to the Village Administrator

DATE: October 31, 2017

RE: PC-08-2017; 6330 County Line Road; Request for Private Sanitary Sewer

System

The owner of the property at 6330 County Line Road has applied for a permit for a new home. Section IV.L of the Burr Ridge Zoning Ordinance requires all new homes "shall be served by public or community sewer and water systems." For properties in areas that are not served with public sewers, private or individual sewage disposal (septic) systems may be permitted subject to review by the Plan Commission and approval by the Board of Trustees.

Section IV.L further states that approval to build a new home with a private sanitary sewer system may be recommended by the Plan Commission and approved by the Board of Trustees if it is determined "that it is impractical to extend public or community sewer...to serve the area, and (b) there is an irrevocable commitment by the owners of the lot that connections shall be made to a public or community sewersystem not less than six months after any such system has been installed or extended to serve the lot. This section of the Zoning Ordinance also requires that lots with private sewer systems be at least 150 feet wide and one acre in area.

The subject property complies with the lot size requirements for a private sanitary sewer system. The attached letter from the property owner includes the context of their request and a description of no less than six potential options pursued by the property owner to connect to the public sewer system. The estimates of costs of connection for the six options range from \$75,000 to \$175,000 versus \$55,000 for the private system. The property owner and their engineer have met with the Village Engineer on this matter; the primary issue in this matter has been the difficulties related to receiving the necessary easements to connect to a public sewer system. Although a line item review of the cost estimates for each of the six scenarios to connect to the public system was not done, the Village Engineer has indicated that the estimates for the six options are within an expected range. The property owner also has provided a copy of the approval of the private sanitary sewer system by the Illinois Department of Health.

Regardless of cost, the Village Engineer believes that it is not practical to connect this home to the public sewer due to challenges related to property access. Thus, Village staff has no objection to allowing the proposed home to be built with a private sanitary sewer system.



October 30, 2017

J. Douglas Pollock
Village Administrator
Village of Burr Ridge
7660 County Line Road, Burr Ridge, IL 60527
dpollock@burr-ridge.gov

Re: Gibbons Residence 6330 County Line Road – Sanitary Connections

Dear Mr. Pollock,

Having lived in the nearby Village of Western Springs for the past 20 years where my wife Erin & I have been raising our three children since their births, we have come to the point in our lives where our intentions to build a dream home have materialized. We canvassed a wide swath of suitable land sites and found what we feel is an amazing piece of property at 6330 County Line Road. Aiding in no small part to the decision to purchase this property were the close vicinity of Erin's parents, Matt & Joyce Walsh. Our shared intentions to be close, and stay close, to family is what ultimately drew us to Burr Ridge.

We have designed what we feel is a truly unique and beautiful home that we, our neighbors, and this community can be proud of for generations to come. As it stands, however, we've reached an impasse in our pursuit of this vision and as such are requesting a variance to current Village approvals.

No building permit will be issued we are told without an acceptable solution for the treatment of sanitary services. For the past 6 months we (Erin & I, our home builder, Genesis Engineering, Walsh Construction, et al.) have been exhausting various ways to tie-in to the existing sanitary network to the satisfaction of the Village. In our efforts, we identified the cost, schedule, and feasibility impacts for 6 separate options. Below is a summary of each, all of which and then some were discussed at length during an Oct. 25th in-person meeting with Village Engineer Dave Preissig, his team, and representatives of Flagg Creek WRD:

Option 1 - Force Main Connection South into Cabernet Ct (Flagg Creek)

Proposed 170 LF of 6" PVC gravity line from house to lift station on Gibbons property. 180 LF of 2" force main to proposed manhole north side of court. Negotiate private use of public easements.

Direct Costs: \$150,000

Indirect Costs: Unknown – Existing Owner Concessions, Legal Fees, Restoration,

Ongoing Maintenance & Liability, etc.

Pre-Construction Schedule: Unknown - Negotiations w/ Cab Ct. Owners and public utilities,

Documentation, Burr Ridge & Flagg Creek approvals etc.

Construction Schedule: 4 weeks

Feasibility: Not possible: Too many public easements to cross, concerns with force

main adjacent to private residents, ongoing liability, etc.



Option 2 - Force Main Connection Burr Ridge Club (Flagg Creek)

Directional Drill 2" force main to one of several manholes (150-200LF?). Similar to Option 1 concerns but would also have to contend with multiple residents, their Club Board, and a highly developed / landscaped area for proposed alignment.

Direct Costs: \$125,000

Indirect Costs: Unkown – Existing Owner Concessions, Legal Fees, Restoration, Ongoing

Maintenance & Liability, etc.

Pre-Construction Schedule: Unknown - Negotiations w/ BR Club Owners, Documentation, Burr

Ridge Village, Club & Flagg Creek approvals etc.

Construction Schedule: 4 weeks

Feasibility: Not possible: Concerns with force main adjacent to private residents,

ongoing liability, etc.

Option 3 - Gravity connection to Longwood Dr. (MWRD)

247 LF 6" PVC gravity line under CLR via 20" auger casing. 305 LF 8" PVC open cut gravity line to existing manhole along Longwood. 2 ea. New manholes proposed along the route. We met with Justine Skawski and Joe Schuessler of MWRD on Oct. 12th at the downtown HQ. Making this connection would require an Extra-Territorial Agreement to be entered into between MWRD and Village of BR. Full Board approvals required on both sides. Our property would have to be officially annexed into MWRD jurisdiction via CMAP full Board approval. A comprehensive waste water system tax "reconciliation" would need to be performed as a result of the switch over.

Direct Costs: \$75,000

Indirect Costs: Unknown – Legal, permitting and processing fees, restoration, plus a

one-time usage fee assessed by MWRD of \$30,000 (\$7,500 per acre)

Pre-Construction Schedule:

Unknown - 6 months minimum seemed to be the consensus

Construction Schedule:

2-4 weeks

Feasibility:

Cost and schedule prohibitive (particularly schedule)

Option 4 - Force Main connection to Empty Lots South of Longwood along CLR (MWRD)

239 LF 6" PVC gravity line from house to lift station @ southeast corner of property. 227 LF 2" force main underneath CLR via combo of directional drilling and open cut to existing manhole. Similar to Option #3, making this connection would require an Extra-Territorial Agreement to be entered into between MWRD and Village of BR. Full Board approvals required on both sides. Our property would have to be officially annexed into MWRD jurisdiction via CMAP full Board approval. A comprehensive waste water system tax "reconciliation" would need to be performed as a result of the switch over.

Direct Costs: \$120,000

Indirect Costs: Unknown – Legal, permitting and processing fees, restoration, plus a

one-time usage fee assessed by MWRD of \$30,000 (\$7,500 per acre)

Pre-Construction Schedule: Unknown – 6 months minimum seemed to be the consensus

Construction Schedule: 4 weeks

Feasibility: Cost and schedule prohibitive (particularly schedule)

Option 5 - Connect to Manhole on Plainfield Rd. south of United Church of Christ (Flagg Creek)

238 LF 6" PVC gravity line from house to proposed lift station @ CLR. 1147 LF 2" force main to proposed manhole. 500 LF 8" PVC gravity line to existing manhole. 227 LF 2" force main underneath CLR via combo of directional drilling and open cut to existing manhole. We're told this will require Dupage Co. and IDOT approvals.

Direct Costs: \$175,000

Indirect Costs: Unknown – Legal, permitting and processing fees, restoration, traffic

control in ROW, etc.

Pre-Construction Schedule: Unknown Construction Schedule: 6 weeks

Feasibility: Cost and schedule prohibitive

Option 6 - Connect to Flagg Creek Manhole via 6301 Elm St. (Flagg Creek)

1014 LF 6" PVC via gravity line from our house along north property line of both 6330 CLR and 6301 Elm St. The vegetation along 6301 is very dense. Possibility to directional drill in just 6301 only. This would add to direct costs.

Direct Costs: \$75,000

Indirect Costs: Unknown – 6301 Owner Concessions, Legal Fees, Restoration, Ongoing

Maintenance & Liability, etc.

Pre-Construction Schedule: Unknown – Negotiations w/ 6301 Owner, Documentation, Burr Ridge &

Flagg Creek Approvals etc.

Construction Schedule: 2-4 weeks

Feasibility: Unknown --- no contact made with current owner

Below is a summary of the attempts we have made thus far to get in contact with whom we believe are the Owners of 6301 Elm St:

- 3 voice messages have been left with landlords Michael & Jean Regan @ 630-908-7281 (2 from our realtor starting last Thursday 10/18 and 1 from me 10/25)
- 1 written note was left in their mailbox @ 321 Elm St. by our realtor early week of Oct. 23rd.
- 1 in-person introduction by myself to the Regan's "office manager" who answered the door at 321 Elm St. on 10/25. I left my contact info for Michael Regan to call me.
- 1 in-person introduction attempt with the residents at 6301 Elm St. by me on 10/25. A retirement-aged woman spoke to me from behind her door while peeping out the window,

stating there was alot of crime in the area and she deferred to her husband. I left my contact info under her door mat per her instructions. This was a very uncomfortable encounter.

 1 phone call from Village of Burr Ridge Police Dept. on 10/25 notifying me that a resident from 6301 Elm St. had reported suspicious activity on her property earlier that day.

I think it's evident that we have made extraordinary attempts trying to find a suitable sanitary connection. In doing so, we've exhausted thousands of dollars and lost critical schedule days as the building permit process awaits a solution. As the likelihood of success has grown increasingly bleak, however, we have been exploring alternative onsite waste-water solutions.

Although the thought of a septic-type system initially was off-putting, my wife & I have become increasingly impressed the more we learn about today's latest technological advances as it relates to performance, health & safety, and aesthetics. <u>Please see attached documentation from Carl's Septic</u> for a detailed explanation of what is possible for our site.

Direct Costs: \$55,000 – pending final system design

Indirect Costs: \$1k / year ongoing maintenance – pending final system design

Pre-Construction Schedule: 4 weeks for Dupage Co. approvals

Construction Schedule: 2 weeks

Feasibility: Recent precedents for similarly approved systems in the region

As you can hopefully appreciate, Erin & I are stunned to be in the position we've found ourselves. Even the most cost effective solution at this point is still 5x more expensive than a traditional sewer connection made for most typical new homes (\$10k-\$15k is a reasonable budget we have been told).

Clearly our property has been left largely isolated from any nearby sanitary networks, which is why we are asking for a variance from the Village with regards to an onsite system and that this matter be placed onto the Plan Commission Agenda for November 6, 2017. In spite of the added costs of such a solution, however, we are willing to make the investment in order to gain a building permit for a beautiful and unique new home, and to become meaningful members of the Village of Burr Ridge for years and years to come.

Thank you for your consideration and we look forward to hearing from you on next steps.

Respectfully,

Michael Gibbons

cell: 312-735-2320

Attachments

Cc: Erin Gibbons

Jack George - Akerman

Rich Bondarowicz - SMART Construction

Rich W – SMART Construction Kim Nicoll – Genesis Engineering