



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

**December 4, 2017
7:30 P.M.**

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Mary Praxmarer**

**Luisa Hoch
Greg Scott
Jim Broline**

II. APPROVAL OF PRIOR MEETING MINUTES

A. November 20, 2017 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-16-2017: 15W110 87rd Street (Provencal); Re-Zoning and Findings of Fact

Requests re-zoning from the R-2A Single Family Residential District to the R-3 Single Family Residential District pursuant to the Burr Ridge Zoning Ordinance.

IV. CORRESPONDENCE

A. Board Report – November 27, 2017

V. OTHER CONSIDERATIONS

A. Dremonas Preliminary Plat of Subdivision and Variations from the Subdivision Ordinance

B. S-10-2017: 16W361 Frontage Road (Balsitis); Sign Variation and Findings of Fact

VI. FUTURE SCHEDULED MEETINGS

- A. January 15, 2018:** The filing deadline for this meeting is December 18, 2017.
- B. February 5, 2018:** The filing deadline for this meeting is January 8, 2018.

VII. ADJOURNMENT

PLEASE NOTE: All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their December 11, 2017, Regular Meeting beginning at 7:00 P.M. Commissioner Broline is scheduled to represent the Plan Commission at the December 11, 2017, Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
NOVEMBER 20, 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 Vice Chair Broline.

ROLL CALL was noted as follows:

PRESENT: 5 – Stratis, Hoch, Scott, Praxmarer, and Broline

ABSENT: 2 – Grunsten, Trzupek

Staff present were Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to approve the minutes of the November 6, 2017 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Hoch, Praxmarer, Broline

NAYS: 0 – None

ABSTAIN: 1 – Scott

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

Vice Chair Broline confirmed all those wishing to speak during the public hearings on the agenda for tonight's meeting.

Z-15-2017: 15W110 83rd Street and 8200 County Line Road (Olguin): Re-Zoning and Findings of Fact

As directed by Vice Chairman Broline, Mr. Walter described this request as follows: the petitioner is James Olguin, who is representing the property owner, and is requesting re-zoning for five contiguous parcels at the northwest corner of County Line Road and 83rd Street. The parcels are currently zoned R-2 Residential; the property owner is requesting that they be re-zoned to R-2B Residential. Lots zoned as R-2 Residential must have a minimum size of 2 acres, while lots zoned as R-2B Residential must have a minimum size of 30,000 square feet. The parcels currently have a total of four single-family residential homes. The petitioner intends to re-configure the parcels for the construction of one additional home. The lots in the new configuration will be in full compliance with the R-2B District and the Village Attorney has determined that the proposed reconfiguration is exempt from the Illinois Plat Act and, thus, the Burr Ridge Subdivision

Ordinance. However, the reconfiguration is subject to the proposed rezoning as some of the lots will be less than 2 acres (but more than the R-2B 30,000 square foot minimum).

James Olguin, petitioner, said that the goals of the property owner were to reconfigure the lot lines on the larger property to create one large property and several smaller properties fronting 83rd Street.

Dawn Kluchenek, 15W140 83rd Street, said that while she lives next to the subject property, she did not receive a notice for the public hearing. She asked about what the re-zoning meant for potential new buildings. Mr. Olguin said that one house would be built on the larger lot that would be created with the re-zoning and that no additional utilities would be necessary.

Joseph McLaughlin, 8565 Heather Drive, said he owned the property to the north of the petitioner's property that was zoned R-2. Mr. McLaughlin said he did not have a problem with the petitioner's desire to build a large estate home on his reconfigured property but did not want the parcels abutting his land to be re-zoned to R-2B.

Commissioner Scott asked what would become of the existing homes on the subject property. Mr. Olguin stated that several homes would eventually be torn down and new homes would be built at a later time that would be occupied by relatives of the property owner.

Commissioner Hoch asked if there was any way for the petitioner to accomplish their plan without any re-zoning. Mr. Olguin said they were planning to add an additional home on the property, but the lot closest to the corner of 83rd Street and County Line Road may be subdivided again at a later time.

Commissioner Stratis asked if the existing lots were all conforming. Mr. Walter confirmed that they were presently conforming with the R-2 District. Commissioner Stratis asked about the reasons for the request to re-zone. Mr. Olguin said that it was the petitioner's belief that the market was seeking denser zoning but that the subdivided lots on 83rd Street would be well over an acre in size.

Mr. Pollock suggested that an alternative could be to re-zone only the new lots created from the re-configuration fronting 83rd Street to R-2B while leaving the rest of the larger property as R-2 District.

Dr. Anton Fakhouri, 15W110 83rd Street, said he is seeking the re-zoning to build a large estate home on the property as well as create four lots for his children to be able to live at in the future. He said that his intention was not to sell the land but to live on it, and that the solution offered by Mr. Pollock was acceptable.

Commissioner Stratis said that he felt that re-zoning the entire property to R-2B Residential was inappropriate, and felt that large lots should be preserved by zoning wherever possible.

Commissioner Hoch agreed with Commissioner Stratis and said that larger lots should be preserved as they are essential to the character with Burr Ridge. She said that she would support the alternative proposed by staff if it helped the petitioner accomplish their goals.

Commissioner Praxmarer asked if the large home on County Line Road was to be removed. Dr. Fakhouri said that they planned to retain the house and have family live on the premises.

Commissioner Scott said he supported the alternative solution offered by Mr. Pollock as it maintained the zoning for larger lots on the most area possible while still allowing the petitioner to accomplish his goal.

Vice Chair Broline said he favored re-zoning the entire property R-2B as he felt it was consistent with the neighboring properties and the Comprehensive Plan. Commissioner Stratis felt R-2 should be considered as the appropriate zoning for the area, and pointed to several nearby R-2 Districts that were near the subject property.

At 8:51 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to close the public hearing.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to adopt the petitioner's findings of fact and recommend that the Board of Trustees approve a request for re-zoning from R-2 Single Family Residential to R-2B Single Family Residential on the proposed lots abutting 83rd Street south of the new larger lot to be created upon reconfiguration.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

V. OTHER CONSIDERATIONS

V-03-2017: 9S155 Madison Street (Piska); Variations and Findings of Fact; remanded from the Board of Trustees

As directed by Vice Chairman Broline, Mr. Walter described this request as follows: this petition was remanded to the Plan Commission at the request of the petitioner, who initially had a public hearing before the Plan Commission on November 6. The petitioner is Iwona Piska, property owner of 9S155 Madison Street. The petitioner requests a variation from Section IV.J of the Burr Ridge Zoning Ordinance to permit a fence that is less than 50 percent open.

Iwona Piska, 9S155 Madison Street, said that the revised petition was to obtain a solid fence on the southern property line of her lot to act as a barrier between her property and a business located across the street, which usually operates 24 hours per day.

Commissioner Stratis said that he did not support the petitioner's request as it appeared to be made without any hardship.

Commissioner Praxmarer asked how long the 24-hour business had been located across the street. Mr. Walter said that businesses in manufacturing districts are permitted to be open 24 hours per day but they were not aware of how long they had been operating at that location.

Commissioner Scott asked if the neighbor who supported the variation was present. Mr. Walter said that staff had not met the neighbor nor were they present.

Vice Chair Broline asked if the neighbor could corroborate the statement of the lights being intrusive from across the street. Mr. Walter said that the letter did not contain such information.

Alice Krampits, 7515 Drew, asked where the solid fence would be constructed. Ms. Piska said that the fence would be a solid, privacy fence on the southern property line only.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to recommend that the Board of Trustees deny the request for a variation from Section IV.J of the Burr Ridge Zoning Ordinance to permit fence that is less than 50 percent open at 9S155 Madison Street.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

PC-08-2017: Discussion of Short-Term Rentals in Residential Districts

As directed by Vice Chairman Broline, Mr. Walter described this consideration as follows: the purpose of this discussion was to inform the Plan Commission of the presence of short-term home rentals within the Village of Burr Ridge and to see if the Plan Commission wished to amend the language in the Zoning Ordinance to specifically regulate the presence of short-term rentals. Mr. Walter explained that if amendments were desired, the Plan Commission should request permission to hold a public hearing from the Board of Trustees.

Commissioner Praxmarer asked what other communities have done to regulate short-term rentals. Mr. Walter provided several examples of different approaches that other communities have taken.

Commissioner Scott said that he wanted to see short-term rentals continue to be prohibited in residential districts and at residential uses. Mr. Walter said that short-term rentals are presently prohibited, but that staff wanted to make the Plan Commission aware of this issue in the event that they wanted to permit it in a manner that was acceptable.

After some discussion, it was the consensus of the Plan Commission that no amendments to the Zoning Ordinance were appropriate at this time.

PC-09-2017: Approval of 2018 Plan Commission Calendar

Mr. Walter requested that the Plan Commission approve the 2018 Meeting Calendar. No discussion was held on the matter.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to approve the 2018 Meeting Calendar for the Plan Commission.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

VI. FUTURE SCHEDULED MEETINGS

1. December 4, 2017

- Z-16-2017: a re-zoning of property at 15W110 87th Street.

2. December 18, 2017

- Mr. Walter requested that the Plan Commission cancel the scheduled meeting on December 18, 2017 due to a lack of business.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to cancel the December 18, 2017 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 9:13 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:13 p.m.

Respectfully

Submitted:

Evan Walter, Assistant to the Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-16-2017: 15W110 87th Street (Provencal): Requests re-zoning for three parcels from the R-2A Single Family Residential District to the R-3 Single Family Residential District pursuant to the Burr Ridge Zoning Ordinance.

HEARING DATE:

December 4, 2017

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Doug Pollock, AICP
Village Administrator

PETITIONER:

Provencal Building &
Development, Inc.

PETITIONER STATUS:

Representative of the Property
Owner

PROPERTY OWNER:

JD Real Estate Inc.

EXISTING ZONING:

R-2A Single Family Residential

LAND USE PLAN:

Recommends Single-Family
Residential

EXISTING LAND USE:

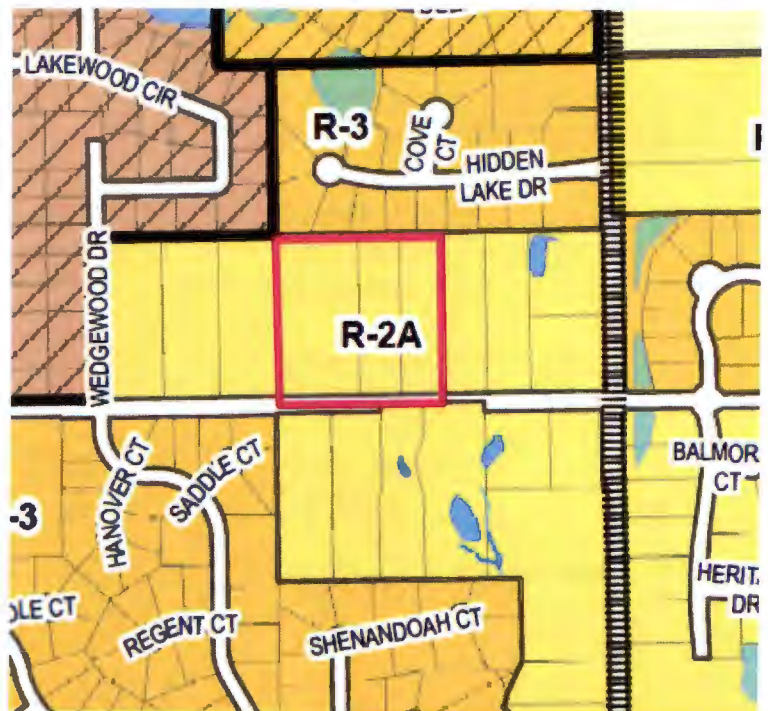
Single-Family Homes

SITE AREA:

9.9 Acres

SUBDIVISION:

None



The petitioner is requesting re-zoning for 3 contiguous parcels located on the north side of 87th Street west of County Line Road. The parcels are currently zoned R-2A Residential; the property owner is requesting that they be re-zoned to R-3 Residential. Lots zoned as R-2A Residential must have a minimum size of 40,000 square feet (0.92 Acres), while lots zoned as R-3 Residential must have a minimum size of 20,000 square feet (0.46 acres). There are two existing single family homes on the property.

The petitioner intends to subdivide the property under the R-3 District. A preliminary plat and preliminary engineering plans have been submitted and are on this same agenda for consideration. A staff summary for the proposed subdivision is provided separately.

Compliance with Comprehensive Plan

The Comprehensive Plan recommends single family residential uses for these parcels and for the surrounding area. As a general policy for residential areas, the Comprehensive Plan recommends that the Village “maintain and encourage low density residential developments with a variety of lot sizes. Lot sizes are encouraged to be 30,000 square feet or larger.”

Compatibility with Surrounding Zoning and Development

In addition to the Comprehensive Plan, a key factor in determining zoning for a property is the surrounding pattern of zoning and development. The subject property is within the 87th Street corridor. This section of 87th Street consists primarily of single family homes on multi-acre lots, all of which are within the R-2A District. There are existing R-3 Districts located diagonally (southwest) from this property and located north of this property. These R-3 Districts to the north is the Hidden Lake Subdivision which is accessed from County Line Road. The R-3 District to the southwest is the Devon Woods Subdivision.

Public Hearing History

The subject property was annexed into the Village in 2003 along with 20 contiguous properties on 87th Street and on County Line Road (Ordinance 960). Upon annexation, this property and the other 20 annexed properties were rezoned to the R-2A District (Ordinance A-834-16-03). A map of the annexed and zoned properties is attached as is the rezoning Ordinance from 2003.

Public Comment

As of Thursday, November 30, staff had received over 30 inquiries into the proposed development, with 16 comments submitted, all of which opposed re-zoning the property to R-3 District.

Applicable Zoning Ordinance Section(s)

The existing zoning of the property, the R-2A District, requires that all lots be at least 40,000 square feet in area with a minimum lot width of 130 feet. The proposed R-3 District requires 20,000 square feet per lot and 100 feet of lot width.

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.

Appendix

Exhibit A – Petitioner’s Findings of Fact

Exhibit B – Ordinance A-834-16-03

Exhibit C – 2003 Zoning Map for 87th and County Line Road



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

In order for a map amendment (rezoning) 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. Existing uses of property within the general area of the property in question.

The surrounding properties are all residential.

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

Zoning classification to the north is R-3. Zoning classification to the south, east and west is R-2A.

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

The existing zoning is R-2A. R-3 is being requested. Both zoning classifications are single family residential uses.

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

The area surrounding the property in question is all residential and has been for many years.

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

The Official Comprehensive Plan identifies the property in question to be single family residential. There will be no impact to the plan since the use will remain single family residential.

(Please transcribe or attach additional pages as necessary.)

ORDINANCE NO. A-834-16-03

AN ORDINANCE REZONING CERTAIN REAL ESTATE FROM THE
R-1 DISTRICT TO THE R-2A DISTRICT
OF THE VILLAGE OF BURR RIDGE ZONING ORDINANCE
(Z-17-2003: 87th Street and County Line Road)

WHEREAS, an application has been filed with the Plan Commission of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, seeking a rezoning of certain real estate, all as more fully described below; and

WHEREAS, the Plan Commission of this Village held a public hearing on the question of granting said rezoning on September 15, 2003, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: That the Plan Commission has made its report, including its findings and recommendations, to this President and Board of Trustees, which report and findings are herein incorporated by reference as findings of this Board of Trustees. All exhibits submitted at the public hearing of the Plan Commission are also incorporated by reference and adopted by this Board of Trustees.

Section 2: That this Board of Trustees, after considering the report and recommendations of the Plan Commission and other

matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- a. That the Village of Burr Ridge Community Development Department and Plan Commission recommend rezoning of the Subject Properties from the R-1 District to the R-2A District of the Burr Ridge Zoning Ordinance for the reasons stipulated below.
- b. That the proposed zoning is consistent with existing uses of property within the general area of the property in question. The area being rezoned is surrounded by single-family residences and single-family residential subdivisions on all sides.
- c. That the proposed zoning is consistent with zoning classification(s) of property within the general area of the property in question. The adjacent properties on the east side of County Line Road south of 87th Street are within the R-2A Single Family Residence District. There is also one property to the south on County Line Road and one property at the southwest corner of 87th and County Line Road that are both within the R-2A District.
- d. That the properties being rezoned are suitable to the uses permitted under the proposed R-2A District. The properties being rezoned all comply with the minimum lot area and lot width requirements of the R-2A District. Most of these parcels already are improved with single-family homes consistent with the R-2A District.
- e. That the trend of development in the general area of the property in question is consistent with the proposed R-2A District. The area is relatively stable with existing single-family homes. The proposed R-2A District is consistent with this existing trend of development.
- e. That the proposed R-2A District is consistent with the objectives of the Official Comprehensive Plan of the Village of Burr Ridge, as amended. The Comprehensive Plan recommends continued single-family residential uses of the subject properties and there surrounding areas.

Section 3: That an amendment to the Village of Burr Ridge Zoning Ordinance be and ***is hereby granted*** to rezone the subject

properties described below from the R-1 Single-Family Residence District to the R-2A Single-Family Residence District. The subject properties are commonly known as 15W280 87th Street, 15W240 87th Street, 15W218 87th Street, 15W180 87th Street, 15W120 87th Street, 15W110 87th Street, 15W064 87th Street, 15W050 87th Street, 8600 County Line Road, 8670 County Line Road, 15W181 87th Street, 15W155 87th Street, 15W151 87th Street, 8750 County Line Road, 15W051 87th Street, 8800 County Line Road, 8900 County Line Road, 8870 County Line Road, and 8850 County Line Road are legally described as follows:

PERMANENT REAL ESTATE INDEX NUMBER 09-36-400-015

PERMANENT REAL ESTATE INDEX NUMBER 09-36-400-016

THE WEST ONE-THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER 09-36-400-017

THE EAST HALF OF THE WEST TWO-THIRDS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 09-36-400-018

THE EAST ONE-THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 09-36-400-019

THE WEST FIVE (5) ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 09-36-400-036

THE WEST HALF OF THE EAST 5 ACRES OF THE WEST 10 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 09-36-400-037

THE EAST HALF OF THE EAST 5 ACRES OF THE WEST 10 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD

PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 09-36-407-021

THE WEST 170.0 FEET OF THE SOUTH HALF (EXCEPT THE EAST 5.0 ACRES AND THE WEST 10.0 ACRES THEREOF) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 09-36-407-022

THE SOUTH HALF (EXCEPT THE EAST 5.0 ACRES AND THE WEST 10.0 ACRES THEREOF) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 170.0 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 09-36-400-022

THE NORTH HALF OF THE EAST 5 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 09-36-400-023

THE SOUTH HALF OF THE EAST 5 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-026

The West 212 Feet of the North 20.867 acres of the East Half of the Northeast Quarter of Section 1, Township 37 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois.

PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-015

PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-017

PARCEL 1:THE WEST 3 1/3 ACRES OF THE NORTH 10.867 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 212 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:THE WEST 3 ACRES OF THE SOUTH 10.0 ACRES OF THE NORTH 20.867 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 212 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-043

PARCEL 1 OF DR. RONALD CHOCOLA, M.D. ASSESSMENT PLAT IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT THEREOF RECORDED APRIL 6, 1990 AS DOCUMENT R90-041315, IN DUPAGE COUNTY,

ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-046

THE EAST 408.9 FEET OF THE WEST 815.71 FEET OF THE NORTH 10.867 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 417.78 FEET OF THE WEST 815.71 FEET OF THE SOUTH 10 ACRES OF EVEN WIDTH OF THE NORTH 20.867 ACRES OF EVEN WIDTH OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF THE EAST 408.9 FEET OF THE NORTH 10.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES, 57 MINUTES, 32 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 165.00 FEET; THENCE SOUTH 0 DEGREES, 08 MINUTES, 33 SECONDS WEST ALONG A LINE 165.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 408.9 FEET OF THE NORTH 19.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER 140.00 FEET; THENCE SOUTH 22 DEGREES, 45 MINUTES, 45 SECONDS WEST 65 FEET; THENCE SOUTH 0 DEGREES, 08 MINUTES, 33 SECONDS WEST ALONG A LINE 140 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 408.9 FEET OF THE NORTH 10.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER 60.00 FEET; THENCE SOUTH 15 DEGREES, 24 MINUTES, 54 SECONDS EAST 100.55 FEET; THENCE SOUTH 0 DEGREES, 08 MINUTES, 33 SECONDS WEST ALONG A LINE 175.85 FEET EAST OF THE WEST LINE OF THE EAST 417.78 FEET OF THE NORTH 20.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER 328.12 FEET TO THE SOUTH LINE OF THE NORTH 20.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES, 57 MINUTES, 32 SECONDS WEST ALONG THE LAST DESCRIBED LINE 175.85 FEET TO THE WEST LINE OF THE EAST 417.78 FEET OF THE NORTH 20.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 0 DEGREES, 08 MINUTES, 33 SECONDS EAST ALONG THE LAST DESCRIBED LINE, 328.12 FEET TO THE SOUTH LINE OF THE NORTH 10.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES, 57 MINUTES, 32 SECONDS EAST ALONG THE LAST DESCRIBED LINE 8.88 FEET TO THE WEST LINE OF THE EAST 408.90 FEET OF THE NORTH 10.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 0 DEGREES, 08 MINUTES, 33 SECONDS EAST ALONG THE LAST DESCRIBED LINE 356.88 FEET TO THE POINT OF BEGINNING), ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL 1: THE SOUTH 10 ACRES OF EVEN WIDTH OF THE NORTH 20.867 ACRES OF EVEN WIDTH EXCEPT THE WEST 815.71 FEET THEREOF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 12.76 FEET OF THE NORTH 10.867 ACRES EXCEPT THE WEST 815.71 FEET THEREOF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-027

LOT 2 IN ALBERTINI'S ACRES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1980 AS DOCUMENT R80-41715, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-032

THE EAST 378.10 FEET OF THE NORTH 10 ACRES OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-047

THE NORTH 5 ACRES OF THE SOUTH 40 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, EXCEPT THAT PART OF THE NORTH 5 ACRES OF THE SOUTH 40 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF AND ADJOINING THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH 5 ACRES OF THE SOUTH 40 ACRES; THENCE SOUTH 89 DEGREES, 33 MINUTES, 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTH 5 ACRES OF THE SOUTH 40 ACRES, A DISTANCE OF 698.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1 DEGREE, 28 MINUTES, 29 SECONDS EAST TO A POINT ON THE NORTH LINE OF SAID NORTH 5 ACRES OF THE SOUTH 40 ACRES, SAID LAST DESCRIBED POINT BEING ALSO THE POINT OF TERMINATION, ALL IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-035

THAT PART OF THE NORTH 5 ACRES OF THE SOUTH 50 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE CENTER THREAD, AS OF AUGUST 7, 1986, OF THE CREEK RUNNING NORTHERLY AND SOUTHERLY THROUGH SAID NORTH 5.0 ACRES, OF THE SOUTH 50 ACRES, AFORESAID, IN DUPAGE COUNTY, ILLINOIS, ESTABLISHED BY SURVEY MADE BY CHRISTIAN-ROGE & RIBANDO DATED SEPTEMBER 5, 1986, IN DUPAGE COUNTY, ILLINOIS, SAID CENTER THREAD DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER 327.83 FEET TO THE NORTH LINE OF THE SOUTH 50 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, THENCE SOUTH 89 DEGREES, 33 MINUTES, 03 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTH 50 ACRES 780 FEET FOR A POINT OF BEGINNING OF SAID CENTER THREAD; THENCE SOUTH 52 DEGREES, 31 MINUTES, 40 SECONDS EAST 93.91 FEET; THENCE SOUTH 15 DEGREES,

08 MINUTES, 28 SECONDS EAST 88.06 FEET; THENCE SOUTH 24 DEGREES, 34 MINUTES, 02 SECONDS WEST 38.48 FEET; THENCE SOUTH 53 DEGREES, 07 MINUTES, 48 SECONDS EAST 15.00 FEET; THENCE SOUTH 49 DEGREES, 45 MINUTES, 49 SECONDS EAST 17.03 FEET; THENCE SOUTH 16, DEGREES, 41 MINUTES, 57 SECONDS WEST 31.32 FEET; THENCE SOUTH 38 DEGREES, 39 MINUTES, 35 SECONDS WEST 25.61 FEET; THENCE SOUTH 75 DEGREES, 57 MINUTES, 50 SECONDS WEST 20.62 FEET; THENCE NORTH 72 DEGREES, 28 MINUTES, 28 SECONDS WEST 19.92 FEET; THENCE NORTH 48 DEGREES, 21 MINUTES, 59 SECONDS WEST 24.08 FEET; THENCE SOUTH 35 DEGREES, 04 MINUTES, 26 SECONDS WEST 57.43 FEET; THENCE SOUTH 21 DEGREES, 37 MINUTES, 45 SECONDS WEST 11.47 FEET; THENCE SOUTH 21 DEGREES, 37 MINUTES, 45 SECONDS WEST 42.54 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, SAID POINT BEING 766.68 FEET EAST OF THE NORTHWEST CORNER OF SAID 40 ACRES, FOR A POINT OF TERMINUS OF THE DESCRIPTION OF THE AFORESAID CENTER THREAD OF SAID CREEK.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE NORTH 5 ACRES OF THE SOUTH 50 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 378.10 FEET OF SAID EAST HALF OF THE NORTH EAST QUARTER AND THE NORTH LINE OF SAID SOUTH 50 ACRES; THENCE NORTH 89 DEGREES, 33 MINUTES, 03 SECONDS WEST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 160.00 FEET; THENCE SOUTH 52 DEGREES, 31 MINUTES, 40 SECONDS EAST A DISTANCE OF 93.91 FEET; THENCE SOUTH 15 DEGREES, 08 MINUTES, 28 SECONDS EAST A DISTANCE OF 88.06 FEET; THENCE NORTH 23 DEGREES, 54 MINUTES, 30 SECONDS EAST A DISTANCE OF 154.11 FEET TO SAID POINT OF BEGINNING.

PERMANENT REAL ESTATE INDEX NUMBER:10-01-201-042

LOTS 1, 2 AND 3 IN SUCHERS SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 71673, EXCEPTING THEREFROM THE EAST 33.00 FEET TAKEN FOR ROADWAY PURPOSES AND ALSO EXCEPTING THAT PART TAKEN FOR DEVON WOODS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SAID NORTHEAST QUARTER, ALL IN DUPAGE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-042

LOT 4 IN SUCHERS SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 71673, EXCEPTING THEREFROM THE EAST 33.00 FEET TAKEN FOR ROADWAY PURPOSES AND ALSO EXCEPTING THAT PART TAKEN FOR DEVON WOODS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SAID

NORTHEAST QUARTER, ALL IN DUPAGE COUNTY, ILLINOIS.

Section 4: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 13th day of October, 2003, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 5 - Trustees Paveza, Sodikoff, Pallat, Grasso,
and Rohner

NAYS: 1 - Trustee Cizek

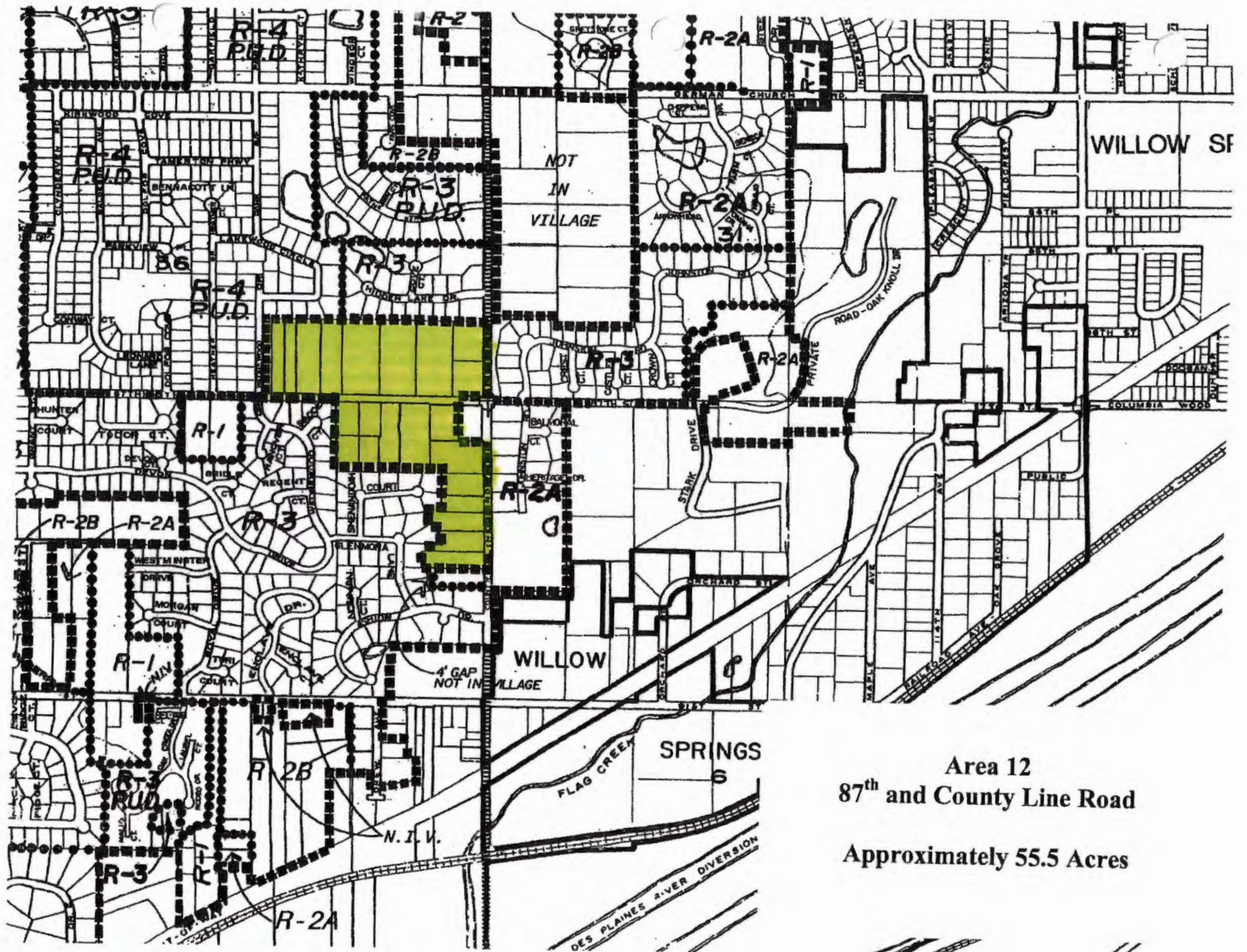
ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on
this 13th day of October, 2003.

Jo V. Simon
Village President

ATTEST:

Kenn J. Thomas
Village Clerk

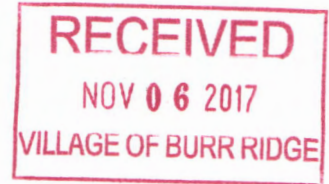


Area 12
87th and County Line Road
Approximately 55.5 Acres



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS



ADDRESS OF PROPERTY: 15 W. 110 87TH ST. PIN # 09-36-400-019
09-36-400-036
09-36-400-37

GENERAL INFORMATION

PETITIONER: PROVENCAL BLDG. & DEVELOPMENT INC.
(All correspondence will be directed to the Petitioner)
PETITIONER'S ADDRESS: 50 Burr Ridge Pkwy #102
PHONE: 630-323-6768
EMAIL: mcbuilds@yahoo.com
PROPERTY OWNER: [Signature] STATUS OF PETITIONER: _____
OWNER'S ADDRESS: 128 Oak Ridge Dr. Burr Ridge, IL PHONE: 630-655-0685

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 434996 (9.99 ACRES) EXISTING ZONING: R2A
EXISTING USE/IMPROVEMENTS: RESIDENTIAL REZONE TO R3
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)

DEVELOP 15 LOTS FOR SINGLE FAMILY HOMES

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

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

Petitioner's Signature

Date Petition is Filed



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

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

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

November 22, 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:

1. **Z-16-2017: 15W110 87th Street** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Harry Liesenfelt for re-zoning from the R-2A Single Family Residential District to the R-3 Single Family Residential District of the Burr Ridge Zoning Ordinance. The petition number and property address is **Z-16-2017: 15W110 87th Street** and the Permanent Real Estate Index Numbers are: **09-36-400-019; 09-36-400-036; and 09-36-400-037.**

A public hearing to consider this petition is scheduled for:

Date: Monday, December 4, 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.

PROVENCAL BUILDING & DEVELOPMENT, INC.

Mr. Charles Nodus
168 Lakewood Circle
Burr Ridge, Il. 60521

Mr. Demetrio Vea
2 Saddle Ct.
Burr Ridge, Il. 60527

Mr. Glenn Abrams
15W051 87th St.
Burr Ridge, Il. 60527

Mr. Jos. Rickhoff
195 Lakewood Circle
Burr Ridge, Il. 60527

Cokeley Family Trust
4 Saddle Ct.
Burr Ridge, Il. 60527

Tsarouhis Living Trust
36 Hidden Lake Dr.
Burr Ridge, Il. 60527

Northern Trust
43 Hidden Lake Dr.
Burr Ridge, Il. 60527

Chicago Title
15W181 87th St.
Burr Ridge, Il. 60527

Ms. Peggy Neach
32 Hidden Lake Dt.
Burr Ridge, Il. 60527

Standard Bank & Trust
40 Hidden Lake Dr.
Burr Ridge, Il. 60527

Mr. David Knysak
15W155 87th St.
Burr Ridge, Il. 60527

Mr. Rodney Daniel
28 Hidden Lake Dr.
Burr Ridge, Il. 60527

RMP Living Trust
15W240 87th St.
Burr Ridge, Il. 60527

Mr. Dan Webb
15W151 87th St.
Burr Ridge, Il. 60527

Hoch Trust
24 Hidden Lake Dr.
Burr Ridge, Il. 60527

Mr. Donald Silvensky
15W218 87th St.
Burr Ridge, Il. 60527

Ms. Mary Partipilo
15W101 87th St.
Burr Ridge, Il. 60527

Rubeena Milan
20 Hidden Lake Dr.
Burr Ridge, Il. 60527

Mr. Barry Irwin
15W064 87th St.
Burr Ridge, Il. 60527

Ms. Judith Rao
16 Hidden Lake Dr.
Burr Ridge, Il. 60527

David Schwarz
8670 S. County Line Rd.
Burr Ridge, Il. 60527

Samer Kassir
1 Hidden Lake Dr,
Burr Ridge, Il. 60527

George Nicolaides
21 Hidden Lake Dr.
Burr Ridge- Il. 60527

Chicago Title
8600 County Line Rd.
Burr Ridge, Il. 60527

Lon Miller
9 Hidden Lake Dr,
Burr Ridge, Il. 60527

Jean Sieloff
29 Hidden Lake Dr.
Burr Ridge, Il. 60527

Ms. Pamela Stella
10 Hidden Lake Dr.
Burr Ridge, Il. 60527

Chapman Family
15 Hidden Lake Dr.
Burr Ridge, Il. 60527

Samer Khatib
35 Hidden Lake Dr.
Burr Ridge, Il. 60527

Ms. Judith Bittnet
2 Hidden Lake Dr.
Burr Ridge, Il. 60527

Wm. Ballay
39 Hidden Lake Dr.
Burr Ridge, Il. 60527

David Stevenson
157 Lakewood Circle
Burr Ridge, Il. 60527

Charles Kocoras
136 Lakewood Circle
Burr Ridge, Il. 60527

James Liotta
121 Lakewood Circle
Burr Ridge, Il. 60527

Sheilah McClure
120 Lakewood Circle
Burr Ridge, Il. 60527

Paul Rosenberg'
105 Lakewood Circle
Burr Ridge, Il. 60527

Mathew Markos
104 Lakewood Circle
Burr Ridge, Il. 60527

S. Jabrl
8701 Wedgewood Dr.
Burr Ridge, Il. 60527

Abdul Shahbain
8601 Wedgewood Dr.
Burr Ridge, Il. 60527

Ms. Donna Valukas
8709 Wedgewood Dr.
Burr Ridge, Il. 60527

Chicago Title
8657 Wedgewood Dr.
Burr Ridge, Il. 60527

Michael Kupetis
8715 Wedgewood Dr.
Burr Ridge, Il. 60527

Victor Jacobellis
199 Lakewood Circle
Burr Ridge, Il. 60527

Frank Sible
8721 Wedgewood Dr.
Burr Ridge, Il. 60527

Donald Dixon
8731 Wedgewood Circle
Burr Ridge, Il. 60527



NOTICE

There will be a public hearing to consider zoning changes of approval for the property.

For further information, please call or visit:

East Ridge Village Hall
2400 County Line Road
Aurora, Illinois 60018

A.R. for information on 2/28/2018

Further details are available at:
www.aurora-il.gov

Use: Public Hearing, Plan Commission Approval



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant to the Village Administrator

DATE: November 29, 2017

RE: Board Report for December 4, 2017 Plan Commission Meeting

At its November 27, 2017 meetings the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

V-03-2017: 9S155 Madison (Piska); The Board of Trustees concurred with the Plan Commission's recommendation and approved an ordinance denying a fence variation.

Z-15-2017: 15W110 83rd Street and 8200 County Line Road (Olguin); The Board of Trustees concurred with the Plan Commission and approved a request for re-zoning on the parcels to be created upon reconfiguration on 83rd Street. An ordinance approving this request will be on the agenda for the Board of Trustees at their December 11, 2017 meeting.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP, Village Administrator

DATE: November 30, 2017

RE: Dremonas Preliminary Plat of Subdivision; 15W110 87th Street

Attached is a request for approval of a preliminary plat of subdivision for the above referenced property. The plat proposes to subdivide 3 existing parcels, with a combined land area of 9.99 acres, into 15 residential lots plus one detention outlot. The subdivision is contingent on rezoning the property from the existing R-2A District (40,000 square foot lot minimum) to the R-3 District (20,000 square foot lot minimum). The rezoning is on the December 4 agenda with this consideration of the preliminary plat of subdivision.

The following review comments are provided relative to compliance with the proposed R-3 District and the Subdivision Ordinance:

- There are 15 residential lots proposed and each lot exceeds the minimum 20,000 square foot lot area required by the R-3 District. However, meeting the minimum lot area of 20,000 square feet is dependent on the subdivision variation described below.
- A variation from the Subdivision Ordinance is requested to reduce the required right of way width from 60 feet to 28 feet. The petitioner has indicated that the variation is due to the location of a sanitary sewer easement. The easement is shown on page 3.0 of the preliminary engineering plans. No alternative configurations have been provided to determine if the property could be subdivided under the R-3 District without this variation. It would appear possible to reduce the number of lots and comply with the required right of way width.
- A variation of the required improvements to 87th Street is being requested. The Subdivision Ordinance requires that the adjacent side of any under improved street be improved with a sidewalk, pavement widening and curb. The Village Board has granted variations of this requirement when the street corridor does not have curb and gutter but has also required a contribution in lieu of the street improvement to be used for future maintenance of the street.
- If the rezoning and subdivision proceed, the petitioner will need to provide sidewalks on both sides of the proposed street and on the adjacent side of 87th Street or, if recommended by the Pathway Commission and approved by the Village Board, provide a fee in lieu of the required sidewalks.

A preliminary plat and preliminary engineering plans are attached. Also attached are the developer's response to review comments from the Village Engineer. With or without a positive recommendation regarding the proposed R-3 District rezoning, staff requests that the Plan Commission make a recommendation regarding the variation for the right of way reduction and that any positive recommendation be subject to further staff review of the preliminary engineering plans.



November 3, 2017

J. Douglas Pollock
Village Administrator
Village of Burr Ridge
7660 County Line Road
Burr Ridge, Illinois 60527

RE: 15W110 87th Street
Provencal Builders

Dear Mr. Pollock:

We are in receipt of you're the Village review memo, addressed to Mr. Harry Liesenfelt, dated October 6, 2017, regarding the subject project. In response to the comments, we offer the following.

COMMUNITY DEVELOPMENT COMMENTS

Comment 1: Rezoning of the property to the R-3 District is necessary to accommodate the proposed subdivision. Rezoning will likely be challenging as the property fronts on 87th Street and all of the adjacent properties within this sub-corridor of 87th Street are with the R-2A District. The property also shares this section of 87th Street with a large number of estate lots.

Response: *Understood.*

Comment 2: A variation from the required right of way width of 60 feet is included in the plat. This is a substantial variation which will be difficult to justify.

Response: *The variation is being requested in consideration of the lot sizes and the limited number of homes to be located on the cul-de-sac. The cul-de-sac will be provided in a separate lot and be maintained by a Homeowner's Association. Utility easements will be provided along both sides of the cul-de-sac.*

Comment 3: All subdivisions are required to provide a half street improvement of any adjacent under-improved streets. This will require providing a minimum of 14 feet of pavement from the center line of the street, curb and gutter, parkway trees and landscaping within the adjacent side of the 87th Street right of way.

Response: *This stretch of 87th Street is a rural section without curb and gutter. We do not feel that installing 630' of curb along the frontage of this property will be in the best interest of the community.*

Comment 4: School and park impact fees will be required for any additional lots created. I believe there are two existing lots on the property which means impact fees will be due for an additional 13 lots.

Response: Understood.

ENGINEERING COMMENTS-SKETCH PLAN REVIEW

Comment 1: Right-of-way dedication for the proposed cul-de-sac is only sufficient for the street and curbs, and would be insufficient to accommodate the sanitary sewers, watermain (separated from storm and sanitary sewers), sidewalk and parkway trees.

Response: Utility easements will be provided along both sides of the cul-de-sac. Trees will be provided on the front of the lots. Sidewalk is not proposed in this community.

Comment 2: Show adjacent parcels along the north, west and east boundaries with their easements.

Response: Adjacent parcels and easements are shown on the Preliminary Plat of P.U.D.

Comment 3: Verify how the 10' Existing Sanitary Easement would be vacated; otherwise, it transects various lots and would affect proposed foundation locations.

Response: The existing 10' sanitary easement will be abrogated. A 30' utility easement (20' on Lot 15) is proposed, centered over the existing sanitary sewer, so that connections can be made to the existing sewer. Building setbacks on the affected lots have been increased so that structures will not be proposed within the proposed easement.

Comment 4: Easements shall be provided as described herein. Descriptions of easements shall be provided as described in the Subdivision Code.

Response: Easements are labeled as "Utility Easements" on the Preliminary P.U.D. Plat. Descriptions will be included on the Final Plat.

Comment 5: Proposed cul-de-sac diameter is 110 feet, less than the Subdivision Code (terminus of nearly circular shape with a minimum diameter of 120 feet), while the center landscape island should be reduced to the minimum 22 feet in diameter.

Response: The cul-de-sac diameter has been revised to 120 feet with a 22 foot landscape island radius.

Comment 6: The horizontal alignment of the roadway should be verified that the curves have a radius of not less than 100 feet for local streets.

Response: One radius is 50' which we feel is appropriate based on the number of vehicles that will use this cul-de-sac. Design speed is not a concern due to the limited length of roadway.

Comment 7: A watermain connection to Hidden Lake Drive will be required. IEPA watermain construction permit will be required.

Response: The watermain connection to Hidden Lake Drive would create disturbance to the existing landscaping, driveways, roadway and other improvements that exist on the neighboring lots. The watermain only serves 15 homes and is 630 feet long. We do not feel it is necessary to loop the system.

Comment 8: Three street lights should be provided: at the intersection with 87th Street, the right-angle curve, and in the cul-de-sac island.

Response: Three street lights have been added, as requested.

Comment 9: Detention outfall will be into a roadside ditch on 87th Street then into downstream ditches that traverse private property. As such, detention must be designed with adequate freeboard, and outfall rates that are improvements over the minimum requirements.

Response: A Stormwater Management Basin is proposed in the southeast corner of the site with an outfall to the ditch along 87th Street. It has been designed to meet the requirements of the DuPage County Stormwater Ordinance. A stormwater narrative is attached for your review.

Comment 10: A Stormwater Certification will be required under the DuPage County Stormwater Ordinance adopted by the Village, including all provisions, requirements, submittal forms, and supporting documentation. A pre-application meeting with DuPage County Stormwater Division and the Village Engineer, or follow-up meeting with pre-final engineering plans will be needed.

Response: Understood.

Comment 11: Erosion and sediment control will be a challenge, as the site drains nearly all to the southeast. Also, a Storm Water Pollution Prevention Plan (SWPPP) will be required. The USEPA has published a guide:
http://www.epa.gov/npdes/pubs/sw_swppp_guide.pdf

Response: V3 will document erosion control protection measures in the Final Engineering Plans and in the SWPPP that will be prepared prior to construction.

Comment 12: An Illinois General NPDES Construction Site Permit, or a completed Notice of Intent (NOI) must be submitted to the IEPA in sufficient time to allow a 30 day review period before receiving approval to start construction.

Response: Understood.

Comment 13: A DuPage County permit will be required for the sanitary sewer and service stubs.

Response: Understood.

Comment 14: The DuPage County Health Department must be informed by permit application of any private wells remaining, capped, or abandoned, as well as septic fields to be removed.

Response: Understood.

Comment 15: Tri-State Fire Protection District should also review and comment on future submittals.

Response: We will forward the plans to the Tri-State FPD for review.

Comment 16: An estimate of cost for the subdivision improvement must be submitted later for review.

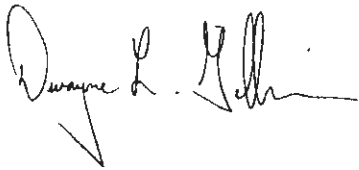
Response: Understood.

Comment 17: The developer should provide a written disposition of comments with subsequent submittals. Please contact Village Engineer David Preissig, P.E., if you have any questions at (630) 323-4733, extension 6000.

Response: Complete.

We have enclosed Preliminary Engineering Plans and the Preliminary Plat of P.U.D. for your review. If there are any questions, please do not hesitate to contact our office.

Sincerely,
V3 COMPANIES OF ILLINOIS, LTD.

A handwritten signature in black ink, appearing to read 'Dwayne L. Gillian', with a stylized flourish at the end.

Dwayne Gillian P.E.
Senior Project Manager

Enclosures

cc: Harry Liesenfelt, Provencal Builders



MEMORANDUM

DATE: November 3, 2017

TO: David Preissig, Director of Public Works & Village Engineer, Village of Burr Ridge

CC: Harry Liesenfelt, Provencal Builders
Doug Pollock, Village Administrator, Village of Burr Ridge

FROM: Lisa Cassaidy, P.E.

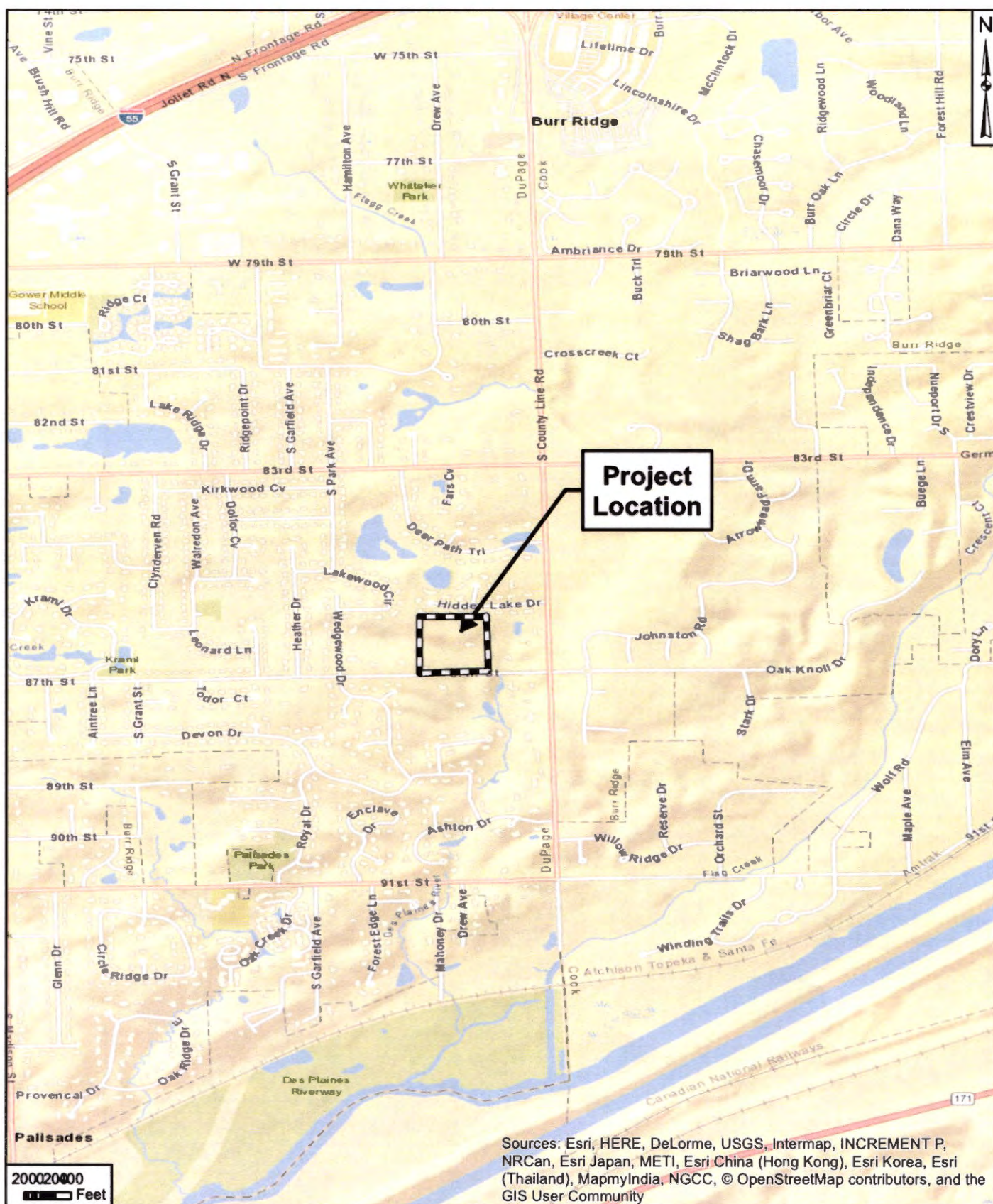
RE: Stormwater Management Criteria – Burr Ridge Development

The purpose of this memo is to document V3's interpretation of stormwater management requirements as they will apply to the proposed residential development located north of 87th Street, west of County Line Road, in Burr Ridge, Illinois. The site is within the DuPage County section of the Village. The property is approximately 10 acres and is subject to Burr Ridge Stormwater Detention Requirements and the DuPage County Stormwater Ordinance. Attached is a site location map for reference.

The site currently has 3 existing houses that will be demolished. Residential homes are adjacent to the property to the north, west and east. 87th Street is to the south and there are residential homes south of 87th Street. The site drains mostly from northwest to southeast in existing conditions into an existing ditch on the north side of 87th Street. There is a small portion of the site in the northeast corner that drains to the northeast in existing conditions.

Provencal Builders is proposing a 15 home residential development. The site will be subdivided into 17 lots. There will be 15 lots for residential homes, one for the proposed cul-de-sac, and one for the proposed stormwater management basin. The stormwater management basin is proposed at the southeast corner of the site. Storm sewer and swales are proposed along the north, west and east property lines to convey the stormwater through the site to the stormwater management basin. The basin is designed to store the 100 year, 24 hour rainfall event with a release rate of 0.1 cfs/acre per DuPage County Stormwater Ordinance. The required storage volume is 3.4 acre-feet; the provided storage volume is 3.5 acre-feet. The side slopes of the basin are 4 horizontal to 1 vertical per the Burr Ridge Village Code, Section 8.29. The basin will have a native vegetated wetland bottom basin to comply with the Post Construction Best Management Practices design criteria in the DuPage County Stormwater Ordinance. The basin will outlet through a restricted release to the existing swale along the north side of 87th Street. If the stormwater facility were to overtop, the runoff would be directed to 87th Street and follow existing drainage patterns. There is also approximately 12.7 acres of land to the west that flows through the subject property. The flow from this area will be bypassed through the stormwater management basin.

Attached for reference are the USGS Topographic Map, the DuPage County wetland map and the FEMA Flood Insurance Rate Map. See also the Preliminary Grading Plan and Preliminary Utility Plan for details.



20002000
Feet



V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

Visio, Vertere, Virtute...

"The Vision To Transform with Excellence"

PROJECT NO.:

17227

CREATED BY:

LAC

DATE:

11/3/17

SCALE:

NTS

CLIENT:

Provencal Construction
50 Burr Ridge Parkway
Burr Ridge, IL 60527

BASE LAYER:

Street Map

TITLE:

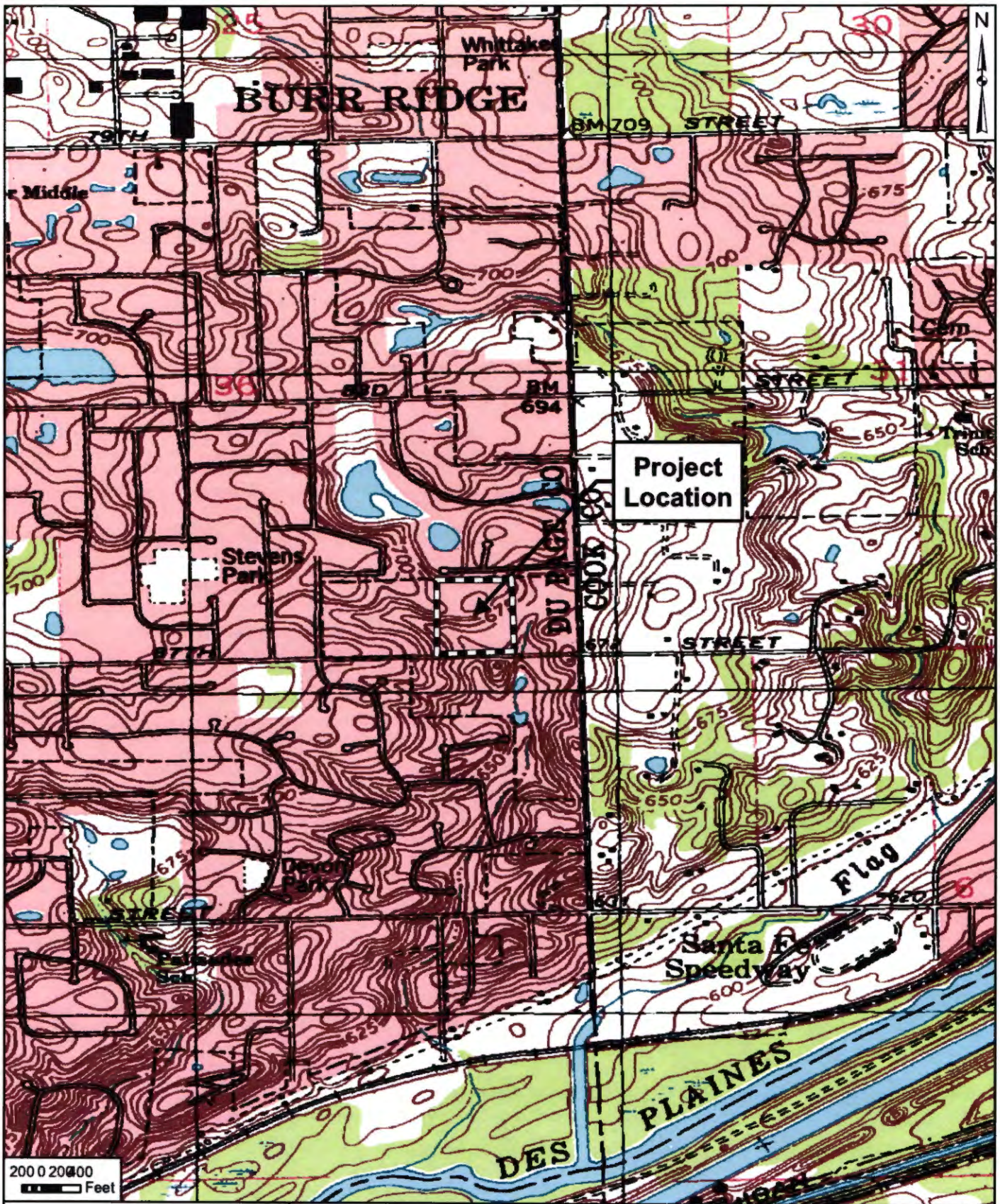
LOCATION MAP


SITE:

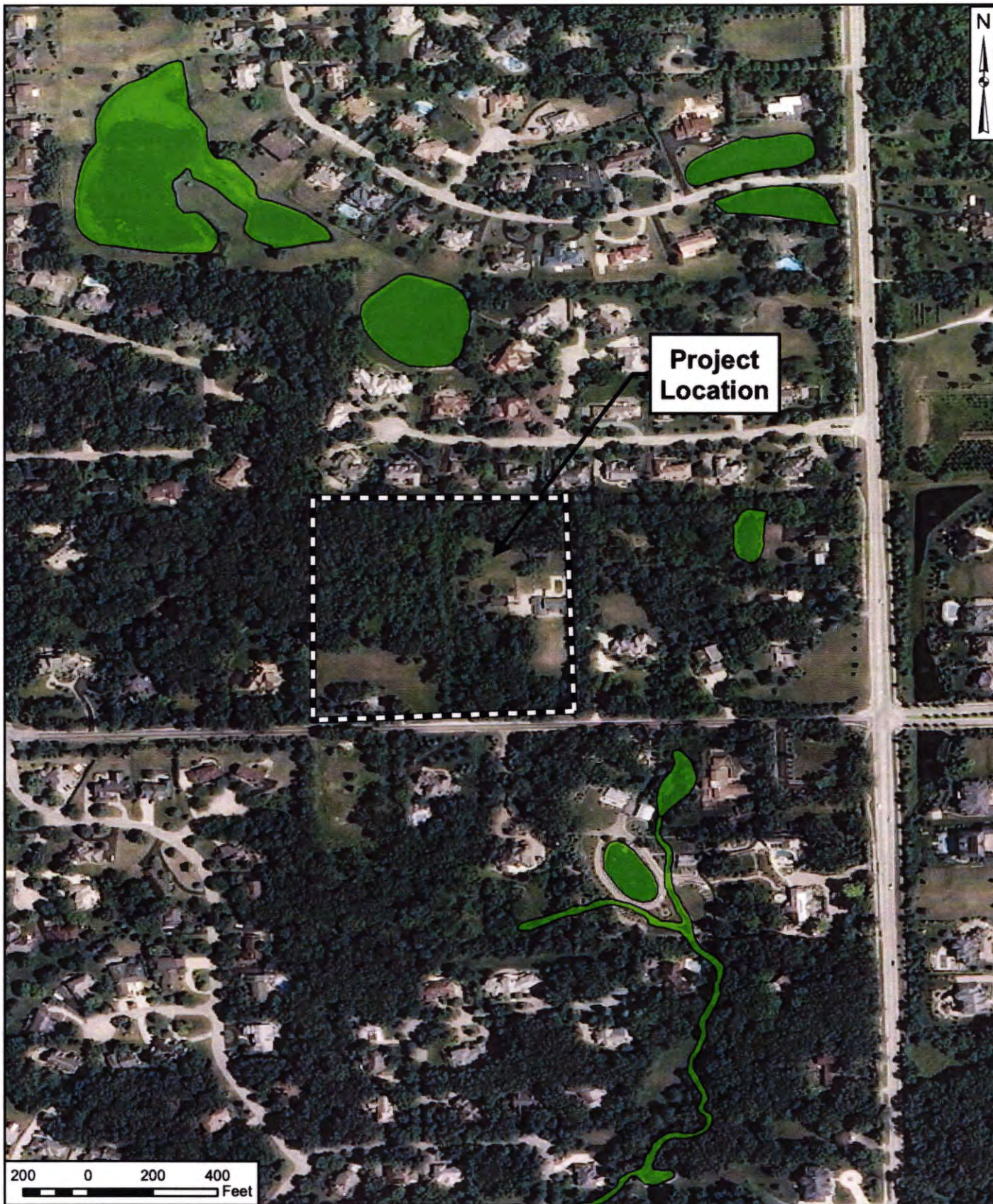
DREMONAS SUBDIVISION
BURR RIDGE, IL

FIGURE:

1.0



 <p>V3 Companies 7325 Janes Avenue Woodridge, Illinois 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com</p>	PROJECT NO.: 17227	CLIENT: Provencal Construction 50 Burr Ridge Parkway Burr Ridge, IL 60527	USGS MAP	
	CREATED BY: LAC			
DATE: 11/3/17	BASE LAYER:	SITE:	DREMONAS SUBDIVISION BURR RIDGE, IL	
SCALE: NTS	Sag Bridge, IL Quadrangle 1997			
Visio, Vertere, Virtute... "The Vision To Transform with Excellence"			FIGURE: 2.0	



 <p>V3 Companies 7325 Janes Avenue Woodridge, Illinois 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com</p>	PROJECT NO.: 17227	CLIENT: Provencal Construction 50 Burr Ridge Parkway Burr Ridge, IL 60527	TITLE: DUPAGE COUNTY WETLAND MAP	
	CREATED BY: LAC			
	DATE: 11/3/17	BASE LAYER: DuPage County Wetland Map	SITE: DREMONAS SUBDIVISION BURR RIDGE, IL	FIGURE: 3.0
	SCALE: NTS			

Visio, Vertere, Virtute...
"The Vision To Transform with Excellence"

NFP

PANEL 0909H

FIRM
FLOOD INSURANCE RATE MAP
 DuPAGE COUNTY,
 ILLINOIS
 AND INCORPORATED AREAS

PANEL 0909 OF 1006

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
DANIEL CITY OF	170790	0908	H
DUPAGE COUNTY	170987	0909	H
WILLOW BROOK VILLAGE OF	170227	0909	H

Notes to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

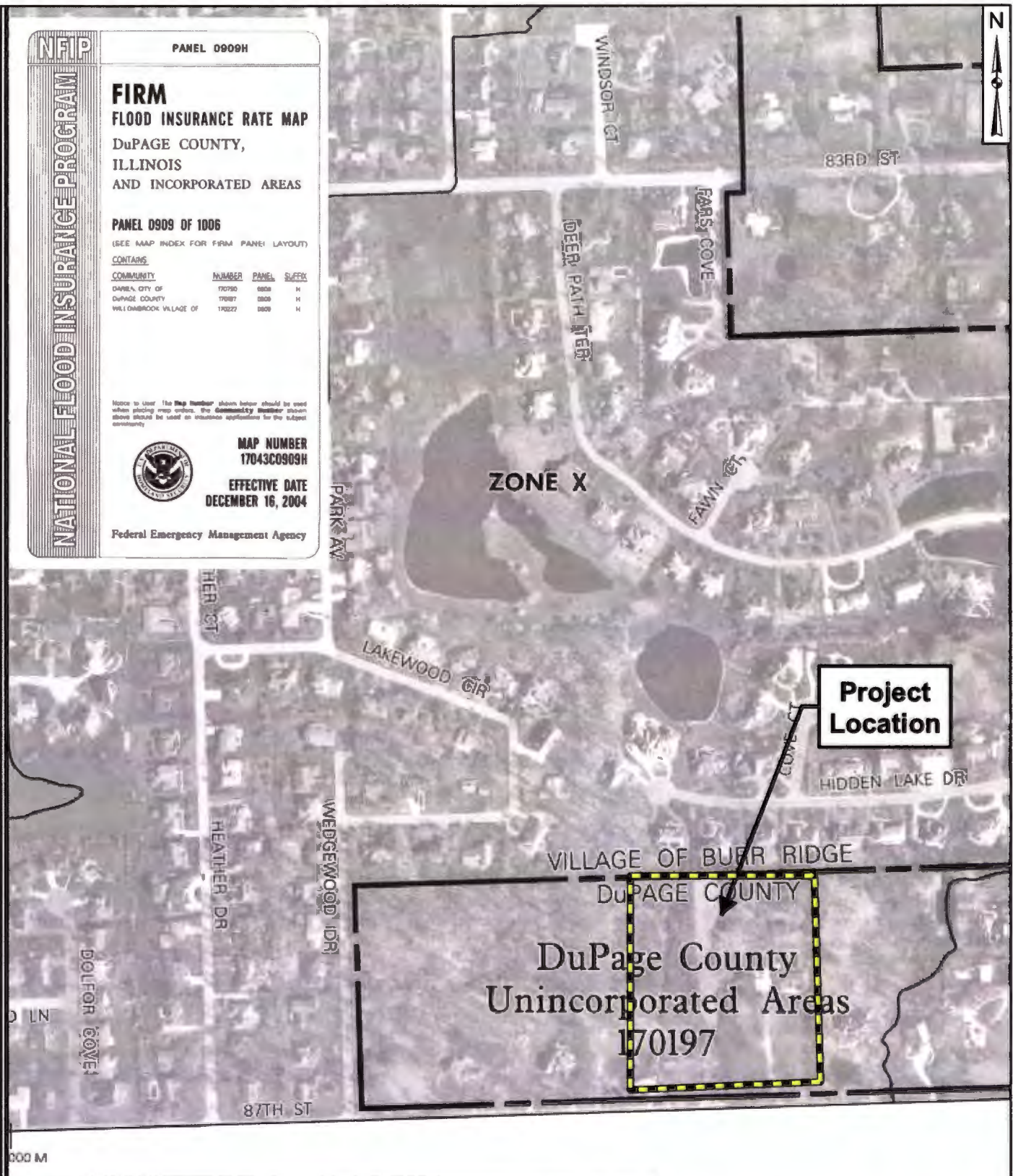


MAP NUMBER
 17043C0909H

EFFECTIVE DATE
 DECEMBER 16, 2004

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM



 V3 Companies 7325 Janes Avenue Woodridge, Illinois 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com Visio, Vertere, Virtute... "The Vision To Transform with Excellence"	PROJECT NO.: 17227	CLIENT: Provencal Construction 50 Burr Ridge Parkway Burr Ridge, IL 60527	FEMA FLOOD INSURANCE RATE MAP (FIRM)		FIGURE: 4.0
	CREATED BY: LAC				
	DATE: 11/3/17	BASE LAYER: DuPage County FIRM Panel 0909 of 1006 December 16, 2004	DREMONAS SUBDIVISION BURR RIDGE, IL		
	SCALE: NTS				

Applicant: V3 Companies
Contact: Lisa Cassaidy
Address: 7325 Janes Avenue
Woodridge, IL 60517

IDNR Project Number: 1803384
Date: 10/24/2017

Project: Burr Ridge 10 acre development
Address: 87th Street, west of County Line Road, Burr Ridge

Description: 15 lot residential development with cul-de-sac and detention basin

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Des Plaines Riverway INAI Site
Des Plaines Riverway Nature Preserve
Northern Long-Eared Myotis (*Myotis septentrionalis*)

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
38N, 11E, 36



IL Department of Natural Resources
Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Permits Section
1021 North Grand Avenue East
Springfield, Illinois 62794 -9276

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

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EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

TOPOGRAPHICAL SURVEY

PARCEL 1: THE WEST 5 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL NO. 09-36-400-019
COMMON ADDRESS: 15W180 87TH STREET, BURR RIDGE, IL.

PARCEL 2: THE WEST HALF OF THE EAST 5 ACRES OF THE WEST 10 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, IL.

PARCEL NO. 09-36-400-036
COMMON ADDRESS: 15W120 87TH STREET, BURR RIDGE, IL.

PARCEL 3: THE EAST HALF OF THE EAST 5 ACRES OF THE WEST 10 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, IL.

PARCEL NO. 09-36-400-037
COMMON ADDRESS: 15W110 87TH STREET, BURR RIDGE, IL.

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

THIS PROFESSIONAL SERVICE CONFORMS TO CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY THAT I, MICHAEL L. KRISCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE HAD SURVEYED UNDER MY SUPERVISION THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL AT DOWNERS GROVE, ILLINOIS,
THIS 6TH DAY OF JULY A.D. 2017.



Michael L. Krisch
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2501
LICENSE EXPIRES NOVEMBER 30, 2018

REFER TO DEED OR GUARANTEE POLICY FOR BUILDING LINE RESTRICTIONS AND EASEMENTS NOT SHOWN ON THE PLAT OF SURVEY. COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR AT ONCE. THIS SURVEY AND PLAT OF SURVEY ARE VOID WITHOUT OUR EMBOSSED SURVEYOR SEAL HEREON. NO DIMENSIONS ARE TO BE ASSUMED BY SCALING.

NOTE: DESCRIBED PROPERTY CONTAINS 9.991 ACRES

BENCH MARK:
NE BOLT ON HYDRANT ALONG THE NORTH SIDE OF 87TH ST.
NEAR THE SW CORNER OF PARCEL 2
ELEVATION = 669.65 NAVD 1988

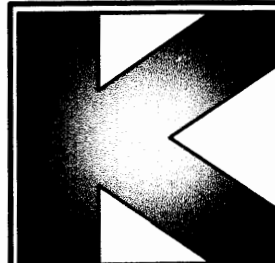
Beechen & Dills County Line Estates Subdivision

Beechen & Dills County Line Estates Subdivision



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



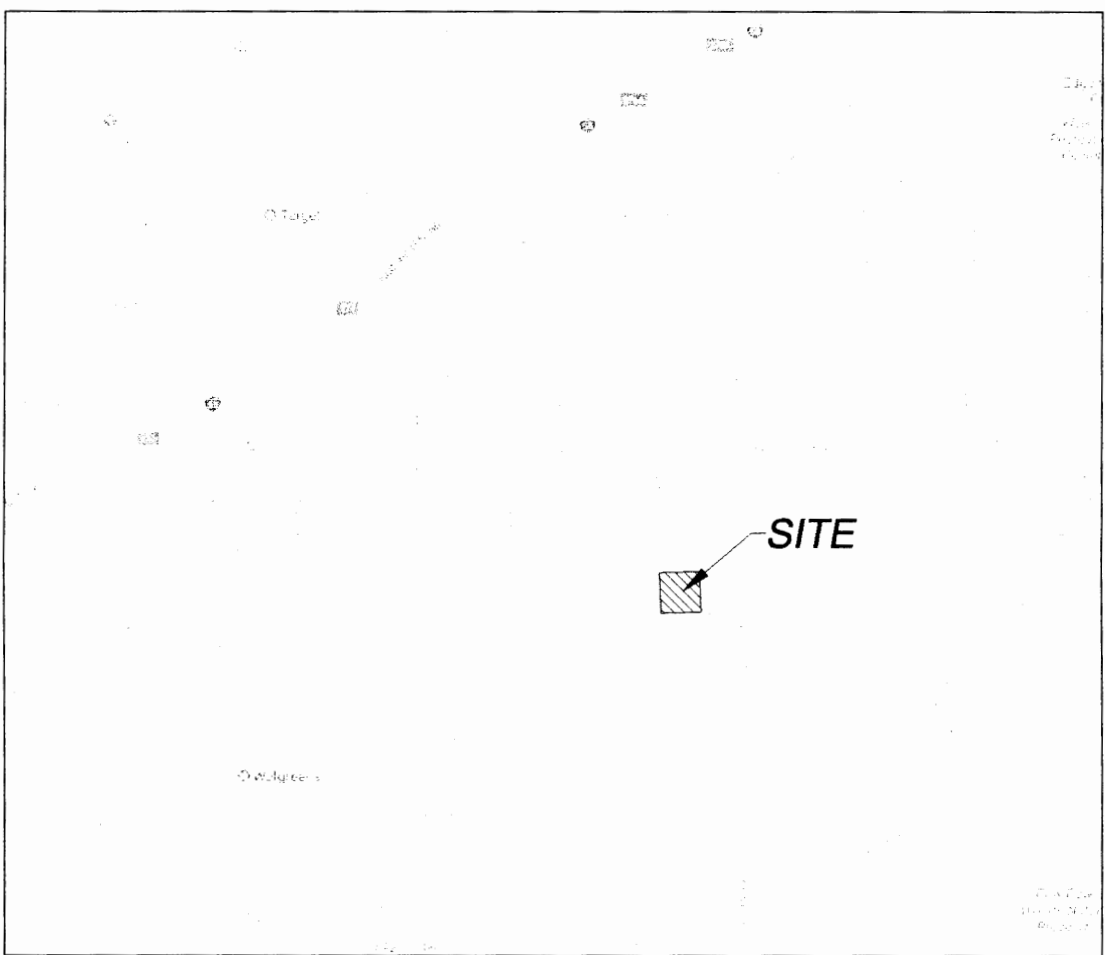
Prepared For: PETER MICHAEL REALTY, INC.

KRISCH LAND SURVEYING, LLC

PROFESSIONAL DESIGN FIRM LICENSE No. 184-006866
P.O. BOX 929 • PLAINFIELD, IL 60544 • Phone: 630.627.5589
Fax: 630.627.5594

SURVEYING — CONSULTING — CONSTRUCTION LAYOUT
Scale: 1"=30' Drawn: Cnk'd MLK/GDK File# 05150-2017

m.krish@gdills.com



VICINITY MAP
NOT TO SCALE

BOUNDARY EXHIBIT
OF
PROVENCAL 10 ACRES
BURR RIDGE, ILLINOIS

LEGAL DESCRIPTION

PARCEL 1:
THE WEST 5 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

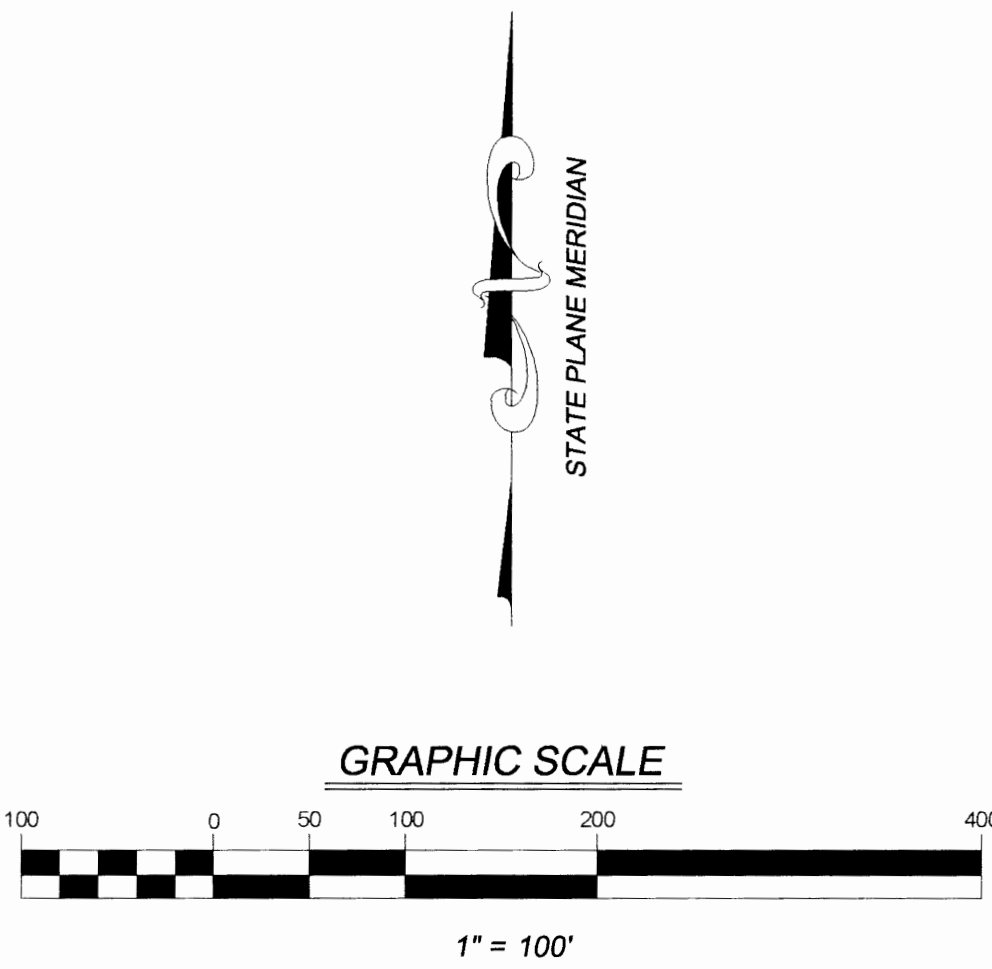
PARCEL NO. 09-36-400-019
ADDRESS: 15W180 87TH STREET, BURR RIDGE, IL.

PARCEL 2:
THE WEST HALF OF THE EAST 5 ACRES OF THE WEST 10 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, IL.

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PARCEL NO. 09-36-400-037
ADDRESS: 15W110 87TH STREET, BURR RIDGE, IL.



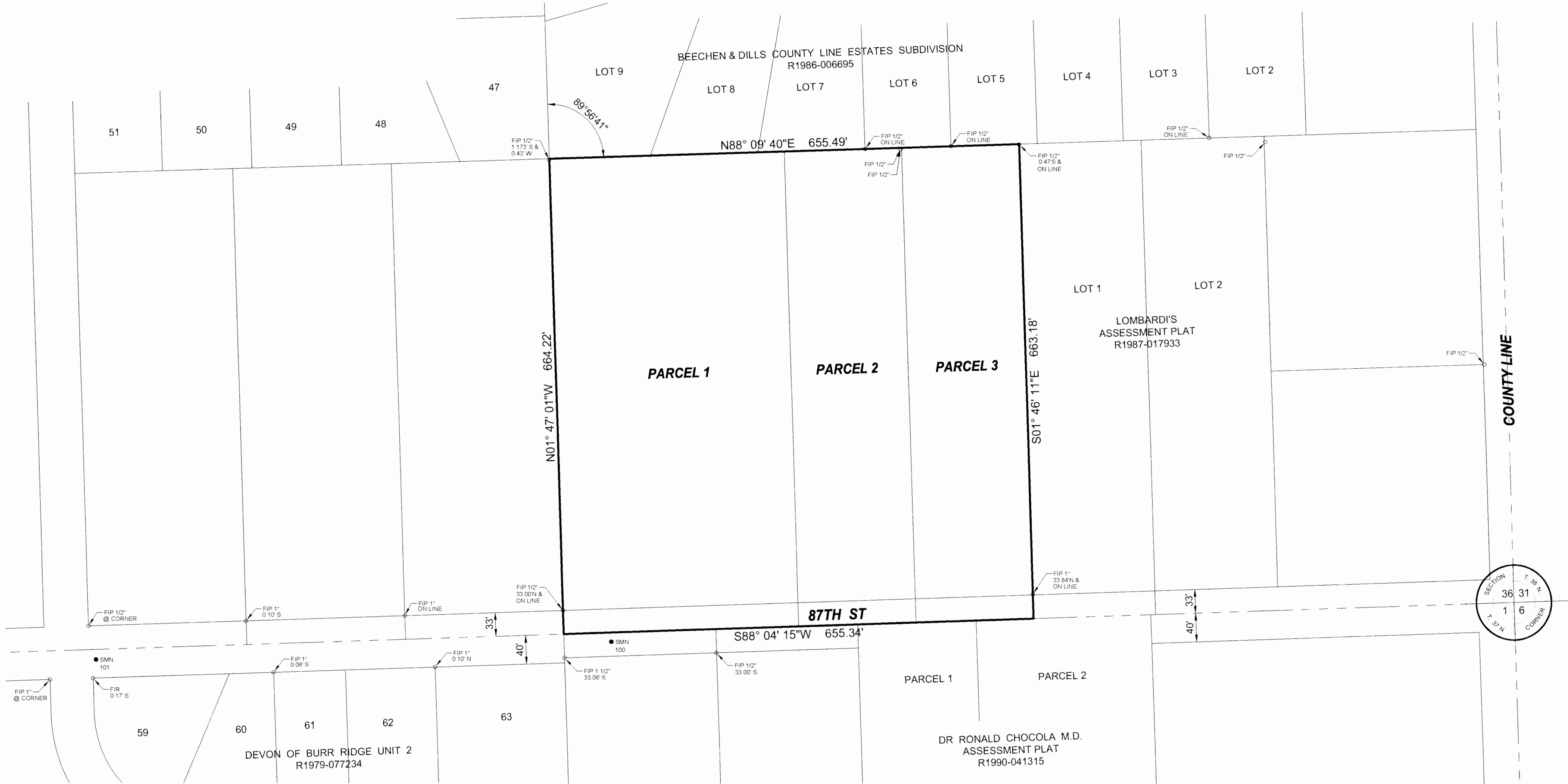
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE -41-43-51.95197 N LONGITUDE 87-55-10.71590 W ELLIPSOIDAL HEIGHT: 592.797 SFT GROUND SCALE FACTOR 1.0000387159 ALL MEASUREMENTS ARE ON THE GROUND

AREA

434,996 SQ. FT.
9.9861 ACRES

LEGEND

	SECTION CORNER		FOUND IRON NAIL
	PROPERTY LINE		FOUND IRON PIPE
	RIGHT OF WAY LINE		FOUND IRON CROSS
	LOT LINE		CENTERLINE
	EASEMENT LINE		NORTH
	BUILDING SETBACK LINE		SOUTH
	SECTION LINE		EAST
	QUARTER SECTION LINE		WEST



GENERAL NOTES

- COMPARE ALL POINTS PRIOR TO ANY CONSTRUCTION AND REPORT ANY DIFFERENCES AT ONCE.
- FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, TITLE GUARANTEE POLICY, AND LOCAL ORDINANCES.
- DO NOT SCALE ANY DIMENSIONS FROM THIS PLAT.



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
PROVENCAL CONSTRUCTION
50 BURR RIDGE PARKWAY, SUITE 102
BURR RIDGE, IL 60527
630-323-6768

REVISIONS		
NO.	DATE	DESCRIPTION

BOUNDARY EXHIBIT

PROVENCAL 10 ACRES BURR RIDGE, ILLINOIS

DRAFTING COMPLETED: 09-26-17
FIELD WORK COMPLETED: 10-23-17
DRAWN BY: MLP
CHECKED BY: AJS
PROJECT MANAGER: AJS
SCALE: 1" = 100'

Project No: 17227
Group No: VP02.1
SHEET NO. 1 of 1

PRELIMINARY ENGINEERING PLANS
FOR
DREMONAS SUBDIVISION
BURR RIDGE, ILLINOIS

PROJECT TEAM

DEVELOPER

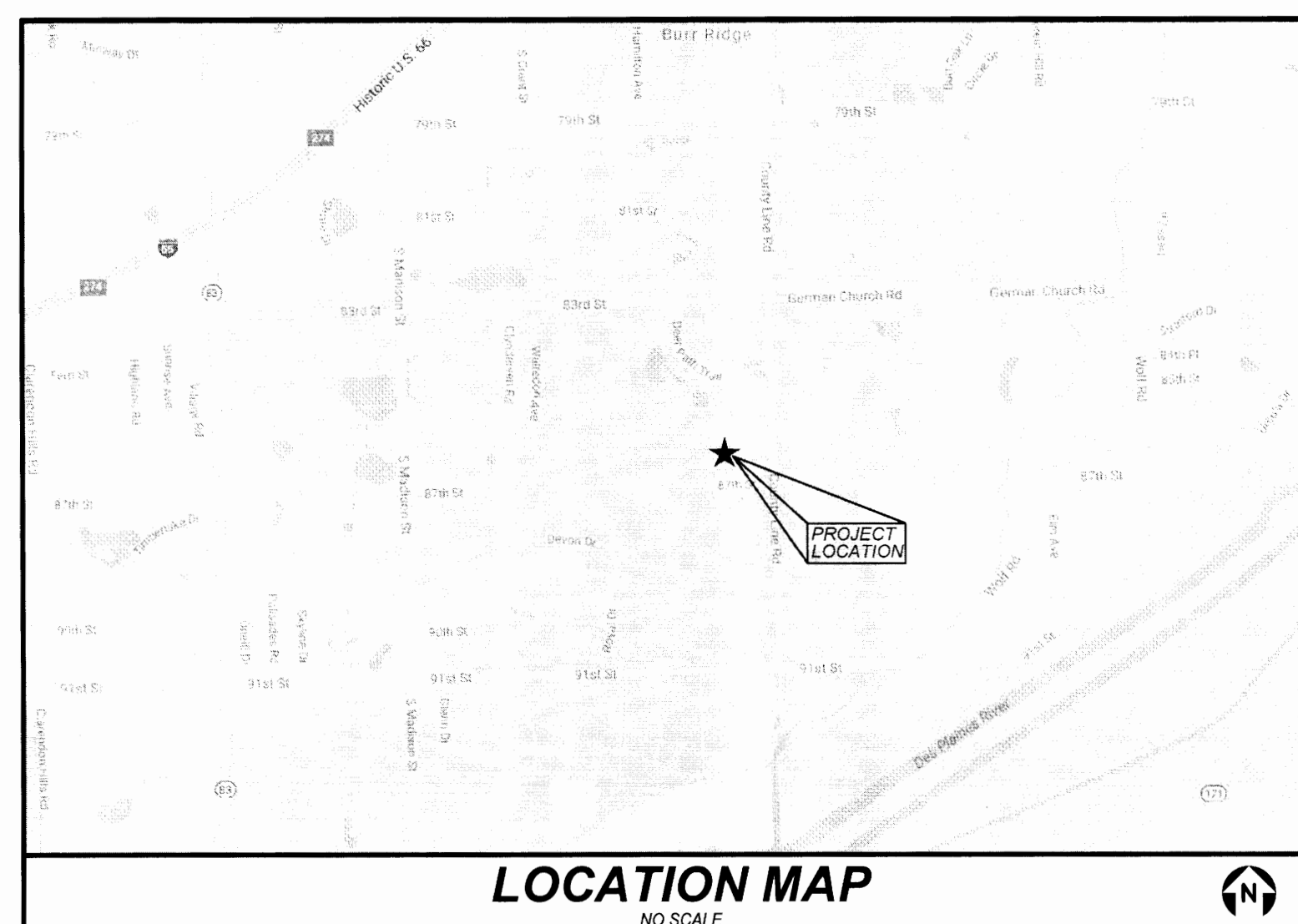
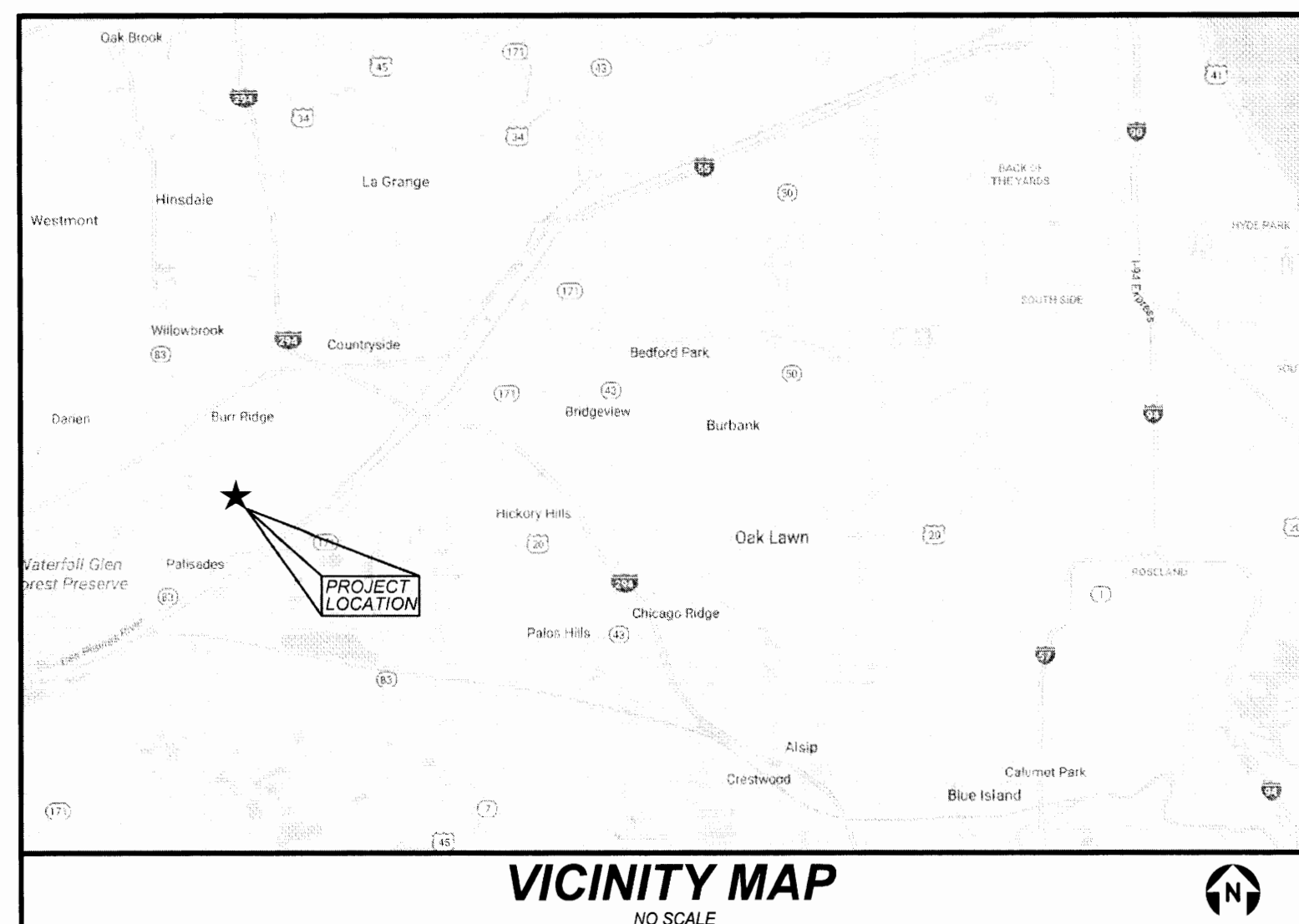
Provencal Construction
50 Burr Ridge Parkway, Suite 102
Burr Ridge, Illinois 60527
630 323 6768
Contact: Harry Liesenfelt

ENGINEER

V3 Companies of Illinois, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Dwayne L. Gillian, P.E.
dgillian@v3co.com
Project Engineer: Lisa A. Cassaidy, P.E.
lcassaidy@v3co.com

BENCHMARKS

NE BOLT ON HYDRANT ALONG THE NORTH SIDE OF 87TH ST.
NEAR THE SW CORNER OF PARCEL 2
ELEVATION = 669.65 NAVD 1988



INDEX

CIVIL ENGINEERING PLANS

- 0.0 TITLE SHEET
1.0 PRELIMINARY LAYOUT PLAN
2.0 PRELIMINARY GRADING PLAN
3.0 PRELIMINARY UTILITY PLAN

SUPPORTING DOCUMENTS

- 1.0 PRELIMINARY PLAT OF P.U.D.

REVISIONS

NO. DATE

DESCRIPTION

PROJECT NO. 17227
PROJECT MANAGER DLG
DESIGNED BY LAC
DRAWN BY DB

ORIGINAL ISSUE DATE: 11-03-2017

TITLE SHEET

DREMONAS SUBDIVISION

PRELIMINARY

ILLINOIS

V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630 724 9200 phone
www.v3co.com



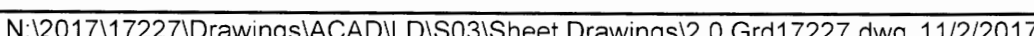
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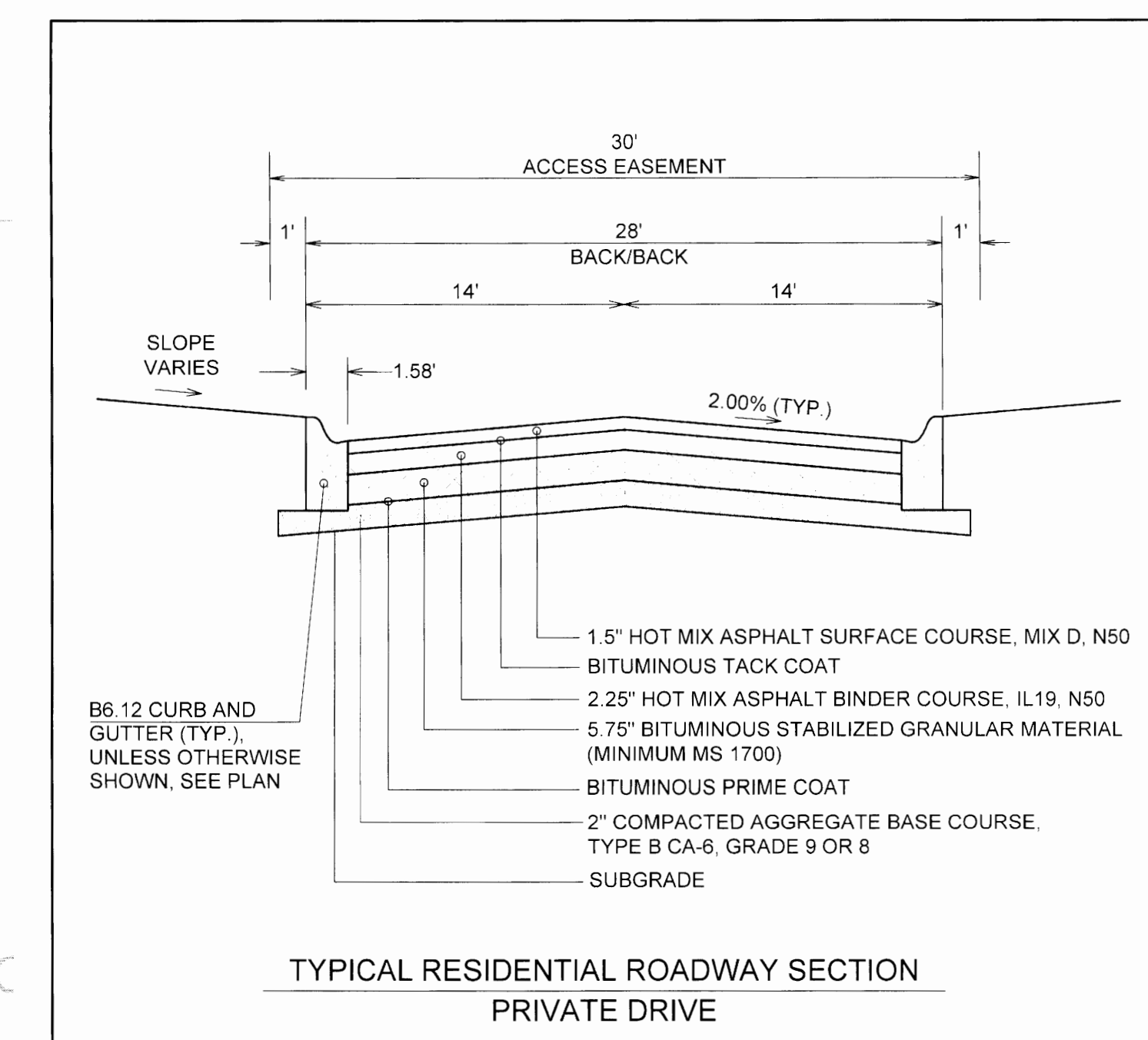
0.0





















Joint
Utility
Locating
Information
for
Excavators

Call 48 hours before you dig

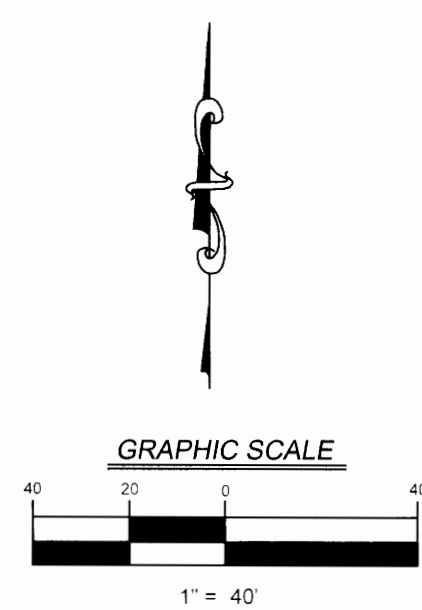


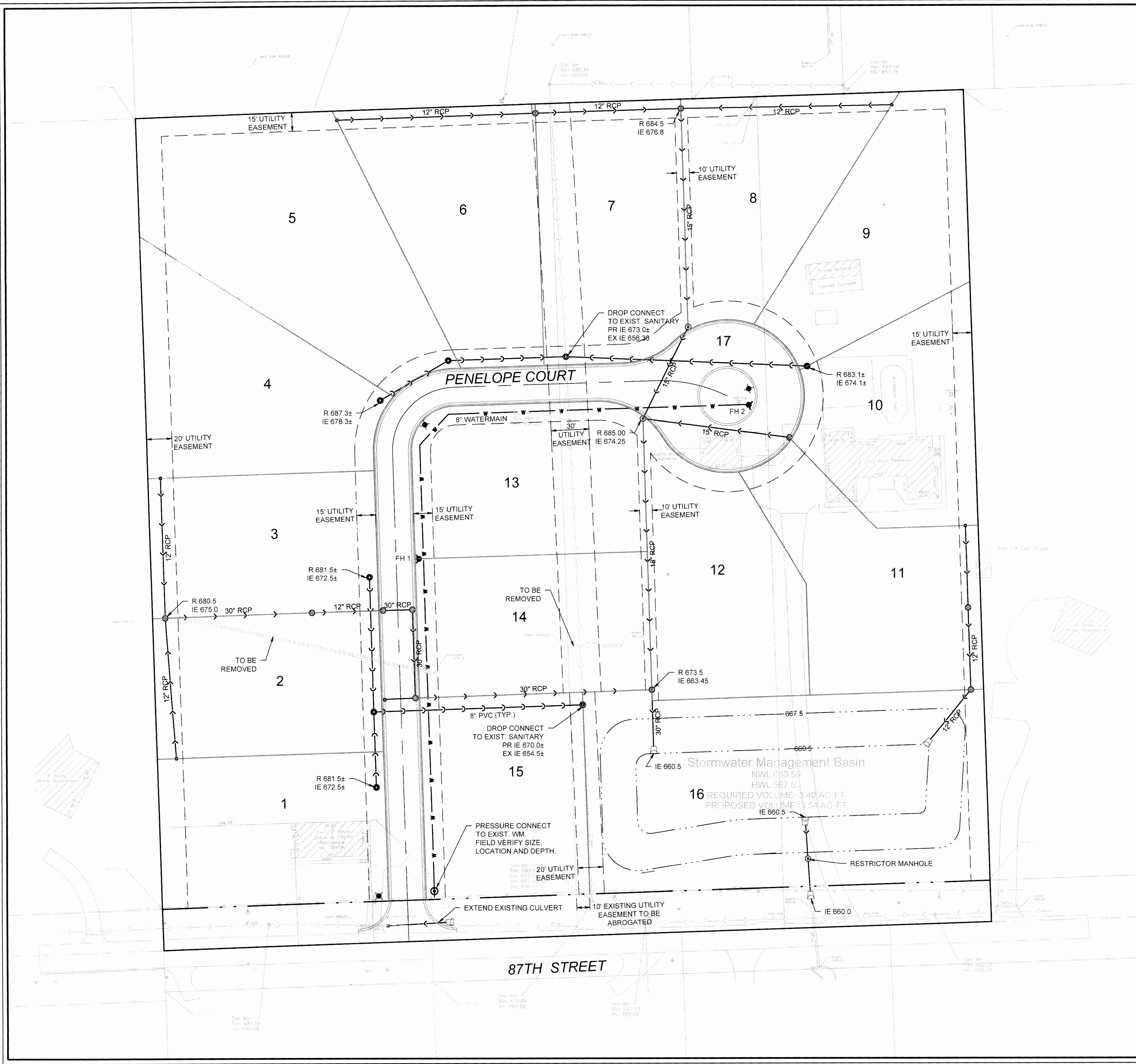


- NOTES:**
1. LOT DIMENSIONS SHOWN ARE TO NEAREST FOOT.
 2. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
 3. ON-STREET PARKING SHALL BE LIMITED TO ONE SIDE ONLY.
 4. PROPOSED RESIDENTIAL DRIVEWAYS SHALL BE ASPHALT WITH 2" SURFACE THICKNESS AND 8" COMPACTED GRAVEL BASE.
 5. SEE PRELIMINARY PLAT OF P U D, FOR EASEMENT LOCATIONS.

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		FENCE LINE
		CENTERLINE
		CURB & GUTTER
		DEPRESSED CURB & GUTTER
		LIGHT STANDARD

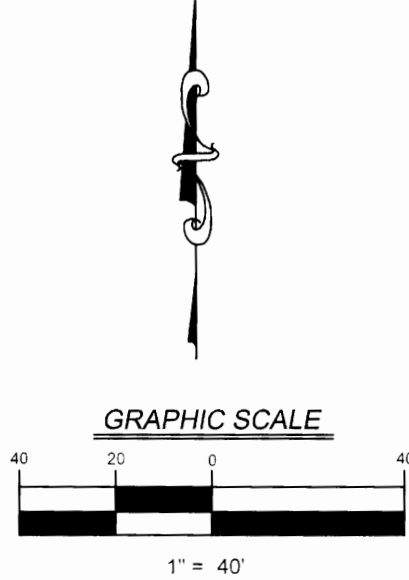
LOT AREA SUMMARY	
LOT 1	= 21,359 SF (0.49AC)
LOT 2	= 20,045 SF (0.46 AC)
LOT 3	= 20,052 SF (0.46 AC)
LOT 4	= 23,922 SF (0.54 AC)
LOT 5	= 33,509 SF (0.77 AC)
LOT 6	= 23,624 SF (0.54 AC)
LOT 7	= 25,781 SF (0.54 AC)
LOT 8	= 20,359 SF (0.47 AC)
LOT 9	= 21,285 SF (0.49 AC)
LOT 10	= 20,316 SF (0.47 AC)
LOT 11	= 22,637 SF (0.52 AC)
LOT 12	= 21,211 SF (0.49 AC)
LOT 13	= 21,855 SF (0.50 AC)
LOT 14	= 20,291 SF (0.47 AC)
LOT 15	= 20,774 SF (0.48 AC)
LOT 16	= 48,684 SF (1.12 AC)
LOT 17	= 29,871 SF (0.68 AC)
R.O.W.	= 21,626 SF (0.50 AC)
TOTAL AREA	= 434,996 SF (9.99 AC)

[illegible]



- NOTES:**
1. ALL SANITARY SEWER MAIN TO BE 8" PVC UNLESS OTHERWISE NOTED.
 2. ALL WATER MAIN TO BE 8" DUCTILE IRON UNLESS OTHERWISE NOTED. ALL WATER MAIN LEADS TO FIRE HYDRANT TO BE 6" DUCTILE IRON UNLESS OTHERWISE NOTED.
 3. WATER SERVICE LINES TO BE MINIMUM 1.5" TYPE K COPPER AND SHALL TERMINATE AT A SHUTOFF VALVE AND BOX TO BE LOCATED IN THE PARKWAY.
 4. ALL STORM SEWER TO BE 12" UNLESS OTHERWISE NOTED.
 5. ALL SUMP DRAINS SHALL BE CONNECTED TO THE STORM SEWER.

LEGEND		DESCRIPTION
EXISTING	PROPOSED	
---	---	RIGHT-OF-WAY LINE
---	---	PROPERTY LINE (EXTERIOR)
---	---	LOT LINE (INTERIOR)
---	---	EASEMENT LINE
---	---	FENCE LINE
---	---	CENTERLINE
---	---	CURB & GUTTER
---	---	DEPRESSED CURB & GUTTER
---	---	SANITARY SEWER
---	---	SANITARY FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	UTILITY STRUCTURE WITH CLOSED LID
---	---	CURB INLET
---	---	DRAINAGE STRUCTURE WITH OPEN LID
---	---	FIRE HYDRANT
---	---	VALVE IN VALVE BOX
---	---	GATE VALVE IN VALVE VAULT
---	---	FLARED END SECTION (F.E.S.)
---	---	LIGHT STANDARD



PRELIMINARY UTILITY PLAN		REVISIONS	
DREMONAS SUBDIVISION		NO.	DATE
BURR RIDGE		1	
PRELIMINARY		2	
ILLINOIS		3	
V3 Companies 7325 James Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com		PROJECT NO.	17227
DRAWING NO.		DESIGNED BY:	DLG
3.0		DRAWN BY:	LAC
		DB	



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

S-10-2017: 16W361 S. Frontage Road (Balsitis); Requests a variation from Section 55.07.A of the Burr Ridge Sign Ordinance to permit a second ground sign on a lot in a Manufacturing District.

HEARING:

December 4, 2017

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Dale Balsitis

PETITIONER STATUS:

Sign Company Representative

PROPERTY OWNER:

Sanders Commercial Real Estate

EXISTING ZONING:

G-I General Industrial PUD

LAND USE PLAN:

Recommends Industrial Uses

EXISTING LAND USE:

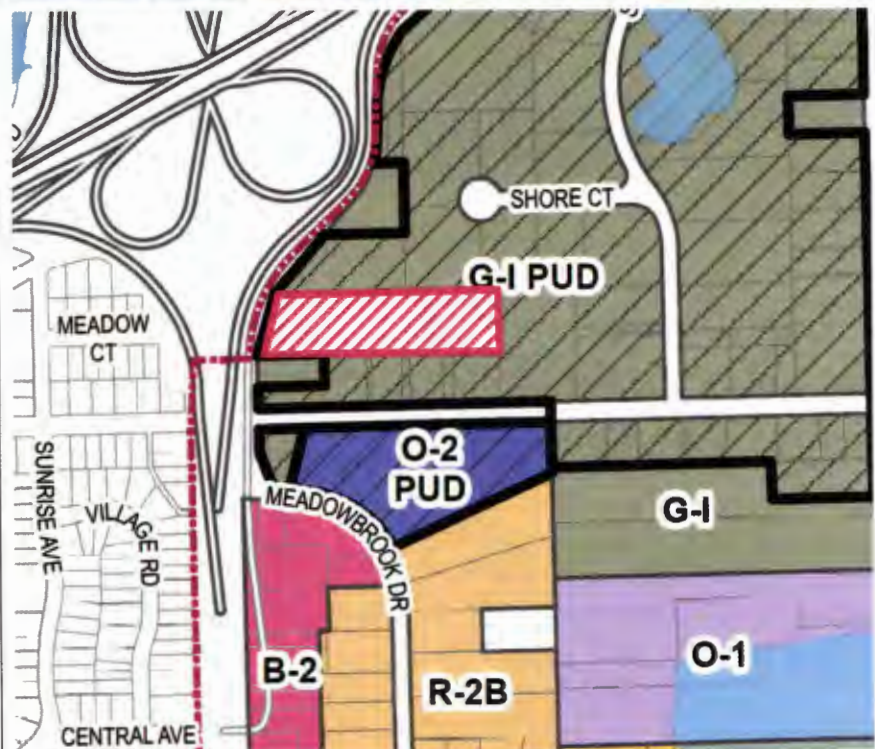
Office Building

SITE AREA:

5.2 Acres

SUBDIVISION:

Fleming's Survey Subdivision



The petitioner is Dale Balsitis, representing the owner of an office building located at 16W361 S. Frontage Road. The petitioner is requesting a variation from Section 55.07.A of the Burr Ridge Sign Ordinance to permit a second ground sign on the property. The proposed sign is intended to be located near the street frontage and serve as a wayfinder to alert motorists to the presence of the office building at 16W361 S. Frontage Road. While the proposed sign is intended to act as a directional sign, the proposed sign is larger than the permitted size for a directional sign (maximum of 4 square feet in area and 4 feet in height for each sign). As the proposed sign is larger than permitted for a directional sign, the proposed sign should be treated as a ground sign. Each lot of record in a Manufacturing District is permitted to have one wall sign in lieu of a ground sign if the lot is more than 100 feet wide at the street, which this lot is. No element of the PUD in which this property is located deals with signs in any manner.

Public Hearing History

In 2011, a variation was granted for the subject property to permit a ground sign in addition to an existing wall sign (Exhibit B) on the property. The existing ground sign is 64 square feet in area and acts as a business directory; the existing ground sign is located near the building and is not intended to be read from Frontage Road or the adjacent I-55 interchange.

Findings of Fact and Recommendation

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

Appendix

Exhibit A – Proposed Ground Sign Elevation

Exhibit B – Existing Wall Sign and Ground Sign

Exhibit C – Petitioner's Materials

EXHIBIT A

Side View

Front View




 Corporate Sign Systems Inc. 920 Central Ave. Roselle, IL 60172 o: 847.882.6100 f: 847.882.6106	CLIENT: Sanders Commercial Real Estate	Start Date: 7/12/17 Last Revision: 7/14/17 Job#: Drawing#: 2 Page: Client Approval	Sales Rep: DB Design By: CSS Scale of Actual : 25%
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EXHIBIT B

EXHIBIT C



VILLAGE OF BURR RIDGE

A VERY SPECIAL PLACE

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

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

Dear Petitioner:

Attached is a description of the procedures and the required forms relative to a request for sign variation or conditional sign approval. The Village of Burr Ridge Community Development Department has prepared these documents to allow you to proceed through the Village's public hearing process with the least amount of procedural difficulties. These documents are intended for your review but do not replace the need to consult with the Community Development staff throughout the public hearing process.

If you have any questions regarding your request for a sign variation or conditional sign approval, please contact the following Community Development staff during regular Village Hall hours;

Village of Burr Ridge
Monday through Friday
8 A.M. to 5 P.M.

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

The Community Development Department staff is available to provide information and guidance throughout the process. A copy of the Village's Sign Ordinance and more information about the Community Development Department is available on our web site at www.burr-ridge.gov. Your cooperation is greatly appreciated.

Sincerely,

Evan B Walter

Evan Walter
Assistant to the Village Administrator



VILLAGE OF BURR RIDGE PLAN COMMISSION

PROCEDURES FOR SIGN VARIATIONS AND CONDITIONAL SIGN APPROVAL

The Village of Burr Ridge Plan Commission is responsible for reviewing and making recommendations to the Board of Trustees regarding sign variations and conditional sign approvals. The Plan Commission typically meets the first and third Mondays of each month. The procedures for review of sign variations and conditional sign requests are as follows:

1. **Pre-Application Review - Three Weeks Prior to Meeting:** At least three weeks prior to the Plan Commission's consideration of a sign variation or conditional sign, the proposed sign elevations and a survey or plan indicating sign locations must be submitted to the Community Development Department for pre-application review.
2. **Submittal of Request - Two Weeks Prior to Meeting:** A sign variation or conditional sign approval application, a \$200 sign fee, 25 copies of a Plat of Survey, 25 copies of the sign elevations, and other appropriate supporting information must be received by the Community Development Department at least two weeks prior to the Plan Commission meeting. The Plan Commission meets on the first and third Mondays of each month. All oversized plans must be folded, collated, and accompanied by a reduced copy.
3. **Staff Summary:** Approximately 3 to 5 days prior to the public meeting, a staff summary and report will be published. The summary will be provided to the Plan Commission and to the applicant. At the Plan Commission meeting, the applicant should be prepared to discuss the issues described in the staff summary.
4. **Plan Commission Consideration:** At a regularly scheduled meeting, the Plan Commission will consider the request. The Plan Commission's recommendation is based upon compliance with standards established by the Sign Ordinance (see attached Findings of Fact – please complete Findings for a sign variation and/or conditional sign approval as may be appropriate to your request – check with Village staff if you are not sure).
5. **Board of Trustees Final Decision:** The Plan Commission's recommendation will be scheduled for final consideration by the Board of Trustees at the next regularly scheduled Board meeting (usually one week after the Plan Commission meeting). The Board of Trustees has sole authority to grant or deny a sign variation or a conditional sign.
6. **Proceedings After Approval:** Upon approval of a sign variation or conditional sign, any authorized representative of the property owner may submit an application for a sign permit consistent with the Board of Trustees approval. If the Board denies the request, no further action is needed.



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 361 S. Frontage Road PIN # 09-35-204-011

GENERAL INFORMATION

PETITIONER: Corporate Sign Systems, Inc. Representing Sanders Commercial Real Estate

(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS 920 Central Ave. Roselle IL 60172

PHONE: 847-882-6100

EMAIL: Dale@corporatesignsystems.com

PROPERTY OWNER: Sanders Commercial R.E. STATUS OF PETITIONER: Owner

OWNER'S ADDRESS: 20 Danada Sq., #274, Wheaton, IL 60189 PHONE: 630-480-4094

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 5.222 / 227,468 SQ FT. EXISTING ZONING: GI

EXISTING USE/IMPROVEMENTS: Office Buildings

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)

Larger directional sign needed for directing drivers to the building that generally pass by the entrance. Sign will provide building address and directional arrow

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

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

Petitioner's Signature

11/20/2017

Date Petition is Filed



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.

- a. The variation is in harmony with the general purpose and intent of the Sign Ordinance;

Yes. The material used is harmonious to the existing sign that displays tenant names. It's intent is to be visible given the setback that between the sign location and the street in which drivers will be seeing the sign. Sign size allows for directional information to visibly be displayed.

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

We are asking for a variance due to a technicality that places this sign as a ground sign rather than a directional sign due to the square footage being just over the allowed 4 sq. ft. Tenant signs are a must to guide their visitors but the building is setback in such a way that visitors pass the entrance regularly.

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

Yes - due to a technicality that places this sign as a ground sign rather than a directional sign due to the square footage being just over the allowed 4 sq. ft. Tenant signs are a must to guide their visitors but the building is setback in such a way that visitors pass the entrance regularly.

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

Correct. It will not. We are just proposing a slightly large sign face in order to have proper directional information for driver's looking for this building.



FINDINGS OF FACT

FOR CONDITIONAL SIGN APPROVAL PURSUANT TO THE VILLAGE OF BURR RIDGE SIGN ORDINANCE

The Plan Commission's recommendation to approve or deny a Conditional Sign request is determined by the following standards (as per Section 55.42 of the Burr Ridge Sign Ordinance). The applicant must provide a response to each of the following findings by indicating the facts supporting such findings.

- a. The conditional sign request is in harmony with the general purpose and intent of the Sign Ordinance;

Yes. The material used is harmonious to the existing sign that displays tenant names. It's intent is to be visible given the setback that between the sign location and the street in which drivers will be seeing the sign. Sign size allows for directional information to visibly be displayed.

- b. The sign will not adversely impact or be a detriment to the surrounding area;

Correct. It will not. We are just proposing a slightly large sign face in order to have proper directional information for driver's looking for this building.

- c. That the sign will be in character with the site design and building architecture of the property on which it is located;

he material used is harmonious to the existing sign that displays tenant names. It's intent is to be visible given the setback that between the sign location and the street in which drivers will be seeing the sign. Sign size allows for directional information to visibly be displayed.

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

Correct. It will not. We are just proposing a slightly large sign face in order to have proper directional information for driver's looking for this building.

[illegible]

NOTES CORRESPONDING TO SCHEDULE ITEMS

CHANGED TITLE INSURANCE TITLE COMMITMENT NO ENCUMBRANCES BEARING AN EFFECTIVE DATE OF JUNE 11 2015

22 EASEMENT GRANT TO COMMERCIAL EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY PER DOCUMENT NO PRO-00043 AFFECTS THE SOUTH 10 FEET OF THE SITE AND IS SHOWN HEREON

23 THE STORM SANITARY WATER AND ELECTRIC LINES SHOWN ON OUR FOREMAN SURVEY STILL APPLY AND ARE SHOWN HEREON

8-10 88-10 88-013

ILL. ROUTE 83

(ROBERT KINGERY HIGHWAY)

SOUTHWEST CORNER OF
THE NORTHEAST QUARTER
SECTION 29-38-11

NOTE ABOUT THE ADDRESS

THE PROPERTY ADDRESS OF NW 361 SOUTH ROUTE 83, BUFF RIDGE, ILLINOIS IS ALSO KNOWN AS NW 361 SOUTH FRONTAGE ROAD BUFF RIDGE, ILLINOIS

SUBSYSTEM CERTIFICATION
TO
~~CHENCO HYDROPOWER CORP.~~
SEIFRONTAGE LLC c/o Jashb Asset Management Inc/1400 Cook Road, Suite A,
Des Moines, Iowa 50319
LW BURN ROGE INVESTORS, LLC
CHENCO CORP./A. WORTHAGE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 20TH MILENARY STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM (AND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS) AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b, 8, 9 AND 10 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 25, 2015.

24 0 1

DATED THIS 12 DAY OF August
BY David E. [Signature]
BLINCS PROFESSIONAL LAND SURVEYOR NO 3059
LICENSE EXPIRES NOVEMBER 30 2016
WEBSTER WIGGATH & ASSOCIATES, LTD
207 SOUTH HUNTERVILLE ROAD
HUNTER, BLINCS 40187
630 666-7803

FLOOD ZONE CERTIFICATION
THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS WITHIN ZONE 3 UNSHADED
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON
THE FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF BURRIDGE, ILLINOIS, PANEL 809
OF 1008 MAP NUMBER 17043 C 809 W WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 7th DAY OF

August AD 20, 15

WESTER WORTH AND HILBERG, LTD
By *David S. [Signature]*
CLERKS LAND SUPERVISOR NO 3050
LICENSE EXPIRATION DATE NOVEMBER 30, 2004
201 S. MAPLEVIEW STREET
MINNETONKA, MN 55345
(952) 868-7903

SELECTED ZONING INFORMATION
ZONING DESIGNATION: IGD (GENERAL INDUSTRIAL DISTRICT)
BUILDING SETBACK REQUIREMENTS
FRONT - 40 FEET
SIDE - 20 FEET
REAR - 40 FEET
OTHER RESTRICTIONS
FAR NOT TO EXCEED 64
BUILDING HEIGHT NOT TO EXCEED 35 FEET

PARKING SPACE TABLE

228	REGULAR MARKED PARKING SPACES
7	MARKED HANDICAP SPACES WITH SIGNAGE
235	PARKING SPACES ON THE SITE

NOTE OF THE 228 REGULAR SPACES 40 OF THESE ARE MARKED AS RESERVE SPACES FOR THE VARIOUS ENTITIES THAT HAVE OFFICE SPACE AT THIS BUILDING

ALTA/ACSM LAND
TITLE SURVEY

18W 361 SOUTH FRONTAGE RD
BURR RIDGE, ILLINOIS 60521
NW1/4 OF SEC. 35-38-11

FOR THE PROSECUTOR		FOR THE DEFENSE	
NAME	DATE	NAME	DATE
ST. JAMES	8/25/2011	ST. JAMES	8/25/2011
DR	DR	DR	DR

072015 02010 AM