



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

**February 5, 2018  
7:30 P.M.**

**I. ROLL CALL**

**Greg Trzupek, Chairman**

**Mike Stratis  
Dehn Grunsten  
Jim Broline**

**Luisa Hoch  
Greg Scott  
Mary Praxmarer**

**II. APPROVAL OF PRIOR MEETING MINUTES**

**A. January 15, 2018 Plan Commission Regular Meeting**

**III. PUBLIC HEARINGS**

**A. Z-02-2018: 15W308 North Frontage Road (Wilk); Text Amendment, Special Use, and Findings of Fact**

Requests an amendment to Section VIII.C.2 of the Burr Ridge Zoning Ordinance; a special use as per the amended Section VIII.C.2 to permit an irrigation installation business in a B-2 Business District; and a special use to permit outdoor overnight truck parking and storage in a B-2 Business District.

**IV. CORRESPONDENCE**

**A. Board Report – January 22, 2018**

**B. Activity Report – January 2018**

**V. OTHER CONSIDERATIONS**

**A. PC-03-2018: Lakeside Pointe PUD Final Engineering and Final Plat Review**

**B. S-01-2018: 16W260 83<sup>rd</sup> Street (Odeh); Variation and Findings of Fact**

**VI. FUTURE SCHEDULED MEETINGS**

- A. February 19, 2018:** The filing deadline was January 22, 2018
- **Z-04-2018 - 16W020 79<sup>th</sup> Street (Lyons Trucking):** Requests variation to install an electric security fence behind an existing fence.
- B. March 5, 2018:** The filing deadline for this meeting is February 5, 2018

**VII. ADJOURNMENT**

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**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 February 12, 2018 Regular Meeting beginning at 7:00 P.M. Commissioner Scott is the Plan Commission representative for the February 12, 2018 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF**  
**JANUARY 15, 2018**

**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, Grunsten, Praxmarer, and Broline

**ABSENT:** 2 – Scott, Trzupsek

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

**II. APPROVAL OF PRIOR MEETING MINUTES**

Commissioner Hoch clarified that a resident's name had been spelled incorrectly. Ms. Hoch also said that she also wished to clarify a comment she made about re-zoning a property from R-2A to R-3 in the context that the neighboring lots were much larger than R-3 minimum standards. Ms. Hoch also stated that the Comprehensive Plan update was not being pursued due to a lack of funds.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grunsten to approve the minutes of the December 4, 2017 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Hoch, Grunsten, Broline

**NAYS:** 0 – None

**ABSTAIN:** 2 – Stratis, Praxmarer

**MOTION CARRIED** by a vote of 3-0.

**III. PUBLIC HEARINGS**

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

**Z-01-2018: 6860 North Frontage Road (Agarwal): Special Use and Findings of Fact**

As directed by Vice Chairman Broline, Mr. Walter described this request as follows: the petitioner is Arun Agarwal, owner of an 18,020 square foot commercial building at 6860 North Frontage Road. The property shares a parking lot with 6880 North Frontage Road to the east, which the petitioner also owns. The petitioner is requesting approval for three medical clinics in two suites at 6860 North Frontage Road. The petitioner has submitted a blocking plan demonstrating how the interior space will be delineated between tenants. The owner requests one special use for Athletico Physical Therapy, who will occupy Suite B, as well as two special uses for Midwest Sports Medicine and Burt and Will Plastic Surgery/Limelight, who will share Suite C. Burt and Will

Plastic Surgery and Limelight are two separate brands that are part of the same company which provides aesthetic medical services.

Dr. Neena Will, petitioner and co-owner of 6860 North Frontage Road, said that she is a medical doctor who owns Burt and Will Plastic Surgery as well as the building jointly with other partners.

Commissioner Hoch asked staff to clarify the need for a special use for the tenants. Mr. Walter stated that medical and dental clinics were listed as a special use in the L-I Light Industrial District, and that it is currently listed as a special use and no amendments were required to approve the petition.

Vice Chair Broline asked for public comment; none was given.

Commissioner Stratis asked staff about the impact of traffic on the intersection at County Line Road and Carriage Way. Dr. Will stated that their hours would be standard business hours. Mr. Walter said that staff suggested a traffic study be conducted but the petitioner did not feel that his use would bring more traffic than the previous use, which was a technical college. Dr. Will estimated that her practice would bring approximately 30 visitors to the building on a daily basis.

Commissioner Stratis said that he did not prefer the option of granting a special use for medical clinics for the entire building, which would eliminate the need for future public hearings to approve special use petitions for medical clinics.

Commissioner Hoch asked what was planned to go into the empty space in the building. Dr. Will said that they were hoping to attract an additional medical clinic to the space, such as an occupational clinic. Commissioner Hoch asked about signage options for the property. Dr. Will said that they were working with staff to tailor a sign plan.

Commissioner Grunsten asked if there was any public comment on the petition. Mr. Walter said that staff had only received inquiries and no objections were registered.

Commissioner Praxmarer asked if overnight care would be offered or necessary at any of the special uses. Dr. Will said that none of the clinics under lease would offer such services.

Vice Chair Broline asked if emergency medical services would be offered as part of their business. Dr. Will said that some of her clinics do offer same-day appointments but none offer emergency services. Vice Chair Broline asked for clarification on the option offered by staff to grant a special use by right to the entire building. Mr. Walter said that this option is available to the Plan Commission as it has been recommended to a few other buildings in the past.

Commissioner Hoch said that she agreed with Commissioner Stratis in that she did not want to grant a special use by right for medical clinics for the entire building. Commissioner Grunsten also agreed.

At 7:47 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Hoch, Grunsten, Praxmarer, and Broline

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.



A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and recommend that the Board of Trustees approve three special uses pursuant to Section X.E.2.k of the Burr Ridge Zoning Ordinance to permit three medical clinics to Athletico Physical Therapy and Burt and Will Plastic Surgery/Limelight in a L-I Light Industrial District at 6860 North Frontage Road in a manner consistent with the submitted business plan and to expire once each business no longer operates at this property.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Hoch, Grunsten, Praxmarer, and Broline

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

**V-01-2018: 7210 Giddings Avenue (Marth): Variation and Findings of Fact**

As directed by Vice Chairman Broline, Mr. Walter described this request as follows: the petitioner is Dan Marth, property owner of 7210 Giddings Road. The petitioner requests a variation from Section IV.J.1.b of the Burr Ridge Zoning Ordinance to permit a fence in a corner side yard. The petitioner is in the process of building a new home on the land after demolishing the existing home; the proposed fence would extend to the northern property line and into an unpermitted side yard setback but would not extend beyond the rear wall of the home. In the R-3 Residential District, the corner side yard setback is 30 feet from the property line. The lot abuts two parallel but unconnected streets located directly north of the property (72nd Street and Harvester Drive).

Dan Marth, 7210 Giddings Avenue, said that he is petitioning to replace an old chain-link fence with a conforming elevation in the side yard. Mr. Marth said that his primary motive for the request is traffic on Harvester Drive.

Vice Chair Broline asked for public comment; none was given.

Commissioner Praxmarer said that she was reluctant to support the petition as stated.

Commissioner Grunsten asked if any public comment was given. Mr. Walter said that four residents had registered objections with staff.

Mr. Marth asked if any comments had been made about the old, chain-link fence. Mr. Walter said that the comments were not made against the old fence, but rather the petition for a new fence.

Commissioner Hoch said that the Plan Commission considers petitions for variances based on hardships, and said that while the area around the property was changing over time, the rules should be enforced without a hardship.

Commissioner Stratis said that the goal of the Zoning Ordinance is conformance, and hardships are rare in the minds of the Plan Commission and did not see one in this particular instance.

Vice Chair Broline agreed with Commissioners Hoch and Stratis regarding the lack of hardship in this particular petition.

At 8:00 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Hoch, Grunsten, Praxmarer, and Broline

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees deny the request for a variation from Section IV.J.1.b of the Burr Ridge Zoning Ordinance to permit fence in a corner side yard at 7210 Giddings Avenue.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Hoch, Praxmarer, Grunsten, Stratis, and Broline

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

## **V. OTHER CONSIDERATIONS**

### **PC-01-2018: Informal Discussion of the Dremonas Subdivision**

As directed by Vice Chairman Broline, Mr. Walter described this request as follows: the petitioner for the Dremonas Subdivision, Provencal Building & Development, has requested an informal discussion from the Plan Commission regarding the property at 15W110 87<sup>th</sup> Street. Mr. Walter said that the informal review process is offered to any potential petitioner within the planning process, and that the Plan Commission should be careful not to usurp the public hearing process and make any final determinations prior to a public hearing, and is not required to make any response to an informal request. The Plan Commission recently considered a request to re-zone the property at 15W110 87th Street from R-2A Residential to R-3 Residential, which was recommended for denial by the Plan Commission but withdrawn by the petitioner before it was considered by the Board of Trustees. The property owner is in the process of developing a new plan for this property and is seeking informal comments from the Plan Commission.

Mr. Walter said that three possible options available to the petitioner in developing this property. These options are for informational purposes only. The first option is to develop the property using the land's current zoning designation, R-2A Residential. This option is available to the developer by right, and would require 40,000 square foot lots with a minimum width of 125'. Current zoning would yield eight lots, as is shown in one of the developer's site plans. The second option is to re-zone the property to R-3 Residential, which the petitioner has already requested. It is staff's opinion that re-zoning the property to any designation other than R-3 Residential would be spot zoning; spot zoning is a change in zoning applied to a small area. According to several Circuit Court decisions in Illinois, spot zoning is unlawful when the change violates a zoning pattern that is homogenous, compact, and uniform. Re-zoning the property to R-3 Residential would permit the petitioner to build approximately 15 lots if they were built to the highest density. The Village is legally not permitted to consider the site plan in conjunction with a re-zoning request. The third option is to petition for a PUD, which would allow for the Village to consider the site plan as part of any request. Regardless of the designated zoning for the PUD, the petitioner would be required to obtain a variance for a PUD, as both R-2A and R-3 Residential Districts require a minimum of 40 acres for a PUD.

Commissioner Hoch asked if it was common for a petition to be denied and subsequently re-petitioned at a later date. Mr. Walter said that the petitioner will not be pursuing the site plan as originally offered, but that the Plan Commission was not permitted to consider the site plan as offered with their re-zoning request. Mr. Walter explained that the petitioner had met with staff and would be petitioning the Village for a PUD, which would allow the re-zoning to be discussed along with the site plan.

Commissioner Hoch asked how and why parties petition for a PUD. Mr. Walter said that a public hearing is scheduled, and that the purpose of the PUD is to allow for unique development to occur based on the configuration or location of the property under consideration. He explained that while developers are permitted to have higher density or unique lot sizes, such as zero-lot-line developments, the Village can receive additional public benefit beyond what is required by the Subdivision Ordinance. He provided the example of Lakeside Pointe, which was approved as a zero-lot-line development because the developer offered to build extensive walking paths around the property to connect it to the Village Center.

Commissioner Hoch said that she was worried about the precedent that might be set if the Village allowed a PUD in this location due to its proximity to County Line Road.

Vice Chair Broline asked if any variances would be required for a PUD on the subject property. Mr. Walter said that the minimum size for a PUD under existing R-2A or potential R-3 zoning is 40 acres; the property owners would require a variance to be granted a PUD as it is approximately 10 acres in size.

Vice Chair Broline asked for public comment; none was given.

Harry Liesenfelt, owner of Provencal Building & Development, said that the owners of the land at 15W110 87<sup>th</sup> Street took the comments from the previous public comment into consideration when they put together the preliminary site plan submitted as part of the informal discussion. Mr. Liesenfelt said that the intention remained to build a club-like atmosphere on a private street with premium landscaping. Mr. Liesenfelt said that he felt that there was too much inventory in Burr Ridge as most of the inventory was older.

Commissioner Stratis said that he felt that there was a lot of residential activity in Burr Ridge, and that there was no need to introduce new inventory to stimulate turnover.

Stephanie Dremonas, property owner, said that they did not believe that traffic is a major issue in this consideration. Commissioner Hoch said that there is little concern about quantity, but 87<sup>th</sup> Street is narrow. Ms. Dremonas said that she did not believe that there was much housing inventory in Burr Ridge.

Commissioner Stratis said that Mr. Liesenfelt's opinion was that there was too much inventory in the Village, while Ms. Dremonas said that there was little inventory. Commissioner Stratis said that the Plan Commission does not make decisions based on economics, and that it is their role to provide for proper land use.

Ms. Dremonas said that she wanted to work with the Village on a PUD concept so that both parties had control over what went in on the property. She said that she is allowed to build eight homes by right but that allowing higher density would allow her to provide an additional benefit along with giving the Village control over what is built.

Mr. Liesenfelt said that the premium landscaping included with the higher amount of lots would be included as part of their PUD, and that the density would allow them to spend more money on this amenity than would otherwise be feasible.

Commissioner Hoch said that the petitioners should speak to the neighbors, which was agreeable to the petitioners. Mr. Liesenfelt said that they wanted to meet with neighbors and distribute materials in the future.

Mr. Walter said that after the initial petition to re-zone the property, the petitioner met with staff to discuss what options were available to them. Mr. Walter said that a PUD was discussed as it would give both the petitioner and the Village a voice in what could be developed on the property. Mr. Walter recommended that the petitioner meet with staff to discuss what options were feasible or desirable to the petitioner and Village before meeting with the neighbors.

Mr. Walter asked the petitioner if they would consider orienting the homes closest to 87<sup>th</sup> Street to face the street to continue the streetscape. Mr. Liesenfelt said that they felt that this would detract from the club-like atmosphere of the proposed subdivision.

Commissioner Stratis asked about the marketability of the lots near the sanitary sewer easement that ran through the property. Mr. Liesenfelt said that they felt confident that the sewer's impact would be mitigated through planning.

**PC-02-2018: Outdoor, Overnight Commercial Vehicle Parking**

As directed by Vice Chairman Broline, Mr. Walter described this consideration as follows: The purpose of this consideration is to discuss potential amendments to the Burr Ridge Zoning Ordinance related to outdoor, overnight commercial vehicle parking in Manufacturing Districts. The Zoning Ordinance prohibits outdoor, overnight parking of commercial vehicles, with the exception of two delivery trucks. Staff routinely receives inquiries from businesses seeking to relocate to Burr Ridge's Manufacturing Districts. Almost all cite competitive and stable tax rates, proximity to Interstates 55 and 294, and quality of buildings and public infrastructure as Burr Ridge's advantages. Despite these advantages, Burr Ridge is eliminated from consideration by some businesses due to the restrictions placed on outdoor, overnight commercial vehicle parking. Staff requests consideration of amendments to the Zoning Ordinance to allow for expanded access to outdoor, overnight commercial vehicle parking for businesses in Manufacturing Districts.

Commissioner Praxmarer said that she had experience in the manufacturing industry and said that competition for property is very high in that sector, and wanted to take a harder look at this portion of the Zoning Ordinance.

Commissioner Hoch asked about the aesthetics of permitting additional parking. Mr. Walter said that there are few buildings which could accommodate semi-trucks, while most commercial properties in the Manufacturing Districts have office and warehouse space located in the same property.

Commissioner Stratis said that he agreed that the Zoning Ordinance could use additional scrutiny on this subject. Commissioner Stratis said that insurance rates for commercial property is higher when vehicles are parked inside. Commissioner Stratis suggested that staff come up with a method to establish different classifications of uses in Manufacturing Districts in which to permit different

levels of commercial parking, and also suggested establishing an expedited review process in which staff reviews each application without a public hearing.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to request permission from the Board of Trustees to hold a public hearing to consider amendments to the Zoning Ordinance regarding outdoor, overnight commercial vehicle parking.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Hoch, Grunsten, Praxmarer, Broline

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

#### **VI. FUTURE SCHEDULED MEETINGS**

- 1. February 5, 2018**
- 2. February 19, 2018**

#### **VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 9:00 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:00 p.m.

**Respectfully**

**Submitted:**

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Evan Walter, Assistant to the Village Administrator





VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**Z-02-2018: 15W308 North Frontage Road (Wilk); Requests an amendment and a special use as per the amended Section VIII.C.2 to permit an irrigation installation business in the B-2 Business District; and a special use to permit outdoor overnight van parking and storage in a B-2 Business District.**

**HEARING:**

February 5, 2018

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**

Michal Wilk

**PETITIONER STATUS:**

Potential Tenant

**PROPERTY OWNER:**

Frontage Road Ltd. Partnership

**EXISTING ZONING:**

B-2 Business District

**LAND USE PLAN:**

Recommends Commercial Uses

**EXISTING LAND USE:**

Commercial Building

**SITE AREA:**

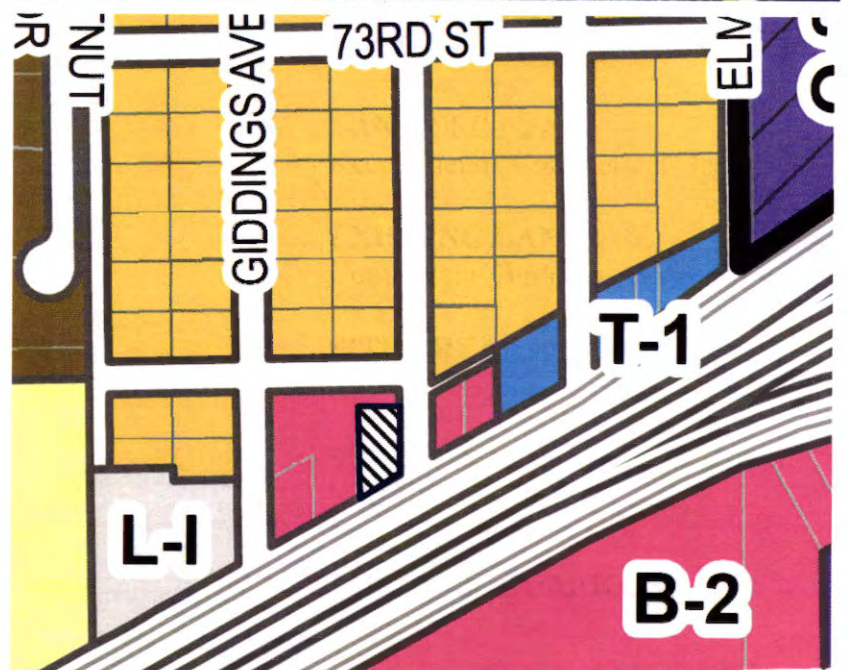
0.4 Acres

**SUBDIVISION:**

Martin's Subdivision

**AVAILABLE PARKING:**

6 Spaces





The petitioner is Michael Wilk, owner of Magic Irrigation, a landscape irrigation systems installer seeking to relocate to Burr Ridge. The primary services offered by the business include the installation of sprinkler systems and landscape lighting. The petitioner is requesting a text amendment to the Zoning Ordinance to designate "irrigation installation business" as a special use in the B-2 Business District, a special use approval as per the amendment to operate an irrigation installation business upon approval of the text amendment, as well as a special use to permit outdoor overnight parking for six vans and three trailers in a B-2 Business District, all at 15W308 North Frontage Road. At this time, there is no permitted or special use that can accommodate the petitioner in a B-2 Business District.

The petitioner does not intend to attract customers to the property; rather, the property is intended to house the administrative functions of their business, such as sales and scheduling, as well as to park and store company-owned vans and trailers outdoors and overnight. In their pre-application meeting with staff, the petitioner stated that their future plans include purchasing and redeveloping the entire block into a multi-tenant use, such as an office building.

### **Land Use and Site Analysis**

The properties to the north and partially to the west are zoned R-3 Residential, while the parcels to the east are zoned B-2 Business with commercial office buildings. A heavy equipment sales company is presently operating on a single parcel zoned L-I Light Industrial to the immediate west of the property. Interstate 55 is located to the south of the property. The subject property includes a 3,000 square foot commercial building as well as a public parking lot able to accommodate six spaces. The lot is non-conforming as to design and landscaping. Specifically, there is no perimeter barrier curb or perimeter landscaping around the parking lot. There is a second parking lot located north of the property which is fenced-in and able to accommodate approximately ten spaces, which is proposed to be reserved for business needs. The Zoning Ordinance does not provide for a minimum parking requirement for such a use; the Plan Commission must determine the number of spaces that the business must provide. Since the petitioner does not intend to serve customers on-site, it is unlikely that the business will generate a high amount of trips to the site apart from its own employees.

### **Public Hearing History**

A temporary special use for an automotive paint and parts business was granted in 2009, which was renewed in 2011 and 2013. A public hearing was also held in 2017 to consider a special use for a kennel, but the petition was withdrawn by the petitioner before a recommendation was made.

### **Public Comment**

No public comment of any kind was received regarding the petition.

### **Applicable Zoning Ordinance Section(s)**

The B-2 Business District is intended "*to accommodate those uses which require substantial land area, are major travel destinations, require substantial support parking and draw their clientele or employees from the regional market. Many such uses require a high degree of access and roadside visibility or exposure from major thoroughfares.*" Section VIII.C.2 of the Zoning Ordinance lists all special uses that are permitted in the B-2 Business District. Staff's interpretation of Section VIII.C.2 is that no permitted or special use currently listed can accommodate the use described by the petitioner.

The parking of commercial vehicles outside of an enclosed building overnight is not permitted by the Zoning Ordinance. Section X.B.7.d of the Zoning Ordinance states:

- d) *Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:*
1. *A maximum of two delivery trucks may be parked overnight on a lot or parcel.*
  2. *Delivery trucks allowed as per this subsection shall not exceed 24,000 pounds.*
  3. *Said delivery trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.*

However, Section X.F.2.k of the Zoning Ordinance allows a special use request for outside storage “*provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas.*”

### **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 an amendment to Section VIII.C.2 of the Zoning Ordinance to add a special use to the B-2 Business District, the following changes are suggested:

Section VIII.C.2 (Special Use in the B-2 Business District): ***Irrigation installation business, with no customers on premises***

If the Plan Commission chooses to recommend a special use approval for Magic Irrigation to operate an irrigation installation business in a B-2 Business District, staff recommends that the special use be limited to the following conditions:

1. The special use will be limited to Magic Irrigation in a manner consistent with the submitted business plan and shall expire if Magic Irrigation no longer operates the business at 15W308 North Frontage Road.
2. The special use and facility shall be limited to the building on the property at 15W308 North Frontage Road in which Magic Irrigation will be the sole occupant.
3. No other business activities other than administrative functions and storage of equipment related to an irrigation installation business use shall be conducted within the building on the property at 15W308 North Frontage Road in which Magic Irrigation is the sole occupant.
4. The special use shall expire if the property is significantly re-developed from its current state, including but not limited to demolition of the current building at 15W308 North Frontage Road.
5. The special use shall be granted on a temporary basis, with the expiration date of the special use and the parking lot improvements set for the same deadline.
  - a. If the petitioners can demonstrate that they will be able to redevelop the property within the time frame of the temporary special use, then they would not be required to improve the parking lot. Progress may be demonstrated by a purchase of the property, demolition and building permits submitted for the site, etc. If no progress is made, then the petitioners would be required to bring the parking lot into compliance. Regardless, under this arrangement, the petitioner will need to

demonstrate that they do not need to improve the parking lot due to pending redevelopment, or they will need extend the temporary use or request that it be made permanent. Staff recommends that the temporary use be granted for three years if this option is preferred; the petitioner has stated that their intended timeframe for beginning the process of redevelopment is two to three years.

If the Plan Commission chooses to recommend a special use approval to permit outdoor, overnight parking and storage of commercial vans and trailers in a B-2 Business District for Magic Irrigation, staff recommends that the special use be limited to the following conditions:

1. All outdoor, overnight parking of commercial vans and trailers shall be limited to the north parking lot within the fenced-in area.
2. Outdoor, overnight parking shall be limited to six commercial vans and three trailers each with a gross weight not exceeding 24,000 pounds.
3. Only commercial vans or trailers owned and operated by Magic Irrigation shall be parked on the premises overnight.
4. The special use shall expire if the property is significantly re-developed from its current state, including but not limited to demolition of the current building at 15W308 North Frontage Road.

#### **Appendix**

Exhibit A – Petitioner's Materials





## VILLAGE OF BURR RIDGE

 PETITION FOR PUBLIC HEARING  
 PLAN COMMISSION/ZONING BOARD OF APPEALS

 ADDRESS OF PROPERTY: 15W 308 FRONTAGE PIN # \_\_\_\_\_

## GENERAL INFORMATION

 PETITIONER: MAGIC IRRIGATION LLC  
 (All correspondence will be directed to the Petitioner)  
 PETITIONER'S ADDRESS 10910 LINN CT LA GRANGE HIGHLANDS IL 60525  
 PHONE: 708-259-7844  
 EMAIL: MICHAEL WILK  
 PROPERTY OWNER: TED STATUS OF PETITIONER: \_\_\_\_\_  
 OWNER'S ADDRESS: \_\_\_\_\_ PHONE: 630-308-2760

## PROPERTY INFORMATION

 PROPERTY ACREAGE/SQ FOOTAGE: \_\_\_\_\_ EXISTING ZONING: B2  
 EXISTING USE/IMPROVEMENTS: COMMERCIAL BUILDING  
 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)

TO PERMIT AN IRRIGATION BUSINESS AND TO PERMIT  
OUTDOOR STORAGE OF COMMERCIAL VEHICLES (6 TRUCKS + 3 TRAILERS)

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

01-09-18  
 Date Petition is Filed



**Magic Irrigation LLC**

Phone: 708-352-7844

Fax: 708-469-1666

[Info@Magicirrigation.com](mailto:Info@Magicirrigation.com)

January 12, 2018

Village of Burr Ridge  
7660 County Line Road  
Burr Ridge, IL 60527  
RE: Property Rental

To Whom It May Concern:

We are an underground irrigation company interested in renting the property at 15W308 Frontage Rd. We have been in business since 2007 (11 years) and have an established customer base in your village and the surrounding areas.

The location would strictly be for the employees and since we are an on location service provider, all customer interaction would be at their property. Along with my employees utilizing the facility, we would be parking 6 vans and 3 trailers behind the fence on the business property.

In allowing us to rent this property, we are looking forward to growing our business even further and eventually planning to purchase the location and develop the property.

Thank you,

Michal Wilk  
Owner





Findings of Fact  
**Special Use**  
Burr Ridge Zoning Ordinance

Address:

15W308 N FRONTAGE

As per Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

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

*We don't believe that any such business exists in the Village.*

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

*Agree*

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

*Agree*

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

*Agree, we as petitioners intend to redevelop the property in the future.*

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

*Agree*

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

*Agree*

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

*Agree*

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

*Agree, we will take all steps to conform to the standards of the Village.*





**FINDINGS OF FACT  
FOR AN AMENDMENT TO THE  
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

Yes, this amendment will provide for a service business that the residents of the Village use often as part of their residential landscaping needs.

- b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

Yes, the purpose of the B-2 District is to provide local services to the residents of the Village.



## NOTICE

Village of Burr Ridge

There will be a public hearing to  
consider zoning changes or approvals  
for this property.

For further information,  
please call or visit:

Burr Ridge Village Hall  
7660 County Line Road  
(630)654-8181, Extension

Ask for Information Re: **202 2018**

Further details are available at:

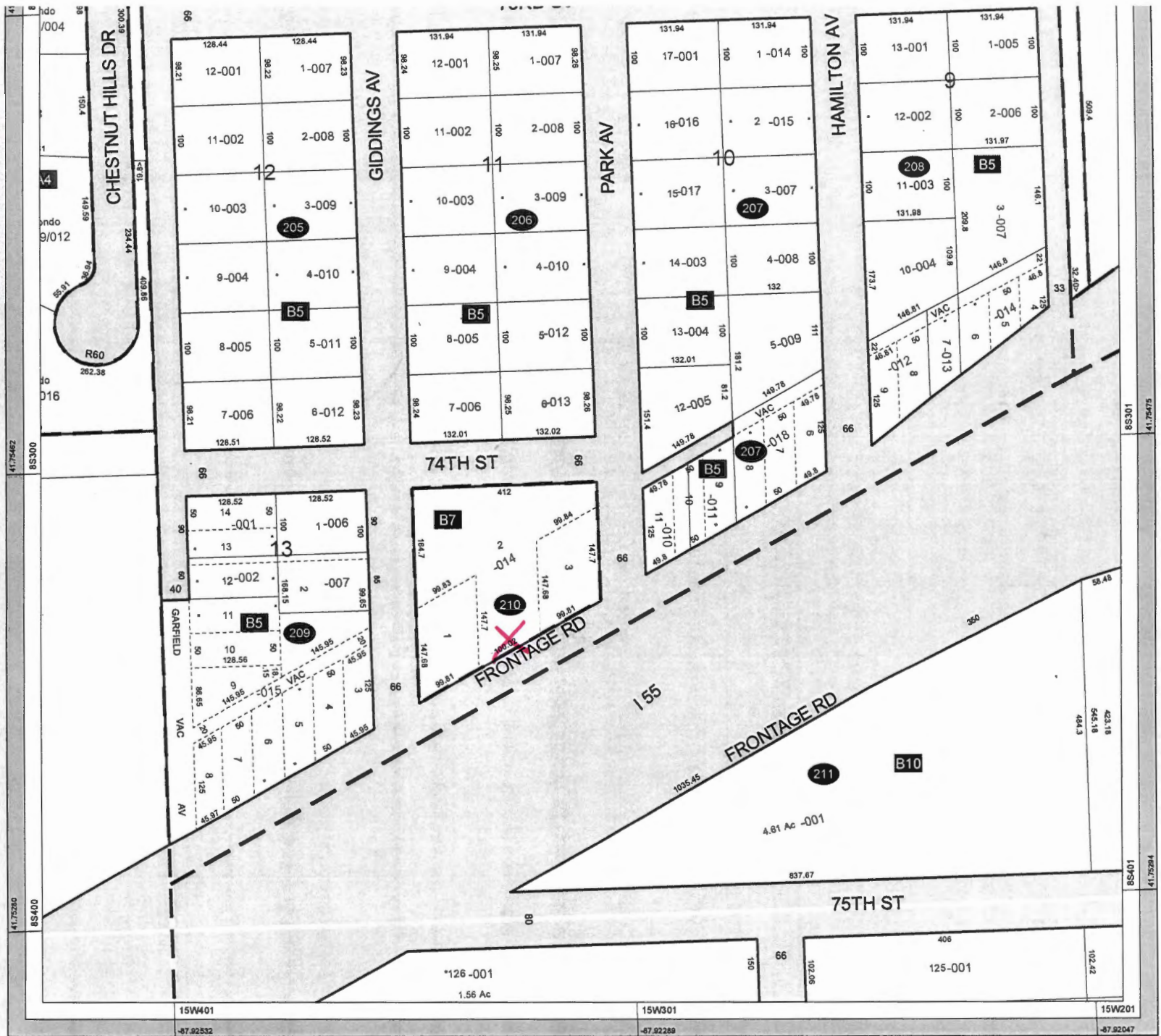
[www.burr-ridge.gov](http://www.burr-ridge.gov)

(see Public Hearing/Plan  
Commission Agenda)



2-02-2018  
15W308  
North  
Frontage Rd.

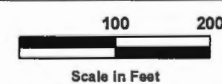
Public  
Hearing  
Scheduled  
2-5-18



9-25A-E  
9-24D-W  
**9-25B-W**  
9-25D-W  
9-25B-E

Paul Hinds  
DuPage County Clerk  
421 N. County Farm Rd.  
Wheaton, IL 60187  
630.407.5500

This map created for assessment purposes only. Refer to recorded  
plats and deeds for legal descriptions and property dimensions.  
Copyright 2017 - The County of DuPage, Illinois.





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](http://www.burr-ridge.gov)

Mickey Straub  
Mayor

Karen J. Thomas  
Village Clerk

J. Douglas Pollock  
Village Administrator

January 17, 2018

**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-02-2018: 15W308 North Frontage Road** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Michal Wilk for a text amendment and special use pursuant to Section VIII.C.2 of the Burr Ridge Zoning Ordinance to permit an irrigation installation business and for a special use to permit outdoor, overnight truck parking and storage in a B-2 Business District. The petition number and property address is **Z-02-2018: 15W308 North Frontage Road** and the Permanent Real Estate Index Number is: **09-25-210-013**.

A public hearing to consider this petition is scheduled for:

**Date:** Monday, February 5, 2018  
**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](mailto: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.





## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Evan Walter  
Assistant to the Village Administrator

**DATE:** January 31, 2018

**RE:** Board Report for February 5, 2018 Plan Commission Meeting

---

At its January 22, 2018 meeting the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

**Z-01-2018: 6860 North Frontage Road (Agarwal);** The Board of Trustees concurred with the Plan Commission's recommendation and approved an ordinance granting three special uses for medical clinics in a L-I Light Industrial District.

**V-01-2018: 7210 Giddings Avenue (Marth);** The Board of Trustees concurred with the Plan Commission's recommendation and approved an ordinance denying a variance for a fence in a corner side yard.

**PC-02-2018: Request for Public Hearing;** The Board of Trustees approved the Plan Commission's request to conduct a public hearing to consider a zoning amendment relative to outdoor, overnight parking of commercial vehicles in Manufacturing Districts. A public hearing for this amendment is on the February 19, 2018 agenda.



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Evan Walter  
Assistant to the Village Administrator

**DATE:** January 31, 2018

**RE:** Activity Report for February 5, 2018 Plan Commission Meeting

---

The following developments have occurred related to recent Plan Commission hearings and considerations.

**101 Tower Drive** – Global Luxury Imports has announced that they have closed for business. The staff stated that they are trying to find a new space to operate at within the Village.

**280 Shore Drive** – Windy City Curling has cancelled plans to develop a private curling facility on the property.

**100 Harvester Drive** – Hampton Inn will be receiving its certificate of occupancy and will open for business this month. Staff continues to receive inquiries into the neighboring property left vacant by the Falls Event Center.





## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Doug Pollock, AICP, Village Administrator

**DATE:** February 1, 2018

**RE:** Lakeside Pointe Final Plat of Subdivision; 11650 Bridewell Drive

The referenced subdivision was granted preliminary PUD approval in October, 2017. The developer has submitted the final plat for approval by the Plan Commission and Board of Trustees. Review of the final plat does not require a public hearing.

The developer, McNaughton Development, Inc., submitted the final plat and final engineering plans for staff review on November 30, 2017. The first set of review comments were provided to the developer on December 18, 2017. Revised plans were provided by the developer on January 15, 2018 and a second set of review comments were provided to the developer on January 30, 2018. Each set of staff review comments includes a review by the Community Development Department relative to compliance with the preliminary PUD, Zoning and Subdivision Ordinances; review comments from the Village Engineer, and review comments from the Village's consulting forester.

Based on the January 30 review comments (a copy is attached), staff has determined that the final plat and final engineering plans are substantially completed and that a final PUD review by the Plan Commission may proceed. Review comments relative to the final PUD include the following:

1. Review comments provided in the attached staff review dated January 30, 2018 and not also covered in this review will be addressed prior to recording of the final plat subject to staff review.
2. The developer and the Plan Commission should consider if land banking of the perpendicular parking spaces would be appropriate. These spaces have limited value as for every 2 perpendicular spaces added, there is 1 parallel space on the street removed. If land banked, the developer could be asked to provide an escrow account that would be used if the Homeowners Association decided the extra parking is needed.
3. The proposed donation of park land is under consideration by the Pleasant Dale Park District Board. However, the developer requests that if the Park Board does not accept the land donation, that the Village accept the proposed park to be improved by the developer, maintained by the Homeowners Association, and provided with an easement that grants public access to the park. As per Section X.A.4 of the Burr Ridge Subdivision Ordinance, the Village has the option of accepting a "private" park dedicated for public use in lieu of a park impact fee or land donation. If the Park District prefers not to accept

a land donation and the Village agrees to accept a "private" park, it is suggested that the developer provide an initial deposit of funds to be used by the HOA for park maintenance.

4. An improvement plan for the park has been provided which includes diagonal parking spaces located in the public right of way. Staff cannot recommend this design for parking. As an alternative, it may work to construct parallel parking spaces in this same location. Under any circumstances, it is requested that any work in the right of way be accompanied by the removal of the landscaping island in the middle of Bridewell Road.
5. In the staff report for the preliminary PUD review, it was noted that the Subdivision Ordinance requires a half street improvement of the adjacent Commonwealth Avenue. Although the Plan Commission and Village Board did not specifically address this issue, it appears the intent was to waive or reduce this requirement. It is staff's recommendation to waive the street improvements except to add a turnaround at the end of the street (while maintaining the same rural cross section of the existing street).
6. Similarly, there was no specific action in the preliminary PUD approval to waive the requirement for a donation in lieu of the required sidewalks. Required sidewalks that are not being constructed include a sidewalk along Commonwealth Avenue and along the outside loop of the internal street. A fee in lieu of the required sidewalks will be required unless specifically waived by the Board of Trustees. The Village's Pathway Commission is recommending a donation in lieu of the required sidewalks not being built.
7. Final review of the building elevations is required by the Plan Commission and Village Board. Attached are building elevations showing 8 different elevations. The materials and design are similar to the elevations approved with the preliminary PUD plans. The Plan Commission should recommend anti-monotony regulations for the final PUD approval. Typical regulations would include prohibiting the same elevation on adjacent lots and limiting the number of units using the same elevation throughout the subdivision.

The developer is also requesting that school and park impact fees be paid at the time a building permit is issued for each home rather than all of the impact fees being paid at the time of the final plat recording. Since this is not a land use or development issue, staff suggests this issue be considered by the Board of Trustees.

Subject to resolution of the above matters, staff has determined that the final PUD plans comply with the preliminary PUD approval, the Subdivision Ordinance, and the Zoning Ordinance. Therefore, the Plan Commission may proceed with its recommendation for the Board of Trustees to approve the final plans subject to conditions addressing the above comments.

January 30, 2018

Mr. Doug Pollock  
Village of Burr Ridge  
7660 County Line Road  
Burr Ridge, Illinois 60527

RE: Lakeside Pointe

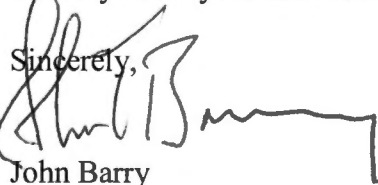
Dear Mr. Pollock,

Per your request please find enclosed color renderings for our homes to be constructed at Lakeside Pointe along with our proposed park concept. We would like this material to be included in the Plan Commission & Village Board submittal for final plat approval.

In addition, we have two additional topics we are looking for Village Board approval on February 12<sup>th</sup> in connection with Lakeside Pointe. The of those issues is the timing of impact fees. Our request is that the fees be payable at the time of building permit issuance. We feel that payment at building permit results in a truer representation of impact based on the actual bedroom count in the individual units.

The second topic that we are looking for approval on is a possible private open space feature being incorporated within the development. As you are aware at our preliminary approval stage there was support at the Board level for a park feature in this area. Since that time, we have presented the enclosed concept plan to the Pleasant Dale Park District Board. The proposal is to dedicate approximately 30,000 square foot of land and improve the park at an estimated cost of \$160,000. If accepted the combination of the land and improvement costs will exceed the Village ordinance requirements by \$60,000. This plan is still under Park District consideration. Our request to the Village Board is that in the event the Park District does not want the site, the Village will approve the proposal as private open space and count it toward our fulfillment of the Park Donation ordinance. As a private amenity it would be owned and maintained by the HOA but in order to incorporate it into the overall community we would provide a public access easement across the site.

Thank you for your assistance and we look forward to proceeding with our final approvals.

Sincerely,  


John Barry

JB/kn

enclosures





**VILLAGE OF BURR RIDGE**  
**7660 COUNTY LINE ROAD**  
**BURR RIDGE, ILLINOIS 60527**

**EMAIL MEMORANDUM**

**DATE:** January 30, 2017  
**TO:** Paul McNaughton  
**FROM:** J. Douglas Pollock, AICP                      Phone: (630) 654-8181, Ext 2000  
Village Administrator                      [dpollock@burr-ridge.gov](mailto:dpollock@burr-ridge.gov)  
**RE:** Lakeside Pointe Final Engineering & Final Plat Review #2

Attached are plan review comments from the Village Engineer and Village Forester and below are comments relative to zoning and subdivision compliance:

1. A sidewalk and pathway easement was requested for all sidewalks and pathways not located within the private street outlot. An easement has been provided except for that portion of the pathway located along the northeast and east side of the lake. Please extend the sidewalk and path easement to that location.
2. There is no provision for patios or decks encroaching into the common area. In the developer's response, it is reported that the covenants will address the location of the patios and decks. Given that the Village has no control over the covenants, we continue to request that an easement be provided at the rear of each building pad for the location of patios and decks. Without such an easement, the Village cannot issue permits for any encroachment of patios or decks into the common area. Attached is a sample easement.
3. Subdivision review and inspection fees will be due and will be based on a percentage of the approved engineer's estimate (2% plan review and 1.5% inspection fee). Information regarding the number of bedrooms and dedication of park land is necessary before calculating the final school and park impact fees. All fees are due prior to recording the final plat and commencement of construction.
4. An easement is necessary for the emergency access in the vicinity of lots 40 and 41. The details of the emergency access will require the approval of the adjacent property owner and the Pleasantview Fire Protection District.

The following review comments relative to final engineering and landscaping plans are provided regarding compliance with the Zoning and Subdivision Ordinances:

5. A separate cost estimate and engineering plans will be required for the pedestrian bridge and pathway at the southeast quadrant of the property. Although the bridge and this portion of the pathway will be considered a separate project, the initial letter of credit (or a separate letter of credit) will need to be provided for the bridge and pathway prior to recording the plat.
6. It is recommended that you consider land banking all or some of the other perpendicular parking spaces. Staff will present this option to the Plan Commission for their consideration; this includes the crosswalk at the south end near the faux bridge.

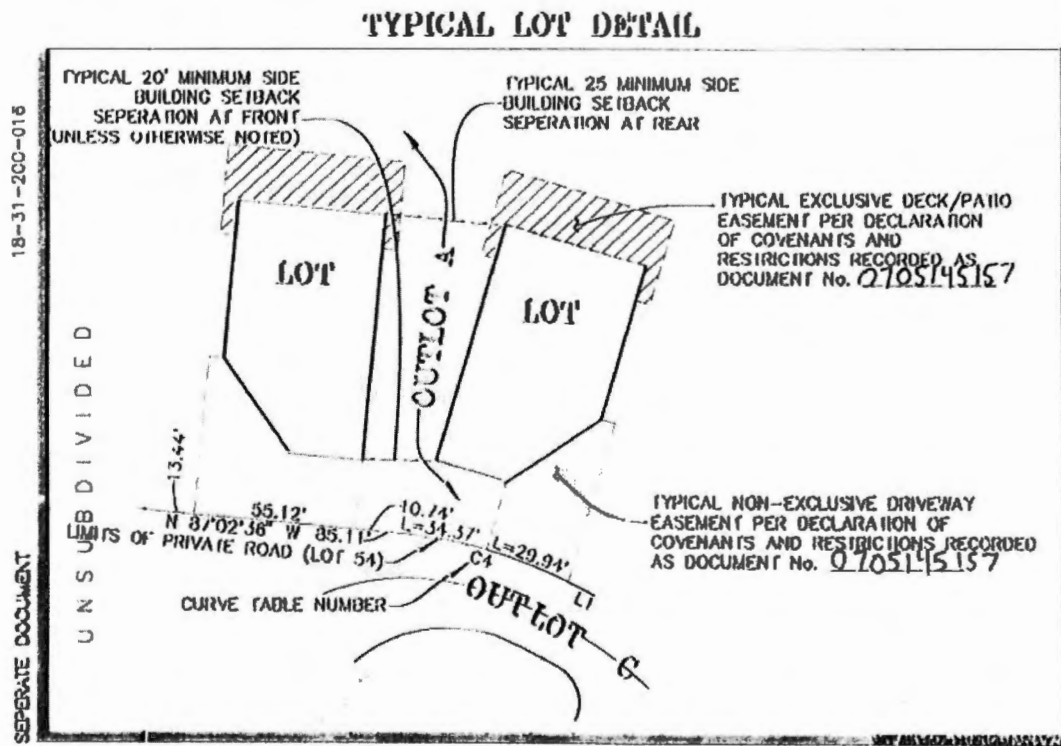
7. The engineering plans should specify that the three crosswalks will be painted as per Village and IDOT standards.

Other issues that will be addressed by the Plan Commission and Village Board of Trustees include the following:

8. The proposed donation of park land is under consideration by the Pleasant Dale Park District Board. It is staff's understanding that if the Park Board does not accept the land donation, that the developer proposes to create a park at this location that will be owned and maintained by the Homeowners Association with an easement for public access (as per Section X.A.4 of the Burr Ridge Subdivision Ordinance). It is further suggested that if the park is created and maintained by the HOA, that the developer an initial deposit of funds to be used by the HOA for park maintenance.
9. An improvement plan for the park has been provided which includes diagonal parking spaces located in the public right of way. Staff cannot recommend this design for parking. As an alternative, it may work to provide parallel parking spaces in this same location. Under any circumstances, it is requested that the landscaping island in the middle of Bridewell Road be removed to remove its interference with the parking spaces.
10. A question was asked about the requirements for Commonwealth Avenue. This issue was raised in the staff reports for the preliminary PUD and again by the Village Engineer in the staff review for the final engineering plans. A check of the records indicates that the Plan Commission and Village Board did not specifically address this issue. Such inaction may have been intended to waive the requirement for street and right of way improvement but that is not clear. This issue will be presented to the Plan Commission and Village Board for clarification. It is staff's recommendation to waive the street improvements except to add a turnaround at the end of the street (while maintaining the same rural cross section of the existing street). Any encroachment of the turnaround outside of the existing right of way may be addressed via an easement so as not to change the 100 foot building setback.
11. Similarly, there was no specific action in the preliminary PUD approval to waive the requirement for a donation in lieu of the required sidewalks. Required sidewalks that are not being constructed include a sidewalk along Commonwealth Avenue and along the outside loop of the internal street. A fee in lieu of the required sidewalks will be required unless specifically waived by the Board of Trustees. The Village's Pathway Commission is recommending a donation in lieu of the required sidewalks not being built.
12. Final review of the building elevations is required by the Plan Commission and Village Board. Please provide plans showing the final elevations and include your proposal for ensuring diversity of architecture (i.e. anti-monotony regulations) throughout the subdivision.

The final plans are scheduled for review by the Burr Ridge Plan Commission at their February 5, 2018 meeting. By the end of day on Wednesday, January 31, 2018, please provide 15 hard copies and 1 digital copy of the final plat and building elevations for distribution to the Plan Commission.

**Sample Easement for Patios and Decks:**



**DECK/PATIO EASEMENT PROVISIONS**

DECK/PATIO EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE SAVOY CLUB HOMEOWNERS ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS IN, ON, OVER, UPON, ACROSS, UNDER, AND THROUGH THOSE AREAS DEPICTED ON THE PLAT AS "DECK/PATIO EASEMENT". BUILD ABLE DECK OR PATIO AREA NOT TO EXCEED 450 SQUARE FEET.

SAID EASEMENTS HEREIN GRANTED ARE PERPETUAL EASEMENTS AND SHALL RUN WITH THE LAND AND ALL COVENANTS, AGREEMENTS, TERMS, CONDITIONS, OBLIGATIONS, RIGHTS, AND INTREST HEREIN CONTAINED ARE PROVIDED FOR AND SHALL LIKEWISE INSURE TO THE BENEFIT OF THE PARTIES HERETO, THEIR HEIRS, EXECUTORS, SUCCESSORS, GRANTEEES, LESSEES, AND ASSIGNS.



## M E M O

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**To:** Doug Pollock, Director of Community Development  
**From:** David Preissig, P.E., Director of Public Works & Village Engineer  
**Date:** January 30, 2018  
**Subject:** Lakeside Pointe of Burr Ridge: Engineering Review #2

---

Thank you for coordinating the final engineering and final plat reviews of the subject development. The following are review comments for the Final Plat of Subdivision with revision date 01/03/2018, Final Engineering plans with revision date 1-12-18, the Final Stormwater Management Report revised January 12, 2018, Storm Water Pollution Prevention Plan dated 1/12/18, the Wetland/Riparian WMO Permit Application (submitted separately to wetland consultant), Landscape Plan dated 1-08-2018, Final Engineer's Opinion of Probable Construction Costs for Site Development revised January 12, 2018, and a Response Letter to Review #1 dated January 12, 2018:

### **Final Plat**

1. A separate plat of easement exhibit or agreement should be prepared and executed by the Marriott property owners that provides the permanent and temporary easements needed for off-site work on the Marriott property to construct parking lot modifications and maintain the emergency access drive. [Clarification to response of Review #1, Comment 2, stating "The Owner is working with the Marriot to obtain permission for construction and an easement for emergency access."]
2. Outlot A should extend to encompass the emergency access between the roadway and west property line.
3. On Sheet 2, show the boundary line to Lot 45 and notation for "Park Site to be Dedicated ..."
4. Per previous comments regarding "half-street improvements" to adjacent streets, the plat and engineering plans should include dedicated right-of-way (or easement) and construction of a hammer-head turn-around or circular cul-de-sac at the south end of Commonwealth Avenue. The plat should dedicate right-of-way (or easement) from its eastern boundary at the end of Commonwealth Avenue aligned with existing 73rd Street ROW for this proposed turn-around or cul-de-sac. [Clarification to response of Review #1, Comment 3, stating this has not been provided "due to concerns of the existing residents. Also, there is concern about the 100' setback requirement from Commonwealth."]

### **Final Engineering Plans**

5. Final comments from the Water Division, to please include in the Notes sheets 1.0-1.1:
  - a. Pressure taps must use ductile iron tapping sleeves.
  - b. Ductile iron water main must be poly-wrapped.
  - c. Sanitary sewer manhole covers not to be bolted down type.
  - d. Village testing for acceptance of sanitary sewer main includes mandrel testing, pressure testing, vacuum testing and televising of sanitary manholes.
6. Overall Site Plan, Sheet 3.0: Refer to Comment #4 above.
7. Erosion Control Plan, Sheets 5.1-5.4:
  - a. This plan does not show or describe staged construction anticipated with interim conditions (i.e. model homes/if approved). A "Construction Sequence" has been provided for the entire subdivision project and does not identify specific measures around phased construction (model homes). [Clarification to response of Review #1, Comment 8.c.]
  - b. Consider developing a staged construction plan that does not impact wetlands, wetland buffers, or floodplain boundaries and show the location and timing of intermediate silt fence and other erosion and sediment control measures needed in these interim conditions while work is proceeding on phased construction (model homes /if approved). [Clarification to response of Review #1, Comment 8.c.]
8. Utility Plan, Sheets 6.0 – 6.2:
  - a. Add valve vaults between lots 34-35, east of VV2, and between Lots 30-31 south of VV-4 [Clarification to response of Review #1, Comment 9.b.]
  - b. In the table on Sheet 6.1, correct the information for VV1 and VV5 that the pressure tap connections are both to 12" WM. Also note here that pressure taps must use ductile iron tapping sleeves.
9. Construction Details, Sheet 7.3:
  - a. Tracer wire has been added as requested to the watermain details, hydrant details, and valve vault details. However, in all such details, the wire ends must be shown brought up to the surface or vault cover for accessibility from the ground surface. Also, tracer wire is kept outside the hydrant auxiliary valve box [Clarification to response of Review #1, Comment 10.a.]
  - b. Pressure taps must use ductile iron tapping sleeves. Please include this in the notes and Offset Typical Pressure Connection Detail.



### **Landscaping Plan**

10. No further comments.

### **Final Stormwater Management Report**

11. Correct in all occurrences to remove notes regarding wetlands under jurisdiction of DuPage County since the site is located entirely in Cook County.

### **Storm Water Pollution Prevention Plan**

12. No further comments. At the pre-construction meeting, the concern will be addressed that drainage from this site is into private ponds, off-site wetlands, and Waters of the U.S.. Therefore, due diligence, details and notes will be needed on these plans and during construction with the emphasis and intention to ensure that erosion control is maximized, monitored, and properly maintained. It will be the developer's responsibility to employ a construction site manager who is capable of interpreting these plans, inspecting the erosion control elements, and authorizing, directing, and supervising supplemental and/or repairs and/or mitigation which may be necessary at any time, especially on an emergency basis. The developer and contractors should not assume that the erosion control plan will not need refinement or addition of other erosion control features based upon weather conditions or the condition of the site. The developer and contractor are responsible to control, maintain, and operate the site in a manner which ensures that downstream properties are not impacted. Therefore, adherence to the Stormwater Pollution Prevention Plan, best management erosion control practices, maintenance, monitoring, and inspection by the developer is vital.

### **Watershed Management Permit:**

13. Schedule D should be replaced by Schedule D "Legacy" form since this is an existing permitted detention basin.
14. The Village's consulting wetland specialist is reviewing WMO requirements for wetland and wetland buffer impacts, and the proposed pond planting plans. Files were provided electronically to this consultant by the developer's engineer on January 5, 2018. The review letter will be available on January 30, 2018.
15. Confirmation of wetland impacts and verification of payment into the Army Corps of Engineers (ACOE) wetland mitigation bank will be reviewed and approved by the MWRD. Provide calculations of the actual banking costs and the letter from ACOE of accepting payment by the ACOE approved mitigation bank in which credits are purchased. [Clarification to response of Review #1, Comment 13]
16. Add in WMO Schedule B on Page 6 of 9 all quantities for 6" sanitary service laterals, as well as the various sizes and lengths of storm sewers classified as "SW" or "SVC".
17. Correct the Fee Payment Voucher to show only a cost in Section D "Sewer and Forcemain Inspection Fee" calculated for total length of 8" sanitary sewer main. All other costs are \$0 because the Village is an authorized municipality.





### **Cost Estimate**

18. The cost estimate does not include quantities to construct a cul-de-sac on Commonwealth Drive. The confirmed ACOE wetland mitigation banking cost should be included in this final estimate (\$29k is shown in the current estimate). Other revisions to scope and prices requested previously have been made as requested.
19. A separate cost estimate is requested for the off-site sidewalk and pedestrian bridge over the adjacent pond outfall.

### **Fire Truck Exhibit**

20. The turning template shows full encroachment into the on-coming lane, which assumes no vehicles parked on the east curb line of the interior street. This should be verified by the fire district, or the access drive radius widened to permit turning into the near lane. Also consider moving the fire hydrant from next to the access drive if the ladder truck requires more space to turn.

### **Other Agency Coordination**

21. The IEPA watermain construction permit application will be signed by the Village and returned under separate cover.
22. Please 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, x 6000.







## Urban Forest Management, Inc.

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January 28, 2018

Mr. Doug Pollock, AICP  
Community Development Director  
Village of Burr Ridge  
7660 South County Line Road  
Burr Ridge, IL 60527

RE: Lakeside Pointe – Final Plat and Final Engineering Review #2

Dear Doug:

As requested, I have reviewed the Final Engineering Plans by V3 Companies dated November 22, 2017, last revised 1-12-18, the Landscape Plan by Metz & Company dated 08-30-17, last revised 1-8-2018, and the Response Letter by Mr. Dwayne Gillian, P.E. dated January 12, 2018. The following comments summarize my review:

**Response Letter Page 13 – URBAN FOREST MANAGEMENT, INC. REVIEW LETTER DATED DECEMBER 15, 2017**

Response to Comment 1: The DBH has been added on Page TP1. That is correct.

Response to Comment 2: Page TP1 also includes the tag number of each tree. That is correct. The engineering plans and the landscape plans both show various sizes of tree symbols. There are no tree symbols with tree tag numbers or critical root zones shown on the engineering plans or the landscape plans. When these plans are reviewed there is no way to know which trees are where, where the tree protection fence should go, which trees will be impacted by the proposed construction, and which trees will benefit from a proper Action Plan to mitigate the potential damage.

The tree inventory listing on Page TP1 also includes the condition of each tree in the inventory listing. The health of each tree is rated 1-6. The trees that are rated 1, 2, or 3 are in the best health. Trees that are rated 4, 5, or 6 are in the worst condition. A quick count of the trees in the inventory shows that there are 500+ trees on site. Of those 500+ trees, 383 are to be saved. Of the 383 trees to be saved, 93 are rated 1, 2, or 3 and 290 are rated 4, 5, or 6. It does not make any sense to retain 290 trees that will be gone in a few years when they should be removed and the landscape plan adjusted accordingly.

Response to Comment 3: I cannot find an Action Plan on Page TP1.

Response to Comment 4: The complete tree inventory is on Page TP1 Tree Survey and I did not find any tree tag numbers on any of the final engineering plans.

Response to Comment 5: Plant types are included on Pages L1 thru L2. That is correct.

Response to Comment 6: Plant details are included on Pages L1 thru L3. That is correct.



Mr. Doug Pollock, AICP  
Community Development Director  
Village of Burr Ridge  
Lakeside Pointe – Final Plat and Final Engineering Review #2  
January 28, 2018  
Page 2

Response to Comment 7: Maintenance and replacement specifications are included in Pages L1 thru L3.

The General Notes on Page L1 require that "All plant material shall be guaranteed for one (1) year from the date of acceptance". This is a standard General Note and it does not address Comment 7.

There are no maintenance and replacement notations on Page L2.

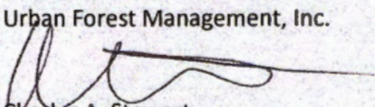
Section 3.2 of Part 3 –Execution on Page L3 provides for the Contractor to guarantee the plantings for one (1) year after acceptance.

Since the documents that have been included in this review do not address the longevity of the landscape that is the intent of Comment 7 then it should be added to the Community Declaration for Lakeside Pointe PUD.

#### **FINAL ENGINEERING PLANS**

Response to Comment 5 (b): The intent of the comment is correct. When I reviewed the site it was clear that the existing vegetation along the Commonwealth Avenue side of the property contained some of the best quality trees on the property and some the worst quality trees and understory plants. A new landscape plan should be provided for this area. The new landscape plan should include the location and tag number of the trees in this area and a type map of the rest of the invasive vegetation. Only then can the new landscape plan be completed that is much more appropriate for this location.

Sincerely,  
Urban Forest Management, Inc.



Charles A. Stewart  
Vice President



ORDINANCE NO. A-834-21-17

AN ORDINANCE GRANTING A SPECIAL USE PURSUANT TO THE BURR RIDGE ZONING ORDINANCE FOR A PLANNED UNIT DEVELOPMENT CONSISTING OF 44 SINGLE FAMILY HOMES WITH PRIVATE STREETS AND COMMONLY OWNED OPEN SPACE BETWEEN HOMES

(Z-14-2017: 11650 Bridewell Drive - McNaughton/Lakeside Pointe)

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

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on October 2, 2017 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

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

NOW THEREFORE, Be It Ordained by the President and Board of

Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

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

- A. That the Petitioner for the special use for the property located at 11650 Bridewell Drive, Burr Ridge, Illinois, is McNaughton Development, Inc. (hereinafter "Petitioner"). The Petitioner requests special use approval as per the Burr Ridge Zoning Ordinance for a Planned Unit Development (PUD) consisting of 44 homes with private streets and commonly owned open space between homes and including a variation from Section VI.H.4.b(6) of the Zoning Ordinance to permit a Planned Unit Development on 19.76 acres rather than the required minimum of 20 acres.
- B. That the property is bounded by single-family residences to the east, offices to the south, a hotel to the west, and I-55 to the north. An R-5 PUD is an appropriate transition between these various land use types.
- C. That the proposed single family residential subdivision is consistent with the standards for cluster single family homes as described by the R-5 Planned Residence District standards.

Section 3: That special use approval as per the Burr Ridge Zoning Ordinance for a Planned Unit Development consisting of 44 homes with private streets and commonly owned open space between

homes *is hereby granted* for the property commonly known as 11650 Bridewell Drive with the Permanent Real Estate Index Number of 18-30-300-025.

Section 4: That the approval of the Planned Unit Development shall be subject to the following conditions:

- A. All terms and conditions of Ordinance A-834-20-16 as it applies to the subject property shall be null and void.
- B. This Ordinance is limited to preliminary PUD approval including approval of the preliminary site plan attached hereto as Exhibit A and approval of the preliminary building elevations attached hereto as Exhibit B.
- C. Final engineering plans, landscaping plans, and building elevations shall be submitted for review by the Plan Commission and approval by the Board of Trustees. The final plan review process shall not require legal notices that would otherwise be required for a PUD or special use approval.
- D. In addition to the sidewalk on Bridewell Drive and the pathway around the lake shown on the submitted plan, the petitioner shall provide sidewalks as follows;
  - a. A five foot wide sidewalk with a five foot wide parkway shall be provided on both sides of the entryway drive from Bridewell Drive.
  - b. A five foot wide sidewalk with a five foot wide parkway shall be provided inside the looped street and for the full length of the street. 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 street curb.
  - c. All sidewalks and pathways, including replacement of the asphalt pathway adjacent to the lake, shall be concrete and a minimum of 5 feet wide as required by the Subdivision Ordinance.
  - d. The extension of the pathway around the east side of the lake shall include a bridge over the spillway as determined necessary by the Village Engineer. The bridge may be permitted as a separate project from the remainder of the subdivision improvements provided a separate letter of credit or cash security is provided prior to release of the subdivision letter of credit.



- E. There shall be no stucco or synthetic stucco material used for the exterior façade of the homes.
- F. The side walls of those homes located at corners or with side walls exposed to the street shall be provided with first-floor masonry and enhanced foundation landscaping on the exposed side of the home.
- G. Entryway features shall be provided in a manner consistent with the attached Exhibit C.

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

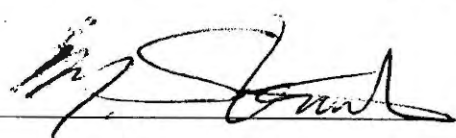
PASSED this 23<sup>rd</sup> day of October, 2017, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 6 - Trustees Schiappa, Snyder, Franzese, Mottl, Paveza, Mital


NAYS: 0 - None

ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on this 23<sup>rd</sup> day of October, 2017.

  
Village President

ATTEST:

  
Village Clerk

*BURR RIDGE, ILLINOIS*



Prepared For:  
**McNaughton  
Development Inc.**

**EXHIBIT A**

























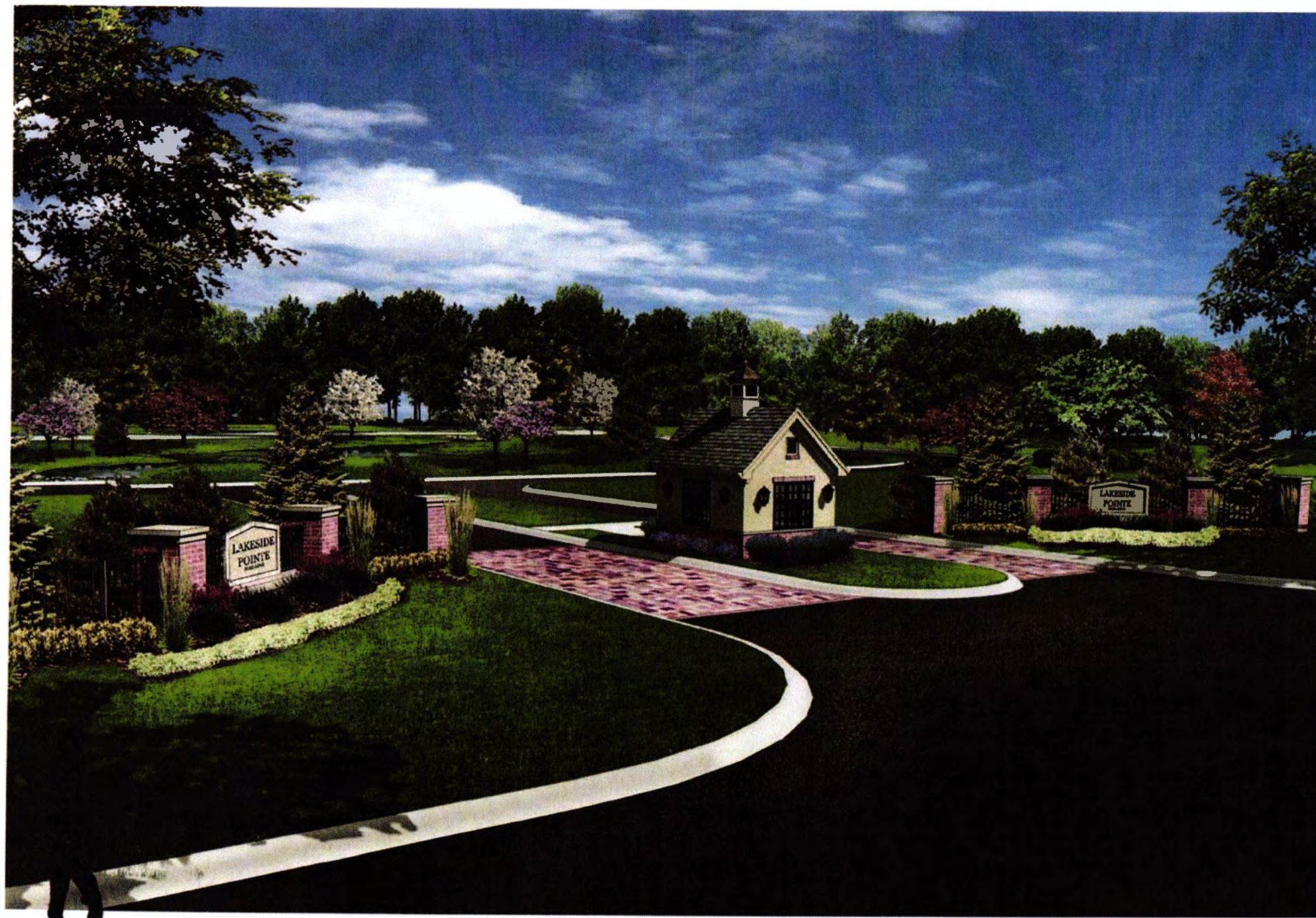












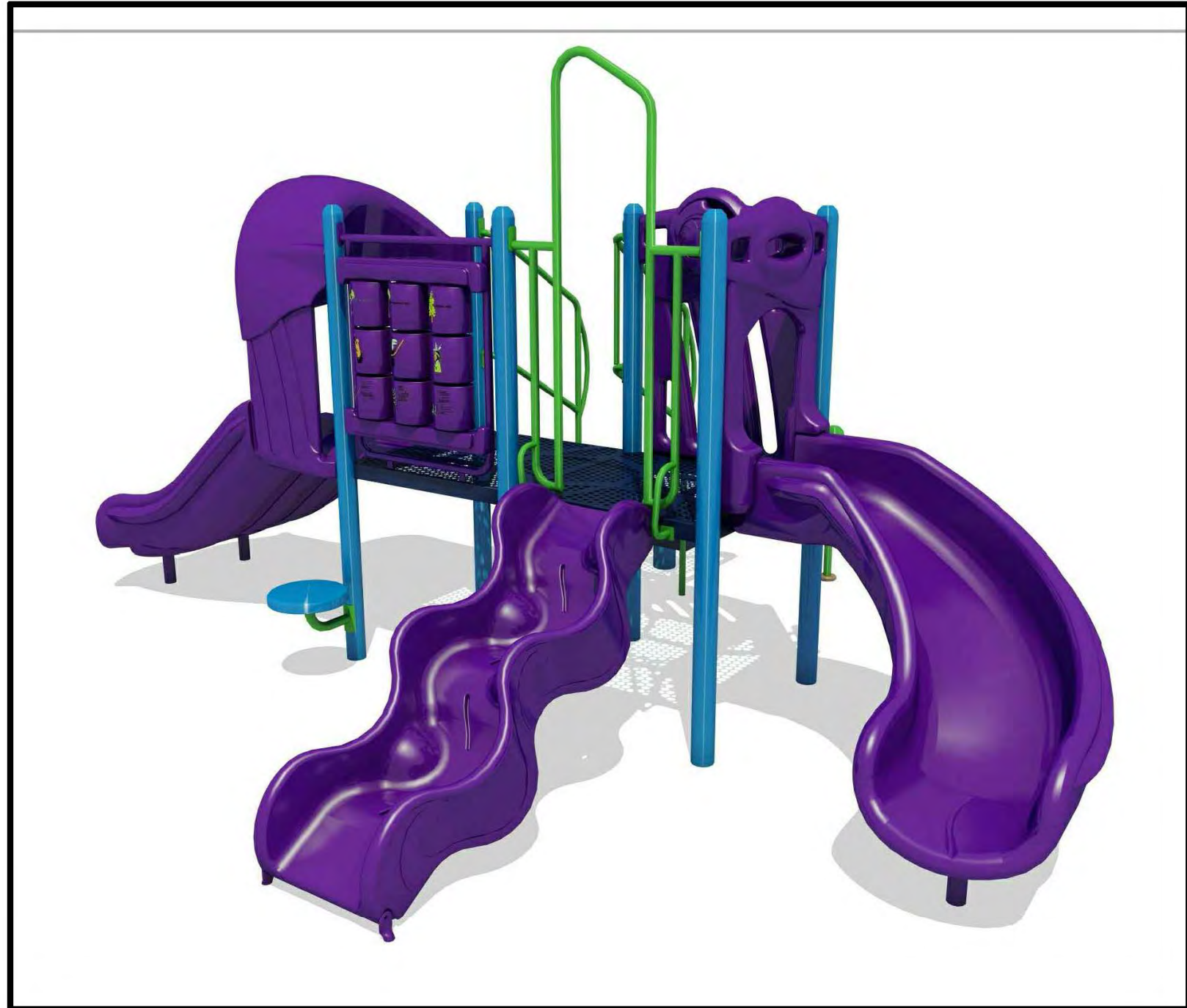








REPRESENTATIVE 2-BAY SWING SET



REPRESENTATIVE 2 - 5 YR. PLAY STRUCTURE



REPRESENTATIVE 5 - 12 YR. PLAY STRUCTURE



REPRESENTATIVE PUTTING GREEN



REPRESENTATIVE WOODEN PERGOLA



REPRESENTATIVE GRILL

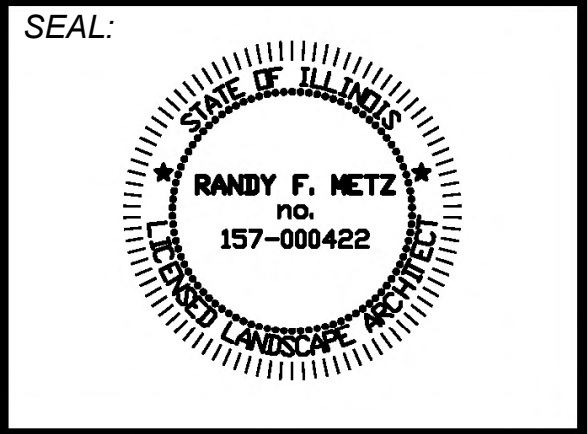


REPRESENTATIVE ORNAMENTAL METAL FENCE

| REVISIONS |  |
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LAKESIDE  
POINTE  
BURR RIDGE, ILLINOIS

McNaughton  
Development Inc.





**METZ & COMPANY**  
LANDSCAPE ARCHITECTURE / SITE PLANNING

826 East Maple Street  
Lombard, Illinois 60148  
PH: 630.561.3903  
Email: metz\_landarch@comcast.net

TITLE  
CONCEPTUAL  
PARK PLAN

|              |          |
|--------------|----------|
| PROJECT NO.: | 17-068   |
| DATE:        | 11-30-17 |
| SCALE:       |          |

SHEET

Copyright 2017 all rights reserved. The design and any and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited. If this plan is not 24" x 36" in size, then it is a reproduction that may not be to scale.

































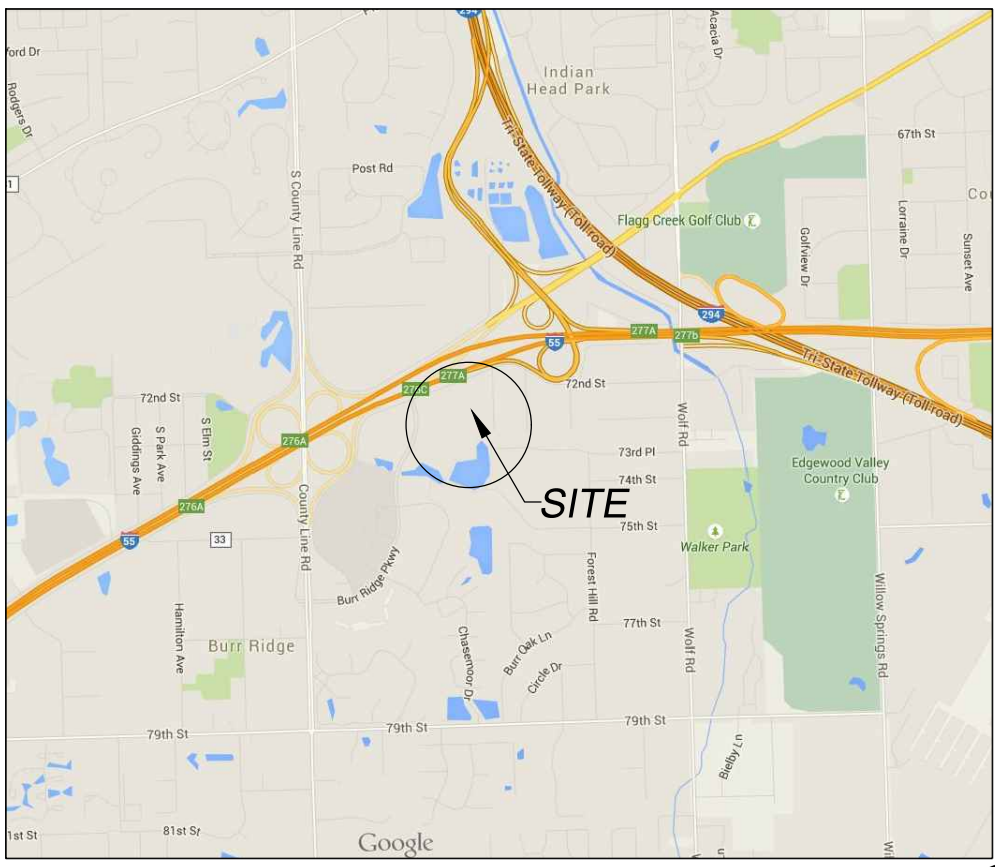




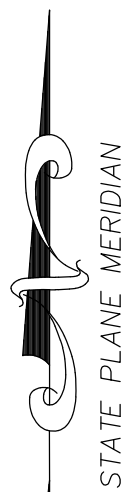


FINAL PLAT OF SUBDIVISION  
OF  
LAKESIDE POINTE OF BURR RIDGE

PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE  
12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.



VICINITY MAP  
NOT TO SCALE



GRAPHIC SCALE

1" = 50'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE  
COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201  
(ILLINOIS EAST) WITH PROJECT ORIGIN AT:  
LATITUDE 41-45-28.66992 N  
LONGITUDE 87-54-28.42124 W  
GEOID 12A (CONUS)  
GROUND SCALE FACTOR 1.0000376122  
ALL MEASUREMENTS ARE ON THE GROUND.

LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- UNDERLYING LOT LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

- POB PLACE OF BEGINNING
- SCM SET CONCRETE MONUMENT
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- (L.O.T.) UNDERLYING LOT NUMBER

AREA TABLE

| LOT #                                            | Sq. Ft. | Acres   |
|--------------------------------------------------|---------|---------|
| 2 - 18, 21 - 24, 26, 27,<br>30 - 35, 37, 39 - 42 | 3,150   | 0.0723  |
| 1, 19, 20, 25, 28, 29,<br>36, 38, 43, 44         | 3,475   | 0.0798  |
| 1 - 44 (TOTAL)                                   | 141,850 | 3.2564  |
| 45                                               | 29,921  | 0.6869  |
| OUTLOT A                                         | 94,398  | 2.1671  |
| OUTLOT B                                         | 128,781 | 2.9564  |
| OUTLOT C                                         | 466,000 | 10.6979 |
| TOTAL                                            | 860,950 | 19.7647 |

NOTES

- UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTH OF THIS PLAT BEING RECORDED, 3/4" IRON PIPES WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
- SEE PROPOSED ENGINEERING PLANS PREPARED BY V3 COMPANIES FOR PROPOSED UTILITIES AND GRADING INFORMATION.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE GRANTED OVER THE ENTIRETY OF OUTLOT A, OUTLOT B, OUTLOT C AND LOT 45.
- THE STREET SIDE WALLS OF THE HOMES LOCATED ON LOTS 3, 4, 19, 20, 25, 33, 34, 36, 37, 43, AND 44 ARE TO HAVE FIRST FLOOR MASONRY AND ENHANCED FOUNDATION LANDSCAPING.

OWNER / DEVELOPER

McNaughton Development  
115220 S. Jackson, Suite 101  
Burr Ridge, IL 60527  
630-325-3400

ENGINEER/SURVEYOR

V3, Ltd.  
7325 Janes Avenue, Suite 100  
Woodridge, Illinois 60517  
630.724.9200

THIS PLAT HAS BEEN SUBMITTED FOR  
RECORDING BY AND RETURN TO:

NAME: BURR RIDGE VILLAGE CLERK  
ADDRESS: 7660 COUNTY LINE ROAD  
BURR RIDGE, ILLINOIS 60527  
(630) 654-8181

LOT 2  
BURR RIDGE HOTEL PARTNERS PLAT OF RESUBDIVISION  
DOC. 00318945047, REC. JUNE 18, 2003  
FORMERLY LOTS 8, 9 & 10 IN  
BURR RIDGE PARK UNIT 1 SUBDIVISION  
DOC. 26915064  
(L.O.T. 13)

LOT 1  
BURR RIDGE HOTEL PARTNERS PLAT OF RESUBDIVISION  
DOC. 00318945047, REC. JUNE 18, 2003  
FORMERLY LOTS 8, 9 & 10 IN  
BURR RIDGE PARK UNIT 1 SUBDIVISION  
DOC. 26915064  
(L.O.T. 6)

RESUBDIVISION OF LOT 2 OF THE BURR RIDGE ASSOCIATES SUB.  
DOC. 9323110065 REC. AUG. 19, 2003

FORMERLY LOTS 6 & 7 IN  
BURR RIDGE PARK UNIT 1 SUBDIVISION  
DOC. 26915064

LOT 1  
I.R.E.D. RESUBDIVISION OF LOT 2 IN  
THE RESUBDIVISION OF LOT 2 OF THE BURR RIDGE ASSOCIATES SUB.  
DOC. 1015944096 REC. JUNE 8, 2010

FORMERLY LOT 7 IN  
BURR RIDGE PARK UNIT 1 SUBDIVISION  
DOC. 26915064



Engineers  
Scientists  
Surveyors

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.9202 fax  
v3co.com

PREPARED FOR:  
McNAUGHTON DEVELOPMENT  
115220 S. JACKSON, SUITE 101  
BURR RIDGE, IL 60527  
630-325-3400

| REVISIONS |            |                                     |
|-----------|------------|-------------------------------------|
| NO.       | DATE       | DESCRIPTION                         |
| 1.        | 01/03/2017 | PER VILLAGE COMMENTS DATED 12-18-17 |
|           |            |                                     |
|           |            |                                     |
|           |            |                                     |

FINAL PLAT OF SUBDIVISION

LAKESIDE POINTE OF BURR RIDGE, BURR RIDGE, ILLINOIS

DRAFTING COMPLETED: 11-17-17  
FIELD WORK COMPLETED: N/A

DRAWN BY: MLP  
CHECKED BY: CWB

PROJECT MANAGER: CWB  
SCALE: 1" = 50'

Project No: 00039.MCN

Group No: VP04.1

SHEET NO.  
1 of 3





VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**S-01-2018: 16W260 83<sup>rd</sup> Street (Odeh); Requests a variation from the Sign Ordinance to permit a wall sign in addition to a permitted ground sign.**

**HEARING:**

February 5, 2018

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**

Awad Odeh

**PETITIONER STATUS:**

Current Tenant

**PROPERTY OWNER:**

William and Jon Hollander

**EXISTING ZONING:**

G-I General Industrial

**EXISTING LAND USE:**

Commercial Property

**LAND USE PLAN:**

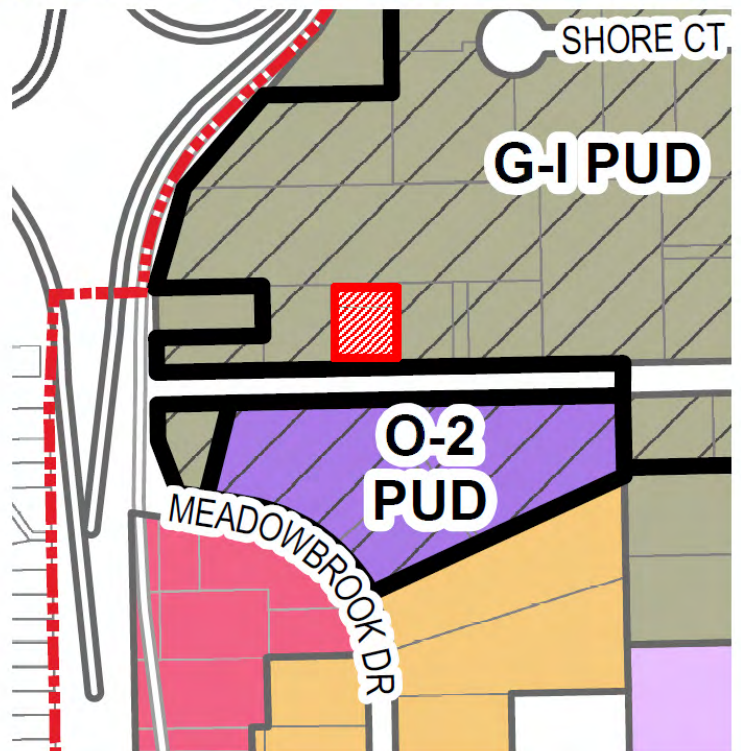
Recommends Light Industrial Uses

**SITE AREA:**

2.4 Acres

**SUBDIVISION:**

Hinsdale Industrial Park





The petitioner is Awad Odeh, owner of Apex Motorworks, an indoor automobile sales business located at 16W260 83<sup>rd</sup> Street. The petitioner is requesting a variation from the Burr Ridge Sign Ordinance to permit a wall sign in addition to a permitted ground sign on the premises. The ground and wall sign are presently erected on site; the ground sign is 24 square feet while the wall sign which is the subject of the petition is 80 square feet. The petitioner requests the variance for a wall sign in addition to a permitted ground sign because the business is restricted from storing or selling any inventory outdoors as a condition of their special use, and signs are their only on-premise method of attracting customers to their location.

At the petitioner's public hearing for a special use in May 2017, the subject of attracting customers was brought up by several Commissioners. The petitioner stated that they anticipated a very small minority of their business would be from drive-by customers; instead, they planned to attract a significant portion of their customer base via online marketing methods.

### **Public Hearing History**

In 2017, the petitioner was granted a special use for an indoor automobile sales business but denied a special use for outdoor automobile sales at the same hearing. A special use was also granted to a previous tenant for the outside storage of no more than ten commercial trucks and trailers in 2013.

### **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.

### **Appendix**

Exhibit A – Proposed Sign Elevations

Exhibit B – Petitioner's Materials



EXHIBIT A





EXHIBIT A







## VILLAGE OF BURR RIDGE

APPLICATION FOR SIGN VARIATION OR CONDITIONAL  
SIGN APPROVALADDRESS OF PROPERTY: 16W260 83rd St. PIN # \_\_\_\_\_

## GENERAL INFORMATION

APPLICANT: Apex Motorworks, Inc., Arad Odeh

(All Correspondence will be directed to the Applicant)

APPLICANT'S ADDRESS: 16W260 83rd St., PHONE: 630-819-5157  
Burr Ridge, IL 60527 EMAIL: arad@apexdriveworks.com  
FAX: \_\_\_\_\_PROPERTY OWNER: John Hollander STATUS OF PETITIONER: Tenant  
OWNER'S ADDRESS: 1801 Pratt Blvd, Elk Grove Village, IL PHONE: 847-439-2140

## PROPERTY INFORMATION

SITE AREA: \_\_\_\_\_ EXISTING ZONING: \_\_\_\_\_

EXISTING USE/IMPROVEMENTS: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

## DESCRIPTION OF REQUEST

DESCRIBE ALL EXISTING AND PROPOSED SIGNS. PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED VARIATION(S) OR CONDITIONAL SIGN(S) INCLUDING REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S):

Existing Signs: 2-4'x6' Monument sign; 1-1'x3' front door  
sign; 1-5'x16' Building sign.  
We are in dire need of these signs since we have  
limited exposure as a business due to not having cars  
parked outside. The signs provide us with exposure making  
us present and visible to our customers.

Attach Extra Pages If Necessary

The above information and the attached plans and elevations are true and accurate to the best of my knowledge. I acknowledge that I will be held responsible for any costs made necessary by an error in this application.

Signature of Owner or Authorized Agent

01/18/18

Date Application 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;

While the 3 signs total more than the allowed 100' square feet we need these signs to achieve exposure and visibility.

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

We have been given conditions to follow and one of those conditions is 'no outside car parking' and we have complied with that, so we need these signs to help drive customers to our business.

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

100' sq. ft. limitation is not enough  
for our business

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

No it will not





## 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

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

No

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

Yes

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

No

(Please transcribe or attach additional pages as necessary)