

REGULAR MEETING VILLAGE OF BURR RIDGE PLAN COMMISSION

January 15, 2018 7:30 P.M.

I. ROLL CALL

Greg Trzupek, Chairman Mike Stratis Luisa Hoch
Dehn Grunsten Greg Scott

Jim Broline Mary Praxmarer

II. APPROVAL OF PRIOR MEETING MINUTES

A. December 4, 2017 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

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

Requests special use pursuant to Section X.E.2.k of the Burr Ridge Zoning Ordinance to permit three medical clinics in a L-I Light Industrial District.

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

Requests a variation pursuant to Section IV.J.1.b of the Burr Ridge Zoning Ordinance to permit a fence in a corner side yard.

IV. CORRESPONDENCE

- **A.** Board Report December 11, 2017 and January 8, 2018
- **B.** Building Report November and December 2017

V. OTHER CONSIDERATIONS

A. PC-01-2018: Informal Discussion of Dremonas Subdivision

B. PC-02-2018: Overnight Commercial Vehicle Parking

VI. FUTURE SCHEDULED MEETINGS

- **A. February 5, 2018:** The filing deadline was January 8, 2018
 - 15W038 North Frontage Road: Request for text amendment and special use to permit an irrigation installation business in a B-2 Business District and a special use to permit outdoor, overnight parking of commercial vehicles.
- **B. February 19, 2018:** The filing deadline for this meeting is January 22, 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 January 22, 2018 Regular Meeting beginning at 7:00 P.M. Commissioner Hoch is the Plan Commission representative for the January 22, 2018 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS VILLAGE OF BURR RIDGE MINUTES FOR REGULAR MEETING OF DECEMBER 4, 2017

I. ROLL CALL

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

ROLL CALL was noted as follows:

PRESENT: 5 – Hoch, Grunsten, Broline, Scott, and Trzupek

ABSENT: 2 – Stratis, Praxmarer

Staff present were Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter. Trustee Guy Franzese and Trustee Tony Schiappa were also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to approve the minutes of the November 20, 2017 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 3 – Hoch, Scott, and Broline

NAYS: 0 - None

ABSTAIN: 2 – Grunsten, Trzupek

MOTION CARRIED by a vote of 3-0.

III. PUBLIC HEARINGS

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

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

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: the petitioner is Provencal Building and Development and is requesting re-zoning for three 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. Mr. Pollock said that the petitioner intends to subdivide the property under the R-3 District and that a preliminary plat and preliminary engineering plans had been submitted and were on this same agenda for consideration.

Dwayne Gillian, V3 Companies, said that he would be acting as part of the petition. Mr. Gillian said that Harry Liesenfelt, owner of Provencal, had a good reputation in the Village and wanted to continue that tradition in this proposed development. Mr. Gillian said that if the proposed lot was

re-zoned, Provencal would attempt to build a 15-unit subdivision with a private street, creating a club-like atmosphere. Mr. Gillian said that the petitioner had completed a landscape plan on the day of the hearing and was not able to submit it for review.

Chairman Trzupek asked what the purpose of R-3 zoning was at this site. Mr. Gillian said that the market no longer supported R-2A zoning for new homes and that while the Comprehensive Plan stated that lots should be at least 30,000 square feet, the Plan may be outdated.

Barry Irwin, 15W064 87th Street, said that he moved to Burr Ridge for the rural setting and neighborhood with large lots. Mr. Irwin said he opposed the re-zoning of the property.

Don Silvensky, 15W218 87th Street, said that the proposed zoning and development was not appropriate for the neighborhood as it could double the number of proposed lots on a small parcel. He said that the major attraction of Burr Ridge is homes on large lots in a low-density setting.

Laura Webb, 15W151 87th Street, said that no such density exists anywhere on 87th Street and that the development would detract from the aesthetic beauty and property values of neighboring properties.

Charles Kocoras, 136 Lakewood Circle, said that he felt the proposed re-zoning would significantly detract from what makes the Village unique.

Mr. Tsarouhis, 36 Hidden Lake Drive, said that the Plan Commission should keep the vision of Burr Ridge intact which meant preserving big homes on large lots.

Joe Stella, 10 Hidden Lake Drive, said that the Comprehensive Plan should take precedent in this matter, and that the density found in neighboring communities was not desirable in Burr Ridge.

Sue Daniel, 28 Hidden Lake Drive, said that her backyard abuts the proposed subdivision and was concerned about issues with water and drainage in that area, as it currently floods without the subdivision. Ms. Daniel also said that the additional traffic would be a detriment to the area.

Marc Thoma, 7515 Drew, said that the petition was not consistent with the zoning in the area and that the Village should work to preserve large lots wherever possible.

Fred Hoch, 24 Hidden Lake Drive, said that the traffic burden that would be brought by the proposed subdivision would have a negative impact on 87th Street. Mr. Hoch also said that rezoning would set a negative precedent regarding future requests for re-zoning that may be brought forward in the future.

Pat Terrell, 40 Hidden Lake Drive, said that re-zoning the subject property to R-3 would set a negative precedent for planning in the Village.

John Bittnet, 2 Hidden Lake Drive, said that he felt the re-zoning does not fit the character of the neighborhood and the Village overall.

Harry Liesenfelt, owner of Provencal Building and Development, said that it was the goal of his company to build a club-like development with rich landscaping akin to that of Burr Ridge Club, but with lower density, and that the goal of his company was to increase property values.

Commissioner Hoch said thanked the residents who provided input on the petition and their support for the Comprehensive Plan. Commissioner Hoch said she did not support the proposed re-zoning as not all R-3 developments were of the same lot size.

Commissioner Broline asked what size lots were in Hidden Lake, which was noted to be R-3 Residential. A resident provided information which showed the average lot size to be 31,798 square feet. Mr. Gillian said that the site plan for the proposed subdivision would have 27,000 square foot lots. Commissioner Broline said that the proposed re-zoning would move away from the Comprehensive Plan.

Commissioner Grunsten thanked the residents for their input and said that she did not support the proposed re-zoning as it was too dense for the space provided.

Commissioner Scott asked why the petitioner requested re-zoning to R-3 instead of R-2B. Mr. Walter explained that re-zoning to R-2B would be spot zoning and is not a standard planning practice. Mr. Liesenfelt said that the density afforded by R-3 zoning would promote more of a club-like atmosphere and result in a better neighborhood. Commissioner Scott said that density proposed by the petitioner was inconsistent with the Comprehensive Plan.

Chairman Trzupek said that while club-like developments do exist within the Village, they generally take the form of a PUD rather than straight zoning. Chairman Trzupek said that the request appeared to be contradictory to the goals of the Comprehensive Plan.

Commissioner Hoch asked staff when the Comprehensive Plan was previously updated. Mr. Pollock said that while a few amendments had been made in recent years. the last full update to the Plan was in 1999, and that it was likely appropriate to consider another full update.

At 8:46 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grunsten to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Grunsten, Scott, Broline, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grunsten to recommend that the Board of Trustees deny a request for re-zoning from R-2A Single Family Residential to R-3 Single Family Residential for a 9.9-acre property at 15W110 87th Street.

ROLL CALL VOTE was as follows:

AYES: 5 – Scott, Grunsten, Hoch, Broline, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 5-0.

V. OTHER CONSIDERATIONS

Dremonas Preliminary Plat of Subdivision and Variations from the Subdivision Ordinance

Due to the Plan Commission's recommendation to deny a request for re-zoning at 15W110 87th Street, the consideration of a preliminary plat for the Dremonas subdivision on the same property was continued to a future meeting.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grunsten to continue consideration of a preliminary plat for the Dremonas subdivision at 15W110 87th Street.

ROLL CALL VOTE was as follows:

AYES: 5 – Scott, Grunsten, Hoch, Broline, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 5-0.

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

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Dale Balsitis, representing the owner of an office building located at 16W361 South 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. Mr. Walter explained that 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 South 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. Mr. Walter noted that no one was present to represent the petition.

The Plan Commission generally said that while the property is narrow and somewhat difficult to find while driving by, the request for a variation was not appropriate and the property owner would be better suited to place properly-sized directional signs.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grunsten to recommend that the Board of Trustees deny the request for a variation for a second ground sign at 16W361 South Frontage Road.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 5-0.

VI. FUTURE SCHEDULED MEETINGS

1. January 15, 2018; Z-01-2018-special use for three medical clinics at 6860 North Frontage Road; V-01-2018-variation to permit a fence in a corner side yard at 7210 Giddings Avenue.

Plan Commission/Zoning Board Minutes December 4, 2017 Regular Meeting Page 5 of 5

VII. ADJOURNMENT

A MOTION was made by Commissioner Broline and SECONDED by Commissioner Grunsten to ADJOURN the meeting at 8:59 p.m. ALL MEMBERS VOTING AYE, the meeting was adjourned at 8:59 p.m.

Respectfully	
Submitted:	
	Evan Walter, Assistant to the Village Administrator



Z-01-2018: 6860 North Frontage Road (Agarwal); Requests three special uses pursuant to Section X.E.2.k of the Burr Ridge Zoning Ordinance to permit three medical clinics in a L-I Light Industrial District.

HEARING:

January 15, 2018

TO:

Plan Commission Greg Trzupek, Chairman

FROM:

Evan Walter Asst. to the Village Administrator

PETITIONER:

Arun Agarwal

PETITIONER STATUS:

Property Owner

PROPERTY OWNER:

Burr Ridge WLG

EXISTING ZONING:

L-I Light Industrial District

LAND USE PLAN:

Recommends Limited Industrial and Office Uses

EXISTING LAND USE:

Commercial Building

SITE AREA:

2.8 Acres

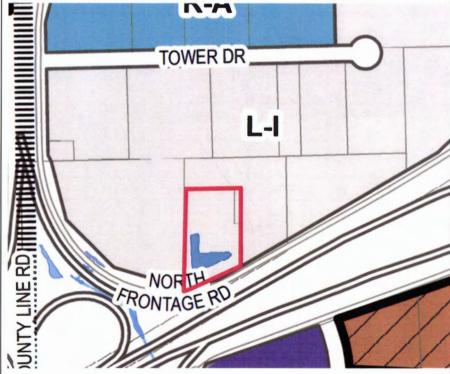
SUBDIVISION:

High Ridge

AVAILABLE PARKING:

138 Spaces



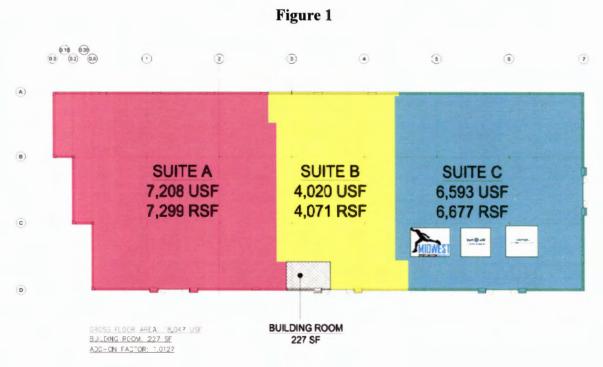


Staff Report and Summary

Z-01-2018: 6860 North Frontage Road (Agarwal)

Page 2 of 3

The petitioner is Arun Agarwal, owner of an 18,020 square foot commercial building at 6860 North Frontage Road. This 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 (Figure 1). 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 Plastic Surgery and Limelight are two separate brands that are part of the same company which provides aesthetic medical services. Suite A is not specifically involved in this petition.



Land Use and Site Analysis

The property is zoned L-I Light Industrial and is surrounded by similar zoning except to the south, where it borders Interstate 55. The parking lot at 6860 North Frontage Road contains 138 parking spaces, including all required landscape islands, curbs, and stormwater infrastructure. The Zoning Ordinance requires six parking spaces for each doctor or dentist working at medical, dental, or physician's offices, meaning that 27 medical professionals could work at the facility without violating the off-street parking requirements. The parking plan also shows five handicapped spaces; the Zoning Ordinance requires properties with 101-150 standard parking spaces to have five handicapped spaces available on-site. Staff has no objection to the submitted parking plan and the uses it intends to support. The petitioner has also stated that his company plans to install new trees as well a small, outdoor art display near the building's front entrance to improve the aesthetic appeal of the property. Staff also does not believe that the signaled intersection at North Frontage Road, County Line Road, and Carriage Way Drive will be impractically affected by these uses, as the previous tenant at 6860 North Frontage Road was a community college with higher traffic impact.

Staff Report and Summary Z-01-2018: 6860 North Frontage Road (Agarwal) Page 3 of 3

Public Hearing History

In 2001, the property at 6880 North Frontage Road received a variation to allow a side lot line between the two parcels at 6860 and 6880 North Frontage Road to traverse a parking lot drive aisle rather than the requirement that parking lots be 8 feet from the side lot line and that driveways be 2 feet from a side lot line. This variation allowed the two properties to remain legally separate but share a parking lot.

Public Comment

Staff has received three inquiries as to the nature of the petition, but no comments were given.

Applicable Zoning Ordinance Section(s)

The petitioner has requested three special use approvals pursuant to Section X.E.2.k of the Zoning Ordinance. The L-I Light Industrial District currently lists medical or dental clinics (but not including facilities devoted primarily to emergency medical services) as a special use.

Findings of Fact and Recommendation

If the Plan Commission chooses to recommend individual special use approvals for any of the entities, staff recommends that the special uses be limited to Athletico Physical Therapy in Suite B as well as Midwest Sports Medicine and Burt Plastic Surgery/Limelight in Suite C 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.

The Plan Commission may also choose to grant the owner a special use by right for medical or dental clinics for the entire building at 6860 North Frontage Road. This would eliminate the need for future public hearings if new or additional medical clinics wished to lease space at 6860 North Frontage Road. The petitioner has stated that he plans to try and recruit a medical use similar to the existing tenants for the unfilled commercial space in the building. Staff would continue to maintain certificates of occupancy for each tenant, listing each medical or dental clinic that occupied any suite as a special use as usual. This special use by right for the entire building would expire once the petitioner no longer owns the property.

Appendix

Exhibit A – Petitioner's Materials



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 6860 North Frontage Road PIN # 18301000120000	
PETITIONER: Burr Ridge WLG, LLC c/o Arun Agarwal (All correspondence will be directed to the Petitioner) PETITIONER'S ADRESS: 105 North 31st Avenue, Suite 100 PHONE: 402-346-5550 x 210	
Omaha, NE. 68131 EMAIL:aagarwal@whitelotusgroup.com	
PROPERTY OWNER: Burr Ridge WLG, LLC STATUS OF PETITIONER: Current OWNER'S ADDRESS: same as above PHONE:	
PROPERTY INFORMATION	
SITE AREA: 121,983 SF EXISTING ZONING: Light Industrial	
EXISTING USE/IMPROVEMENTS: Office / Healthcare	
SUBDIVISION: High Ridge 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):	
X Special Use Rezoning Text Amendment Variation(s)	
Healthcare Clinics in approximately, Suite B / C of 6860.	
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. 11-18-2017	
Petitioner's Signature Date Petition is Filed	



FINDINGS OF FACT

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

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

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

It does. There is limited healthcare including plastics, orthopedics, and other types of healthcare services in which many of the residents are already patients for and travel outside of the market for care.

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.

Affirm that it will not.

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.

Affirm that it will not.

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.

Affirm that it will not.

e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.
The necessary infrastructure is already there.
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.
Proposed uses are likely less congestive than historical uses of the property.
g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.
No, uses are similar to adjacent uses, however complementary.
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.
Affirm
(Please transcribe or attach additional pages as necessary)



November 30, 2017

VIA EMAIL ONLY

Mr. Evan Walter Village of Burr Ridge 7660 County Line Rd. Burr Ridge, IL 60527

Re: 6860 North Frontage Road

Dear Mr. Walter:

Enclosed, please find our Special Use Permit application. The application is for healthcare clinic use at the property which we believe is consistent with some of the historical uses. We are excited to showcase the site, and what we believe will be a Class A development and healthcare providers.

Please review the application, and feel free to contact our office should you have any questions at (402) 346-5550 x 210 or via email at aggarwal@whitelotusgroup.com.

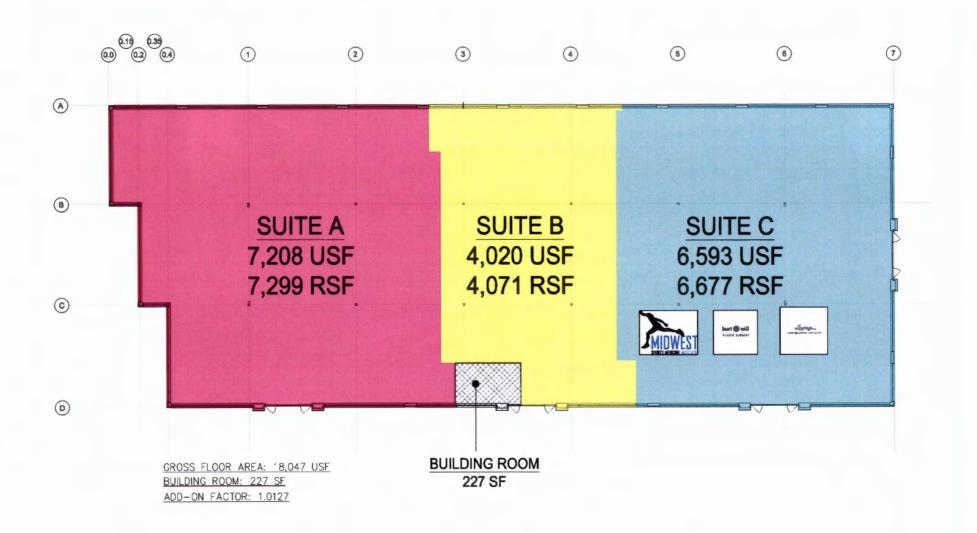
We look forward to a productive, long term relationship with the Village.

Sincerely,

Arun Agarwal

Chief Executive Officer

Enclosures



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SCHEME: 04 SCHEMATIC BLOCKING PLANS

6860 N FRONTAGE ROAD BURR RIDGE, IL WARE MALCOMB

HI17-6072-00 10.05.2017 SHEET 1 Midwest Sports Medicine Institute

http://gomidwestsports.com/

Overview:

We are healthcare providers and provide acute, subacute, and chronic medical and surgical treatment. We have been practicing for 13 years in the Southwest suburbs of Chicago and in Hinsdale area for 2 years.

Our Orthopaedic team treats all types of patients including knee, hip and shoulder injuries. We provide same day acute care Orthopaedics as well. We specialize in Sports Medicine with a focus on workers and athletes. This practice includes an occupational medicine component to help service workers in the area with urgent care appointment availability. We have extended clinic hours in the early mornings and late evenings to accommodate our patients. We provide comprehensive orthopaedic care including on site imaging and physical therapy.

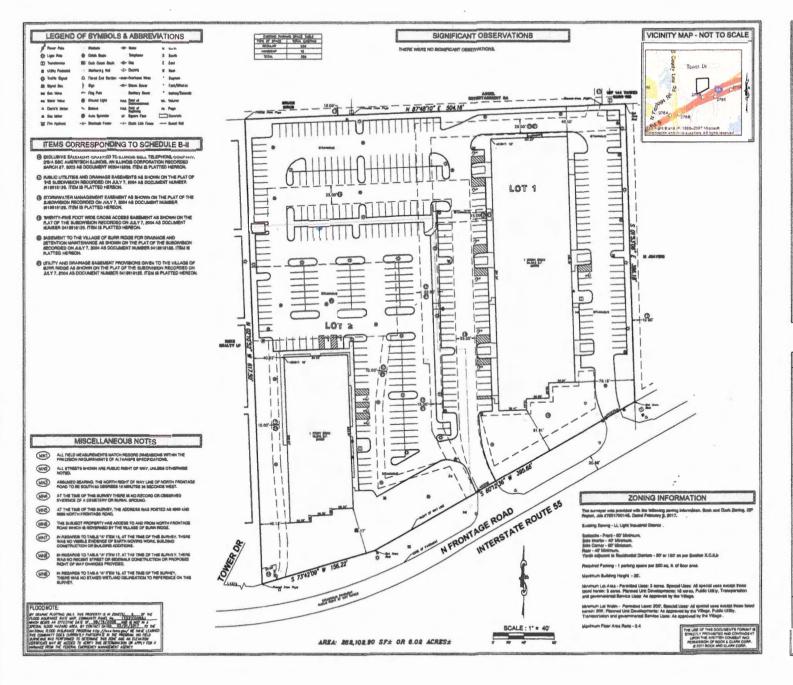
We also have a full service Plastic and Cosmetic Surgery practice. Our physicians offer cosmetic and reconstructive face and body procedures including acute facial injuries, lacerations and hand trauma. We also serve patients medical Dermatology needs. Our medical spa offers laser treatments for body contouring, correcting sun damage and refining unwanted facial lines.

For both practices this is not an exhaustive list of services.

We receive our patients through physician referrals, patient referrals and advertising. Due to our outstanding reputation we receive referrals by word of mouth. We have successfully helped several athletes to continue in the sports they love, help injured workers get back to work and treat sudden injuries. We help women with medical conditions such as breast reconstruction after breast cancer, treatment after major weight loss and build our patient's personal confidence by addressing concerns in their appearance.

We accept several insurance plans for medically necessary treatments as well as self-pay elective procedures.

Our projection for growth includes hiring additional physicians to meet the demand of the area as well offering the latest treatments in cosmetic procedures.



RECORD DESCRIPTION

LOTE 1 AND 2 IN HIGH RIDGE SUSDIVISION, ISSNIQ A BUSDIVISION OF PART OF THE WISST HALF OF THE NORTHWEST GUARTER OF SECTION 30. TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PYRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS.

THE LANDS BURYEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSUMMACE COMPANY, COMMITMENT NO. 2010 698012969 NOT, DATED FEBRUARY &

ALTA/NSPS LAND TITLE SURVEY

High Ridge Office Complex B&C Project No. 201700294, 001 6880 North Frontage Road, Burr Ridge, IL

Besed on Fidelity National Title Insurance Company Commitment No. 2010 999012999 NCF bearing an effective date of February 8, 2017.

Surveyor's Certification

To: BACAS 2003-3 NORTH PRONTAGE ROAD, LLC, a Delawer Sindled Sability company: LMR Persons, LLC, a Plorida Insteed Biblity company; Nevere Hadenel Septement Bendon; Ples American Tide Insurance Company; and Back & Cale Concretion.

This is to certly that this map or pilet and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Tide Surveys, jointly established and adopted by ALTA, are NSPS, and includes laters 1, 2, 3, 4, 6a, 6b, 7a, 7b), 7c, 0, 9, 12, 14, 16, 17, 18, and 30 of Table A threedi. The field work was completed on Perhapsit 7, 2017.





PARTIES OF THE PROPERTY OF T

PROJECT REVISION RECORD

GEORPTON DATE DESCRIPTION

COMMENTS
COMMENTS
REMARKS TO DESCRIPTION OF DESCRIPTION FRANCE

REMARKS TO DESCRIPTION OF DESCRIPTION FRANCE



National Coordinators (800)-SURVEYS (787-8397)

Book & Ctark Corporation 3850 W. Market Street, Sulte 200, Akron, Ohio 44233 maywehelpyou@booksndclark.com www.booksndclark.com

CSDSC/PROF 17-300-118 dwg/17-218-118 dwg 1/14/2017 1.18-41 PM







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

December 29, 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. <u>Z-01-2018: 6860 North Frontage Road</u> The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Arun Argawal for three special use approvals pursuant to Section X.E.2.k of the Burr Ridge Zoning Ordinance to permit three medical clinics in a L-I Light Industrial District. The petition number and property address is <u>Z-01-2018: 6860 North Frontage Road</u> and the Permanent Real Estate Index Number is: <u>18-30-100-012</u>.

A public hearing to consider this petition is scheduled for:

Date:

Monday, January 15, 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

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.

Duke Realty PO Box 40509 Indianapolis, IN 46240 PIN 18-30-100-009-0000

AP AIM Burr Ridge LLC PO Box 396 Boca Raton, FL 33429 PIN 18-30-303-015-0000

101 Tower Dr. 101 Tower Drive Burr Ridge, IL 60527 PIN 18-19-300-015-0000

MIF 144 Tower Burr Rid 1301 W. 22nd Street Suite #711 Oak Brook, IL 60523 PIN 18-19-300-026-0000 Avgeris and Associates 2500 S. Highland Avenue Suite 103 Lombard, IL 60148 PIN 18-30-100-005-0000

Burr Ridge Hotel Part. 100 E. Rvr Center Suite #1100 Covington, KY 41011 PIN 18-30-303-016-0000

Bruce Sirus 124 Tower Drive Burr Ridge, IL 60527 PIN 18-19-300-024-0000

Burr Ridge Parkway 1400 16th Street Suite #300 Oak Brook, IL 60523 PIN 18-30-300-024-0000 M Jhaveri PO Box 1268 Morton Grove, IL 60053 PIN 18-30-100-003-0000

Doug Young 18267 Casey Road Grayslake, IL 60030 PIN 18-30-100-008-0000

Accel Entertainment GA 140 Tower Drive Burr Ridge, IL 60527 PIN 18-19-300-025-0000



VILLAGE OF BURR RIDGE PLAN COMMISSION AND ZONING BOARD OF APPEALS

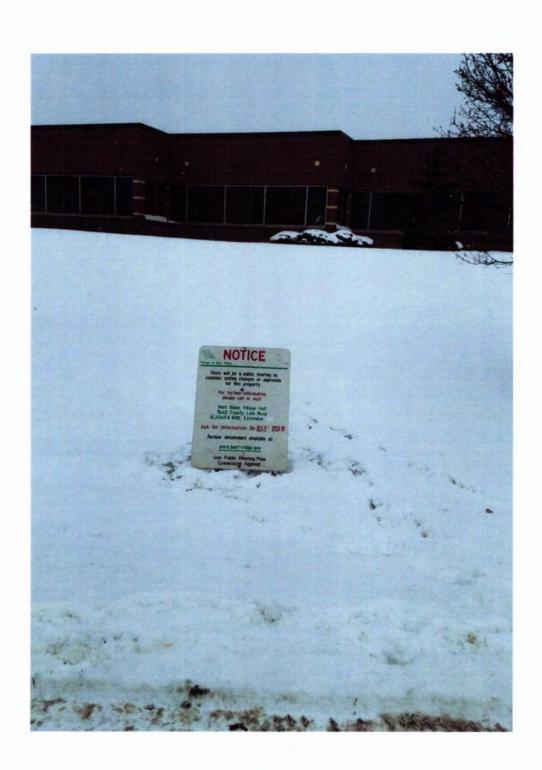
Consent to Install Public Notice Sign

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:	6860 North Frontage Road
Property Owner or Petitioner:	Burr Ridge WLG, LLC c/o Arun Agarwal
	(Signature)



Z-01-2018 6860 North Frantage Road





V-01-2018: 7210 Giddings Avenue (Marth); Requests a variation from Section IV.J.1.b of the Burr Ridge Zoning Ordinance to permit a fence in a corner side yard.

HEARING:

January 15, 2018

TO:

Plan Commission Greg Trzupek, Chairman

FROM:

Evan Walter Asst. to the Village Administrator

PETITIONER:

Dan Marth

PETITIONER STATUS:

Property Owner

PROPERTY OWNER:

Dan Marth

EXISTING ZONING:

R-3 Residential

LAND USE PLAN:

Recommends Single-Family Residential

EXISTING LAND USE:

Single-Family Residential

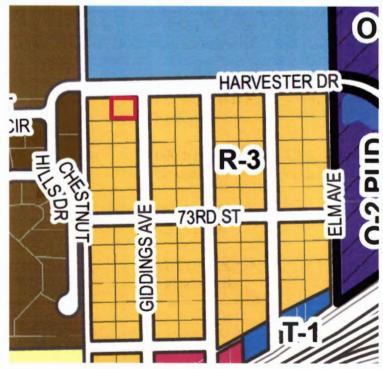
SITE AREA:

0.35 Acres

SUBDIVISION:

Babson Park





Staff Report and Summary

V-01-2018: 7210 Giddings Avenue (Marth)

Page 2 of 2

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).

Public Hearing History

No previous public hearings have been held regarding the subject property.

Public Comment

Two residents have expressed opposition to a fence in its proposed location.

Applicable Zoning Ordinance Section(s)

Section IV.J.1.b of the Burr Ridge Zoning Ordinance is as follows:

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

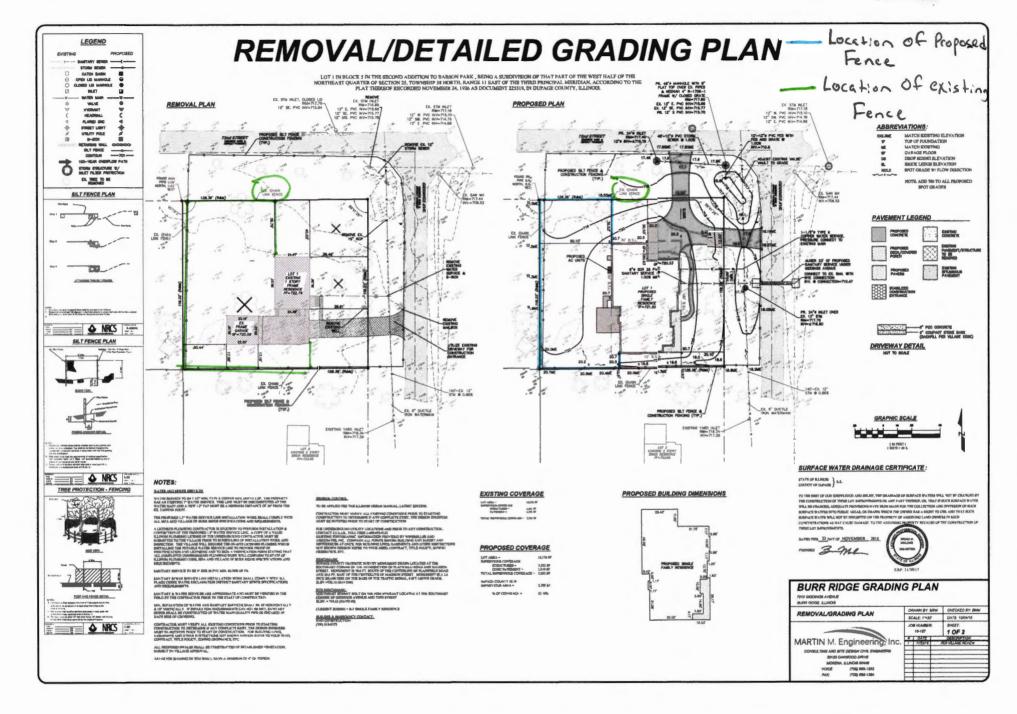
Findings of Fact and Recommendation

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

Appendix

Exhibit A - Fence Elevation

Exhibit B - Petitioner's Materials





VILLAGE OF BURR RIDGE EXHIBIT B

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 7210 Giddings pin #69 25 20 1006
GENERAL INFORMATION PETITIONER: Dan Marth (All correspondence will be directed to the Petitioner) PETITIONER'S ADRESS 7319 Park Ave Burr Ridge 16 6057 PHONE: (708) 878-1238 EMAIL: (Md construction@Sbcglobal.net PROPERTY OWNER: Dan Marth RMD (on strustations of PETITIONER: OWNER'S ADDRESS: 7319 Park Ave Burr P. dge PHONE: 708) 878-1038
PROPERTY INFORMATION PROPERTY ACREAGE/SQ FOOTAGE: 15,173 Sqf L EXISTING ZONING: R-3 EXISTING USE/IMPROVEMENTS: 5, ngle Fq., 1 + lone SUBDIVISION: Babson Park A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED
PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE OPDINANCE SECTION(S) AT REGULATION(S): Special Use Rezoning Text Amendment Variation(s) See Attack ment 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. Date Petition is Filed

We are asking for a variance that would allow use to put a fence in our back yard that can be installed all the way to our north property line. We are a corner lot that is on the corner of 72nd St and Giddings. At this location we have two streets running parallel 72nd st and Harvester dr. Harvester drive is servicing Chestnut Hills and Harvester Park. There is a lot of traffic that drives very fast down this road. 7210 Giddings currently has a chain link fence that encloses the rear back yard from southern property to the northern property line. This fence is located 32' away from 72nd st. This Fence has been here for many years. We are building a new home at this location and once completed we would like to replace the fence with a Village Approved fence. We have three kids and it would be safer for them to play in a fenced in back yard that an open side yard. Below is a picture of the type of fence we would use to replace the current chain link fence.



BR

Findings of Fact

Variation from the Village of Burr Ridge Zoning Ordinance

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

- a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out
- b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.
- c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

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

е.	The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.
f.	The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
g,	The granting of the variation will not alter the essential character of the neighborhood or locality.
h.	The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
i .	The proposed variation is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.
	(Please transcribe or attach additional pages as necessary.)

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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

December 29, 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. <u>V-01-2018: 7210 Giddings Avenue</u> The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Dan Marth for a variation from the Burr Ridge Zoning Ordinance to permit a fence in a corner side yard. The petition number and property address is <u>V-01-2018: 7210 Giddings Avenue</u> and the Permanent Real Estate Index Number is: 09-25-201-006.

A public hearing to consider this petition is scheduled for:

Date: Monday, January 15, 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

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.

Devdiya LLC 1493 Garywood Drive Burr Ridge, IL 60527 PIN 09-25-111-059

Sohal Patel 2720 Highland Avenue Unit #763 Lombard, IL 60148 PIN 09-25-111-006

Sunmi Kim 107 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-024

Violet Gross 7238 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-004

David McCaffrey 110 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-069

Jennifer Hulvat 117 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-037

Lichtenberger Ganda 135 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-067

Philip Lauricella 146 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-040

Debra Marsick 7219 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-027

Chellie Hormanski 7332 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-015 Julie Conroy 127 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-060

Michael Haberkorn 7304 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-008

B & J Anderko Siegel 103 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-022

Frank Brotto 7242 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-002

Charles Lauer 108 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-070

Lucian Tabic 7204 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-063

Theofaris Marinos 131 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-065

Debra Tice 144 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-041

Leona Tomas 7221 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-028

J & M Chan Osborn 7209 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-015 Martha Gomez 123 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-058

Hasan Khalil 105 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-023

Peter & Rosemary Powers 7306 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-007

Stephanie Ganal 7240 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-003

Majdi & Nicole Khalil 119 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-038

Anthony Thomas 7206 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-062

Elizabeth White 133 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-066

RJ & MA Madej Shahbaz 7217 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-026

Steven & Kathryn Less 7330 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-016

Luis & Levita Udarbe 10S407 Carrington Circle Unit C Burr Ridge, IL 60527 PIN 09-25-111-018 Joseph Kozak 7230 Hamilton Avenue Burr Ridge, IL 60527 PIN 09-25-203-008

Steven & Kelly Ludwig 7220 Park Avenue Burr Ridge, IL 60527 PIN 09-25-202-007

Ronald Lange 7310 Giddings Avenue Burr Ridge, IL 60527 PIN 09-25-205-007

Gerardo Castaneda 7225 Garfield Avenue Burr Ridge, IL 60527 PIN 09-25-201-003

Holly Adkins 7219 Hamilton Avenue Burr Ridge, IL 60527 PIN 09-25-204-002

Nancy Alex 142 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-045

Thomas & P McNally 7249 Park Avenue Burr Ridge, IL 60527 PIN 09-25-203-004

Anna Grancarich 7208 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-061

Zheng & Lei Zhao Xue 101 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-021

Timothy & Margaret Light 7250 Park Avenue Burr Ridge, IL 60527 PIN 09-25-202-010 Charles & Ashley Herman 221 72nd Street Burr Ridge, IL 60527 PIN 09-25-202-001

Franklin Kolody 7330 Park Avenue Burr Ridge, IL 60527 PIN 09-25-206-008

Patrick & MM Arnold 7310 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-005

Peter Castellan 7213 Garfield Avenue Burr Ridge, IL 60527 PIN 09-25-201-002

Case Corp 2211 York Road Suite #222 Oak Brook, IL 60523 PIN 09-25-200-011

Pasquinelli, Inc. 905 W. 175th Street Homewood, IL 60430 PIN 09-25-109-015

Anthony & Rebecca Thomas 7230 Giddings Avenue Burr Ridge, IL 60527 PIN 09-25-201-008

> Jack Folkerts 7210 Park Avenue Burr Ridge, IL 60527 PIN 09-25-202-006

> Betuel Salgado 321 72nd Street Burr Ridge, IL 60527 PIN 09-25-203-001

Dennis & Loretta Twohig 112 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-068 Joseph & Danuta Bafia 7309 S Garfield Avenue Burr Ridge, IL 60527 PIN 09-25-205-001

Sandra Zavala 7248 Giddings Avenue Burr Ridge, IL 60527 PIN 09-25-201-010

Jordan Deherrera 7239 Giddings Avenue Burr Ridge, IL 60527 PIN 09-25-202-005

Clayton Eggert 7229 Hamilton Avenue Burr Ridge, IL 60527 PIN 09-25-204-003

Gregory Hrones 121 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-057

> Robert Bokuvka 635 Briar Hill Lane Addison, IL 60101 PIN 09-25-201-009

Marilyn Lowney 7244 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-001

Bhagwan Sharma PO Box 450 Palos Heights, IL 60463 PIN 09-25-111-036

Thomas & Patricia Liss 7309 Giddings Avenue Burr Ridge, IL 60527

Bank Financial #011018 7220 Hamilton Avenue Burr Ridge, IL 60527 PIN 09-25-203-007 Edward & Debra Michalski 7259 Park Avenue Burr Ridge, IL 60527 PIN 09-25-203-005

James & Sharon Fox 7211 Giddings Avenue Burr Ridge, IL 60527 PIN 09-25-202-002

Abdul Bhurgri 7237 Garfield Avenue Burr Ridge, IL 60527 PIN 09-25-201-004

CTLTC #10224910 10 LaSalle Street Suite #2750 Chicago, IL 60603 PIN 09-25-205-009

Pietro Castellan 7220 Giddings Avenue Burr Ridge, IL 60527 PIN 09-25-201-007

R & S Ambadipudi 7209 Hamilton Avenue Burr Ridge, IL 60527 PIN 09-25-204-001

Linda Bedoe 321 73rd Street Burr Ridge, IL 60527 PIN 09-25-207-001

Richard Fournier 7219 Park Avenue Burr Ridge, IL 60527 PIN 09-25-203-002

Clinton Sheppler 7241 Park Avenue Burr Ridge, IL 60527 PIN 09-25-203-003

Jan & Maria Sieczka 7319 Giddings Avenue Burr Ridge, IL 60527 PIN 09-25-206-002 Thomas Wujick 8224 Park Avenue Burr Ridge, IL 60527 PIN 09-25-206-007

Robert Luckett 7213 Giddings Avenue Burr Ridge, IL 60527 PIN 09-25-202-003

Zoran Kaplarevic 7329 Garfield Avenue Burr Ridge, IL 60527 PIN 09-25-205-003

7201 Garfield Land Trust 7201 Garfield Avenue Burr Ridge, IL 60527 PIN 09-25-201-001

> Lisa Huber 207 The Lane Hinsdale, IL 60521 PIN 09-25-111-039

Krzysztof Sieczka 7249 Garfield Avenue Burr Ridge, IL 60527 PIN 09-25-201-005

Michael & Lynne Peoples 7320 Giddings Avenue Burr Ridge, IL 60527 PIN 09-25-205-008

Vlasta Jirus 7215 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-025

2017-2 IH Borrower LP c/o Invitation Homes 1717 Main St. Unit #2000 Dallas, TX 75201 PIN 09-25-206-003

Walter Kocher 7336 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-013 Thomas Postma 129 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-064

Sarverio Musillami 7319 Garfield Avenue Burr Ridge, IL 60527 PIN 09-25-205-002

Trinidad Robles 7210 Hamilton Avenue Burr Ridge, IL 60527 PIN 09-25-203-006

Rose Vartanian 7240 Park Avenue Burr Ridge, IL 60527 PIN 09-25-202-009

Terry & Sandra Pauly 7230 Park Avenue Burr Ridge, IL 60527 PIN 09-25-202-008

Gregory Dimit 7250 Hamilton Avenue Burr Ridge, IL 60527 PIN 09-25-203-010

Anna Littleton 156 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-032

Sriniva Makkena 7203 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-017

Joseph & Esther Niemiec 109 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-029

Michael Sartore 7240 Hamilton Avenue Burr Ridge, IL 60527 09-25-203-009 Laura Rooney 7207 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-019

Thomas & Lourdes Kelly 154 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-033

Danil & Mary Lou Knytych 138 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-047

Vijayaraghavan Krishnan 111 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-030 Robert & Sharon Moore 7334 Chestnut Hills Drive Burr Ridge, IL 60527 PIN 09-25-111-014

Mingye & Meng Zhag Song 152 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-034

Fatima Hyder 140 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-046 Michael Carroll 150 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-035

Willian & Janice Collins 136 Chestnut Hills Circle Burr Ridge, IL 60527 PIN 09-25-111-048

Lawrence Ryan 113 Chestnut Hilis Circle Burr Ridge, IL 60527 PIN 09-25-111-031



VILLAGE OF BURR RIDGE PLAN COMMISSION AND ZONING BOARD OF APPEALS

Consent to Install Public Notice Sign

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:

Property Owner or Petitioner:

(Pgint Name)

10 lanatural

V-01-2018 17.09 Avenue







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 10, 2018

RE: Board Report for January 15, 2018 Plan Commission Meeting

At its December 11, 2017 meeting the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission. No actions were taken at its January 8, 2018 meeting.

S-10-2017: 16W361 South Frontage Road (Balsitis); The Board of Trustees concurred with the Plan Commission's recommendation and approved an ordinance denying a sign variation.

Z-15-2017: 15W110 83rd **Street and 8200 County Line Road (Olguin);** The Board of Trustees concurred with the Plan Commission's recommendation and approved an ordinance approving a request for re-zoning from the R-2 Residential District to the R-2B Residential District on the parcels to be created upon lot reconfiguration on 83rd Street. The Board originally approved this request on first reading at their November 27, 2017 meeting.

Permits Applied For November 2017



Permit Number	Date Applied	Property Address	Applicant Name & Contac	et Info	Description
JCA-17-351	11/07/2017	421 Heathrow Ct.	RDG Construction Services, In	21200 S. Lagrange Frankfort IL 60423	Com Alteration
JDEK-17-352	11/07/2017	101 Buttercup Bank	King Bruwaert House	6101 County Line Road Burr Ridge IL 60527	Deck
JGEN-17-355	11/13/2017	34 Lancaster Ct	Pro Electric, Inc.	2600 Warrenville Rd Downers Grove IL 60515	Generator
JPAT-17-349	11/03/2017	436 Kirkwood Cove	Cut Above Landscaping	670 Vandustrial Dr. Westmont IL 60559	Patio
JPAT-17-353	11/10/2017	8332 Waterview Ct.	King's Landscaping, Company	5545 S Elm St Hinsdale IL 60521	Patio
JPF-17-360	11/22/2017	8462 Heather Ct	Paramount Fence	557A S. River St. Batavia IL 60510	Fence Permit
JPR-17-359	11/20/2017	11500 W 79th St	Murphy Paving & Sealcoating,	16W235 83rd St. Burr Ridge IL 60527	Right-of-Way
JRAD-17-348	11/01/2017	10S 675 S GLENN DR	Weather Seal Nu-Sash	850 W Station St. Kankakee IL 60901	Residential Addition
JRAL-17-354	11/09/2017	9227 Garfield Av	4 Noble Corporation	9121 S Garfield Ave Burr Ridge IL 60527	Residential Alteration
JRDB-17-357	11/17/2017	6980 County Line Rd	Paul Gurnic		Residential Detached Building
JRES-17-347	11/01/2017	437 Kirkwood Cove	Colant Landscaping, Inc.	12610 W 111th St. Lemont IL 60439	Residential Miscellaneous
JRPE-17-358	11/16/2017	8448 Clynderven Rd	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Res Electrical Permit
JRPF-17-356	11/14/2017	15W 181 87th St.	Barrington Pools, Inc	P.O. Box 3906 Barrington IL 60011-3909	Pool and Fence

TOTAL: 13

Permits Issued November 2017



					West Transfer to the Assessment of the State	
Permit Number	Date Issued	Property Address	Applicant Name & Contact In	nfo	Description	
					Value & Sq I	₹tg
JCA-17-320	11/21/2017	15W 150 South Frontage R	Anthem Memory Care	5335 SW Meadows Rd, #140 Lake Oswego OR 97034	Com Alteration \$28,800	384
JDEK-17-294	11/28/2017	5 Tartan Ridge Rd	David Zueng	11 Ridge Farm Rd Burr Ridge IL 60527	Deck	
JDEK-17-322	11/06/2017	5 Bay Rum Ct	Shala Construction	8918 O'Neill Dr Burr Ridge IL 60527	Deck	
JDEK-17-350	11/27/2017	9227 Garfield Av	Innovative Decks	6926 W 183rd St. Tinley Park IL 60477	Deck	
JELV-17-307	11/30/2017	100 Harvester Dr.	Prominence Hospitality Group,	1375 Remington Rd. Schaumburg IL 60173	Elevator	
JGEN-17-301	11/22/2017	7856 FOREST HILL RD	Electrical Construction & Desi	P.O. Box 1363 Crown Point IN 46308	Generator	
JPAT-17-338	11/30/2017	9227 Garfield Av	Statements in Stone, Inc.	6605 W. Steger Rd Monee IL 60449	Patio	
JPAT-17-349	11/22/2017	436 Kirkwood Cove	Cut Above Landscaping	670 Vandustrial Dr. Westmont IL 60559	Patio	
JPCT-17-297	11/06/2017	6900 Veterans Blvd.	SAC Wireless	540 W. Madision ST Chicago IL 60661	Cell Tower	
JPF-17-360	11/30/2017	8462 Heather Ct	Paramount Fence	557A S. River St. Batavia IL 60510	Fence Permit	
JPR-17-290	11/01/2017	6360 Manor Dr	The Beauty of Concrete, Inc.	9 Elm St Darien IL 60561	Right-of-Way	
JPR-17-312	11/03/2017	8750 AINTREE LN	Crana Services	PO Box 699 Lemont IL 60439	Right-of-Way	
JPR-17-323	11/06/2017	15W 740 94TH ST	Homeowner	Burr Ridge IL 60527	Right-of-Way	
JPR-17-329	11/08/2017	1492 Tomlin Dr	TMW	179 E George Street Bensenville IL 60106	Right-of-Way	
JPR-17-339	11/06/2017	7800 Hamilton Ave	Lemont Paving Company	11550 Lemont Ave. Lemont IL 60439	Right-of-Way	
JPR-17-359	11/21/2017	11500 W 79th St	Murphy Paving & Sealcoating,	16W235 83rd St. Burr Ridge IL 60527	Right-of-Way	
				3		

Permits Issued November 2017



Permit Number	Date Issued	Property Address	Applicant Name & Contact In	ifo	Description	
					Value & Sq Ft	g
JPS-17-246	11/01/2017	100 Harvester Dr.	J & S Electric and Sign	101 E Illinois Aurora IL 60505	Sign	
JPS-17-267	11/16/2017	775 Village Center Dr.	Signs Now	1548 Ogden Avenue Downers Grove IL 60515	Sign	
JPS-17-313	11/03/2017	7020 County Line Rd	Parvin-Clauss Sign Company	165 Tubeway Drive Carol Stream IL 60188	Sign	
JRAD-17-306	11/28/2017	15W 591 83RD ST	Sko Inc.	13248 Creekside Dr Homer Glen IL 60491	Residential Additio \$318,075	n 2,471
JRAD-17-341	11/16/2017	301 Burr Ridge Club DR	RLC Development and Constru	1501 Burr Ridge Club Dr. Burr Ridge IL 60527	Residential Additio \$29,400	n 196
IRAL-17-327	11/30/2017	8324 County Line Rd	LaMantia Design & Remodelin	20 E. Ogden Av. Hinsdale IL 60521	Residential Alterati \$27,300	on 364
JRAL-17-331	11/15/2017	8425 Dolfor Cove	Living by Design	601 Princet6on Ln. New Lenox IL 60451	Residential Alterati \$124,125	on 1,655
IRAL-17-336	11/20/2017	15W 500 W 81ST ST	ATI Construction, Inc.	23852 W. Industrial Dr. Plainfield IL 60585	Residential Alterati \$15,000	on 200
RAL-17-337	11/02/2017	11435 Circle Dr	Athanasis Tom Bubaris	11435 Circle Dr Burr Ridge IL 60527	Residential Alterati \$33,300	on 444
JRDB-17-357	11/21/2017	6980 County Line Rd	Paul Gurnic		Residential Detache	ed Building
RPF-17-319	11/17/2017	77 Tomlin Cir	Barrington Pools, Inc	P.O. Box 3506 Barrington IL 60011-3906	Pool and Fence	
RSF-17-199	11/17/2017	11299 W 75th St	Boulder Developers Inc.	14047 S. Harrison Posen IL 60469	Residential New Sir \$1,917,600	ngle Family 12,784
RSF-17-310	11/22/2017	9S 201 Madison St	CT Property Solutions	11871 Coquilie Dr Frankfort IL 60423	Residential New Sit \$519,150	ngle Family 3,461

TOTAL:

29

12/08/17

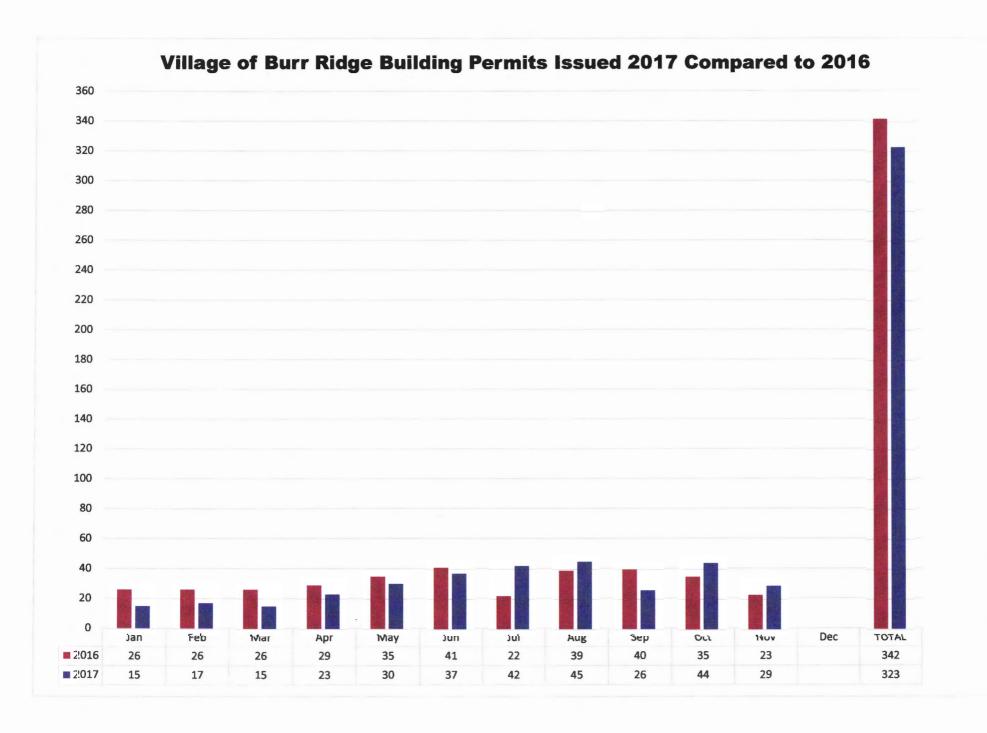
Occupancy Certificates Issued November 2017



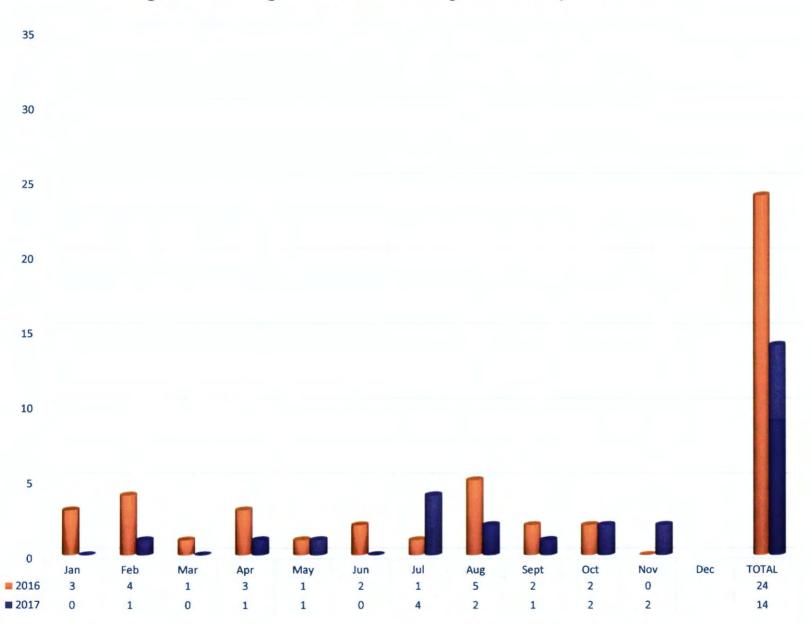
CO#	Certificate of Occupancy Date	Occupant of Record	Address	
OF17035	11/07/17	Hampton Social	705 Village Center Dr.	

(Does not include	de miscellaneous Pern	nits)			
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$0	\$33,150		\$1,449,953	\$1,483,103
		[2]		[1]	
FEBRUARY	\$488,400	\$62,175		\$66,107	\$616,682
	[1]	[4]		[1]	
MARCH	\$0	\$343,275 [4]	\$0	\$0	\$343,275
APRIL	\$723,900	\$261,600	\$0	\$0	\$985,500
MAY	[1] \$788,400	[8] \$480,600	\$0	\$946,208	\$2,215,208
	[1]	[3]		[3]	
JUNE	\$0	\$64,500	\$0	\$703,329	\$767,829
		[1]		[2]	
JULY	\$2,084,550	\$811,875	\$1,044,480	\$1,282,721	\$5,223,626
	[4]	[4]	[6] *	[1]	
AUGUST	\$1,381,500	\$181,875	\$3,992,878	\$1,514,068	\$7,070,321
	[2]	[2]	[1]	[4]	
SEPTEMBER	\$1,259,850	\$110,700	\$0	\$2,487,706	\$3,858,256
	[1]	[4]		[1]	
OCTOBER	\$1,153,500	\$1,091,700		\$4,444,764	\$6,689,964
	[2]	[7]		[6]	
NOVEMBER	\$2,426,750	\$547,200		\$28,800	\$3,002,750
DECEMBER	[2]	[6]		[1]	
	440.000.000	42 000 CEO	45 007 050	\$42.022.CEC	622.256.544
2017 TOTAL	\$10,306,850 [14]	\$ 3,988,650 [45]	\$ 5,037,358	\$12,923,656 [20]	\$32,256,514

^{*} Six duplex cottages at the Spectrum Senior Living facility.

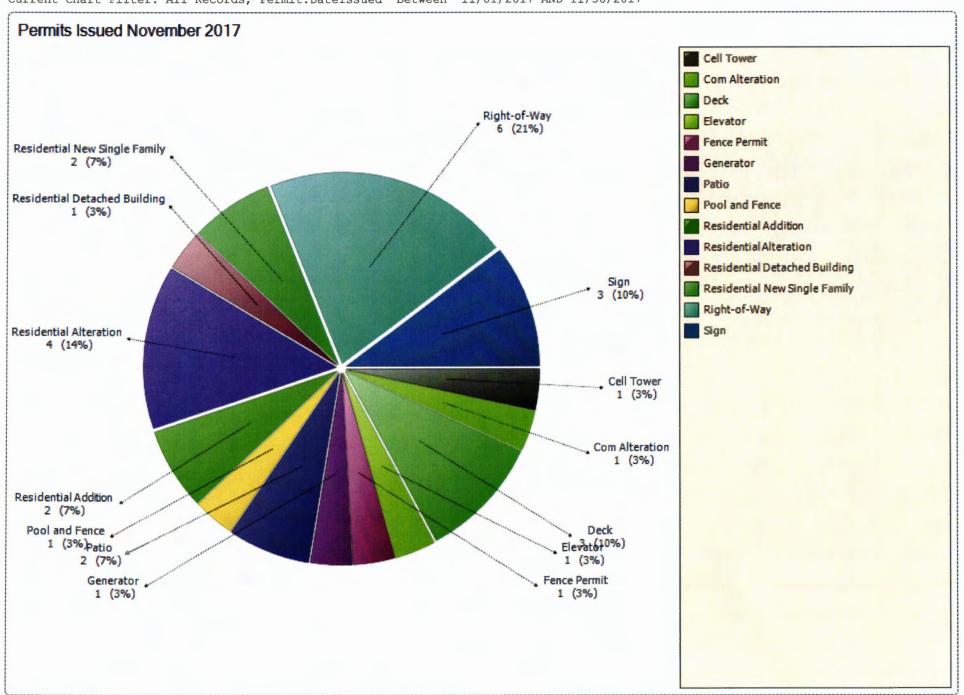


Village of Burr Ridge 2017 New Housing Starts Compared to 2016



Breakdown of Permits by Project Type

Current Chart Filter: All Records, Permit.DateIssued Between 11/01/2017 AND 11/30/2017



Permits Applied For December 2017



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iscellaneous
Permit
ew Single Family
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01/05/2018

Permits Applied For December 2017



Permit Number	Date Applied	Property Address	Applicant Name & Cont	tact Info	Description
JRSF-17-366	12/01/2017	3 Lakeside Pointe	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family

TOTAL: 18

Permits Issued December 2017



					A STATE OF THE PARTY OF THE PAR	
Permit Number	Date Issued	Property Address	Applicant Name & Contact Ir	nfo	Description	
					Value & Sq Ftg	
JCA-16-309	12/19/2017	743 McClintock Dr.	The Lauder Group, LLC	743 McClintock Dr Burr Ridge IL 60527	Com Alteration \$269,984 4,4	100
JELV-17-345	12/19/2017	68 Cabernet CT	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator	
JGEN-17-362	12/28/2017	1102 Burr Ridge Club Dr	Homeowner		Generator	
				Burr Ridge IL 60527		
JODK-17-373	12/27/2017	304 Ambriance	Ecoscape Landscape Svcs. Inc.	1502 Fitzer DR Joliet IL 60431	Outdoor Kitchen	
JPAT-17-353	12/06/2017	8332 Waterview Ct.	King's Landscaping, Company	5545 S Elm St Hinsdale IL 60521	Patio	
JPCT-17-343	12/01/2017	6900 Veterans Blvd.	Atlantic Construction	265 Jamie Lane Wauconda IL 60084	Cell Tower	
JPF-17-299	12/05/2017	21 Ashton Dr	Mary Beth Sutkowski	21 Ashton Dr Burr Ridge IL 60527	Fence Permit	
JPF-17-363	12/04/2017	7600 County Line Rd	Action Fence Contractors	945 Tower Rd. Mundelein IL 60060	Fence Permit	
JPF-17-376	12/22/2017	760 Cambridge Dr	K Brothers Fence, Inc	19008 S. Wolf Road Mokena IL 60448	Fence Permit	
JPPL-17-300	12/05/2017	21 Ashton Dr	Barrington Pools, Inc	P.O. Box 3506 Barrington IL 60011-3906	Pool	
JPS-17-371	12/06/2017	451 Commerce St	The Sign Authority	901A W. Liberty Dr. Wheaton IL 60187	Sign	
JRAD-17-250	12/22/2017	8686 Johnston Rd	Mark Hickman Homes	417 W. 2nd St. Hinsdale IL 60521	Residential Addition \$211,350 2,8	318
JRAD-17-333	12/20/2017	8715 Stark DR	Ambrose Builders	5924 Springside Ave Downers Grove IL 60516	Residential Addition \$150,000 1,0	000
JRAD-17-348	12/06/2017	10S 675 S GLENN DR	Weather Seal Nu-Sash	850 W Station St. Kankakee IL 60901	Residential Addition \$21,000 28	0
JRAL-17-308	12/04/2017	304 KENMARE DR	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration \$56,700 756	6
JRAL-17-354	12/04/2017	9227 Garfield Av	4 Noble Corporation	9121 S Garfield Ave Burr Ridge IL 60527	Residential Alteration \$164,250 2,1	190

01/05/2018

Permits Issued December 2017

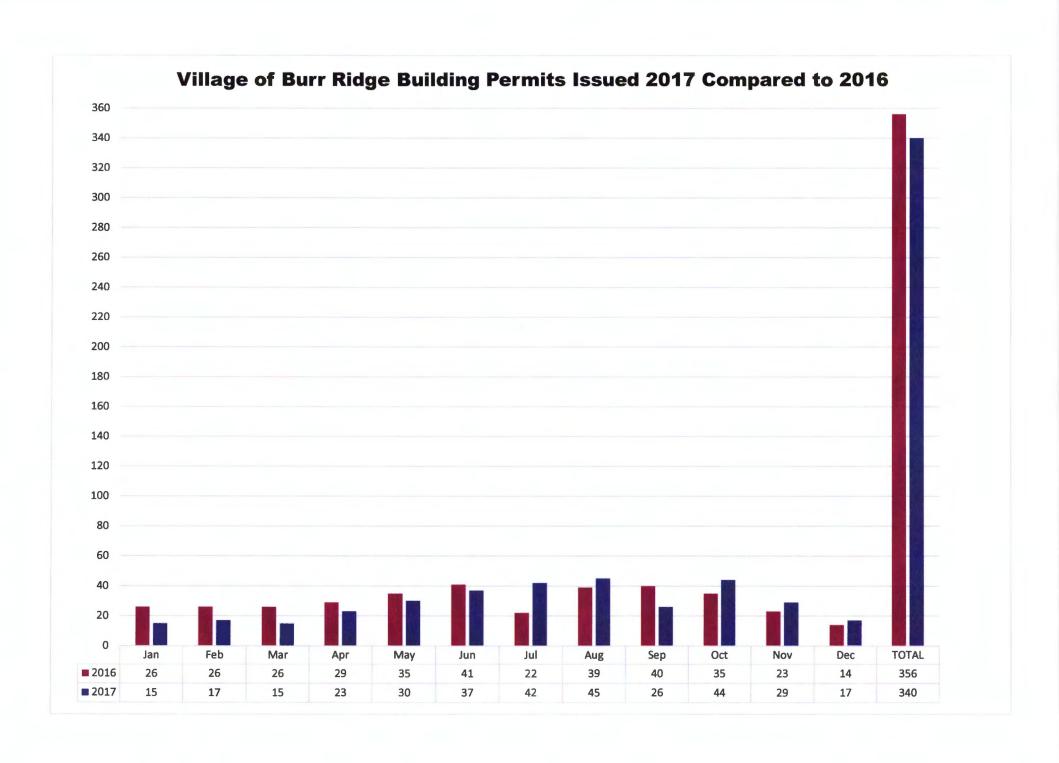


Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description
				Value & Sq Ftg
JRPE-17-358	12/18/2017	8448 Clynderven Rd	Oakwood Electric & Generator 237 N. Cass Av Westmont IL 60559	Res Electrical Permit

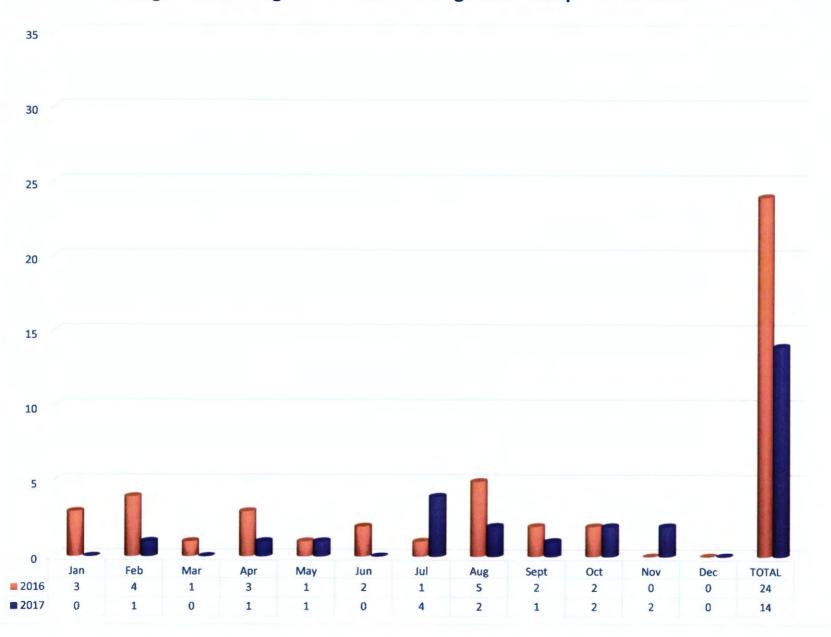
TOTAL: 17

(Does not inclu	de miscellaneous Pern	nits)			
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$0	\$33,150		\$1,449,953	\$1,483,103
		[2]		[1]	
FEBRUARY	\$488,400	\$62,175		\$66,107	\$616,682
	[1]	[4]		[1]	
MARCH	\$0		\$0		\$343,275
APRIL	\$723,900	[4] \$261,600	\$0	\$0	\$985,500
	[1]	[8]	, ,	70	\$303,300
MAY	\$788,400		\$0	\$946,208	\$2,215,208
	[1]	[3]		[3]	
JUNE	\$0	\$64,500	\$0	\$703,329	\$767,829
		[1]		[2]	
JULY	\$2,084,550	\$811,875	\$1,044,480	\$1,282,721	\$5,223,626
	[4]	[4]	[6] *	[1]	
AUGUST	\$1,381,500	\$181,875	\$3,992,878	\$1,514,068	\$7,070,321
	[2]	[2]	[1]	[4]	
SEPTEMBER	\$1,259,850	\$110,700	\$0	\$2,487,706	\$3,858,256
	[1]	[4]		[1]	
OCTOBER	\$1,153,500	\$1,091,700		\$4,444,764	\$6,689,964
	[2]	[7]		[6]	
NOVEMBER	\$2,426,750	\$547,200		\$28,800	\$3,002,750
	[2]	[6]		[1]	
DECEMBER	\$0	\$603,300	\$0	\$269,984	\$873,284
		[5]		[1]	
2017 TOTAL	\$10,306,850	\$4,591,950	\$5,037,358		\$33,129,798
	[14]	[50]	[7]	[21]	

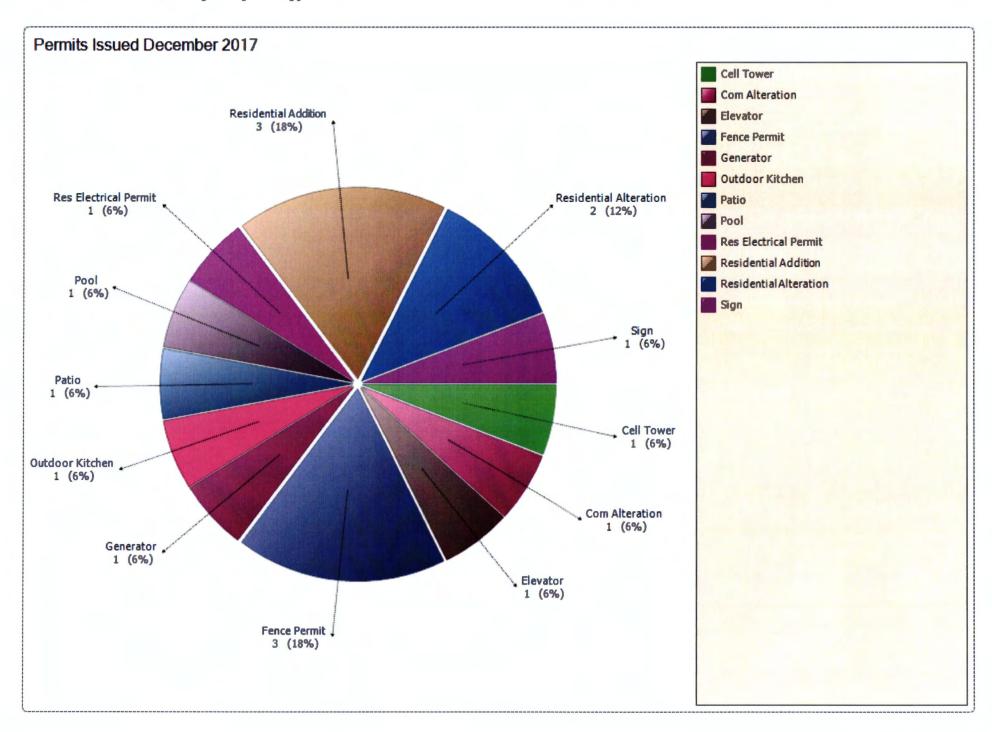
^{*} Six duplex cottages at the Spectrum Senior Living facility.



Village of Burr Ridge 2017 New Housing Starts Compared to 2016



Breakdown of Permits by Project Type





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 10, 2018

RE: PC-01-2018: Informal Discussion - Dremonas Subdivision

Attached are a letter, preliminary site plan, and landscaping plan submitted by the developer of the Dremonas Subdivision, Provencal Building & Development. 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 planning a new plan for this property and is seeking informal comments from the Plan Commission. The informal review process is offered to any potential petitioner within the planning process. 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 updated site plan shows 11 lots, all at least 30,000 square feet in area, as well as a landscaping plan. The updated site plan also proposes to have a raised berm near the southern portion of the subdivision that would act as screening, maintaining the "club-like setting". The updated site plan proposes to have 60' rights of way with a 120' wide cul-de-sac. It is unclear from the proposal whether the streets would be public or privately maintained.

Staff has identified 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 rezone the property to R-3 Residential, which the petitioner has already request. 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.

PROVENCAL BUILDING & DEVELOPMENT, INC.

50 BURR RIDGE PARKWAY #102 BURR RIDGE, ILLINOIS 60527 (630) 323-6768 FAX (630) 323-7702

Re: Dremonas Subdivision

F.

To All Whom This May Concern:

In response to the comments by the members of the surrounding community, neighbors and the Planning & Zoning Board, the Dremonas Family (owners of the subject property), Provencal Building & Development, Inc. (the joint venture Partner) and our designers and engineers have worked together to prepare a development proposal which we believe addresses the concerns of all of the above referenced parties.

At the December Zoning Board meeting we heard objections ranging from streetscape conditions, density, impact on bordering neighbors, traffic impact and impact on property values. We will address each of these issues and have made several changes to our proposed plan which was for originally (15) fifteen lots and we believe addresses all of the concerns.

Please note that the zoning designation for the subject property existing for the property is R2A. Without asking for any consideration or variance, we have calculated that depending on how we address storm water detention, our existing zoning would yield either (8) eight or (9) nine conforming lots. It is however, our intention to add many upgraded landscape features, a private roadway and pursue a controlled architectural building requirement and as such, propose a final (11) eleven lot version of the proposal to rezone. For the sake of comparison, we have included a preliminary plat which shows the proposed (11) eleven lots and a plat which shows the currently allowed (8) eight lot version (we did not present the (9) nine lot version) of development. We also included a landscape rendering for the (11) eleven lot proposal. Listed below is a summary of our response and willingness to address the concerns brought up at our last presentation which was for a proposal to develop the subject property into (15) fifteen lots.

Streetscape & neighbors across the street:

Our proposed (11) eleven lot plat includes placing the landscaped storm water basin along 87th Street and providing a landscape easement across the front of lots 1 & 11 along with a raised berm. The purpose of this berm and landscape is to create a streetscape along 87th which would screen our subdivision and create a club like setting for the subdivision which would also be a screen to our neighbors across the street. We would also like to point out that the (11) eleven lot version and the (8) lot version both place two homes on the lots that border 87th Street. The (11) eleven lot version includes far more attention to landscape than the (8) eight lot version and creates the

clnb style low impact entrance we are trying to create.

Impact on adjacent neighbors:

Our proposal for (11) eleven lots strongly addresses our neighbors to the east, west and north.

As concerns our neighbor to the east, we have included landscaping along the storm water basin at 87th Street and propose preserving as much of the east side existing trees as possible along with adding fill in trees in sparse areas in order to provide a natural landscape screen. Also note that the (11) eleven lot version of the plat only places two lots and homes on the east side. The (8) eight lot version allows for three lots and no added landscape.

On the west side of our subdivision, we also plan to maintain existing trees and to fill in areas along the side yard of the existing home. Also note, that the (8) eight lot version of the subdivision places four homes on the west boundary and the (11) eleven lot version only allows for three homes.

On the northern boundary of our subdivision, we also propose to provide a landscape easement and utilize existing and fill in trees. Also note that on our northern border, the existing subdivision places (5) five lots along our border. Whereas our (11) eleven lot proposal only places four lots along the north border and our proposed lots are also larger in square footage than our northern neighbor's lots.

Density & lot size:

F.

In response to the comments from the public and plan commission members, we have increased the size of the proposed lots to provide for all lots to be 30,000 square feet or larger. This was a lot size which came up at the last meeting. Prior to this time and per our original proposal we were seeking a minimum lot size of 20,000 square feet and a total of (15) fifteen lots., Please note that the R3 and R4 subdivisions to our south (Devon), north (Hidden Lake), west (Lakewood) and east (Highland Fields) are all less than or equal to our proposed 30,000 square foot lots with most being smaller in size.

Area property values impact:

In response to concerns related to property values, we would like to point out that the homes and club style development we are proposing would be an upscale approach. Homes would require architectural review by our Company and we are providing landscaping and an upscale entrance to create a club like setting.

Provencal Building & Development, Inc. has been a leader in prestige homes and developments in Burr Ridge since the late 1970s. We do not believe that anything constructed in the Village either homes or developments have ever affected property values in anyway other than to raise the standard and enhance the area values. We believe this same precedence will apply to this project as well.

It is also the intention of the Dremonas Family to retain a portion of the proposed lots for the purpose of building homes for their own family residences within the subdivision. Property value and aesthetic value are only in the best interest to both the developers and the marketability of the development and benefits the neighbors.

As developers we seek to pursue maximum value for our properties and try to meet market demand for product. The trend toward larger estate size lots has decreased over the years and continues to do so. The large lots stay on the market for years at a time and often do not sell at all. This of course causes owners seeking to sell their property to continue to lower their prices not raise them. That trend is actually what lowers values.

At the (11) eleven lot density we are proposing we are at the upper end of the market and we are also providing for enhancements to landscape and building standards. At (8) eight lot density all of that disappears and marketability is compromised.

Traffic Impact:

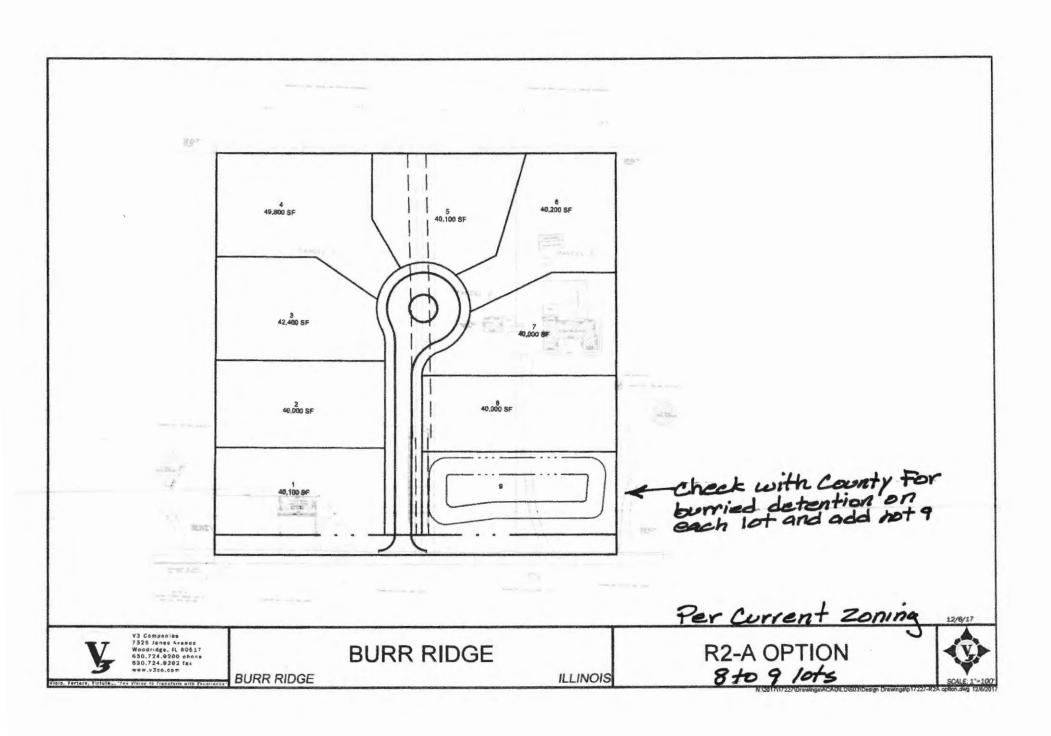
The difference in traffic impact on 87th Street for (8) eight homes versus (11) eleven homes is negligible and insignificant. Zoning for eight to nine homes already exist under R2A

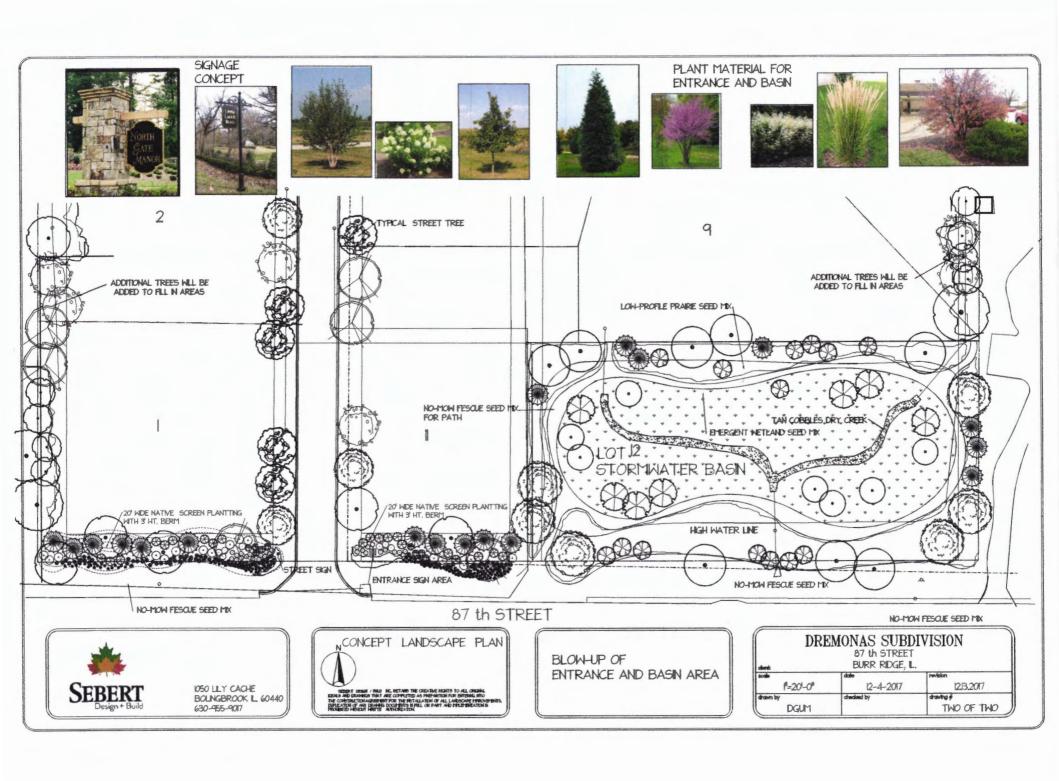
We believe we have tried to listen to the concerns of all residents and Board members and look forward to meeting with the members of the Planning Board and further discussing the issues mentioned in this letter and any other concerns which may arise.

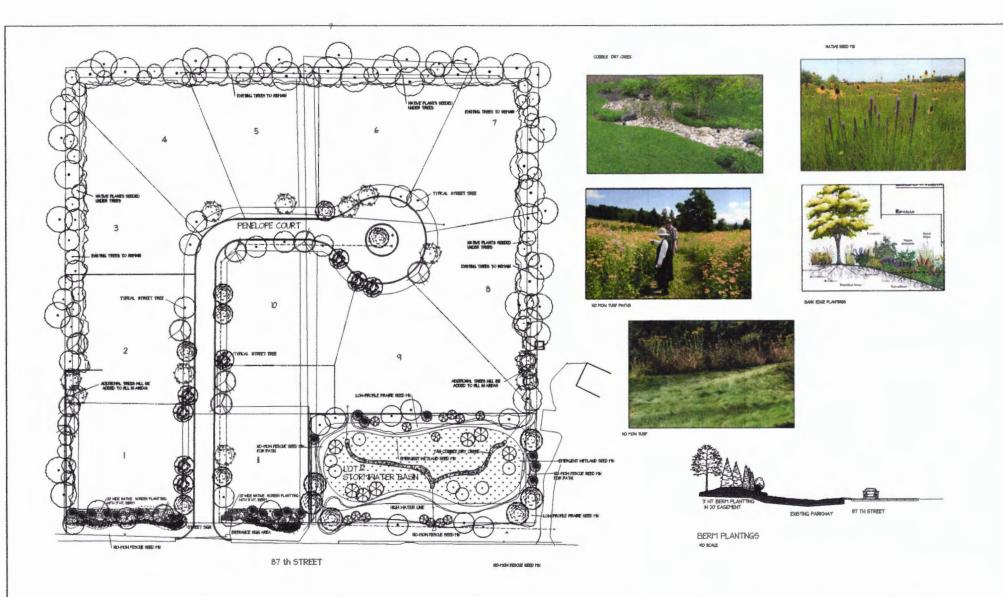
We therefore request that we be placed on the agenda for the next scheduled meeting in January 2018, for the purpose of an open discussion and workshop.

Sincerely,

Harold Liesenfelt President Provencal Building & Development, Inc.









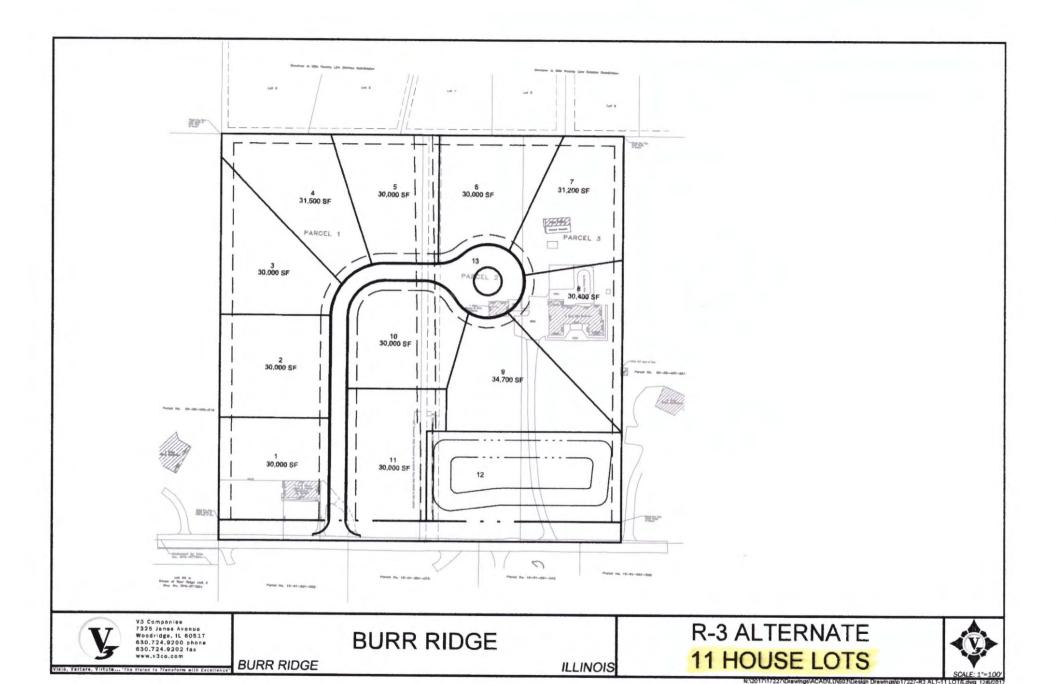
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DGUM	checked by	drawing #





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 10, 2018

RE: Outdoor, Overnight Commercial Vehicle Parking

The purpose of this memo is to discuss potential amendments to the Burr Ridge Zoning Ordinance related to outdoor, overnight commercial vehicle parking in Manufacturing Districts. Since its approval in 1997, the Zoning Ordinance prohibits outdoor, overnight parking of commercial vehicles, with the exception of two delivery trucks. During this time, the Village has received 10 petitions for special uses to permit outdoor, overnight parking of commercial vehicles beyond two delivery trucks; all 10 have been approved, with the number of vehicles approved ranging from four to 40. Only one request has exceeded 15 trucks (PermaSeal, who received 40) while eight have fallen between four and twelve trucks. In four such petitions, the Plan Commission has recommended the lot in which the trucks will be parked at be surrounded by a fence or landscaping, which was approved as a condition of the special use by the Board of Trustees on each occasions.

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 eliminated for consideration by some businesses due to the restrictions placed on outdoor, overnight commercial vehicle parking. These reasons generally are:

- 1. While the process for petitioning for a special use is clear to a business, they feel that the extra step of a petition is burdensome when other municipalities do not require such action.
- 2. Some businesses might have been willing to petition for a special use but cannot due to timing requirements, such as an expiring lease or other issue with timeframes.
- 3. A business that owns commercial vehicles may be interested in a property without access indoor parking access.

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. Currently, there are four primary Manufacturing Districts in the village: Hinsdale Industrial Park (Frontage/83rd Street/Madison/Shore), Burr Ridge Industrial Park (Frontage/79th Street/Grant), High Grove (Madison/Plainfield), and Tower Drive, along with the CNH Industrial property.

Almost all municipalities in the area prohibit overnight on-street parking in commercial districts; with the exception of two delivery vehicles, the Village is unique in that it does not allow for

outdoor, overnight parking commercial vehicle parking on private property. Staff has provided five initial options for consideration if amendments are desired.

Option 1 - Raise Permitted Number

• Every business would be permitted to have a larger number of commercial vehicles parked outdoors, overnight. For example, the number could be raised from two to five.

Option 2 - Two Standard Plus Square Footage

 Every business may park two commercial vehicles outdoors, plus one per amount of building square footage that they own or rent i.e. one truck per 3,000 square feet. For example, a business renting 15,000 square feet would be permitted to park seven commercial vehicles overnight.

Option 3 - Straight Square Footage

• Every business may park one commercial vehicle outdoors per amount of building square footage that they own or rent i.e. one truck per 2,000 square feet. For example, a business renting 8,000 square feet would be permitted to park four commercial vehicles overnight.

Option 4 – Ratio of Available Spaces

• Every business may use a percentage of their allotted parking spaces for outdoor commercial vehicle parking i.e. every tenth space. For example, a business with 30 parking spaces would be permitted to park three commercial vehicles overnight.

Option 5 - Two Categories of Vehicle Sizes

• Auto companies have introduced smaller, more car-like offerings into the commercial vehicle market, such as the Ford Transit. PermaSeal, who received a special use to store 40 commercial vehicles outdoors, operates an all-Ford Transit fleet. These vehicles are much smaller and easier to park than large box trucks, and could be treated differently than larger commercial vehicles. This recommendation could be made in conjunction with a previous option. For example, every business would be permitted to park two commercial vehicles up to 24,000 pounds and six commercial vehicles up to 5,000 pounds.

As part of any of the above options, staff does not recommend allowing semi-trucks to be parked outdoors, overnight. While the business community could benefit from greater parking options for smaller trucks and vans, few buildings in the Village are set up to handle semi-trucks, thus negating Burr Ridge as an option for companies that rely on these vehicles as part of their business. This consideration will also be presented to the Economic Development Committee at their January 16, 2018 meeting. The Board of Trustees recently established a set of strategic goals for 2018-19; one of these goals is to work towards full occupancy of retail and commercial property. While not every business owns commercial vehicles, it is likely that creating a more competitive set of regulations while maintaining the Village's business character regarding outdoor, overnight commercial vehicle parking will be a positive step towards accomplishing this goal.

From:

Scheidler, Danny

To:

Evan Walter

Subject:

RE: Special Use - Overnight Parking of Commercial Vehicles

Date:

Monday, December 4, 2017 10:00:50 AM

Attachments:

image003.png

Will do, thanks again!

Danny Scheidler

Corporate Real Estate Solutions



Direct: <u>773 458 1394</u> Mobile: <u>317 607 3719</u>

danny.scheidler@am.ill.com

About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers and investors achieve their business ambitions. In 2016, JLL had revenue of \$6.8 billion and fee revenue of \$5.8 billion and, on behalf of clients, managed 4.4 billion square feet, or 409 million square meters, and completed sales acquisitions and finance transactions of approximately \$136 billion. At year-end 2016, JLL had nearly 300 corporate offices, operations in over 80 countries and a global workforce of more than 77,000. As of December 31, 2016, LaSalle Investment Management has \$60.1 billion of real estate under asset management. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit www.ill.com.

From: Evan Walter [mailto:EWalter@burr-ridge.gov]

Sent: Monday, December 04, 2017 9:34 AM

To: Scheidler, Danny < Danny. Scheidler@am.ill.com>

Subject: [EXTERNAL] RE: Special Use - Overnight Parking of Commercial Vehicles

Danny-

Thank you for the update on your client. I regret that we could not accommodate their needs at this time. Please let me know how I can be of further assistance to you or your clients in the future!

Evan Walter

Assistant to the Village Administrator | Village of Burr Ridge

7660 County Line Road | Burr Ridge, Illinois 60527 Office: 630.654.8181 ext. 2010 | Cell: 630.601.0042

From: Scheidler, Danny [mailto:Danny.Scheidler@am.ill.com]

Sent: Sunday, December 3, 2017 2:32 PM **To:** Evan Walter < <u>EWalter@burr-ridge.gov</u>>

Subject: RE: Special Use - Overnight Parking of Commercial Vehicles

Thank you, Evan! It was great meeting you over the phone and I appreciate all of your time and help with this. It looks like we are focusing elsewhere at this point in time due to the required timing. I will keep you posted if that changes.

All the best,

Danny Scheidler Corporate Real Estate Solutions



Direct: 773 458 1394 Mobile: 317 607 3719 danny.scheidler@am.ill.com

About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers and investors achieve their business ambitions. In 2016, JLL had revenue of \$6.8 billion and fee revenue of \$5.8 billion and, on behalf of clients, managed 4.4 billion square feet, or 409 million square meters, and completed sales acquisitions and finance transactions of approximately \$136 billion. At year-end 2016, JLL had nearly 300 corporate offices, operations in over 80 countries and a global workforce of more than 77,000. As of December 31, 2016, LaSalle Investment Management has \$60.1 billion of real estate under asset management. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit www.ill.com.

From: Evan Walter [mailto:EWalter@burr-ridge.gov]

Sent: Thursday, November 30, 2017 4:22 PM

To: Scheidler, Danny < Danny. Scheidler@am.ill.com >

Subject: [EXTERNAL] Special Use - Overnight Parking of Commercial Vehicles

Danny-

Thanks for your call today. Please find attached the application for a special use in the Village of Burr Ridge. Your client will be requesting a special use to store commercial vehicles overnight outdoors in a General Industrial District. As discussed on the phone, there is precedent that supports your client's request; the purpose of the special use is to ensure that semi-trucks are not parked outside. The next meeting of the Plan Commission is January 15, 2018. To appear at this meeting, you should return the attached form and all supporting documents it calls for back to me by Monday, December 18 by 5pm. You are permitted to represent your clients on their behalf. You will need to include mailing labels for all property owners for properties within 750' of the place of business your client seeks to operate at; you can find these at Downers Grove Township. Simply ask them for this and they can get you what you need.

I am the staff representative to the Plan Commission; as such, I will be your point of contact for any questions or assistance you have or need throughout this process. If you appear on January 15, the Board of Trustees will then hear your petition at their January 22 meeting. Your client would at that point be permitted to park vehicles outdoors should they receive approval, which I believe is very likely. Thank you again for your inquiry and I look forward to assisting you and your clients.

Evan Walter Assistant to the Village Administrator

7660 County Line Road | Burr Ridge, Illinois 60527 Office: 630.654.8181 ext. 2010 | Cell: 630.601.0042