



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

**July 16, 2018
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PRIOR MEETING MINUTES

- A. June 18, 2018 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

- A. **Z-17-2018: 304 Burr Ridge Parkway (Holland); Special Use, Variation, and Findings of Fact**

Requests special use approval as per Section VIII.B.2.bb of the Burr Ridge Zoning Ordinance for a pet service store in a B-1 Business District and, if necessary, a variation from Section XI.C.13 to permit a pet service store in a shopping center without the required number of parking spaces.

- B. **V-03-2018: 8200 Steepleside Drive (Bart); Variation and Findings of Fact**

Requests a variation pursuant to Section VI.D.7 of the Burr Ridge Zoning Ordinance to reduce the required rear yard setback at a property in the R-2A Residential District from 60 feet to 35 feet.

- C. **Z-14-2018: 50-324 Burr Ridge Parkway (Garber); PUD and Findings of Fact**

Requests special use approval as per Section VIII.C.2.jj of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development in a B-1 Business District.

IV. CORRESPONDENCE

- A. Board Report – June 25, 2018
B. Building Report – May 2018

V. OTHER CONSIDERATIONS

- A. PC-08-2018: Subdivision Fence Approval – King-Bruwaert House**
- B. Preliminary Plat of Subdivision – Dremonas – 15W110 87th Place**

VI. FUTURE SCHEDULED MEETINGS

August 6, 2018

- **Z-18-2018: 8400 Oak Knoll Drive (Marshes); Re-Zoning upon Annexation and Findings of Fact**

Requests re-zoning upon annexation as per Section VI of the Burr Ridge Zoning Ordinance to the R-2A Residence District.

August 20, 2018

- **Z-04-2018: 7950 Drew (Patera); PUD, Variation, and Findings of Fact**

Requests special use approval as per Section VI.F.2.h of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development and requests a variation from Section VI.F.3.b.(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres; all of which is to accommodate the proposed development of eight single-family homes with floor areas of approximately 3,500 square feet.

- **Z-19-2018: 16W020 79th Street (Dodevski); Text Amendment, Special Use, and Findings of Fact**

Requests an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to permit chain link fence as a special use in a non-residential district and requests a special use as per the amended Section IV.J to permit chain link fence on the subject property.

VII. ADJOURNMENT

PLEASE NOTE: All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their July 23, 2018 Regular Meeting beginning at 7:00 P.M. Commissioner Stratis is currently scheduled for the July 23, 2018 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF JUNE 18, 2018

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:05 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Vice Chairman Broline.

ROLL CALL was noted as follows:

PRESENT: 4 – Irwin, Hoch, Stratis, and Broline

ABSENT: 3 – Praxmarer, Grunsten, and Trzupek

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

II. APPROVAL OF PRIOR MEETING MINUTES

Commissioners Hoch and Irwin requested several edits be made to the previous minutes to add additional items.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to approve the minutes of the May 21, 2018 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 4 – Hoch, Irwin, Stratis, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

Vice Chairman Broline conducted the swearing in of all those wishing to speak during the public hearing on the agenda for the meeting.

Z-16-2018: 16W231 South Frontage Road; Special Use and Findings of Fact

As directed by Vice Chairman Broline, Mr. Walter described this request as follows: the petitioner is Michael Gain, owner of Benztek, an independent automobile service center focusing solely on the maintenance of Mercedes-Benz vehicles. The petitioner is requesting a special use pursuant to Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit an automobile service use at 16W231 South Frontage Road, Suites 1-3, in the G-I General Industrial District. No body work or collision repair will be performed by the company at this location. Benztek will employ six employees and anticipates serving approximately five to seven cars per day. The hours of operation are projected to be 8:30 a.m. to 6:00 p.m. Monday through Thursday; 8:30 a.m. to noon on Friday; and closed on Saturday and Sunday.

Michael Gain, Benztek, said that he was pleased to be able to bring his business to Burr Ridge.

Commissioner Stratis asked where cars would be stored if repairs were not completed on the same day. Mr. Gain clarified by saying that he does not permanently store cars, as in a storage unit. Commissioner Stratis asked if Benztek would be a sales tax payer within the Village. Mr. Gain said that customers do pay sales tax on parts purchased for maintenance.

At 7:51 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 4 – Hoch, Irwin, Stratis, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Stratis to recommend that the Board of Trustees approve a special use for an automobile service use in a G-I General Industrial District at 16W231 South Frontage Road for Benztek and that the special use be limited to the following conditions:

1. The special use will be limited to Benztek in a manner consistent with the submitted business plan and shall expire if Benztek no longer operates the business at 16W231 South Frontage Road, Suites 1-3.
2. The special use and facility shall be limited to the property located at 16W231 South Frontage Road, Suites 1-3 in which Benztek will be the sole occupant.
3. Sales of vehicles on the premises, either directly by or through a customer of Benztek, is prohibited.
4. Storage of tools or other devices used for auto repair shall be stored indoors at all times.

ROLL CALL VOTE was as follows:

AYES: 4 –

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

Z-15-2018: 15W455 79th Street (St. Mark Coptic Church); Special Use and Findings of Fact

As directed by Vice Chairman Broline, Mr. Walter described this request as follows: the petitioner is St. Mark Coptic Church located at 15W455 79th Street. The petitioner is requesting special use approval pursuant to Section VI.H.2.1 of the Burr Ridge Zoning Ordinance to permit off-site commercial parking at a permitted use. The request is to permit the use of the church parking lot as overflow parking for several businesses whose parking needs exceed their on-site parking capacity. As the petitioner has been granted special uses solely to operate a church and preschool at the subject property, off-site commercial parking without this special use is not permitted. The petitioner presently engages in this activity on behalf of several Village businesses but is seeking the special use to comply with the Village's regulations. A passenger van currently shuttles employees between the church and each business before and after work.

Dr. Rafeet Malek, St. Mark Coptic Church, said that the church was engaging in this activity to serve its neighbors. He explained that the church had taken several steps to engage in this activity in a safe manner.

George Kaldas, St. Mark Coptic Church, said that the Village alerted the church to them being required to get a special use to offer their lot for parking.

Vice Chairman Broline asked for public comment.

Richard Morton, 27 Lake Ridge Club Drive, said that the church's activities were causing a detriment to quality of life of its residential neighbors and opposed the special use.

Dominic Reda, 53 Chesterfield Court, opposed the special use as the church's users often disrespect his and his neighbors' property rights with littering, loud noise, and trespassing.

Steve Mueller, 8070 Garfield Avenue, opposed the special use and questioned what benefit could be realized for the neighbors allowing this use at the church.

Mike Kelling, 6 Berkshire Lane, opposed the special use due to the excess noise that is generated by the users of the church.

Ron Santo, 36 Lancaster Court, opposed the special use as it was not possible for trucks to use 79th Street as a thoroughfare.

Connie Markiewicz, 61 Pine Tree Lane, opposed the special use as it would greatly increase the impacts on neighbors generated at the church.

Robert Anderson, 24 Pine Tree Lane, asked if the Village requested that the church petition for a special use. Mr. Walter explained that since this activity is currently occurring but not permitted, the church was given the options of ceasing their actions or requesting a special use. Mr. Anderson asked if the Village received any monies from this impact. Mr. Pollock clarified that the Village did not ask the church to have any parking in their lot. Mr. Anderson opposed the special use under the special use not fitting the Comprehensive Plan.

Nancy Griffin, Lake Ridge Club Drive, opposed the special use on its inappropriateness, as well as on the grounds that the church was not acting as a good neighbor.

Dr. Malek and Mr. Kaldas said that they were surprised to hear so many neighbors upset with the behavior of the church and that it was the first time that they had heard these issues brought to them.

Commissioner Hoch said that the petition was not something she could support due to the lot being located in a residential area.

Commissioner Irwin said that the petition did not meet the criteria for a special use nor the land use under the Comprehensive Plan. Commissioner Irwin also said that he felt the special use under petition did not meet the definition of said special use, and did not support the petition.

Commissioner Stratis disputed the idea that the church had been a good neighbor and had personally heard all of the complaints brought up in previous meetings, and did not support the petition.

After some discussion, Mr. Kaldas stated that the petition was unconditionally withdrawn.

Z-14-2018: 50-324 Burr Ridge Parkway (Garber); PUD and Findings of Fact

As directed by Vice Chairman Broline, Mr. Walter described this request as follows: the petitioner requests that the petition be tabled until July 16, 2018 to allow more time to prepare.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Stratis to continue the public hearing to July 16, 2018.

ROLL CALL VOTE was as follows:

AYES: 4 – Irwin, Stratis, Hoch, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

IV. CORRESPONDENCE

V. OTHER CONSIDERATIONS

S-04-2018: 7600 County Line Road (Shirley Ryan Ability Lab); Sign Variation

As directed by Vice Chairman Broline, Mr. Walter described this request as follows: the petitioner is the Shirley Ryan Ability Lab, owner of a medical clinic currently under construction at 7600 County Line Road. The petitioner is requesting a variation from Section 55.05.B of the Burr Ridge Sign Ordinance for two additional wall signs in a T-1 Transitional District. Section 55.05.B.3 of the Sign Ordinance states that “one [conditional wall] sign may be allowed for each multi-family residential or non-residential lot or parcel provided it does not exceed 50 square feet in area.” Earlier in 2018, the petitioner received approval to place a wall sign on the east elevation of the building, which has been installed. The petitioner requests the variation to more clearly identify their two primary building entrances (Day Rehab or Outpatient). Each sign is shown to be approximately four square feet in area installed 8 ½ feet from grade; they are shown as signs 3 and 4 in the appendix. As these signs are intended to be directional signs in nature, it should be noted that directional signs would not require variations or permits if they are no more than 4 square feet in area and no more than 4 feet tall.

Vice Chairman Broline asked for public comment.

Mark Thoma, 7515 Drew, asked if the sign request could be tabled until site issues were addressed. Mr. Walter said that the Village was presently addressing the site issues to which Mr. Thoma was referring, but that the two issues should be considered separately.

Commissioner Hoch asked why the variation was needed. Mr. Walter explained that the signs were to be placed 8 feet from grade, which no longer meet the definition of a directional sign.

Commissioner Irwin asked to see the elevations of the signs requested under the variation, and clarified why a variation was required. Mr. Walter provided answers to both questions.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to recommend that the Board of Trustees approve a request for a sign variation subject to compliance with the submitted plans.

ROLL CALL VOTE was as follows:

AYES: 4 – Hoch, Irwin, Stratis, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

VI. FUTURE SCHEDULED MEETINGS

July 16, 2018

- A. Z-04-2018: 7950 Drew Avenue (Patera); PUD, Variation, and Findings of Fact; continued from March 5 and May 7, 2018**

August 6, 2018

- A. Z-18-2018: 16W020 79th Street (Dodevski); Text Amendment, Special Use, and Findings of Fact**

VII. ADJOURNMENT

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

**Respectfully
Submitted:**

Evan Walter, Assistant to the Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-17-2018: 304 Burr Ridge Parkway (Holland); Requests special use approval pursuant to Section VIII.B.2.bb of the Burr Ridge Zoning Ordinance for a pet service store in a B-1 Business District and, if necessary, a variation from Section XI.C.13 to permit a pet service store in a shopping center without the required number of parking spaces.

HEARING:

July 16, 2018

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Steve Holland

PETITIONER STATUS:

Potential Tenant

PROPERTY OWNER:

Reegs Properties, LLC

EXISTING ZONING:

B-1 Business District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

Commercial Building

SITE AREA:

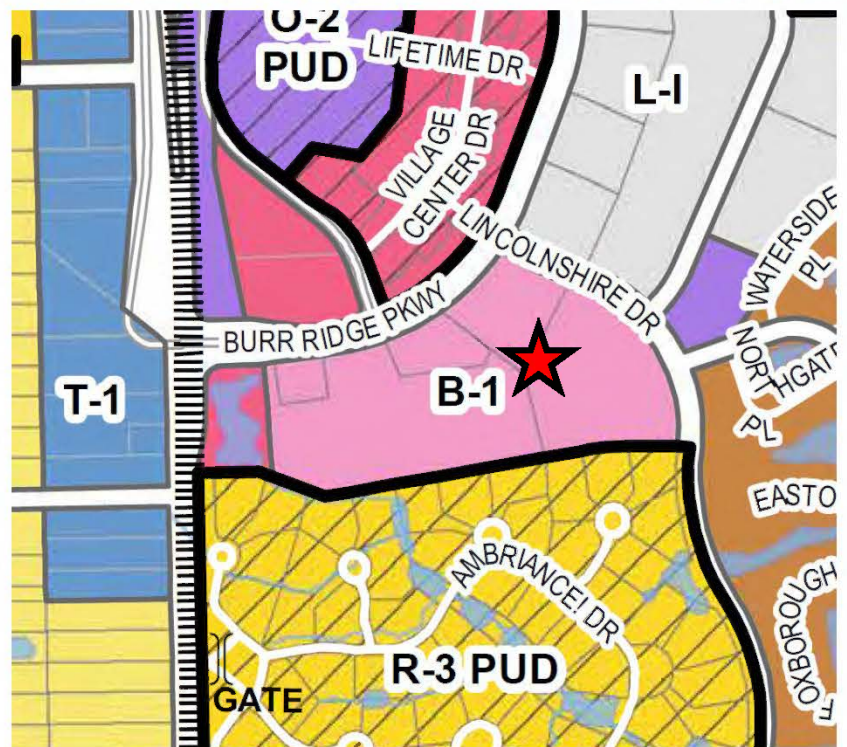
7.2 Acres

SUBDIVISION:

County Line Square

PARKING AVAILABLE:

432 Public Spaces



The petitioner is Steve Holland, owner of Beach for Dogs, a training and grooming business exclusively serving dogs. The petitioner requests special use approval pursuant to Section VIII.B.2.bb of the Burr Ridge Zoning Ordinance for a pet service store in a B-1 Business District and, if necessary, a variation from Section XI.C.13 to permit a pet service store in County Line Square shopping center without the required number of parking spaces. The subject tenant space is approximately 2,500 square feet in size and represents the only vacant space in County Line Square. Beach for Dogs has three current locations operating in Naperville, Lombard, and Lemont, and is seeking the special use and parking variation, if necessary, to open a fourth location at the subject location. Staff visited the petitioner's Lemont location ahead of this public meeting.

The petitioner has stated that while two of their other locations offer overnight boarding, the proposed Burr Ridge location would be limited to training and grooming with no overnight services offered. Hours of operation would be 7:00am-5:30pm on weekdays and 9am-1:00pm on Saturdays, with peak weekday hours of 8-9am and 3:30-4:30pm based on trends observed at the business' other locations as reported by the owner. The petitioner estimates that the business would service approximately 25 dogs per day.

Land Use and Site Analysis

The subject property is located within County Line Square, which is zoned B-1 Business. County Line Square (including the two outlots) currently has a total of 432 parking spaces. The existing uses within the shopping center require 474 parking spaces to be available. In that the shopping center is non-conforming, any new use cannot exceed the number of parking spaces that were required for the use it is replacing without a variation.

The previous use that occupied 304 Burr Ridge Parkway was a retail sales business (Tuesday Morning), which was required to have nine parking spaces for this tenant space (one parking space per 250 square feet of floor area). There is no specific parking requirement for pet service stores listed in Section XI of the Zoning Ordinance. General retail or service uses are required to have one space per 250 square feet of floor space, however Section XI.13.d(16) states that the number of parking spaces required for uses not specifically listed in the Zoning Ordinance shall be determined by a recommendation of the Plan Commission and approved by the Board of Trustees.

If the Plan Commission determines that a pet service store requires the same amount of parking as other retail sales and services (1 space per 250 square feet), a parking variation is not needed. If the Plan Commission determines that a greater amount of parking is required for a pet service store, the proposed business would not comply with the parking requirements of the Zoning Ordinance. In determining the parking requirement for a land use, the Plan Commission would assess the peak parking demand for that business. The proposed pet service store is expected to provide services for 25 dogs/customers per day and to be open a maximum of 11 hours per day. The peak number of employees at the business at any one time is expected to be four.

Public Hearing History

For this particular tenant space, the only zoning/sign considerations was a request in 2014 by Tuesday Morning for a variation to erect a sign with red letters instead of bronze, which was denied. In regards to parking variations, there have been two other such requests within County Line Square. Those requests included 2015 variations for Capri and Cyclebar, both of which were found to fit a defined zoning category but exceeded the parking need of the previous use.

Public Comment

No public comment was received on this petition.

Applicable Zoning Ordinance Section(s)

Section VIII.B.2 of the Zoning Ordinance lists “*pet shops and pet service stores*” as a special use. Section XI.C.13 states that “*there shall be provided for each building and use hereafter erected, structurally altered or enlarged, at least the minimum number of accessory off-street parking spaces in accordance with the [Zoning Ordinance’s] requirements (in multi-use and/or multi-user buildings, the number of spaces shall be computed separately on the basis of each particular use)*”.

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 a special use approval for Beach for Dogs for a pet service store in a B-1 Business District, staff recommends that the special use be approved subject to the following conditions:

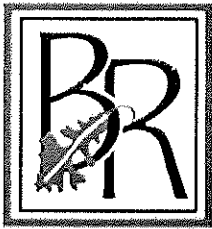
1. The special use shall be limited to Steve Holland and any business partners in “Beach for Dogs” at 304 Burr Ridge Parkway, and shall be null and void should “Beach for Dogs” no longer occupy the property of approximately 2,500 square feet commonly known as 304 Burr Ridge Parkway.
2. The special use shall be limited to the business plan provided herein.
3. Animals shall not be kept at the property overnight.

In regards to the requirement for parking, the Plan Commission needs to first determine the parking requirement for a pet service store. If it is determined that the business requires a parking variation, the Plan Commission will need to determine compliance with the findings of fact for a variation.

Appendix

Exhibit A – Petitioner’s Materials

EXHIBIT A



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 304 Burr Ridge Pkwy PIN # _____

GENERAL INFORMATION

PETITIONER: Steve Holland
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS: 730 Lusted Ln.

PHONE: 847-489-5713

EMAIL: Steve.Holland@ReachForDogs.COM

PROPERTY OWNER: BOB GARBER STATUS OF PETITIONER: Tenant, Potential

OWNER'S ADDRESS: 115 S. Vinc. HANDS OFF PHONE: -

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 2500 EXISTING ZONING: RS1

EXISTING USE/IMPROVEMENTS: Shopping Center

SUBDIVISION: County Line Sq

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)

Variation

Pet. Seawall Stone + Parking Variations if Necessary
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.

[Signature]
Petitioner's Signature

6-21-18
Date Petition is Filed



Findings of Fact
Special Use
Burr Ridge Zoning Ordinance

Address:

304 BR Parkway

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.

Yes; Break for Dogs provides high quality training ~~and~~ for pets and their owners.

- 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; trained dogs reduce stress through proper dog behavior and promote responsible pet ownership.

- 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.

Yes; this is the sole animal-based training business in the downtown.

- 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.

Yes Affirm; the property is fully built out and will not affect area development.

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

Affirm; the infrastructure is present.

- 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.

The majority of our customers will not use the parking lot except to utilize drop off lanes.

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

Affirm; this is a listed special use.

- 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.

Correct; this business is a mixture of retail and service uses for the residents.



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

N/A

- 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.

N/A

- 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.

OUR PARKING CLARIFICATION: WE HAVE A FEW EMPLOYEES
AND OUR CUSTOMERS DROP OFF AND PICK UP DOGS.
OUR PARKING NEEDS ARE MINIMAL AND THE TIME IS
SHORT.

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

N/A

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

Yes, the Ordinance.

- 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.

No

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

No

- 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.

No

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

Yes

(Please transcribe or attach additional pages as necessary.)



**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:

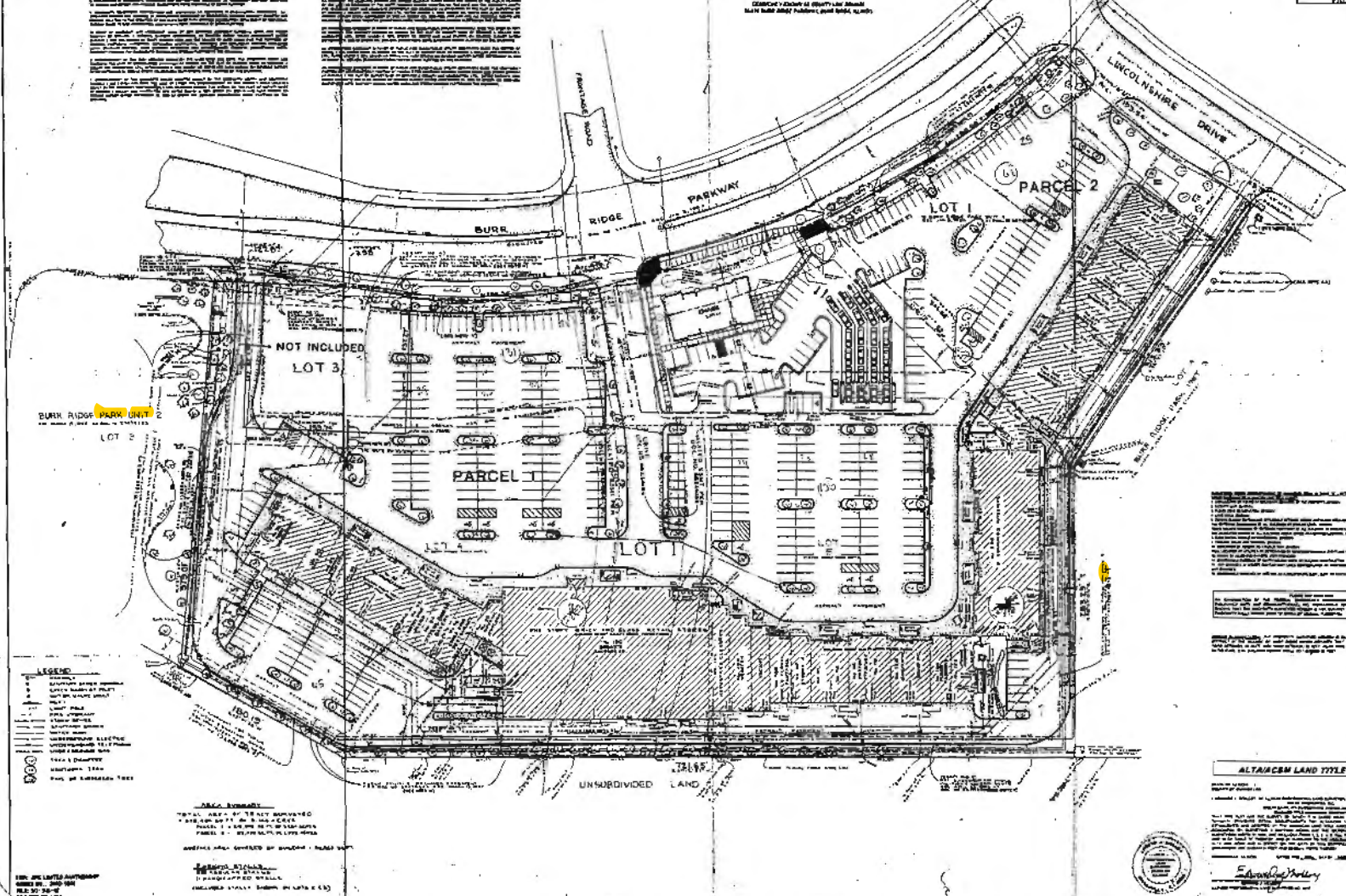
Steve Holland
(Print Name)


(Signature)

6-21-18

[illegible]

EDWARD J. MOLLOY & ASSOCIATES, LTD.
LAND & CONSTRUCTION SURVEYORS
1230 WEST STREET, BRIDGEVILLE, ALABAMA 36008 (205) 646-3000 Telex (5207) EJM-1000

[illegible][illegible]

Our Philosophy

Our dog training sessions are built to educate parents and train your dog to learn the behaviors you desire in order to become a well-trained dog. Our affection and correction methods yield the greatest results at the lowest price. We work to determine your dog's weaknesses and show you how to correct the problems, as well as to strengthen those behaviors your dog has already learned.



Pricing Estimates

	GOOD	BETTER	BEST
Grooming	\$45 45 Min.	\$60 1.5 Hours	\$80 2 Hours
Training	\$995 1 Month	\$1890 2 Months	\$2687 3 Months
Boarding	\$45	\$55	\$65

GOOD — Gets the job done

BETTER — More time and services at a discounted price

BEST — Your dog deserves the best!
Training — 10% off if paid in full.

Grooming 5 Day Guarantee — Everyone is happy at the beach but sometimes we make mistakes so we give our customers a 5 day guarantee!



Beach for Dogs

790 Royal St. George
Naperville, IL 60563
630-632-4979

1256 State Street
Lemont, IL 60439
630-632-4979

Beach for Puppies

312 Yorktown Shopping Center
Lombard, IL 60148
(847) 489-5713

www.BeachForDogs.com



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SERVICES:

Training
Grooming
Boarding
Daycare



Watch our videos online!
www.BeachForDogs.com



Hours

Weekdays	7 AM - 5:30 PM
Saturday	9 AM - 1 PM
Sunday	By Appointment

On Saturdays, Open House & Grooming Only!

B - behavioral
E - educational
A - and
C - coaching
H - health
FOR **dogs**



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- **OFF LEASH TRAINING** (Level 2)
- **EMOTIONAL SUPPORT DOG** (Level 3)

All training packages are 4 weeks long.

Meet Our Training Staff

Steve Holland - CEO

steve.holland@beachfordogs.com
(847) 489-5713

Tina Sanchez - District Manager

tina.sanchez@beachfordogs.com
(630) 632-4979

Zach Holland - Trainer

zach.holland@beachfordogs.com
(630) 347-6359

Kelly Holland - Boarding Manager

kelly.holland@beachfordogs.com
(630) 346-4063

Grooming

- **YOUR DOG WILL LOOK THEIR BEST!**
- **STAY HEALTHY**
- **FITS YOUR BUDGET**
 - Package will be discussed and approved by you in advance
- Our groomers have **YEARS OF EXPERIENCE**
- **CREATIVE GROOMING OPTION**
 - Dyeing (Pet Safe Dyes)
 - Creative Cuts
 - Nail Art
- **TELL US WHAT YOU WANT & WE'LL DO IT!**

Meet Our Grooming Staff

Ed Wilson - Director of Grooming Services

ed.wilson@beachfordogs.com
(630) 430-4422

Kelli Lysek - Master Groomer

kelli.lysek@beachfordogs.com
(630) 453-4904

Day Care

- Dogs come to the Beach and **PLAY!**
- It's a **FUN** experience for every dog
 - We will make special arrangements for older dogs and infirmed

Boarding

- **24/7/365 CAGE FREE FACILITY**
- **NOT YOUR AVERAGE BOARDING**
- Monitor each guest closely. Everyone will be loved and pampered like a king.
- Get tons of **EXERCISE** and **PLAY** time everyday!
- Dogs aren't left alone in cages but are personally cared for by Beach for Dogs staff

Amenities & Extras

- Videos and pictures daily per your request.
- **AMPLE SPACE** for training, playtime and naps!
- Tons of natural sunlight. It's like a day at the beach indoors and out.
- Someone is **ALWAYS** present with your furry friend, training and playing with them and giving lots of **LOVE**.
- Video surveillance, fire alarms, and emergency plans. **SAFETY** of your dog is the main priority.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

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

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

June 25, 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. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Steve Holland for special use approval pursuant to Section VIII.B.2.bb of the Burr Ridge Zoning Ordinance to permit a pet service store in a B-1 Business District and, if necessary, a variation from Section XI.C.13 to permit a pet service store in the County Line Square shopping center without the required number of parking spaces. The petition number and property address is **Z-17-2018: 304 Burr Ridge Parkway** and the Permanent Real Estate Index Numbers are: **18-30-305-005; 18-30-305-003; 18-30-305-004; and 18-30-301-001.**

A public hearing to consider this petition is scheduled for:

Date: Monday, July 16, 2018
Time: 7:00 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

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please 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.

S + O Aatel PO Box 267 Westmont, IL 60559	Winkle Lee 850 Village Center Dr. #317 Burr Ridge, IL 60527	C + S Prosek 8218 Kathryn Court Burr Ridge, IL 60527
P. Jepsen 850 Village Center Dr. #308 Burr Ridge, IL 60527	Christine Randin 250 E. Pearsen St. #3203 Chicago, IL 60611	Samuel Basilous 529 Lisk Avenue Staten Island, NY 10303
Jovic 7920 Deer View Ct. Burr Ridge, IL 60527	Kathleen Kaszka 850 Village Center Dr. #319 Burr Ridge, IL 60527	Gregory Schultz 7900 Cass Avenue Darien, IL 60527
J Kuksta 850 Village Center Dr. #310 Burr Ridge, IL 60527	Sharma PO Box 450 Palos Heights, IL 60463	Williams Kalnes 850 Village Center Dr. #413 Burr Ridge, IL 60527
Wesley Tate 850 Village Center Dr. #311 Burr Ridge, IL 60527	Nick Simov 850 Village Center Dr. #321 Burr Ridge, IL 60527	Richard Michalak 850 Village Center Dr. #414 Burr Ridge, IL 60527
Norbert Kuksta 850 Village Center Dr. #312 Burr Ridge, IL 60527	James Chesniak 850 Village Center Dr. #404 Burr Ridge, IL 60527	Diane Vivo 850 Village Center Dr. #415 Burr Ridge, IL 60527
Anthony Formato 5236 Victor St. Downers Grove, IL 60515	P + A Sevs 850 Village Center Dr. Burr Ridge, IL 60527	Perm Sharma 505 Ambriance Drive Burr Ridge, IL 60527
Vijaya Sarma 7707 Hamilton Avenue Burr Ridge, IL 60527	Allan Thom 850 Village Center Dr. #406 Burr Ridge, IL 60527	850 BR LLC 2500 S. Highland Ave. Lombard, IL 60148
David Atkenson 14640 John Humphrey Drive Orland Park, IL 60462	George Gianakas 9320 W. 122 nd St. Palos Park, IL 60464	Marwan Kasi 850 Village Center Dr. #418 Burr Ridge, IL 60527
Jason Nash 850 Village Center Dr. #316 Burr Ridge, IL 60527	John Vanney 131 Rancho Mirage Dr. Kissimmee, FL 34759	Kumod Barman 9311 Tandragee Dr. Orland Park, IL 60462

Paul Walk 36 Old Mill Lane Burr Ridge, IL 60527	Indigo Management 7223 Route 83 PMB 208 Willowbrook, IL 60527	C. Boccmmini 850 Village Center Dr. #218 Burr Ridge, IL 60527
Canino 850 Village Center Dr. #202 Burr Ridge, IL 60527	Nancy Segretti 850 Village Center Dr. #210 Burr Ridge, IL 60527	Vincenzo Marino 850 Village Center Dr. #203 Burr Ridge, IL 60527
R. Silekis 850 Village Center Dr. #211 Burr Ridge, IL 60527	Silvia Lee 850 Village Center Dr. Burr Ridge, IL 60527	Amartit Singh 850 Village Center Dr. #204 Burr Ridge, IL 60527
Current Resident 850 Village Center Dr. #212 Burr Ridge, IL 60527	Dominic Altobelli 850 Village Center Dr. #220 Burr Ridge, IL 60527	Jerry Simmons 850 Village Center Dr. #205 Burr Ridge, IL 60527
E. Carnevale 850 Village Center Dr. #213 Burr Ridge, IL 60527	Alice Martin 6115 Timber Ridge Ct. Burr Ridge, IL 60527	Michael Yost 850 Village Center Dr. #206 Burr Ridge, IL 60527
Janet Plecki 850 Village Center Dr. #214 Burr Ridge, IL 60527	Ashot Kohari 850 Village Center Dr. #301 Burr Ridge, IL 60527	Evaldas Galentas 850 Village Center Dr. #207 Burr Ridge, IL 60527
Sheela Singh 9457 Fallingwater Dr. Burr Ridge, IL 60527	Michalak 850 Village Center Dr. #208 Burr Ridge, IL 60527	Ather Nizam 401 Tamerton Parkway Burr Ridge, IL 60527
Francisco Cervantes 850 Village Center Dr. #304 Burr Ridge, IL 60527	Tracy Schoppen 850 Village Center Dr. #216 Burr Ridge, IL 60527	Devindra Sharma 6625 Manor Dr. Burr Ridge, IL 60527
Kil Nam and Heega Kim 5623 Garfield Avenue Hinsdale, IL 60527	Real Estate 911 114 Shore Drive Burr Ridge, IL 60527	Gould 450 Village Center Dr. #310 Burr Ridge, IL 60527
Jelinek 450 Village Center Dr. #403 Burr Ridge, IL 60527	Hurka 450 Village Center Dr. #415 Burr Ridge, IL 60527	Lee 450 Village Center Dr. #311 Burr Ridge, IL 60527

Bartolome 450 Village Center Dr. #404 Burr Ridge, IL 60527	Michalski 450 Village Center Dr. #416 Burr Ridge, IL 60527	Santillo 450 Village Center Dr. #312 Burr Ridge, IL 60527
Henning 450 Village Center Dr. #405 Burr Ridge, IL 60527	Broucek 450 Village Center Dr. #417 Burr Ridge, IL 60527	Rola 450 Village Center Dr. #313 Burr Ridge, IL 60527
Chang 9550 Pacific Ct. Burr Ridge, IL 60527	Burritz Real Estate 8403 Oak Knoll Dr. Burr Ridge, IL 60527	Nuccio 7961 Creekwood Dr. Burr Ridge, IL 60527
Jankowski 4809 Grand Ave. Western Springs, IL 60558	Rasimaviciote 450 Village Center Dr. #410 Burr Ridge, IL 60527	Murphy 450 Village Center Dr. #316 Burr Ridge, IL 60527
Current Resident 450 Village Center Dr. #317 Burr Ridge, IL 60527	Phelps 180 Stone Lake Dr. Makanda, IL 62958	Cales 450 Village Center Dr. #401 Burr Ridge, IL 60527
Murry Homestead 3 Paddock Lemont, IL 60439	Caurney 6265 Wildwood Ln. Burr Ridge, IL 60527	Toellner 450 Village Center. Dr. #414 Burr Ridge, IL 60527
JP Bryant 130 Northgate Pl. Burr Ridge, IL 60527	John Hartigan 137 Northgate Pl. Burr Ridge, IL 60527	Elizabeth Burt 113 Northgate Pl. Burr Ridge, IL 60527
Kathryn Harris 129 Northgate Pl. Burr Ridge, IL 60527	Floyd Stone 118 Northgate Pl. Burr Ridge, IL 60527	Randall Grant 115 Northgate Pl. Burr Ridge, IL 60527
Margaret Wojcik 128 Northgate Pl. Burr Ridge, IL 60527	L. Peterson 117 Northgate Pl. Burr Ridge, IL 60527	Susan O'Donnell 120 Northgate Pl. Burr Ridge, IL 60527
Linda Lucatorto 116 Northgate Pl. Burr Ridge, IL 60527	Joy Nitti 127 Northgate Pl. Burr Ridge, IL 60527	Marlene Lingle 119 Northgate Pl. Burr Ridge, IL 60527

R. Stanko 133 Northgate Pl. Burr Ridge, IL 60527	Brook Fuller 121 Northgate Pl. Burr Ridge, IL 60527	Peter Little 72 Trent Ct. Burr Ridge, IL 60527
Anatoly Okun 132 Northgate Pl. Burr Ridge, IL 60527	George Daker 122 Northgate Pl. Burr Ridge, IL 60527	Current Resident 86 Trent Ct. Burr Ridge, IL 60527
Dolosic 131 Northgate Pl. Burr Ridge, IL 60527	Voss 123 Northgate Pl. Burr Ridge, IL 60527	Shirley Zaher 85 Trent Ct. Burr Ridge, IL 60527
Patricia Rojakovick 134 Northgate Pl. Burr Ridge, IL 60527	Walter Robertson 124 Northgate Pl. Burr Ridge, IL 60527	Christopher Malo 84 Trent Ct. Burr Ridge, IL 60527
Paul Hare 135 Northgate Pl. Burr Ridge, IL 60527	Frank Sibr 125 Northgate Pl. Burr Ridge, IL 60527	K. Rao 73 Trent Ct. Burr Ridge, IL 60527
Barbara Schneider 136 Northgate Pl. Burr Ridge, IL 60527	David & Laura Schetter 126 Northgate Pl. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527
Forkan 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527
E. Prodehl 305 Ambriance Ct. Burr Ridge, IL 60527	Patel 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527
E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 202 Ambriance Ct. Burr Ridge, IL 60527	Suri 103 Ambriance Ct. Burr Ridge, IL 60527
Yu 407 Ambriance Ct. Burr Ridge, IL 60527	Mahoney 201 Ambriance Ct. Burr Ridge, IL 60527	Lee 205 Ambriance Ct. Burr Ridge, IL 60527

Reddy 406 Ambriance Dr. Burr Ridge, IL 60527	DeYoung 121 Ambriance Dr. Burr Ridge, IL 60527	Mendi 302 Ambriance Dr. Burr Ridge, IL 60527
Singhal 405 Ambriance Dr. Burr Ridge, IL 60527	Bekteshi 14 Ambriance Dr. Burr Ridge, IL 60527	Kolosa 303 Ambriance Dr. Burr Ridge, IL 60527
Kirby 16 Ambriance Dr. Burr Ridge, IL 60527	Andrew Oh 74 Trent Ct. Burr Ridge, IL 60527	Kabir 304 Ambriance Dr. Burr Ridge, IL 60527
Fern Inc. 15 Ambriance Dr. Burr Ridge, IL 60527	H. Monindra 402 Ambriance Dr. Burr Ridge, IL 60527	Szot 301 Ambriance Dr. Burr Ridge, IL 60527
Gattuso 401 Ambriance Dr. Burr Ridge, IL 60527	Abboud 206 Ambriance Dr. Burr Ridge, IL 60527	Chronis 404 Ambriance Dr. Burr Ridge, IL 60527
Shinneman 207 Ambriance Dr. Burr Ridge, IL 60527	Gandhi 403 Ambriance Dr. Burr Ridge, IL 60527	Micaletti 203 Ambriance Dr. Burr Ridge, IL 60527
John Hayes 75 Trent Ct. Burr Ridge, IL 60527	Thomas Schmidt 78 Trent Ct. Burr Ridge, IL 60527	B. Spinato 104 Waterside Pl. Burr Ridge, IL 60527
Eleanor Nickel 79 Trent Ct. Burr Ridge, IL 60527	J. Sokolowski 87 Trent Ct. Burr Ridge, IL 60527	Kulkman 105 Waterside Pl. Burr Ridge, IL 60527
Mary Mateja 80 Trent Ct. Burr Ridge, IL 60527	Louis Cano 88 Trent Ct. Burr Ridge, IL 60527	Serwat 106 Waterside Pl. Burr Ridge, IL 60527
Schulze 81 Trent Ct. Burr Ridge, IL 60527	Patyk 89 Trent Ct. Burr Ridge, IL 60527	Navickas 107 Waterside Pl. Burr Ridge, IL 60527

Kircher 90 Trent Ct. Burr Ridge, IL 60527	Hunt 82 Trent Ct. Burr Ridge, IL 60527	Mulvenna 108 Waterside Pl. Burr Ridge, IL 60527
Weiss 91 Trent Ct. Burr Ridge, IL 60527	Berdelle 83 Trent Ct. Burr Ridge, IL 60527	Roth 109 Waterside Pl. Burr Ridge, IL 60527
Frank Digiovanni 92 Trent Ct. Burr Ridge, IL 60527	Susan Schaus 94 Trent Ct. Burr Ridge, IL 60527	Failkowski 110 Waterside Pl. Burr Ridge, IL 60527
Craig Mares 93 Trent Ct. Burr Ridge, IL 60527	Clement Urban 95 Trent Ct. Burr Ridge, IL 60527	Kett 111 Waterside Pl. Burr Ridge, IL 60527
Daniel Foxen 76 Trent Ct. Burr Ridge, IL 60527	Nancy Tepler 96 Trent Ct. Burr Ridge, IL 60527	Williams 112 Waterside Pl. Burr Ridge, IL 60527
Ellen Blakeman 77 Trent Ct. Burr Ridge, IL 60527	Serpe 113 Waterside Ct. Burr Ridge, IL 60527	Kuksta 99 Waterside Pl. Burr Ridge, IL 60527
Sharma 98 Waterside Ct. Burr Ridge, IL 60527	Gapslott 102 Waterside Pl. Burr Ridge, IL 60527	Sellers 101 Waterside Pl. Burr Ridge, IL 60527
Jenkins 100 Waterside Pl. Burr Ridge, IL 60527	Hanna 103 Waterside Pl. Burr Ridge, IL 60527	Wida 450 Village Center Dr. #210 Burr Ridge, IL 60527
J.L. Fox 450 Village Center Dr. #217 Burr Ridge, IL 60527	Glimco 450 Village Center Dr. #201 Burr Ridge, IL 60527	Cole 450 Village Center Dr. #301 Burr Ridge, IL 60527
Levy 450 Village Center Dr. #202 Burr Ridge, IL 60527	Murray 450 Village Center Dr. #211 Burr Ridge, IL 60527	Vea 2 Saddle Court Burr Ridge, IL 60527

Kevin Kopp 450 Village Center Dr. #212 Burr Ridge, IL 60527	Bilthuis 450 Village Center Dr. #303 Burr Ridge, IL 60527	Meyering 7900 Bulldog Dr. Summit, IL 60501
Vicki Shaw 197 Foxborough Pl. Burr Ridge, IL 60527	Napolitano 450 Village Center Dr. #304 Burr Ridge, IL 60527	Philip Timyan 450 Village Center Dr. #205 Burr Ridge, IL 60527
Mekhail 450 Village Center Dr. #214 Burr Ridge, IL 60527	Tarjkov 450 Village Center Dr. #305 Burr Ridge, IL 60527	Lykouretzos 450 Village Center Dr. #206 Burr Ridge, IL 60527
Presidio Cap. LLC 450 Village Center Dr. #215 Burr Ridge, IL 60527	Millinowiseh 450 Village Center Dr. #306 Burr Ridge, IL 60527	Joan Tameling 450 Village Center Dr. #207 Burr Ridge, IL 60527
Frank Silzer 46 Stone Creek Dr. Lemont, IL 60439	Dorminey 450 Village Center Dr. #209 Burr Ridge, IL 60527	Joitis 450 Village Center Dr. #308 Burr Ridge, IL 60527
Thomas 450 Village Center Dr. #216 Burr Ridge, IL 60527	Strzyz 450 Village Center Dr. #309 Burr Ridge, IL 60527	

Vijay Singhal 405 Ambriance Drive Burr Ridge, IL 60527	Komar 8161 Ridgepoint Drive Burr Ridge, IL 60527	Dillard 801 Village Center Dr. #307 Burr Ridge, IL 60527
James O'Brien 6345 Martin Drive Willowbrook, IL 60527	Dombro 801 Village Center Dr. #205 Burr Ridge, IL 60527	Denard 801 Village Center Dr. #308 Burr Ridge, IL 60527
Jogar LLC 750 Village Center Drive Burr Ridge, IL 60527	Alka Srivastava 9 Lake Ridge Court Burr Ridge, IL 60527	Sharma 6652 Manor Dr. Burr Ridge, IL 60527
Jon Skulborstad 1000 Village Center Dr. Burr Ridge, IL 60527	Sidhu 3816 Littlestone Ct. Naperville, IL 60564	DeClaral 909 Cleveland Dr. Hinsdale, IL 60521
Currant 760 Village Center Dr. #220 Burr Ridge, IL 60527	Meyers 801 Village Center Dr. #208 Burr Ridge, IL 60527	P. Sutkowski Markha 801 Village Center Dr. #4 Burr Ridge, IL 60527
PPC Real Estate 760 Village Center Dr. #220 Burr Ridge, IL 60527	Zapka 801 Village Center Dr. #302 Burr Ridge, IL 60527	Larry Siebs 801 Village Center Dr. #404 Burr Ridge, IL 60527
Jerate LLC 760 Village Center Dr. #200 Burr Ridge, IL 60527	Rizzuto 801 Village Center Dr. #303 Burr Ridge, IL 60527	Pondaleeka 502 Ambriance Drive Burr Ridge, IL 60527
Johnson 801 Village Center Dr. #201 Burr Ridge, IL 60527	Fava 801 Village Center Dr. #304 Burr Ridge, IL 60527	Salamone 801 Village Center Dr. Burr Ridge, IL 60527
Richaed Holee 14331 Oakwood Ct Orland Park, IL 60462	Bellisario 801 Village Center Dr. #305 Burr Ridge, IL 60527	Harbour 801 Village Center Dr. #407 Burr Ridge, IL 60527
Daniel Keefe 801 Village Center Dr. #203 Burr Ridge, IL 60527	Tooleimat 801 Village Center Dr. #306 Burr Ridge, IL 60527	Wasz 801 Village Center Dr. Burr Ridge, IL 60527

Jun 26, 2018 10:58:32 AM

Burr Ridge

304

COUNTY LINE
SQUARE

NOTICE OF
PUBLIC HEARING

This property will be the subject of a public hearing conducted by the Village of Burr Ridge Planning Board on June 27, 2018, at 10:00 AM, in the Board Room, 304 Burr Ridge Parkway, Burr Ridge, Illinois 60015. The purpose of the hearing is to hear comments from the public regarding the proposed rezoning of the property located at 304 Burr Ridge Parkway, Burr Ridge, Illinois 60015, from its current zoning of R-1 to R-2. The property is currently zoned R-1 and is being proposed for rezoning to R-2. The rezoning is being proposed to allow for the development of a new residential development on the property. The rezoning is being proposed to allow for the development of a new residential development on the property. The rezoning is being proposed to allow for the development of a new residential development on the property.

COUNTY LINE
SQUARE

NOTICE OF PUBLIC HEARING

This property will be the subject of a public hearing conducted by the Village of Burr Ridge Plan Commission as follows:

Z-17-2018: 304 Burr Ridge Parkway The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Steve Holland for special use approval pursuant to Section VIII.B.2.bb of the Burr Ridge Zoning Ordinance to permit a pet service store in a B-1 Business District and, if necessary, a variation from Section XI.C.13 to permit a pet service store in the County Line Square shopping center without the required number of parking spaces. The petition number and property address is **Z-17-2018: 304 Burr Ridge Parkway** and the Permanent Real Estate Index Number is: **18-30-301-001.**

The public hearing to consider this petition is scheduled for:

Date: Monday, July 16, 2018

Time: 7:00 P.M. or as soon thereafter as the matter may be heard.

Location: Village of Burr Ridge
Board Room
7660 County Line Road
Burr Ridge, IL 60527

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please 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.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

V-03-2018: 8200 Steepleside Drive (Bart); Requests a variation from Section VI.D.7.a.(1) of the Zoning Ordinance to permit a rear yard setback of 35 feet rather than the permitted 60 feet to accommodate a new single-family residential home.

HEARING:

July 16, 2018

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Chris Bart

PETITIONER STATUS:

Property Owner

EXISTING ZONING:

R-2A Residential

LAND USE PLAN:

Recommends Single-Family
Residential

EXISTING LAND USE:

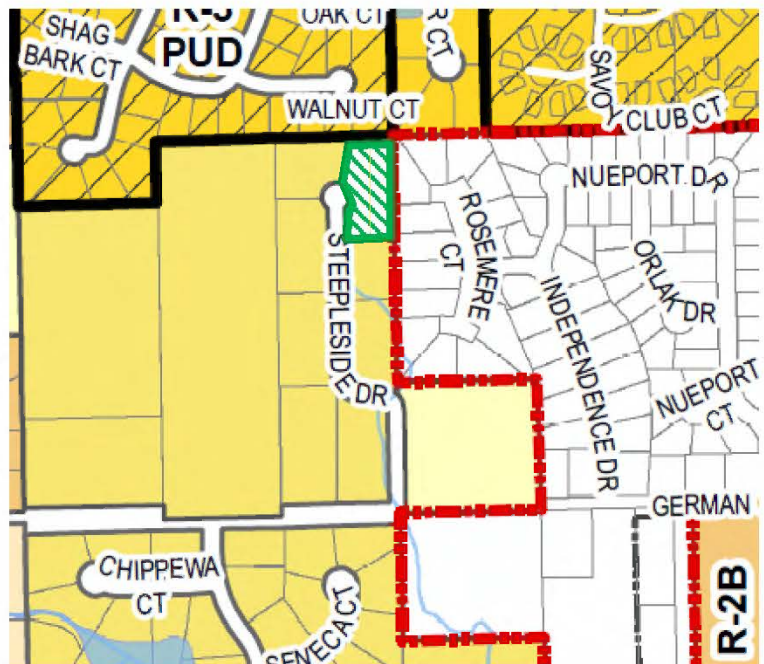
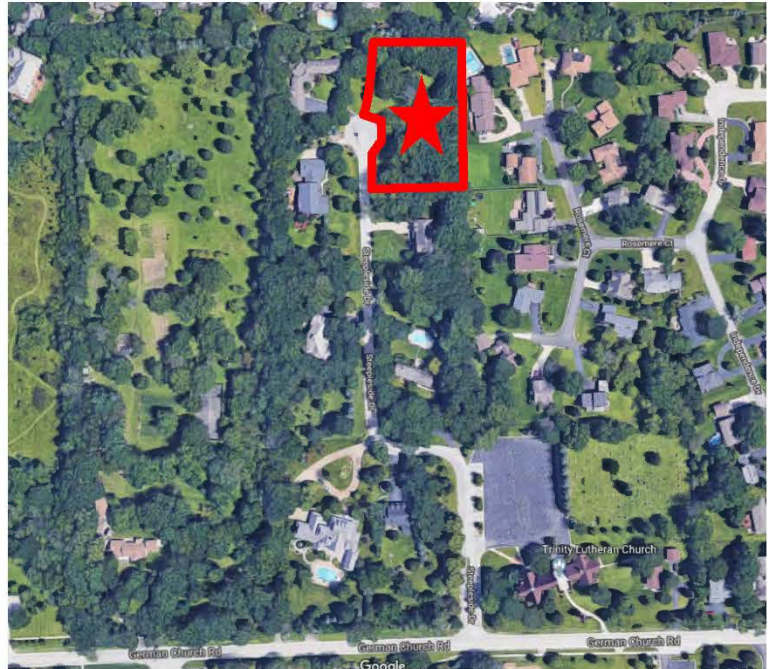
Vacant Single-Family Residential

SITE AREA:

1.25 Acres

SUBDIVISION:

Ted's Steepleside Resubdivision



The petitioner is Chris Bart, property owner of 8200 Steepleside Drive. The petitioner requests a variation from Section VI.D.7.a.(1) of the Zoning Ordinance to permit a rear yard principal building setback of 35 feet rather than the permitted 60 feet to accommodate a new single-family residential building. The property is located on the east side of Steepleside Drive with the corporate boundary of Burr Ridge and Willow Springs located in the rear of the house. The petitioner requests the variance due to the presence of a drainage easement along the western portion of the property. As structures such as driveways or houses are not permitted to be built within drainage easements, the minimum front yard setback is artificially larger than what is normally required. In the case of this property, the permitted front yard setback is 50 feet, while the drainage easement in the front yard of the property is approximately 65 feet wide. The property is 175 feet at its deepest point, thus the property owner would be permitted a buildable area 50 feet deep if no variation were granted. The petitioner has provided a plat of survey documenting the drainage easement as well as the site plan for a new single-family home as part of their submittal.

Public Hearing and Subdivision History

No previous public hearings have been held regarding the subject property. The subject property was created by a plat of re-subdivision approved in 2003. During the Plan Commission review of this re-subdivision, the property owner testified that the subject lot was a buildable lot and a variation would not be needed for the construction of a home on the property. Attached are minutes from the December 1, 2003 consideration of the re-subdivision.

Public Comment

Several residents objected to the proposed variation prior to the public hearing.

Applicable Zoning Ordinance Section(s)

Section VI.D.7.a.(1) of the Burr Ridge Zoning Ordinance defines the front yard setback for a principal building in the R-2A Residential District as 50 feet and the rear yard setback as 60 feet.

Findings of Fact and Recommendation

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings.

Appendix

Exhibit A – Petitioner's Materials

EXHIBIT A



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 8200 STEEPLESIDE DR PIN # 18-31-103-021-0000

GENERAL INFORMATION

PETITIONER: TED BART CHRIS BART
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS 536 RIDGEMOOR DR WILLOWBROOK, IL 60527

PHONE: 630 673-2666 / 630 863-3829

EMAIL: chris@bartindustries.com

PROPERTY OWNER: TED BART STATUS OF PETITIONER: OWNER

OWNER'S ADDRESS: SAME PHONE: SAME

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 1.25 AC. EXISTING ZONING: R-2A

EXISTING USE/IMPROVEMENTS: VACANT LAND

SUBDIVISION: TED'S STEEPLESIDE

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)

REAR SETBACK REDUCTION

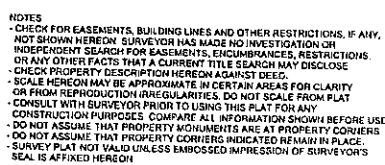
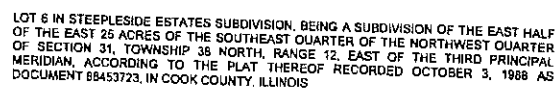
Please Provide Written Description of Request - Attach Extra Pages If Necessary

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 Ted Bart

6/18/2018
Date Petition is Filed

Plat of Survey



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE: OCTOBER 5 AD 2006

Joseph M. DeChavez

ILLINOIS LAND SURVEYOR NO 2476

LIC EXP 11-30-2006

ORDERED BY TEO BART

ORDER NO 060927

(C) COPYRIGHT 2006 JOSEPH M. DECHAVEZ





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.

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

July 6, 2018

Village of Burr Ridge
Plan Commission/Zoning Board of Appeals
7660 County Line Rd.
Burr Ridge, IL 60527

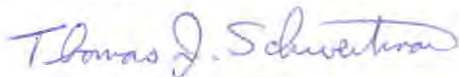
Re: Variation Request
8200 Steepleside Drive

My name is Thomas J. Schwertman. My wife, Cathy, and I are the owners of 8115 Rosemere Court, Willow Springs. Our home is immediately to the east of the above-cited property. We received notice that a Mr. Chris Bart has submitted a petition to reduce the required rear yard setback from 60 feet to 35 feet at the subject property. We oppose approval of this petition for the following reasons:

1. The reduced setback would clearly allow a larger structure to be built, thereby increasing the builder's profit. Village Standards for Variations concisely state that variations shall not be granted "based primarily upon the desire to increase financial gain."
2. Village Standards also state that a proposed variation will not "impair natural drainage or create drainage problems on adjacent properties". As you know, there is a creek that runs through the property. Re-routing the creek would certainly "impair natural drainage" and could create drainage problems on our land and home.
3. Likewise, Village Standards require that "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." Permitting this variation would certainly injure our property and reduce its value. Granting the variation would, in effect, be a taking of real property without just compensation.

We respectfully request that you deny this Variation Request.

Sincerely,



Thomas J. Schwertman

8115 Rosemere Court
Willow Springs IL 60480
(708) 839-1867



IV. CORRESPONDENCE

Commissioner Wott asked about the “Other Notes” comment regarding the Pierson Subdivision in the Subdivision Report. Commissioner Wott stated that the sentence was incomplete. Mr. Pollock stated that the note that appears in the database is not represented in its entirety when the report was printed out. Mr. Pollock stated that the developer failed to complete the improvements, and the Village took over the letter of credit and finished the improvements. Mr. Pollock indicated that the Village is now responsible for the maintenance of the subdivision. Commissioner Wott asked about the status of the homes in Cabernet Court. Commissioner Wott indicated that one of the homes has a chimney that does not have any brick on it. Mr. Pollock indicated that the subdivision is complete but that the homes may not be complete. Mr. Pollock stated that staff will look into if the homes are in violation of any building codes and the status of the building permits. Commissioner Wott stated that there should be a time frame for completion of those homes. Mr. Pollock stated that the Village could revoke the permit and require a new permit in order to continue work but that the Village cannot make the property owner make the home look nice if the building permit is expired. Mr. Pollock indicated that all of the homes in the Cabernet Court Subdivision were started prior to the adoption of the one-year time frame so they are not subject to that regulation.

V. OTHER CONSIDERATIONS

A. Preliminary Plat: Steepleside Drive Resubdivision #1; 8100 Steepleside Drive

Mr. Pollock indicated that at the last Plan Commission meeting there was consideration given to the preliminary plat for resubdivision at 8100 Steepleside Drive. Mr. Pollock indicated that at that meeting the Plan Commission continued the consideration to allow the developer to submit a site plan and a tree survey. Mr. Pollock indicated that the property owner submitted a site plan indicating a home with a three car garage would fit on the property and what impact such a home would have on specific trees on the property.

Commissioner Trzupek asked if the trees located within the footprint of the property would be replaced or would they be lost. Mr. Pollock indicated that the Village does not have a requirement regarding the loss of trees during the construction of a home. Mr. Pollock stated that the Subdivision Ordinance has tree preservation requirements, but they have been applied to subdivision improvements such as the location of streets and the location of utilities. Commissioner Trzupek stated that there was conversation regarding the trees near the south lot line and how they would be affected by the construction of a home on the property. Mr. Pollock indicated that his recollection of the issue was the concern that the developer would pursue a variation in order to construct the home based upon the location of trees. Mr. Pollock indicated that the site plan shows that a home can be built on the property without the need for zoning relief. Commissioner Trzupek asked if at this time there are requirements for tree preservation. Mr. Pollock stated that there are requirements for tree preservation but they are generally limited to subdivision improvements. Commissioner Trzupek stated that the driveway falls and rises approximately 4 to 5 feet through the drainage easement. Commissioner Trzupek asked at what point does the Village Engineer review and make comments regarding this and similar issues.

Mr. Pollock stated that at the time of the building permit review, the Village Engineer would become involved. Commissioner Trzupek stated that the footprint of the home is different. Commissioner Trzupek asked if the developer is comfortable with the ability to locate a home within the setbacks on the property.

Chairman Grela stated that the last representation of a home on the property as well as the footprint shown on the current site plan is simply to demonstrate that a home can be placed within the setbacks on the property.

Commissioner Sperlak stated that the home presented at the last meeting was the home that was going to be constructed but this footprint is different. Mr. Ted Bart, the developer of the property, stated that they are still working on the design of the home. Commissioner Sperlak asked what the square footage of the home is. Mr. Bart stated that he did not know.

Commissioner McTigue asked under which set of donation requirements is Mr. Bart held to. Commissioner McTigue asked if the donations required at the time the plat is recorded could be mandated. Mr. Pollock stated that counsel would have to comment on the legality of such a requirement. Mr. Pollock indicated that later on the agenda for the meeting is a consideration for the new donation requirements. Mr. Pollock stated that the impact fees are required at the time of the recording of the final plat. Mr. Wagner stated that the time which the impact fees would be calculated is based upon the language found in the Subdivision Ordinance. Mr. Pollock stated that a clause could be added to read that the fees would be calculated according to the current rates at the time of the recording of the final plat.

Commissioner Wott asked if the developer had architectural plans for the home. Chairman Grela stated that Mr. Bart has indicated that the architect is still working on the design of the home. Mr. Bart presented Commissioner Wott with a set of plans. Commissioner Wott stated that the home appears to be somewhat small in size. Mr. Pollock stated that the footprint appears to be approximately 3,000 to 4,000 square feet. Commissioner Wott asked if the home is going to be a spec home. Mr. Bart indicated that he is not certain at this time. Commissioner Wott stated that she is concerned about the turnaround of the cul-de-sac and if it is wide enough. Commissioner Wott indicated that she is concerned about the ability of a school bus being able to turn around. Commissioner Wott stated that she is concerned about any children having to walk to 83rd for the bus and that she does not like that her children have to walk to a busy street in order to get on the bus. Mr. Bart stated that a school bus uses the church parking lot to pick up children which is not too far away from the subject property. Chairman Grela indicated that the staff report recommended the preliminary plat be approved with some conditions and the expanding of the cul-de-sac is not one of them. Chairman Grela stated that other properties would be affected by the expansion of the cul-de-sac and not just the subject property. Commissioner Wott would like information on how difficult it would be to expand the cul-de-sac. Chairman Grela stated that the subdivision was initially approved with the dimensions of the current cul-de-sac. Commissioner Wott stated that there are a limited number of other properties that would be impacted. Mr. Pollock stated that on the turnaround there would be three lots with frontage along the cul-de-sac.

Commissioner Franzese stated that the turning radius of a bus should be investigated prior to requiring the developer to expand the turnaround. Commissioner Franzese stated that the previous plat indicated a 65-foot drainage easement, and the submitted topographical survey indicates a 65-foot side yard setback. Mr. Pollock stated that the topographical survey inaccurately labels the drainage easement versus the side yard setback.

Commissioner Cronin asked if the developer could add a patio to the east of the principal structure. Mr. Pollock stated they could install a patio under the requirement found in the general regulations section of the Zoning Ordinance.

Chairman Grela stated that the Plan Commission had asked the developer to demonstrate that a home could be built without the need for a variation. Chairman Grela asked the developer if he is still comfortable that this could take place. Mr. Bart stated that he still feels a home can be built without requesting a variation. Chairman Grela asked Mr. Bart if he realizes that any concerns by the Village Engineer due to the drainage easement could halt the development of the property. Mr. Bart indicated that he is aware of this.

Chairman Grela asked if the Village Engineer would be able to provide the Village Board with the turning radius of a school bus or should the applicant provide that information. Mr. Pollock stated that staff can look into the information but that the developer should also research that information and provide it to the Village.

A **MOTION** was made by Commissioner McTigue and **SECONDED** by Commissioner Franzese to approve the preliminary plat subject to the following conditions:

- A. Execution by the appropriate parties of all Certificates shown on the Preliminary Plat of Subdivision.
- B. Waiver of the required street and sidewalk improvements as per Section VIII of the Subdivision Ordinance in lieu of the existing street improvements.
- C. Payment of the required school impact fee prior to recording the final plat of subdivision as per Section XI of the Subdivision Ordinance. The amount of the school impact fee to be calculated at the time of Board approval of the final plat.
- D. Payment of the required park impact fee prior to recording the final plat of subdivision as per Section X of the Subdivision Ordinance. The amount of the park impact fee to be calculated at the time of Board approval of the final plat.
- E. Submittal of a tree preservation plan with the final engineering plans and compliance with all tree preservation requirements of the Subdivision Ordinance.
- F. Approval by the Village Engineer of final engineering plans including an engineer's cost estimate for all required improvements.
- G. Payment of all outstanding reimbursable fees, including but not limited to legal, engineering, and forestry fees prior to recording of the final plat of subdivision.
- H. Application for a final plat of subdivision within one year or the preliminary plat approval shall be considered null and void.1. Payment of the required school impact

ROLL CALL VOTE was as follows:

AYES: 7 - McTigue, Franzese, Cronin, Wott, Walsh, Sperlak, and Grela
NAYS: 0 - None



**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:

8200 STEEPLESIDE DR

Property Owner or Petitioner:

TED BART
(Print Name)
Ted Bart
(Signature)



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

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

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

June 25, 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. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Chris Bart for a variation pursuant to Section VI.D.7 of the Burr Ridge Zoning Ordinance to reduce the required rear yard setback from 60 feet to 35 feet to accommodate a new a single family residence. The petition number and property address is **V-03-2018: 8200 Steepleside Drive** and the Permanent Real Estate Index Number is: **18-31-103-021-0000.**

A public hearing to consider this petition is scheduled for:

Date: Monday, July 16, 2018
Time: 7:00 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

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please 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.



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BO 6 HOMEOWNERS ASSOCIATION
7966 SHAGBARK LN
BURR RIDGE, IL 60527

JOE SALAMONE
11640 WALNUT CT
BURR RIDGE, IL 60527

J SCOTT MARSIK
8041 SHAG BARK LANE
BURR RIDGE, IL 60527

MARK BATTS
11637 WHITE OAK CT
BURR RIDGE, IL 60527

KU MIE KIM
11615 WHITE OAK CT
BURR RIDGE, IL 60527

YONG K BAHN
11624 WHITE OAK CT
BURR RIDGE, IL 60527

CHICAGO TITLE LAND TRUST
7967 SHAG BARK LANE
BURR RIDGE, IL 60527

JAMES AND STACY VLAHAKIS
8004 SHAG BARK LANE
BURR RIDGE, IL 60527

JOHN E DOBIAS
7972 SHAG BARK LANE
BURR RIDGE, IL 60527

MARK F MIRABILE
7985 WOODSIDE LANE
BURR RIDGE, IL 60527

ANTHONY V CALCAGNO
11620 WALNUT CT
BURR RIDGE, IL 60527

DANIEL J GARAND
8053 SHAG BARK LANE
BURR RIDGE, IL 60527

RAMON AND MARYLYN LOPEZ
8033 SHAG BARK LANE
BURR RIDGE, IL 60527

ANTHONY C DE MORY
11629 WHITE OAK CT
BURR RIDGE, IL 60527

JAMES NEWSOME
11610 WHITE OAK CT
BURR RIDGE, IL 60527

JOHN A CORA
11638 WHITE OAK CT
BURR RIDGE, IL 60527

FRANK J PARRELLA
8020 SHAG BARK LANE
BURR RIDGE, IL 60527

COMFORTE
7980 SHAG BARK LANE
BURR RIDGE, IL 60527

JOHN MCAULIFFE
7975 WOODSIDE LANE
BURR RIDGE, IL 60527

RONALD L MCDANIEL
8005 WOODSIDE LANE
BURR RIDGE, IL 60527



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DAVIA
8025 WOODSIDE LANE
BURR RIDGE, IL 60527

MICHAEL LAMBERT
8035 WOODSIDE LANE
BURR RIDGE, IL 60527

JEANNE L GUGLIELMI
119 HERON AVE
NAPLES, FL 34108

VESTINA PETRAITYTE
8081 WOODSIDE LANE
BURR RIDGE, IL 60527

JOHN A SALERNO
11715 SHAG BARK LANE
BURR RIDGE, IL 60527

N ROBERT UTECHT
11681 SHAG BARK LANE
BURR RIDGE, IL 60527

SEAN CORRY AND M RYAN
11653 WALNUT COURT
BURR RIDGE, IL 60527

TIMOTHY J RUSSELL
11627 WALNUT CT
BURR RIDGE, IL 60527

Homeowner
8300 STEEPLESIDE DR
BURR RIDGE, IL 60527

ATG TRUST CO 010202
ONE S WACKER DR FLR 24
CHICAGO, IL 60606

TERENCE DONNELLY
8042 SHAG BARK LANE
BURR RIDGE, IL 60527

CAROL L WALTER
8045 WOODSIDE LANE
BURR RIDGE, IL 60527

VLADO LENOCH
8101 WOODSIDE LANE
BURR RIDGE, IL 60527

BRUCE HALLMANN
8065 WOODSIDE LANE
BURR RIDGE, IL 60527

JOSEPH G GAVIN
11703 SHAG BARK LANE
BURR RIDGE, IL 60527

BRADFORD BLAKEMAN
80 BURR RIDGE PKWY 151
BURR RIDGE, IL 60527

M & S KARAITIS
11639 WALNUT CT
BURR RIDGE, IL 60527

Homeowner
8350 STEEPLESIDE DR
BURR RIDGE, IL 60527

G ABBODD
206 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

LISA WON
8225 STEEPLESIDE DR
BURR RIDGE, IL 60527



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LYNN B MAGNESEN
8265 STEEPLESIDE DR
BURR RIDGE, IL 60527

SUSAN CARR
8255 STEEPLESIDE DRIVE
BURR RIDGE, IL 60527

DANIELLE DENKMANN
11702 SHAG BARK LANE
BURR RIDGE, IL 60527

11500 GERMAN CHURCH ROAD
BURR RIDGE, IL 60527

BRIAN E DAVIS
8010 GREENBRIAR
BURR RIDGE, IL 60527

MR AND MRS CASSIUS CONLI
8070 GREENBRIAR CT
BURR RIDGE, IL 60527

BEKELE A EGUGSAW
8071 GREENBRIAR CT
BURR RIDGE, IL 60527

TAHIR M KHOKHER
8011 GREENBRIAR CT
BURR RIDGE, IL 60527

ALBERT SHAGORY
7956 SAVOY CLUB COURT
BURR RIDGE, IL 60527

RICHARD VAN
7968 SAVOY CLUB COURT
BURR RIDGE, IL 60527

KEITH AND JOANN KINSEY
8285 STEEPLESIDE DRIVE
BURR RIDGE, IL 60527

JUSTIN HOUGH
8250 STEEPLESIDE DRIVE
BURR RIDGE, IL 60527

ALAN M MANCINI
8028 SHAG BARK LANE
BURR RIDGE, IL 60527

PAUL WARNDT TRUSTEE
7980 GREENBRIAR CT
BURR RIDGE, IL 60527

SCOTT J SEBASTIAN
9300 W 47TH ST
BROOKFIELD, IL 60513

FRANK MARTUSCIELLO
8100 GREENBRIAR CT
BURR RIDGE, IL 60527

RICHARD D FEDERICO
8041 GREENBRIAR CT
BURR RIDGE, IL 60527

PATRICK LAMB
7981 GREENBRIAR CT
BURR RIDGE, IL 60527

CHICAGO TITLE TRUST
7962 SAVOY CLUB COURT
BURR RIDGE, IL 60527

ATG TRUST CO TR
7974 SAVOY CLUB COURT
BURR RIDGE, IL 60527



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7980 SAVOY CLUB COURT
BURR RIDGE, IL 60527

CHARLES F MARTIN III
8050 SAVOY CLUB COURT
BURR RIDGE, IL 60527

NANCY ANETSBERGER
8062 SAVOY CLUB COURT
BURR RIDGE, IL 60527

ANTHONY V RENZI JR
8074 SAVOY CLUB COURT
BURR RIDGE, IL 60527

LAWRENCE AND NANCY SPINO
8086 SAVOY CLUB COURT
BURR RIDGE, IL 60527

STEVEN J WESTLAKE
11500 NUEPORT DRIVE
WILLOW SPRINGS, IL 60480

NEAL E ZIECH
8111 INDEPENDENCE DRIVE
WILLOW SPRINGS, IL 60480

DENNIS M SYLVESTER
8123 S INDEPENDENCE DR
WILLOW SPRINGS, IL 60480

DAHYABHAI L PATEL
8122 INDEPENDENCE DR
WILLOW SPRINGS, IL 60480

WACLAW BERDYSZ
8129 WESTPORT LANE
WILLOW SPRINGS, IL 60480

MARTIN E WEHNER
8044 SAVOY CLUB COURT
BURR RIDGE, IL 60527

THOMAS FISCHER
8056 SAVOY CLUB COURT
BURR RIDGE, IL 60527

KENNETH E LAUTENBACH
8068 SAVOY CLUB COURT
BURR RIDGE, IL 60527

CHARLES D DEETS SR
8080 SAVOY CLUB COURT
BURR RIDGE, IL 60527

WARREN S FATLAND
11448 NUEPORT DRIVE
WILLOW SPRINGS, IL 60480

LORAIN ZOGRAFOS
11510 NUEPORT DRIVE
WILLOW SPRINGS, IL 60480

JOE AND KIM KREMEL
8117 INDEPENDENCE DRIVE
WILLOW SPRINGS, IL 60480

KIRE NIKOLOVSKI
8126 INDEPENDENCE DR
WILLOW SPRINGS, IL 60480

PAUL M LUKES
11449 NUEPORT DRIVE
WILLOW SPRINGS, IL 60480

GEORGE P EDWARDS
8135 S WESTPORT LANE
WILLOW SPRINGS, IL 60480

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CARL J KURUCAR
8141 WESTPORT LANE
WILLOW SPRINGS, IL 60480

FRANK S MARASOVICH
8145 S INDEPENDENCE DR
WILLOW SPRINGS, IL 60480

PHILLIP AND ROBERTA KRUEGER
8210 INDEPENDENCE DR
WILLOW SPRINGS, IL 60480

MAUREEN A BARRETT
11520 ROSEMERE CT
WILLOW SPRINGS, IL 60480

JOSEPH AND JENNIFER JORD
8130 ROSEMERE COURT
WILLOW SPRINGS, IL 60480

HOLLY LAKE
8228 ROSEMERE COURT
WILLOW SPRINGS, IL 60480

CLARENCE W HAACK
8211 ROSEMERE COURT
WILLOW SPRINGS, IL 60480

EDWARD L FORMENTO
8147 ROSEMERE COURT
WILLOW SPRINGS, IL 60480

SHAWNA PELKO
8131 ROSEMERE COURT
WILLOW SPRINGS, IL 60480

THOMAS J SCHWERTMAN
8115 ROSEMERE COURT
WILLOW SPRINGS, IL 60480

RYSZARD PALARZ
8139 INDEPENDENCE DR
WILLOW SPRINGS, IL 60480

DAVID J GRIFFIN
8203 INDEPENDENCE DR
WILLOW SPRINGS, IL 60480

STEVEN MEZAN
8200 INDEPENDENCE DR
WILLOW SPRINGS, IL 60480

DONALD BAAR
8148 ROSEMERE CT
WILLOW SPRINGS, IL 60480

WESLEY LEBRON
11519 ROSEMERE COURT
WILLOW SPRINGS, IL 60480

HENRY M KLEIN
8219 ROSEMERE COURT
WILLOW SPRINGS, IL 60480

CHER D GEER
8155 ROSEMERE COURT
WILLOW SPRINGS, IL 60480

THOMAS R FINNEGAN
8139 ROSEMERE COURT
WILLOW SPRINGS, IL 60480

WAFIKA KHALIL
8123 ROSEMERE COURT
WILLOW SPRINGS, IL 60480

ANDREW W LUBKER
8107 ROSEMERE COURT
WILLOW SPRINGS, IL 60480



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KATHERINE D DELANEY
8120 ROSEMERE COURT
WILLOW SPRINGS, IL 60480

EDWARD J JALOWIEC
8118 ROSEMERE COURT
WILLOW SPRINGS, IL 60480

JAMES B WALASZEK
8124 ROSEMERE COURT
WILLOW SPRINGS, IL 60480

Jun 26, 2018 11:21:29 AM
Burr Ridge



05/25/2017

Property Location:

8200 Steepleside Dr

Mail To: 4196 T9 1*****AUTO**5-DIGIT 60527
TEDS BUILDERS
OR CURRENT OWNER
536 RIDGEMOOR DR
WILLOWBROOK, IL 60527-5361



Property Information	PIN		18-31-103-021-0000	Class		2-41
	Township		Lyons	Description		Vacant land under commonownership with adjacent parcel
	Neighborhood		62			
	Tax Code		21071	Land Sq. Footage		57404
	Partial Assessment		No			
Assessment History	Year	Land AV	Building AV	Total AV		
	2017	37,312	0	37,312		
	2016	33,007	0	33,007		
	2015	33,007	0	33,007		

To obtain a list of proposed assessments in your township, you may also consult the following newspaper(s): Lyons-Des Plaines Valley News on June 8, 2017 (or a following issue)

There are new resources at www.cookcountyassessor.com to search deadline information as well as sales and assessment uniformity in your area.

Recorder of Deeds Transaction History

There have been no deeds, mortgages or releases of mortgage on this property since 2009. For further information visit their website at www.ccrd.info

Property Tax History

Tax Year	Billed Year	Tax Amount
2015	2016	\$7,218.95
2014	2015	\$6,856.29
2013	2014	\$6,680.60

www.cookcountytreasurer.com

The appeal deadline for your township is: Monday, June 26, 2017

2697-4196



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-14-2018: 50-324 Burr Ridge Parkway (Garber); Requests special use approval pursuant to Section VIII.B.2.cc of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development in a B-1 Business District.

HEARING:

July 16, 2018

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Bob Garber dba Reegs Properties

PETITIONER STATUS:

Property Owner

EXISTING ZONING:

B-1 Business District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

Commercial Buildings

SITE AREA:

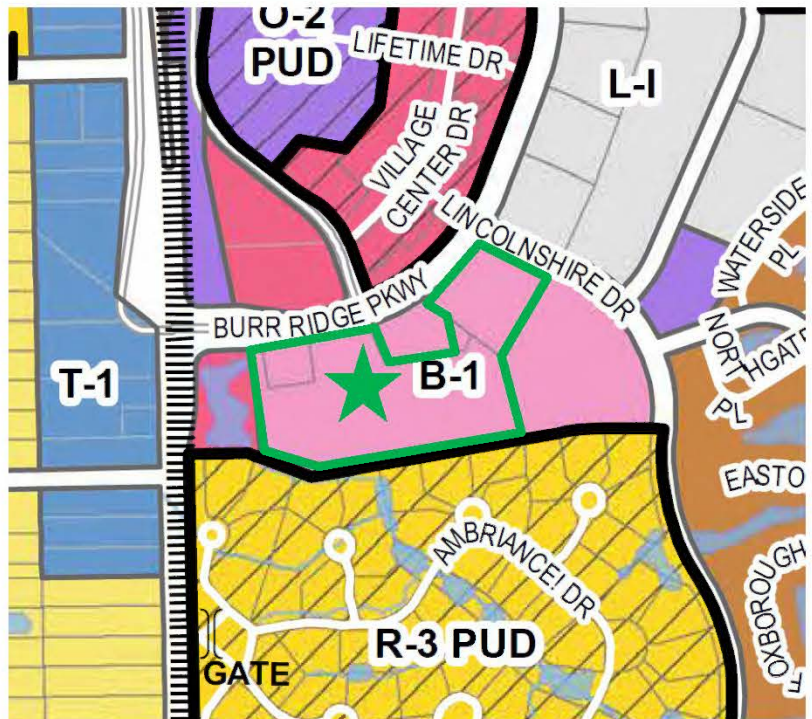
7.2 Acres

SUBDIVISION:

County Line Square

AVAILABLE PARKING:

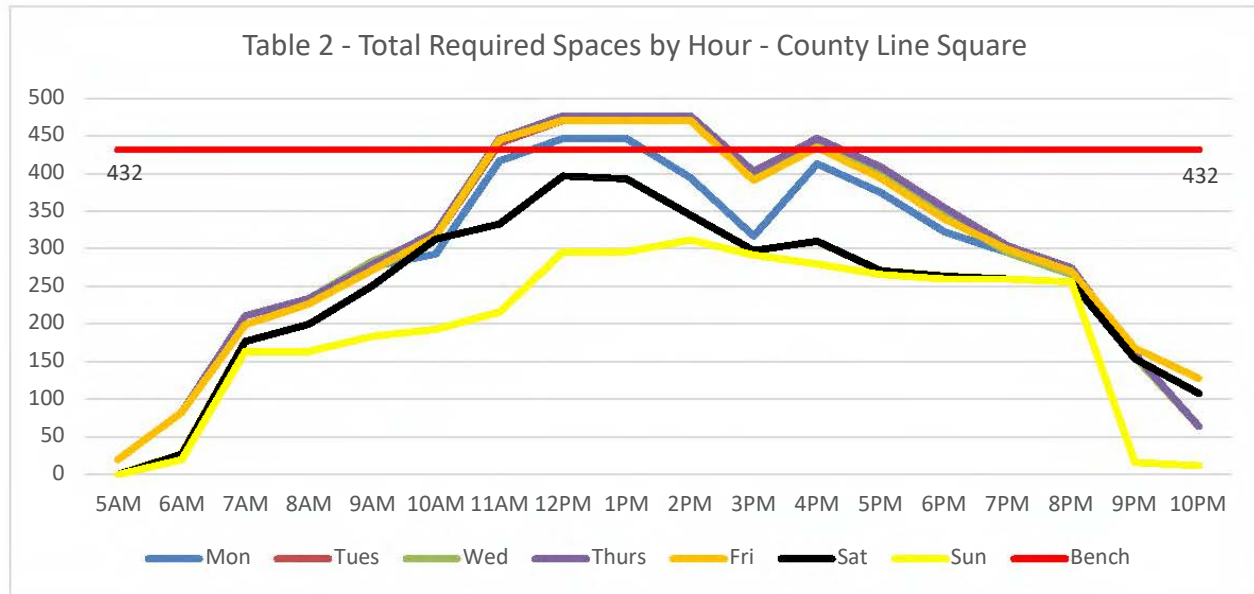
432 Public Spaces and 30 Rear
Employee Spaces



Site Analysis

Any use wishing to locate at County Line Square which requires additional parking compared to the previous use is not permitted unless granted a parking variance; tenants that have received such variances include Capri and Cyclebar. In evaluating a parking variation within a shopping center, it is useful to consider the varying hours of operation and real-time parking demands of individual businesses. For example, a business that is only open in the morning will not compete for parking with a business that is only open during the evening. Tables 1 and 2 illustrate the parking demand and capacity for the entire property by date and time when businesses are open. In all Excel tables, values marked in red designate times where the parking requirement of open tenants exceeds total capacity; values marked in yellow designate times where the parking requirement of open tenants is within 10% of total capacity; while values marked in green indicates all values less than 90% of total capacity.

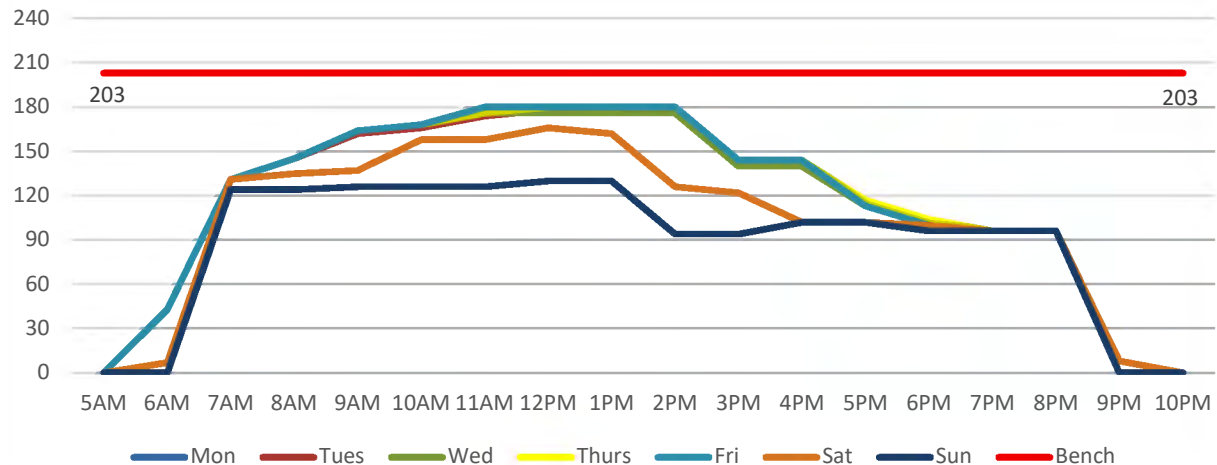
[illegible]



While County Line Square is underparked as a whole, it is unlikely that every parking space at County Line Square is ever used simultaneously. Rather, parking issues have been reported at specific areas and times, potentially diminishing the convenience of patronizing the uses in these areas. To better analyze this phenomenon, staff divided the property into two sections (called “East” and “West”), using the access road at Burr Ridge Parkway as a dividing line. Staff theorizes that if visitors are required to park opposite the side of this road that their destination is located due to a lack of parking, they will be less likely to patronize businesses in County Line Square. If one divides the property on the map as shown, as the east side of the property contains 44,000 square feet of space, while the east side contains 41,500 square feet.



Table 3 - West Side Parking; 14 Uses with 2 Restaurants

[illegible]

Hour	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Bench
5AM	20	20	20	20	20	20	0	229
6AM	40	40	40	40	40	40	10	229
7AM	80	80	80	80	80	60	30	229
8AM	90	90	90	90	90	80	30	229
9AM	110	110	110	110	110	100	50	229
10AM	120	120	120	120	120	120	60	229
11AM	270	270	270	270	270	180	90	229
12PM	300	300	300	300	300	230	160	229
1PM	300	300	300	300	300	230	160	229
2PM	300	300	300	300	300	220	210	229
3PM	250	250	250	250	250	180	180	229
4PM	300	300	300	300	300	200	160	229
5PM	290	290	290	290	290	170	150	229
6PM	220	220	220	220	220	160	150	229
7PM	190	190	190	190	190	150	150	229
8PM	160	160	160	160	160	140	150	229
9PM	140	140	140	140	140	130	10	229
10PM	120	120	120	60	120	110	10	229

Table 6 - East Side Required Spaces by Date and Time																		
	5AM	6AM	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM
Mon	20	40	80	89	115	127	243	269	269	217	175	271	260	219	199	170	156	64
Tues	20	40	80	89	115	151	267	293	293	293	255	299	288	251	208	179	160	64
Wed	20	40	80	89	120	150	271	297	297	297	255	299	288	247	199	170	156	64
Thurs	20	40	80	89	115	155	271	297	297	297	259	303	292	251	208	179	160	64
Fri	20	40	68	82	108	149	265	291	291	291	247	291	281	240	203	174	160	128
Sat	0	20	46	65	114	155	175	231	231	219	176	208	169	164	164	160	146	108
Sun	0	20	40	40	58	67	90	166	166	218	198	178	164	164	164	160	16	12
Bench	229	229	229	229	229	229	229	229	229	229	229	229	229	229	229	229	229	229

The petitioner has requested that staff analyze changes in parking calculations if shared parking was used instead of calculating by accumulation of individual uses. Table 7 shows the standards found in neighboring zoning ordinances.

Table 7		
City	Use	Parking Requirement
Naperville	Shopping Center (<250,000 SF)	1 per 250 SF
Oak Brook	Shopping Center (<40 Acres)	2.25 times floor area
Darien	Shopping Center (<200,000 SF)	1 per 250 SF
Downers Grove	Shopping Center (any size)	1 per 250 SF
Lombard	Shopping Center (<200,000 SF)	1 per 250 SF
Bolingbrook	Shopping Center (any size)	1 per 200 SF + 1 per Employee

Public Hearing History

Numerous public hearings have been held for addresses at County Line Square; a complete list of all hearings since 2007 is attached (Exhibit C). The 2015 parking variation for Cyclebar did not include any conditions, while the 2015 parking variation for the expansion of Capri included the following conditions (Exhibit D) that were intended to mitigate the impact of reduced parking:

1. That all employee vehicles shall be parked in the PACE parking lot after 5:30 PM each and every night that the restaurant is open.
2. Signs shall be posted and enforced in the parking lot stating that parking is for County Line Square customers only and that violators will be towed.
3. That valet parking shall be provided each and every evening that the restaurant is open for business and overflow valet parking shall utilize the west end of the shopping center or the PACE parking lot.
4. That four spaces shall be designated in the parking lot for staging of valet parking.
5. That the restaurant operator shall diligently and faithfully enforce all terms of this parking variation.

Public Comment

No public comment was received regarding this petition.

Applicable Zoning Ordinance Section

According to Section VIII.B of the Zoning Ordinance, “*the B-1 District is intended to provide a location suitable to accommodate a combination of retail, service, and office uses in a commercial and business district.*” Parking is regulated in Section XI of the Zoning Ordinance and Planned Unit Developments in Section XIII.L of said Ordinance.

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. As stated previously, the PUD is being requested to alleviate parking constraints at County Line Square, with the public benefit being to allow greater ease of parking at the property for the benefit of both patrons and tenants. Staff has provided the following initial suggestions as methods to alleviate parking constraints at the property:

- The property and business owner should confirm compliance with the conditions of the 2015 Capri parking variation to reduce the parking need on the east side.
- The property owner has a current agreement to allow valet service at Capri and to store vehicles at the PACE bus lot. This could be expanded to other popular uses at the property, such as County Wine Merchant, subject to an amended agreement with PACE.
- Additional parking may be required to be constructed. As part of the 2015 hearing for Capri, staff identified space for additional spaces to be built along the sidewalk of the Northeast section (Exhibit E). The plan called for the middle row of parking to be moved closer to Burr Ridge Parkway to create a wider drive aisle nearer the building so that straight-in spaces could be built. After this hearing, the petitioner moved the center aisle near Capri towards Burr Ridge Parkway, which added spaces in the center section; the petitioner added approximately 20 total spaces throughout the property in 2015, which represents the most recent expansion to the parking lot. The petitioner has stated that there is little further opportunity to meaningfully increase the parking capacity at the property at this time, noting that he has already received variations to omit parking lot islands in certain locations.
- The petitioner requests that a set of permitted and special uses unique to County Line Square be created with the goal of increasing the number of low-impact parking uses while also limiting the proliferation of high-impact parking uses, such as restaurants. The petitioner proposes as part of the PUD to limit each side of County Line Square to three restaurants. Long-term reduction of restaurants would greatly reduce the amount of required parking onsite. For example, if the three smallest restaurants were to be replaced by general retail uses, the parking requirement would be reduced by almost 30 spaces while increasing the distance between each restaurant. Staff has prepared a summary of the proposal in Exhibit F.

Appendix

Exhibit A – Petitioner’s Materials

Exhibit B – County Line Square Tenant and Section Listing

Exhibit C – Public Hearing History, 2007-present

Exhibit D – Capri Parking Variation Ordinance and PACE Agreement

Exhibit E – Sketch Parking Addition Map

Exhibit F – County Line Square Proposed Use List



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: _____ PIN # _____

GENERAL INFORMATION

PETITIONER: _____
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS _____

PHONE: _____

EMAIL: _____

PROPERTY OWNER: _____ STATUS OF PETITIONER: _____

OWNER'S ADDRESS: _____ PHONE: _____

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: _____

EXISTING USE/IMPROVEMENTS: _____

_____ 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)

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

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

Petitioner's Signature _____

Date Petition is Filed _____



**VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS**

Checklist for a Special Use Request

All petitions must be accompanied by the documents listed below unless otherwise indicated by the Village Staff. Petitions that do not provide all of the required documents will be considered incomplete and will not be scheduled for a public hearing.

- ___ Completed Petition for Public Hearing; typewritten or printed
- ___ Public Hearing and Sign Fee of \$650
- ___ Mailing labels with the names and addresses of owners and Permanent Index Numbers of all properties within 750 feet of the subject property
- ___ Proof of Ownership; and authorization to represent owner if the petitioner is not the property owner
- ___ Detailed description of special use; for example, a business plan that describes the hours of operation, number of customers and employees, products and services provided, and related information that may be informative relative to the special use request.
- ___ 10 sets of plans not to exceed 11" x 17" and including:
 - ___ Plat of Survey; showing all existing buildings, structures, easements, etc. and with a legal description of the property
 - ___ Site Plan, if construction of buildings or structures is proposed. Site plan must be drawn to scale and show all existing and **proposed** site improvements. Not required if there is no new construction.
 - ___ Landscape Plan; if landscape screening or other landscaping is a part of the requested special use.
 - ___ Building Elevations, if new construction of building or building additions are proposed; scale drawings or renderings of proposed buildings and structures
- ___ Findings of Fact; Petitioners written response to each of the findings
- ___ Public Notice Sign Consent Form; authorization from the property owner to install public notice sign on the property
- ___ Additional documents and information as determined appropriate by the Community Development Department

ALL REQUIRED PLANS AND EXHIBITS MUST BE SUBMITTED AT LEAST THREE WEEKS PRIOR TO THE PUBLIC HEARING. SUBMITTAL OF REVISED PLANS OR DOCUMENTS AT THE PUBLIC HEARING MAY RESULT IN A CONTINUANCE TO A LATER DATE. PLEASE COORDINATE WITH VILLAGE STAFF RELATIVE TO ANY CHANGES TO THE PLANS.



Findings of Fact
Special Use
Burr Ridge Zoning Ordinance

Address: _____

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.
- 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.
- 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.
- 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.
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.
- 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.
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.
- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.



**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:

(Print Name)

(Signature)



NOTICE

Village of Burr Ridge

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

For further information,
please call or visit:

Burr Ridge Village Hall
7660 County Line Road
(630)654-8181, Extension 123

Ask for Information Re: **Z-14-2018**

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan
Commission Agenda)

May 31, 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-14-2018: 50-324 Burr Ridge Parkway** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Bob Garber dba Reegs Properties for special use approval as per Section VIII.B.2.cc of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development at an existing property in a B-1 Business District. The petition number and property addresses is **Z-14-2018: 50-324 Burr Ridge Parkway** and the Permanent Real Estate Index Numbers are: **18-30-305-005; 18-30-305-003; 18-30-305-004; and 18-30-301-001.**

A public hearing to consider this petition is scheduled for:

Date: Monday, June 18, 2018
Time: 7:00 P.M. or as soon thereafter as the matter may be heard.
Location: Burr Ridge Village Hall
7660 County Line Road
Burr Ridge, IL 60527

Petition information is on file and available for public review online at <http://www.burr-ridge.gov/village-board/planning-commission-zoning-board-of-appeals/> or in person at the Burr Ridge Village Hall. To request additional information, please 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.

S + O Aatel PO Box 267 Westmont, IL 60559	Winkle Lee 850 Village Center Dr. #317 Burr Ridge, IL 60527	C + S Prosek 8218 Kathryn Court Burr Ridge, IL 60527
P. Jepsen 850 Village Center Dr. #308 Burr Ridge, IL 60527	Christine Randin 250 E. Pearsen St. #3203 Chicago, IL 60611	Samuel Basilous 529 Lisk Avenue Staten Island, NY 10303
Jovic 7920 Deer View Ct. Burr Ridge, IL 60527	Kathleen Kaszka 850 Village Center Dr. #319 Burr Ridge, IL 60527	Gregory Schultz 7900 Cass Avenue Darien, IL 60527
J Kuksta 850 Village Center Dr. #310 Burr Ridge, IL 60527	Sharma PO Box 450 Palos Heights, IL 60463	Williams Kalnes 850 Village Center Dr. #413 Burr Ridge, IL 60527
Wesley Tate 850 Village Center Dr. #311 Burr Ridge, IL 60527	Nick Simov 850 Village Center Dr. #321 Burr Ridge, IL 60527	Richard Michalak 850 Village Center Dr. #414 Burr Ridge, IL 60527
Norbert Kuksta 850 Village Center Dr. #312 Burr Ridge, IL 60527	James Chesniak 850 Village Center Dr. #404 Burr Ridge, IL 60527	Diane Vivo 850 Village Center Dr. #415 Burr Ridge, IL 60527
Anthony Formato 5236 Victor St. Downers Grove, IL 60515	P + A Sevs 850 Village Center Dr. Burr Ridge, IL 60527	Perm Sharma 505 Ambriance Drive Burr Ridge, IL 60527
Vijaya Sarma 7707 Hamilton Avenue Burr Ridge, IL 60527	Allan Thom 850 Village Center Dr. #406 Burr Ridge, IL 60527	850 BR LLC 2500 S. Highland Ave. Lombard, IL 60148
David Atkenson 14640 John Humphrey Drive Orland Park, IL 60462	George Gianakas 9320 W. 122 nd St. Palos Park, IL 60464	Marwan Kasi 850 Village Center Dr. #418 Burr Ridge, IL 60527
Jason Nash 850 Village Center Dr. #316 Burr Ridge, IL 60527	John Vanney 131 Rancho Mirage Dr. Kissimmee, FL 34759	Kumod Barman 9311 Tandragee Dr. Orland Park, IL 60462

Paul Walk 36 Old Mill Lane Burr Ridge, IL 60527	Indigo Management 7223 Route 83 PMB 208 Willowbrook, IL 60527	C. Boccmmini 850 Village Center Dr. #218 Burr Ridge, IL 60527
Canino 850 Village Center Dr. #202 Burr Ridge, IL 60527	Nancy Segretti 850 Village Center Dr. #210 Burr Ridge, IL 60527	Vincenzo Marino 850 Village Center Dr. #203 Burr Ridge, IL 60527
R. Silekis 850 Village Center Dr. #211 Burr Ridge, IL 60527	Silvia Lee 850 Village Center Dr. Burr Ridge, IL 60527	Amartit Singh 850 Village Center Dr. #204 Burr Ridge, IL 60527
Current Resident 850 Village Center Dr. #212 Burr Ridge, IL 60527	Dominic Altobelli 850 Village Center Dr. #220 Burr Ridge, IL 60527	Jerry Simmons 850 Village Center Dr. #205 Burr Ridge, IL 60527
E. Carnevale 850 Village Center Dr. #213 Burr Ridge, IL 60527	Alice Martin 6115 Timber Ridge Ct. Burr Ridge, IL 60527	Michael Yost 850 Village Center Dr. #206 Burr Ridge, IL 60527
Janet Plecki 850 Village Center Dr. #214 Burr Ridge, IL 60527	Ashot Kohari 850 Village Center Dr. #301 Burr Ridge, IL 60527	Evaldas Galentas 850 Village Center Dr. #207 Burr Ridge, IL 60527
Sheela Singh 9457 Fallingwater Dr. Burr Ridge, IL 60527	Michalak 850 Village Center Dr. #208 Burr Ridge, IL 60527	Ather Nizam 401 Tamerton Parkway Burr Ridge, IL 60527
Francisco Cervantes 850 Village Center Dr. #304 Burr Ridge, IL 60527	Tracy Schoppen 850 Village Center Dr. #216 Burr Ridge, IL 60527	Devindra Sharma 6625 Manor Dr. Burr Ridge, IL 60527
Kil Nam and Heega Kim 5623 Garfield Avenue Hinsdale, IL 60527	Real Estate 911 114 Shore Drive Burr Ridge, IL 60527	Gould 450 Village Center Dr. #310 Burr Ridge, IL 60527
Jelinek 450 Village Center Dr. #403 Burr Ridge, IL 60527	Hurka 450 Village Center Dr. #415 Burr Ridge, IL 60527	Lee 450 Village Center Dr. #311 Burr Ridge, IL 60527

Bartolome 450 Village Center Dr. #404 Burr Ridge, IL 60527	Michalski 450 Village Center Dr. #416 Burr Ridge, IL 60527	Santillo 450 Village Center Dr. #312 Burr Ridge, IL 60527
Henning 450 Village Center Dr. #405 Burr Ridge, IL 60527	Broucek 450 Village Center Dr. #417 Burr Ridge, IL 60527	Rola 450 Village Center Dr. #313 Burr Ridge, IL 60527
Chang 9550 Pacific Ct. Burr Ridge, IL 60527	Burritz Real Estate 8403 Oak Knoll Dr. Burr Ridge, IL 60527	Nuccio 7961 Creekwood Dr. Burr Ridge, IL 60527
Jankowski 4809 Grand Ave. Western Springs, IL 60558	Rasimaviciote 450 Village Center Dr. #410 Burr Ridge, IL 60527	Murphy 450 Village Center Dr. #316 Burr Ridge, IL 60527
Current Resident 450 Village Center Dr. #317 Burr Ridge, IL 60527	Phelps 180 Stone Lake Dr. Makanda, IL 62958	Cales 450 Village Center Dr. #401 Burr Ridge, IL 60527
Murry Homestead 3 Paddock Lemont, IL 60439	Caurney 6265 Wildwood Ln. Burr Ridge, IL 60527	Toellner 450 Village Center. Dr. #414 Burr Ridge, IL 60527
JP Bryant 130 Northgate Pl. Burr Ridge, IL 60527	John Hartigan 137 Northgate Pl. Burr Ridge, IL 60527	Elizabeth Burt 113 Northgate Pl. Burr Ridge, IL 60527
Kathryn Harris 129 Northgate Pl. Burr Ridge, IL 60527	Floyd Stone 118 Northgate Pl. Burr Ridge, IL 60527	Randall Grant 115 Northgate Pl. Burr Ridge, IL 60527
Margaret Wojcik 128 Northgate Pl. Burr Ridge, IL 60527	L. Peterson 117 Northgate Pl. Burr Ridge, IL 60527	Susan O'Donnell 120 Northgate Pl. Burr Ridge, IL 60527
Linda Lucatorto 116 Northgate Pl. Burr Ridge, IL 60527	Joy Nitti 127 Northgate Pl. Burr Ridge, IL 60527	Marlene Lingle 119 Northgate Pl. Burr Ridge, IL 60527

R. Stanko 133 Northgate Pl. Burr Ridge, IL 60527	Brook Fuller 121 Northgate Pl. Burr Ridge, IL 60527	Peter Little 72 Trent Ct. Burr Ridge, IL 60527
Anatoly Okun 132 Northgate Pl. Burr Ridge, IL 60527	George Daker 122 Northgate Pl. Burr Ridge, IL 60527	Current Resident 86 Trent Ct. Burr Ridge, IL 60527
Dolosic 131 Northgate Pl. Burr Ridge, IL 60527	Voss 123 Northgate Pl. Burr Ridge, IL 60527	Shirley Zaher 85 Trent Ct. Burr Ridge, IL 60527
Patricia Rojakovick 134 Northgate Pl. Burr Ridge, IL 60527	Walter Robertson 124 Northgate Pl. Burr Ridge, IL 60527	Christopher Malo 84 Trent Ct. Burr Ridge, IL 60527
Paul Hare 135 Northgate Pl. Burr Ridge, IL 60527	Frank Sibr 125 Northgate Pl. Burr Ridge, IL 60527	K. Rao 73 Trent Ct. Burr Ridge, IL 60527
Barbara Schneider 136 Northgate Pl. Burr Ridge, IL 60527	David & Laura Schetter 126 Northgate Pl. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527
Forkan 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527
E. Prodehl 305 Ambriance Ct. Burr Ridge, IL 60527	Patel 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527
E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 202 Ambriance Ct. Burr Ridge, IL 60527	Suri 103 Ambriance Ct. Burr Ridge, IL 60527
Yu 407 Ambriance Ct. Burr Ridge, IL 60527	Mahoney 201 Ambriance Ct. Burr Ridge, IL 60527	Lee 205 Ambriance Ct. Burr Ridge, IL 60527

Reddy 406 Ambriance Dr. Burr Ridge, IL 60527	DeYoung 121 Ambriance Dr. Burr Ridge, IL 60527	Mendi 302 Ambriance Dr. Burr Ridge, IL 60527
Singhal 405 Ambriance Dr. Burr Ridge, IL 60527	Bekteshi 14 Ambriance Dr. Burr Ridge, IL 60527	Kolosa 303 Ambriance Dr. Burr Ridge, IL 60527
Kirby 16 Ambriance Dr. Burr Ridge, IL 60527	Andrew Oh 74 Trent Ct. Burr Ridge, IL 60527	Kabir 304 Ambriance Dr. Burr Ridge, IL 60527
Fern Inc. 15 Ambriance Dr. Burr Ridge, IL 60527	H. Monindra 402 Ambriance Dr. Burr Ridge, IL 60527	Szot 301 Ambriance Dr. Burr Ridge, IL 60527
Gattuso 401 Ambriance Dr. Burr Ridge, IL 60527	Abboud 206 Ambriance Dr. Burr Ridge, IL 60527	Chronis 404 Ambriance Dr. Burr Ridge, IL 60527
Shinneman 207 Ambriance Dr. Burr Ridge, IL 60527	Gandhi 403 Ambriance Dr. Burr Ridge, IL 60527	Micaletti 203 Ambriance Dr. Burr Ridge, IL 60527
John Hayes 75 Trent Ct. Burr Ridge, IL 60527	Thomas Schmidt 78 Trent Ct. Burr Ridge, IL 60527	B. Spinato 104 Waterside Pl. Burr Ridge, IL 60527
Eleanor Nickel 79 Trent Ct. Burr Ridge, IL 60527	J. Sokolowski 87 Trent Ct. Burr Ridge, IL 60527	Kulkman 105 Waterside Pl. Burr Ridge, IL 60527
Mary Mateja 80 Trent Ct. Burr Ridge, IL 60527	Louis Cano 88 Trent Ct. Burr Ridge, IL 60527	Serwat 106 Waterside Pl. Burr Ridge, IL 60527
Schulze 81 Trent Ct. Burr Ridge, IL 60527	Patyk 89 Trent Ct. Burr Ridge, IL 60527	Navickas 107 Waterside Pl. Burr Ridge, IL 60527

Kircher 90 Trent Ct. Burr Ridge, IL 60527	Hunt 82 Trent Ct. Burr Ridge, IL 60527	Mulvenna 108 Waterside Pl. Burr Ridge, IL 60527
Weiss 91 Trent Ct. Burr Ridge, IL 60527	Berdelle 83 Trent Ct. Burr Ridge, IL 60527	Roth 109 Waterside Pl. Burr Ridge, IL 60527
Frank Digiovanni 92 Trent Ct. Burr Ridge, IL 60527	Susan Schaus 94 Trent Ct. Burr Ridge, IL 60527	Failkowski 110 Waterside Pl. Burr Ridge, IL 60527
Craig Mares 93 Trent Ct. Burr Ridge, IL 60527	Clement Urban 95 Trent Ct. Burr Ridge, IL 60527	Kett 111 Waterside Pl. Burr Ridge, IL 60527
Daniel Foxen 76 Trent Ct. Burr Ridge, IL 60527	Nancy Tepler 96 Trent Ct. Burr Ridge, IL 60527	Williams 112 Waterside Pl. Burr Ridge, IL 60527
Ellen Blakeman 77 Trent Ct. Burr Ridge, IL 60527	Serpe 113 Waterside Ct. Burr Ridge, IL 60527	Kuksta 99 Waterside Pl. Burr Ridge, IL 60527
Sharma 98 Waterside Ct. Burr Ridge, IL 60527	Gapslott 102 Waterside Pl. Burr Ridge, IL 60527	Sellers 101 Waterside Pl. Burr Ridge, IL 60527
Jenkins 100 Waterside Pl. Burr Ridge, IL 60527	Hanna 103 Waterside Pl. Burr Ridge, IL 60527	Wida 450 Village Center Dr. #210 Burr Ridge, IL 60527
J.L. Fox 450 Village Center Dr. #217 Burr Ridge, IL 60527	Glimco 450 Village Center Dr. #201 Burr Ridge, IL 60527	Cole 450 Village Center Dr. #301 Burr Ridge, IL 60527
Levy 450 Village Center Dr. #202 Burr Ridge, IL 60527	Murray 450 Village Center Dr. #211 Burr Ridge, IL 60527	Vea 2 Saddle Court Burr Ridge, IL 60527

Kevin Kopp 450 Village Center Dr. #212 Burr Ridge, IL 60527	Bilthuis 450 Village Center Dr. #303 Burr Ridge, IL 60527	Meyering 7900 Bulldog Dr. Summit, IL 60501
Vicki Shaw 197 Foxborough Pl. Burr Ridge, IL 60527	Napolitano 450 Village Center Dr. #304 Burr Ridge, IL 60527	Philip Timyan 450 Village Center Dr. #205 Burr Ridge, IL 60527
Mekhail 450 Village Center Dr. #214 Burr Ridge, IL 60527	Tarjkov 450 Village Center Dr. #305 Burr Ridge, IL 60527	Lykouretzos 450 Village Center Dr. #206 Burr Ridge, IL 60527
Presidio Cap. LLC 450 Village Center Dr. #215 Burr Ridge, IL 60527	Millinowiseh 450 Village Center Dr. #306 Burr Ridge, IL 60527	Joan Taming 450 Village Center Dr. #207 Burr Ridge, IL 60527
Frank Silzer 46 Stone Creek Dr. Lemont, IL 60439	Dorminey 450 Village Center Dr. #209 Burr Ridge, IL 60527	Joitis 450 Village Center Dr. #308 Burr Ridge, IL 60527
Thomas 450 Village Center Dr. #216 Burr Ridge, IL 60527	Strzyz 450 Village Center Dr. #309 Burr Ridge, IL 60527	

Vijay Singhal 405 Ambriance Drive Burr Ridge, IL 60527	Komar 8161 Ridgepoint Drive Burr Ridge, IL 60527	Dillard 801 Village Center Dr. #307 Burr Ridge, IL 60527
James O'Brien 6345 Martin Drive Willowbrook, IL 60527	Dombro 801 Village Center Dr. #205 Burr Ridge, IL 60527	Denard 801 Village Center Dr. #308 Burr Ridge, IL 60527
Jogar LLC 750 Village Center Drive Burr Ridge, IL 60527	Alka Srivastava 9 Lake Ridge Court Burr Ridge, IL 60527	Sharma 6652 Manor Dr. Burr Ridge, IL 60527
Jon Skulborstad 1000 Village Center Dr. Burr Ridge, IL 60527	Sidhu 3816 Littlestone Ct. Naperville, IL 60564	DeClaral 909 Cleveland Dr. Hinsdale, IL 60521
Currant 760 Village Center Dr. #220 Burr Ridge, IL 60527	Meyers 801 Village Center Dr. #208 Burr Ridge, IL 60527	P. Sutkowski Markha 801 Village Center Dr. #4 Burr Ridge, IL 60527
PPC Real Estate 760 Village Center Dr. #220 Burr Ridge, IL 60527	Zapka 801 Village Center Dr. #302 Burr Ridge, IL 60527	Larry Siebs 801 Village Center Dr. #404 Burr Ridge, IL 60527
Jerate LLC 760 Village Center Dr. #200 Burr Ridge, IL 60527	Rizzuto 801 Village Center Dr. #303 Burr Ridge, IL 60527	Pondaleeka 502 Ambriance Drive Burr Ridge, IL 60527
Johnson 801 Village Center Dr. #201 Burr Ridge, IL 60527	Fava 801 Village Center Dr. #304 Burr Ridge, IL 60527	Salamone 801 Village Center Dr. Burr Ridge, IL 60527
Richaed Holee 14331 Oakwood Ct Orland Park, IL 60462	Bellisario 801 Village Center Dr. #305 Burr Ridge, IL 60527	Harbour 801 Village Center Dr. #407 Burr Ridge, IL 60527
Daniel Keefe 801 Village Center Dr. #203 Burr Ridge, IL 60527	Tooleimat 801 Village Center Dr. #306 Burr Ridge, IL 60527	Wasz 801 Village Center Dr. Burr Ridge, IL 60527

EXHIBIT B

Address	Occupant	Land Use	Floor Area (square feet)	Floor Area (-10%)	Floor Area (Gross)	Number of Employees	Required Parking	Lot
50	Office Outlot (4)	office	2465	2610	2,900	13	10	West
78	Patti's Café	restaurant	2581	2733	3,037	10	36	West
80	Post Net	mailing	1122	1188	1,320	4	4	West
82	State Farm	office	1020	1080	1,200	4	4	West
84	Kuman	tutoring	1037	1098	1,220	4	4	West
88	Remax	realtor	3162	3348	3,720	15	13	West
92	Rug Company	rug sales	1037	1098	1,220	2	4	West
94	Kirsten's	bakery	1683	1782	1,980	10	7	West
96	China King	restaurant	570	603	670	2	8	West
98	Imperial Jeweler	jewelry	595	630	700	1	2	West
100	Brookhaven	grocery store	22100	23400	26,000	40	88	West
102	Kerkstra's	cleaners	1594	1688	1,875	15	6	East
104	Great Am. Bagel	restaurant	1581	1674	1,860	4	20	East
106	Magic Nails	salon	1360	1440	1,600	5	5	East
108	Vince's Floral	flower shop	1139	1206	1,340	4	5	East
110	Salon Hype	salon	1122	1188	1,320	5	4	East
112	Subway	restaurant	1020	1080	1,200	4	14	East
114	Capri Express	restaurant	1020	1080	1,200	4	14	East
118	LaCabinita	restaurant	1431	1516	1,684	6	20	East
120	ATI	medical	2040	2160	2,400	4	8	East
124	Cyclebar	health	2244	2376	2,640	3	20	East
150	Chase Bank	bank	2975	3150	3,500	35	12	East
200	Dao	restaurant	3400	3600	4,000	10	44	East
208	Wine Merchant	restaurant	1020	1080	1,200	2	12	East
212	Fred Astaire	dance	3418	3619	4,021	12	14	East
304	VACANT	VACANT	2125	2250	2,500	5	9	East
306	Henn House	art studio	1113	1178	1,309	8	4	East
308	Amore Yoga	health	1020	1080	1,200	2	4	East
312	Lepa Boutique	retail	1029	1089	1,210	2	4	East
314	Chiro One	medical	1122	1188	1,320	4	6	East
318	Dental Fitness	dental	1080	1143	1,270	1	6	East
320	Medandspa	medical	2159	2286	2,540	6	18	East
324	Capri	restaurant	3400	3600	4,000	18	52	East
Total Required Parking Spaces =			75783	80240	89156	264	483	
Total Public Parking Spaces =						132	432	
Net Parking Threshold							51	

County Line Square Petitions 2007-Present

EXHIBIT C

Petition	Petitioner	Address	Request(s)	PC Vote	BoT Vote
Z-17-2018	Beach for Dogs	304 BR Pkwy	Requests a special use and parking variation, if necessary, for Pet Service Store in a shopping center without the required number of parking spaces.	N/A	N/A
Z-14-2018	Bob Garber	Entire	Requests special use approval for PUD in an existing B-1 Business District.	N/A	N/A
Z-09-2018	Henn House	306 BR Pkwy	Requests text amendment to permit "custom art studio" as a permitted special use in the B-1 Business District and requests special use for a Custom Art Studio as per the amended Zoning Ordinance.	6-0 Yes	6-0 Yes
Z-09-2017	Bob Garber	Entire	Requests text amendment to Section VIII.B of the Zoning Ordinance to reclassify all special uses as permitted uses in B-1 Business Districts.	7-0 No	W/D
Z-07-2017	County Wine Merchant	208 BR Pkwy	Requests special use as per Section VIII.B.2.p of the Zoning Ordinance to extend the permitted hours of operation for a Wine Boutique beyond the permitted 10pm closing time and requests a text amendment and special use approval as per Section VIII.B.2.nn to permit said Wine Boutique with live entertainment.	7-0 Yes	6-0 Yes
Z-17-2015	Cyclebar	124 BR Pkwy	Requests an amendment to Section VII.B.1 of the Zoning Ordinance to add Health and Athletic Club with less than 7,000 square feet as a permitted use in a B-1 Business District; variations to permit a Health and Athletic Club in a B-1 Business District without the necessary parking; variations to add parking to the County Line Square parking lot without the required landscaping islands; and special use to add parking to the County Line Square parking lot.	5-0 Yes	6-0 Yes
Z-04-2015	Capri	324 BR Pkwy	Requests special use approval as per Section VIII.B.2.x to permit the expansion of a restaurant with alcoholic beverage sales and with outdoor dining and a variation from the amended Section XI.C.13 of the Zoning Ordinance to permit the expansion of a restaurant a without the required number of parking spaces.	5-1 SU 6-0 Var Yes	5-0 Yes
Z-17-2013	LaCabanita	116 BR Pkwy	Requests special use approval as per Sections VIII.B.2.ff of the Zoning Ordinance for a restaurant with live entertainment & sales of alcoholic beverages with outdoor dining.	7-0 Yes	5-0 Yes
Z-08-2013	Dao	200 BR Pkwy	Requests special use approval as per Sections VIII.B.2.x of the Zoning Ordinance to allow for the expansion of an outdoor dining area for an existing restaurant.	5-0 Yes	6-0 Yes
Z-07-2013	LaCabanita	118 BR Pkwy	Requests special use approval as per Section VIII.B.2.ff for a restaurant with alcoholic beverages sales and outdoor sidewalk seating.	5-0 Yes	4-0 Yes
Z-11-2012	Capri	324 BR Pkwy	Requests special use per Section VIII.B.2.x of the Zoning Ordinance to allow an outdoor sidewalk seating area for an existing restaurant.	4-0 Yes	6-0 Yes
Z-10-2012	Burr Ridge Bagel	104 BR Pkwy	Requests special use approval per Section VIII.B.2.x of the Zoning Ordinance to allow an outdoor sidewalk seating area for an existing restaurant.	7-0 Yes	5-0 Yes
Z-05-2012	Dao	200 BR Pkwy	Requests special use approval per Section VIII.B.2.ff to allow live entertainment within an existing restaurant.	6-0 Yes	6-0 Yes
Z-24-2011	Kumon	84 BR Pkwy	Requests an amendment to Section VIII.B of the Burr Ridge Zoning Ordinance to add tutoring center (or some similar land use category) to the list of permitted or special uses in the B-1 District and as may be needed, requests a special use for a tutoring center within a B-1 District.	5-0 Yes	6-0 Yes
Z-20-2011	Capri Express	118 BR Pkwy	Requests special use approval as per Sections VIII.B.2.ff and VIII.B.2.p of the Burr Ridge Zoning Ordinance to permit a restaurant with sales of alcoholic beverage and with extended hours of operation.	6-0 Yes	6-0 Yes
Z-10-2011	Remax	90 BR Pkwy	Requests special use approval as per Section VIII.B.2.e of the Burr Ridge Zoning Ordinance to permit a real estate office in an existing tenant space.	5-0 Yes	6-0 Yes
Z-09-2011	Dao	200 BR Pkwy	Requests special use approval as per Section VIII.B.2.ff of the Burr Ridge Zoning Ordinance to permit the expansion of an existing restaurant with sales of alcoholic beverages and extended hours of operation	5-0 Yes	5-0 Yes
Z-12-2010	Capri	114 BR Pkwy	Requests an amendment to Section VIII.A.5.h of the Burr Ridge Zoning Ordinance to allow outdoor food storage and preparation in conjunction with an outdoor dining area in a Business District.	5-0 No/5-0 Yes	5-0 Yes
Z-11-2010	County Wine Merchant	208 BR Pkwy	Requests text amendment to the Section VIII.B.2 of the Zoning Ordinance to modify the classification for Wine Boutique to include the sales and service of alcoholic beverages for consumption on-site and special use approval as per the amended Section VIII.B.2 to permit an existing Wine Boutique to sell wine and beer for consumption on the premises.	5-0 Yes	5-0 Yes
Z-03-2010	Dao	200 BR Pkwy	Requests special use to allow outdoor dining at an existing restaurant.	6-0 Yes	5-0 Yes
Z-05-2009	Brookhaven	100 BR Pkwy	Requests special use approval per Section VII.C.2 of the Zoning Ordinance to construct a cart corral in the vicinity of the front entrance to the existing grocery store.	6-0 Yes	
Z-04-2009	Capri	324 BR Pkwy	Requests renewal of a previous special uses to extend hours of operation for a restaurant and for sale of alcoholic beverages to 10AM-1AM Thurs-Sat and maintain existing hours Sun 4PM-11PM & Mon-Wed 11AM-1PM.	5-0 Yes	5-0 Yes
Z-03-2009	Dao	200 BR Pkwy	Requests special use per Section VIII.B.2.n and Section VIII.B.2.aa of the Zoning Ordinance or operate a restaurant with sales of alcohol and hours exceeding the maximum of 7am-10pm (close 11pm).	6-0 Yes	5-0 Yes
Z-15-2008	County Wine Merchant	208 BR Pkwy	Requests text amendment the Zoning Ordinance to add Wine Boutique with Ancillary Wine Tasting to the list of special uses in the B-1 District and special use to operate a Liquor Store with primarily packaged-good sales with limited wine tasting in the B-1 Business District.	6-0 Yes	6-0 Yes
Z-07-2007	Capri	324 BR Pkwy	Requests special use extending the sale of alcoholic beverages and hours of operation of 10 AM-1 AM Thursday-Saturday for existing restaurant and to maintain the existing hours of operation on Sunday of 4 PM-11 PM and Monday-Wednesday of 11 AM-11 PM.	7-0 Yes	5-0 Yes

EXHIBIT D

ORDINANCE NO. A-834-12-15

**AN ORDINANCE GRANTING A VARIATION FROM THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE TO REDUCE THE REQUIRED
PARKING FOR THE EXPANSION OF A RESTAURANT**

(Z-04-2015: 322-324 Burr Ridge Parkway - Capri Restaurant)

WHEREAS, an application for a variation from the Village of Burr Ridge Zoning Ordinance 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 Zoning Board of Appeals of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Zoning Board of Appeals of this Village held a public hearing on the question of granting said zoning variation on May 18, 2015, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Zoning Board of Appeals has made its report on the request for zoning variations, 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 the zoning variations indicated herein are 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 Zoning Board of Appeals 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 variation for the property located at 322-324 Burr Ridge Parkway, Burr Ridge, Illinois, is Sandy Andrews on behalf of Capri Restaurant (hereinafter "Petitioner"). The Petitioner

requests a variation from Section XI.C.13 to permit the expansion of the existing restaurant with a reduction in the number of required parking spaces from 15 spaces to 9 spaces.

- B. That the petitioner has provided a parking management plan that will result in more parking availability than currently exists or then is required by the Zoning Ordinance.

Section 3: That a variation from Section XI.C.13 to permit the expansion of the existing restaurant with a reduction in the number of required parking spaces from 15 spaces to 9 spaces ***is hereby granted*** for the property commonly known as 322-324 Burr Ridge Parkway and identified with the Permanent Real Estate Index Number of **18-30-300-024**.

Section 4: That the variation is subject to the following conditions:

- A. That all employee vehicles shall be parked in the PACE parking lot after 5:30 PM each and every night that the restaurant is open.
- B. Signs shall be posted and enforced in the parking lot stating that parking is for County Line Square customers only and that violators will be towed.
- C. That valet parking shall be provided each and every evening that the restaurant is open for business and overflow valet parking shall utilize the west end of the shopping center or the PACE parking lot.
- D. That four spaces shall be designated in the parking lot for staging of valet parking.
- E. That the restaurant operator shall diligently and faithfully enforce all terms of this parking variation.

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 8th day of June, 2015, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 5 - **Trustee Schiappa, Bolos, Franzese, Paveza, Murphy**

NAYS: 0 - **None**

ABSENT: 0 - **None**

APPROVED by the President of the Village of Burr Ridge on this 8th day of June, 2015.



Village President

ATTEST:



Village Clerk

March 3, 2015

Capri Ristorante
324 Burr Ridge Parkway #1
Burr Ridge, IL 60527

Re: Lincolnshire Drive, Burr Ridge, Illinois

Dear Mr. Rovito,

Pace hereby grants Capri Ristorante a nonexclusive license, without fee, for the use of its park-n-ride facility at Lincolnshire Drive and McClintock Drive in Burr Ridge, Illinois for the purpose of customer parking between the hours of 6:00 p.m. and 11:00 p.m.. No long term or overnight parking will be permitted.

This license is effective March 9, 2015 and shall end March 9, 2025, unless otherwise terminated by either party, by written notice.

Capri Ristorante shall conduct any parking operations in a clean, sanitary, and safe manner. It accepts use of the premises "As is" and recognizes Pace makes no warranty as to the condition of the premises or that it will be suitable for the needs of Capri Ristorante.

This license is not assignable by Capri Ristorante without the prior written consent of Pace.

Capri Ristorante agrees to defend and hold harmless, Pace, from all suits, claims, judgments, and demands of any kind arising from the parking of its customers on the premises by a customer or any entity or person. Pace must be named as an additional insured on any insurance policy, for general on premises liability, held by Capri Ristorante.

Sincerely,

T.J. Ross
Executive Director
Pace Suburban Bus

Acknowledged and Agreed to this _____ day of _____, 2015

By: _____

Title: _____



January 29, 2015

SERVICE AGREEMENT

This agreement is between BLU Valet (312 Park Avenue #23, Clarendon Hills, IL 60514) and Capri Ristorante (324 Burr Ridge Parkway #1, Burr Ridge, IL 60527).

BLU Valet is agreeing to provide valet parking services for the guests of Capri Ristorante. Service will be Tuesday - Saturday and will begin at 5:00. Service will end at 11:00pm on Tues - Thurs and 12:00am on Friday and Saturday or when the last car is returned (whichever situation occurs first).

Vehicles will be received and returned outside of the front door of Capri Ristorante. BLU Valet will move each vehicle from the curbside to a permitted parking space within 15 minutes. BLU Valet is allowed to use the first 4 parking spaces located in the first row of parking directly outside Capri's front door. These four spots will be coned off and will be used as a holding area for how the valet attendant sees fit. All vehicles will be parked in the Burr Ridge Parkway lot in legal parking spaces. Any overflow valet parking will be parked in the PACE lot to the east of Capri Ristorante. PACE will be listed as Additionally Insured on BLU Valet's Liability Insurance Policy. Capri Ristorante will also be listed as Additionally Insured on BLU Valet's Liability Insurance Policy. Capri Ristorante will refund BLU Valet for the cost of adding Capri and Pace as Additionally Insured.

Phil Louito JR
Capri Representative Signature

Phil Louito JR
Print Name

Owner
Title

Michael Grasso
Michael Grasso, President, BLU Valet

Michael GRASSO
Print Name

President/owner
Title

EXHIBIT E

STAFF SKETCH

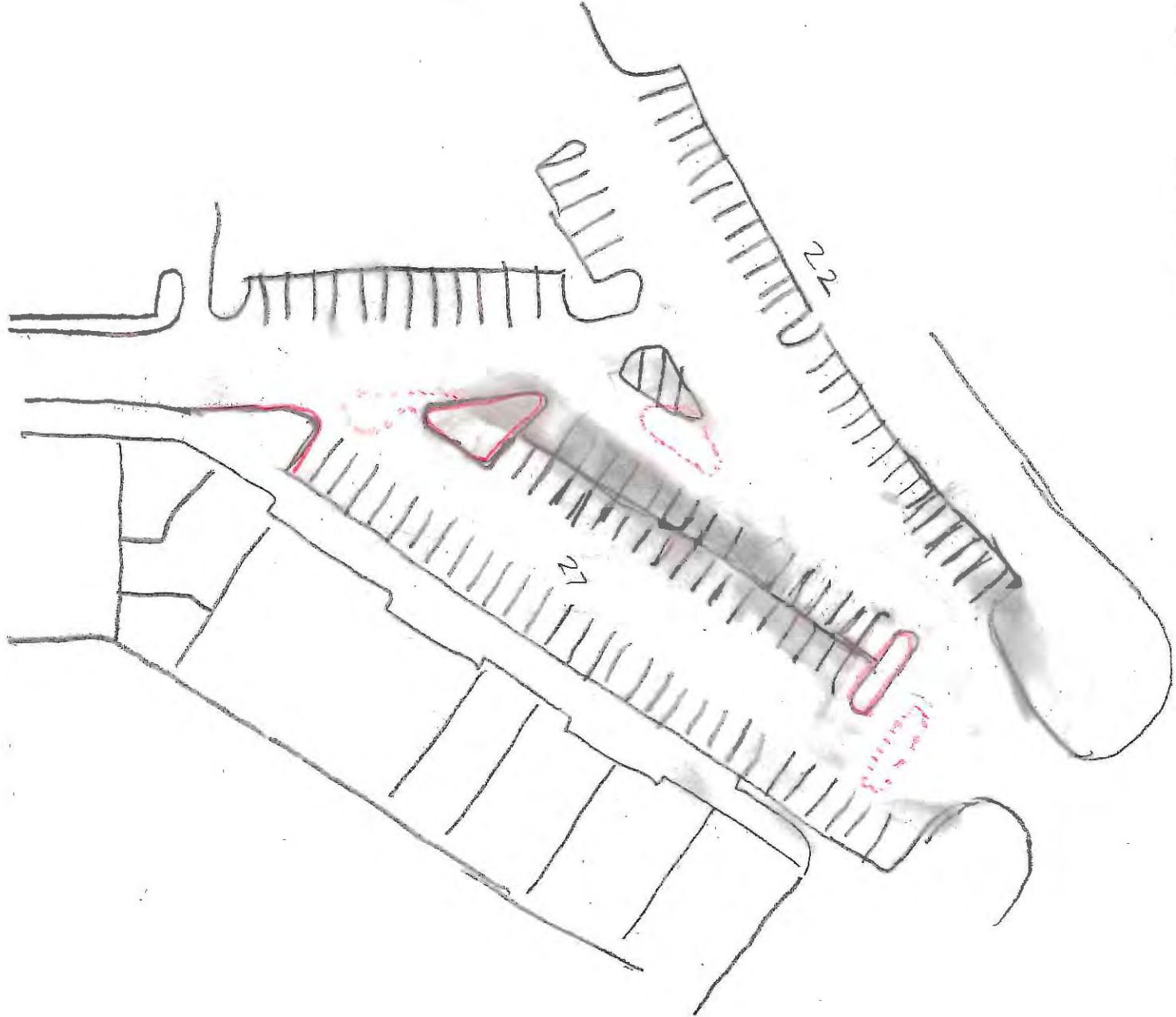


EXHIBIT F

Use	P	S
Antique Shop*	1	
Antique Shop#		1
Art Gallery	1	
Art/School Supplies	1	
Banquet Hall		1
Barber Shop	1	
Beauty & Health Services	1	
Bike Store	1	
Book & Stationary Store	1	
<i>Bridal Studio</i>	1	
<i>Butcher Shop</i>		1
Camera Store	1	
Candy & Ice Cream Store	1	
Card & Gift Store	1	
Carpet & Rug Store	1	
Catering Establishment		1
Childcare Center		1
Clothing Store	1	
Club or Lodge		1
Coin and Philatelic Store	1	
<i>Coffee or Tea Shop</i>		1
Computer Store*	1	
Computer Store#		1
Convenience Food Store		1
Craft Store	1	
Custom Art Studio		1
Dance Studio	1	
Day Care Center		1
Delicatessan	1	
Department Store		1
Drive-Thru w/ Other Use		1
Dry Cleaner (Off-Site)	1	
Dry Cleaner (On-Site)		1
<i>Electronic Retail Store</i>	1	
<i>Escape Room</i>		1
<i>Employment Agency</i>	1	
<i>Fashion Eyewear Store</i>	1	
Financial Institution	1	
Financial Service Office	1	
Florist	1	
Food Store	1	
Funeral Parlor		1
Furniture Store*	1	
Furniture Store#		1
Furrier Shop	1	
Garden and Patio Store		1
Golf Simulation Facility		1
Hardware Store*	1	
Hardware Store#		1
Health & Athletic Club*	1	
Health and Wellness Clinic		1

Use	P	S
Hobby Shop	1	
Hours Beyond 7a-10p		1
Household Appliance Store		1
Household Goods Store	1	
Insurance Office	1	
Interior Decorating Shop	1	
Jewelry Store	1	
Laundromat		1
Leather Goods Store	1	
<i>Liquor Store</i>		0
Locksmith Shop	1	
<i>Luggage & Accessories Store</i>	1	
<i>Mailing & Delivery Service</i>		1
Martial Arts Studio	1	
Med/Dent/Opt Clinic	1	
Music School and Sales	1	
Office Supply Store*	1	
Office Supply Store#		1
Ortho & Med. Appl. Store	1	
Outside Dining w/ Use		1
Outside Sales w/ Use		1
Paint Store#		1
Paint Store*	1	
Parking Lot w/ Use		1
Pet Shop & Service Store		1
Pharmacies & Drug Store	1	
Photography Studio	1	
Picture Framing Store	1	
Plumbing/HVAC Store*	1	
Plumbing/HVAC Store#		1
Post Office		1
PUD		1
Real Estate Office	1	
<i>Recording Studio</i>		1
<i>Resale & Thrift Store</i>		1
<i>Restaurant%</i>		1
Retail Bakery	1	
<i>Running Store w/ Alcohol</i>		1
Shoe & Repair Store*	1	
Shoe & Repair Store#		1
Sporting Good Store*	1	
Sporting Good Store#		1
Tailor/Dressmaker	1	
Toy Store*	1	
Toy Store#		1
Travel Agency	1	
Tutoring Center	1	
Video Rental Store	1	
Vitamin and Supplement Store	1	
Wine Boutique		1
SUBTOTALS	57	42
TOTAL		99

* = Less than 7000 SF

= More than 7000 SF

% = No more than three total restaurants are permitted on either the east (102-324) or west (50-100) side of the property at County Line Square.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant to the Village Administrator

DATE: July 10, 2018

RE: Board Report for July 18, 2018 Plan Commission Meeting

At its June 25, 2018 meeting the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-12-2018 and Z-13-2018: 11411 German Church Road (Green Park Construction) and 8300 Buege Lane (Zdarsky); The Board of Trustees approved a request for re-zoning for both properties to the R-3 Residential District. The Board also approved an annexation agreement for 8300 Buege Lane with all variations presently granted by Willow Springs. This petition now must be approved by the Village of Willow Springs and only then can the land swap be approved in final. Staff will keep the Plan Commission up to date regarding the status of these petitions.

Z-16-2018: 16W231 South Frontage Road (Gain); The Board of Trustees approved a special use for an automobile service facility in a G-I General Industrial District for Benztek with all conditions recommended.

S-04-2018: 7600 County Line Road (Shirley Ryan Ability Lab); The Board of Trustees approved an Ordinance granting a variation for two wall signs.

Miscellaneous: The Board of Trustees approved the appointment of Commissioner Mike Stratis as Vice Chairperson for a one-year term expiring June 18, 2019.

06/26/2018

Permits Applied For May 2018



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-18-110	05/09/2018	15W 200 South Frontage Rd	Fix Construction & Maintenan	920 S. Charlotte Ave Lombard IL 60148	Com Alteration
JCA-18-114	05/14/2018	412 Rockwell Ct	Sequoia General Contracting C	1585 Beverly Ct. Aurora IL 60502	Com Alteration
JCPE-18-108	05/08/2018	311 Shore Dr	Inspired Technology Concepts,	142 Crossen Ave Elk Grove Village IL 60007	Com Electrical Permit
JDEK-18-109	05/08/2018	8870 County Line Rd	Edwards/Ryan Construction	1284 US Rt. 12 Fox Lake IL 60020	Deck
JDS-18-136	05/22/2018	8600 S County Line Rd	LM Custom Homes	115 W 55th Street Clarendon Hills IL 60514	Demolition Structure
JELV-18-117	05/17/2018	15W 181 87th St.	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator
JODK-18-126	05/29/2018	8417 Arrowhead Farm Dr	Grant & Power Landscaping In	700 E. Roosevelt Rd. West Chicago IL 60185	Outdoor Kitchen
JPF-18-097	05/02/2018	8749 AINTREE LN	Northwest Cedar Products	15537 S. Weber Road Lockport IL 60441	Fence Permit
JPF-18-107	05/07/2018	8426 Meadowbrook Dr	Kazimierz Leja	8426 Meadowbrook Burr Ridge IL 60527	Fence Permit
JPR-18-092	05/01/2018	8435 Heather Ct			Right-of-Way
JPR-18-098	05/02/2018	2 Enclave Ct	ILT Vignocchi	25865 W. Ivanhoe Road Wauconda IL 60084	Right-of-Way
JPR-18-104	05/04/2018	8200 LAKE RIDGE DR	Manuel Landscaping		Right-of-Way
JPR-18-111	05/09/2018	7785 Forest Hill Rd	Leo's Concrete & General Cons	3247 W. 61st St. Chicago IL 60629	Right-of-Way
JPR-18-113	05/11/2018	16W 340 94TH PL	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JPR-18-118	05/21/2018	150 Harvester Dr.	TurnKey Network Solutions	1806 Hagermann Dr Batavia IL 60510	Right-of-Way
JPR-18-119	05/21/2018	7556 Woodland Ct	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JPR-18-120	05/21/2018	1463 Tomlin Dr	Dressler Block Concrete	13152 Meadow Lane Plainfield IL 60544	Right-of-Way

06/26/2018

Permits Applied For May 2018



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPR-18-123	05/22/2018	8260 Ridgpointe Dr	Henry Whittington	8260 Ridgpointe Dr Burr Ridge IL 60527	Right-of-Way
JPR-18-124	05/23/2018	ROWs Ck Cty Locations	Henkels & McCoy	975 Corporate Blvd Aurora IL 60502	Right-of-Way
JPR-18-125	05/24/2018	Madison Club	Ubee's Brick Paving & Concret	2135 Newcastle Westchester IL 60154	Right-of-Way
JPR-18-131	05/31/2018	74 Deer Path Trail	O'Hanlon Concrete	8058 Duane Dr Frankfort IL 60423	Right-of-Way
JPS-18-105	05/04/2018	6860 North Frontage Road	Southwater Signs	934 N. Church Elmhurst IL 60126	Sign
JPS-18-127	05/29/2018	306 Burr Ridge Pkwy	Liberty Flag & Banner	2747 York St Blue Island IL 60406	Sign
JRAL-18-112	05/11/2018	9020 Enclave Dr	Bart Industries, Inc.	536 Ridgemoor Dr Willowbrook IL 60527	Residential Alteration
JRAL-18-116	05/16/2018	223 Elm Ct	RMC Construction	1335 Highland Av Glendale Heights IL 60139	Residential Alteration
JRAL-18-121	05/22/2018	8661 Dolfor Cove	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Residential Alteration
JRAL-18-122	05/22/2018	6 Hanover Ct	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Residential Alteration
JRAL-18-128	05/25/2018	1205 Kenmare Dr	Tate Enterprises, Inc	113 Iroquois Dr Clarendon Hills IL 60514	Residential Alteration
JRDB-18-100	05/03/2018	8704 Polo Ridge CT	Thatcher Retractable Products	650 Willowbrook Center Pkwy Willowbrook IL 60527	Residential Detached Building
JRDB-18-103	05/04/2018	15W 315 79TH ST	Roumen Mahleliiski & Maria	315 W. 79th St Burr Ridge IL 60527	Residential Detached Building
JRSF-18-099	05/02/2018	285 Forest Edge Ct	Charleston Building & Develo	PO Box 206 Naperville IL 60566	Residential New Single Family
JRSF-18-101	05/04/2018	15W 260 PLAINFIELD RD	Oakley Home Builders	5216 Main St Downers Grove IL 60515	Residential New Single Family
JRSF-18-102	05/03/2018	6415 Shady Lane	All Around Real Estate, Inc.	4824 W. Lake St Chicago IL 60644	Residential New Single Family
JRSF-18-106	05/07/2018	7276 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family

06/26/2018

Permits Applied For May 2018



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRSF-18-137	05/22/2018	8600 S County Line Rd	LM Custom Homes	115 W 55th Street Clarendon Hills IL 60514	Residential New Single Family
TOTAL:	35				

06/26/2018

Permits Issued May 2018



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-18-036	05/01/2018	6860 North Frontage Road	White Lotus Group c/o Anun A	105 N.31st Ave. Omaha NE 68131	Com Alteration \$502,816	6,275
JCA-18-067	05/22/2018	570 Village Center Dr.	Troop Contracting, Inc.	648 Executive Dr Willowbrook IL 60527	Com Alteration \$159,388	1,869
JCA-18-110	05/25/2018	15W 200 South Frontage R	Fix Construction & Maintenanc	920 S. Charlotte Ave Lombard IL 60148	Com Alteration	
JCMSC-18-006	05/11/2018	7001 North Frontage Road	Flagg Creek Water Reclamatio	7001 North Frontage Rd. Burr Ridge IL 60527	Commercial Miscellaneous \$4,620,000	2,040
JCPE-18-108	05/24/2018	311 Shore Dr	Inspired Technology Concepts,	142 Crossen Ave Elk Grove Village IL 60007	Com Electrical Permit	
JCPM-18-055	05/07/2018	7600 Grant St	Richardson Mechanical Corpor		Com Mechanical Permit	
JDEK-18-109	05/25/2018	8870 County Line Rd	Edwards/Ryan Construction	1284 US Rt. 12 Fox Lake IL 60020	Deck	
JGEN-18-076	05/09/2018	15W 330 60TH ST	Saturn Electrical Services, Inc.	380 Monaco Dr. Roselle IL 60172	Generator	
JPAT-18-078	05/16/2018	8009 Savoy Club Ct.	King's Landscaping	16W280 Jeans Rd. Lemont IL 60439	Patio	
JPF-18-082	05/07/2018	8048 Hamilton	Ridge Fence Supply	6645 W 99th Street Chicago Ridge IL 60415	Fence Permit	
JPR-18-047	05/24/2018	15W 480 60th Pl	The Beauty of Concrete, Inc.	9 Elm St Darien IL 60561	Right-of-Way	
JPR-18-073	05/04/2018	8065 Savoy Club Ct.	LaMantia Enterprises, Inc.	5100 Williams St. Downers Grove IL 60515	Right-of-Way	
JPR-18-084	05/21/2018	3 Rucci Ct	American Bluegrass	286 Commonwealth Dr Carol Stream IL 60188	Right-of-Way	
JPR-18-089	05/18/2018	7807 Hamilton Ave	Community Asphalt Paving	5224 Walnut Av. Downers Grove IL 60515	Right-of-Way	
JPR-18-096	05/02/2018	7521 Brush Hill Rd	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way	
JPR-18-098	05/22/2018	2 Enclave Ct	ILT Vignocchi	25865 W. Ivanhoe Road Wauconda IL 60084	Right-of-Way	

06/26/2018

Permits Issued May 2018



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	
				Value & Sq Ftg	
JPR-18-104	05/24/2018	8200 LAKE RIDGE DR	Manuel Landscaping	Right-of-Way	
JPR-18-111	05/24/2018	7785 Forest Hill Rd	Leo's Concrete & General Cons	3247 W. 61st St. Chicago IL 60629	Right-of-Way
JPS-18-091	05/15/2018	7850 Grant St	Robert Riccardino -PSI Inc.	7850 Grant St. Burr Ridge IL 60527	Sign
JRAD-18-034	05/11/2018	606 Burr Ridge Club Dr	Carim Builders, Inc	11243 Arrowhead Trail Indian Head Park IL 60525	Residential Addition \$23,850 274
JRAL-17-369	05/21/2018	7339 Garfield Ave	Petar Sladojevic	7339 Garfield Ave Burr Ridge IL 60527	Residential Alteration \$13,125 175
JRAL-18-023	05/02/2018	1 Bridget Ct	Northshore Builders	1310 Wendy Dr Northbrook IL 60062	Residential Alteration \$139,350 1,858
JRAL-18-046	05/11/2018	15W 463 87TH ST	Airoom LLC	6825 N. Lincoln Ave Lincolnwood IL 60712	Residential Alteration \$120,000 1,600
JRAL-18-068	05/17/2018	15W 696 90TH ST	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration \$4,575 61
JRAL-18-079	05/18/2018	1032 Laurie Ln	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Residential Alteration \$4,200 56
JRES-18-063	05/09/2018	8560 Walredon Ave	Perma-Seal	513 Rogers St Downers Grove IL 60515	Residential Miscellaneous
JRPE-18-090	05/17/2018	134 Surrey Ln	Celtic Electric	943 Hammerschmidt Lombard IL 60148	Res Electrical Permit
JRPF-18-026	05/14/2018	8041 Greenbriar Ct.	Caribbean Pools, Inc.	36 E US 30 Schererville IN 46375	Pool and Fence
JRPF-18-077	05/11/2018	6111 Madison St	Platinum Poolcare Aquatech, L	300 Industrial Drive Wheeling IL 60090	Pool and Fence
JRSF-18-040	05/10/2018	15W 200 75th St	MB Construction	10S449 Carrington Cir Burr Ridge IL 60527	Residential New Single Family \$475,050 3,167
JRSF-18-070	05/25/2018	7343 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$349,950 2,333
JRSF-18-071	05/25/2018	7316 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$305,850 2,039

06/26/2018

Permits Issued May 2018



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	
				Value & Sq Ftg	
JRSF-18-072	05/25/2018	7296 Lakeside Cir	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family \$349,950 2,333
TOTAL:	33				

06/26/18

Occupancy Certificates Issued May2018



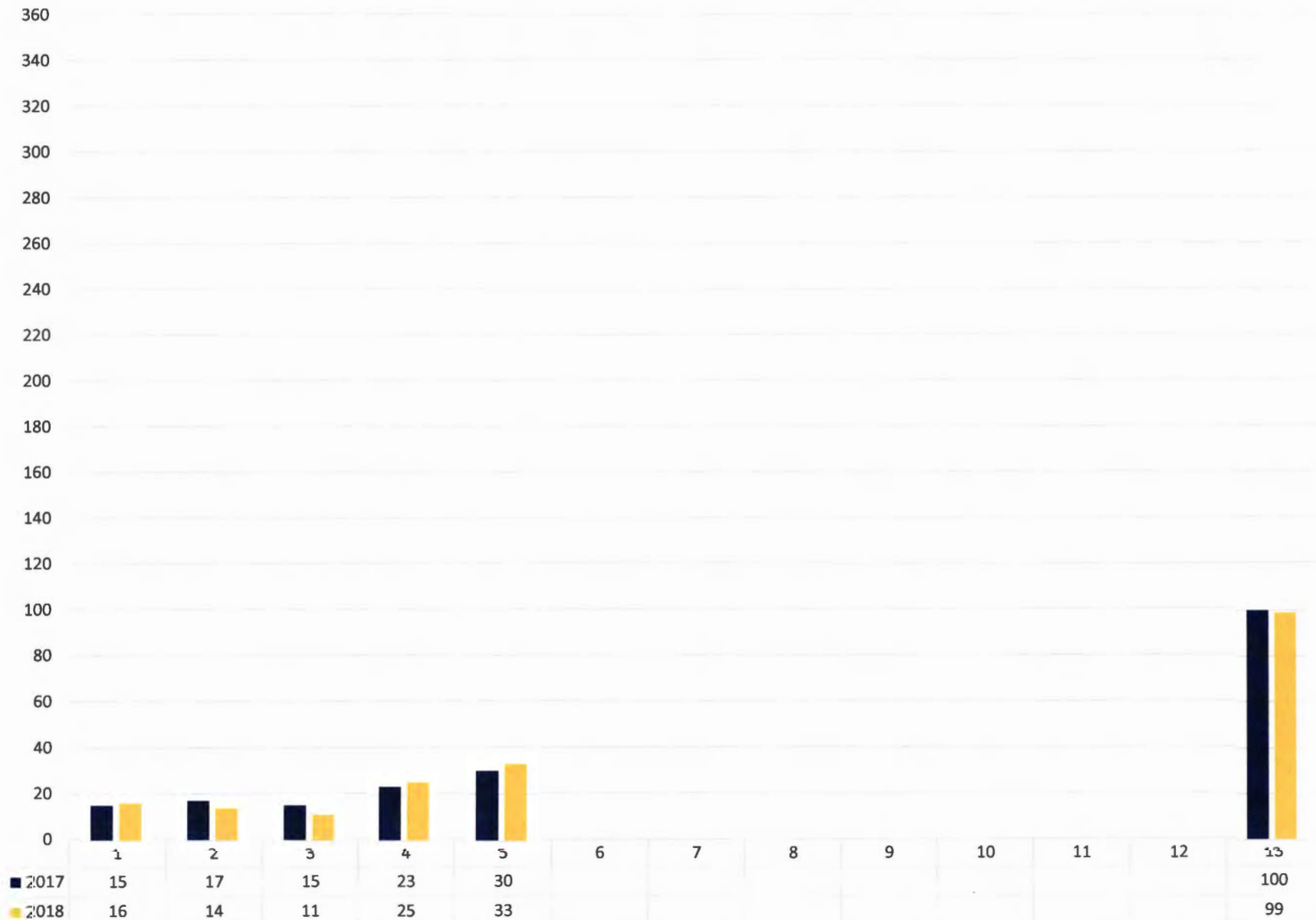
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF18016	05/07/18	Dean Ferrera	8005 Bucktrail Dr.
OF18017	05/22/18	Dan & Rose Marth	7210 Giddings Av

MONTHLY SURVEY OF BUILDING PERMITS - 2018

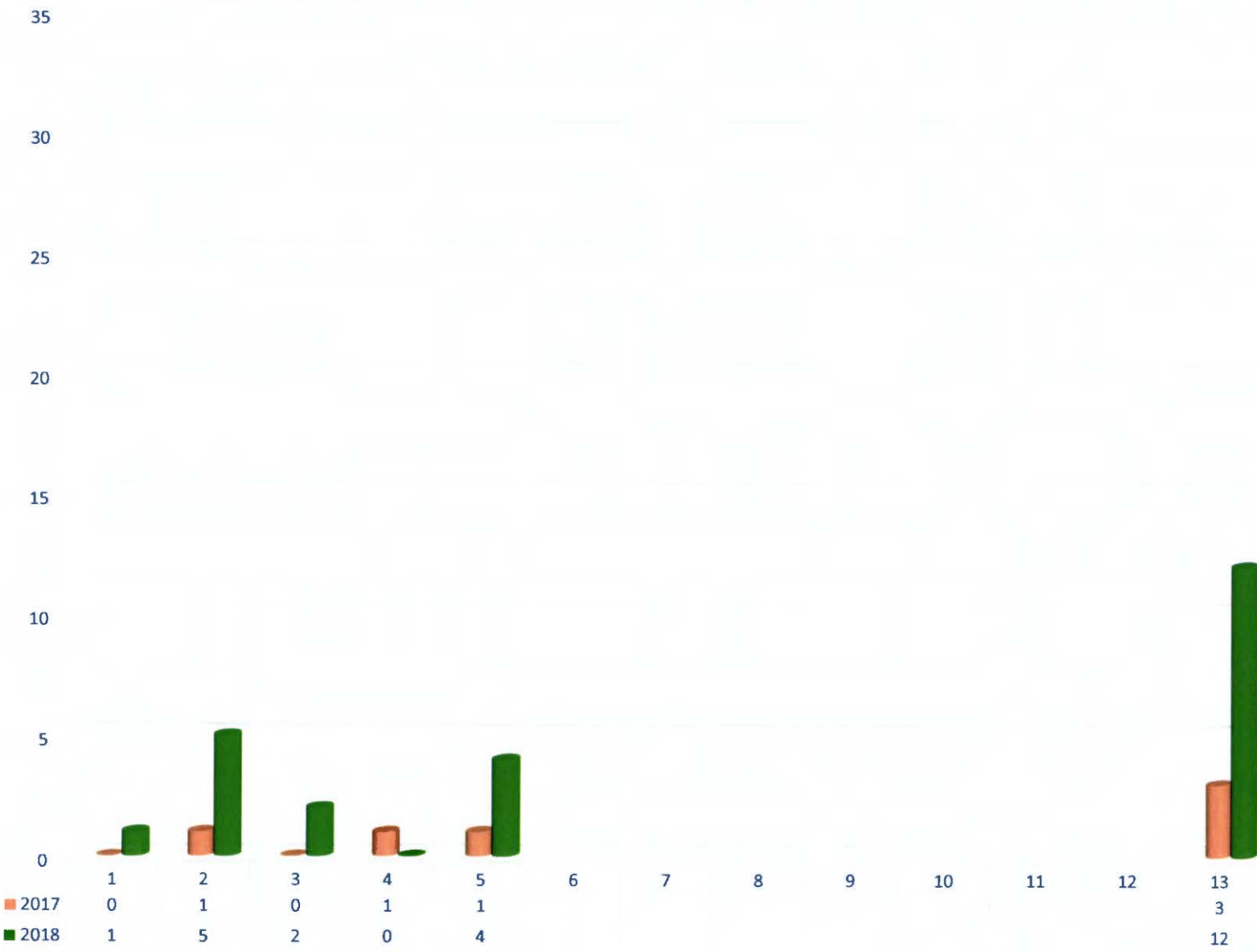
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$1,541,700	\$44,100			\$1,585,800
	[1]	[1]			
FEBRUARY	\$2,548,500	\$326,250			\$2,874,750
	[5]	[3]			
MARCH	\$1,471,350	\$225,825			\$1,697,175
	[2]	[2]			
APRIL		\$661,275			\$661,275
		[6]			
MAY	\$1,480,800	\$305,100		\$662,204	\$2,448,104
	[4]	[6]		[2]	
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
2017 TOTAL	\$7,042,350	\$1,562,550	\$0	\$662,204	\$9,267,104
	[12]	[18]		[2]	

Village of Burr Ridge Building Permits Issued 2017 Compared to 2018

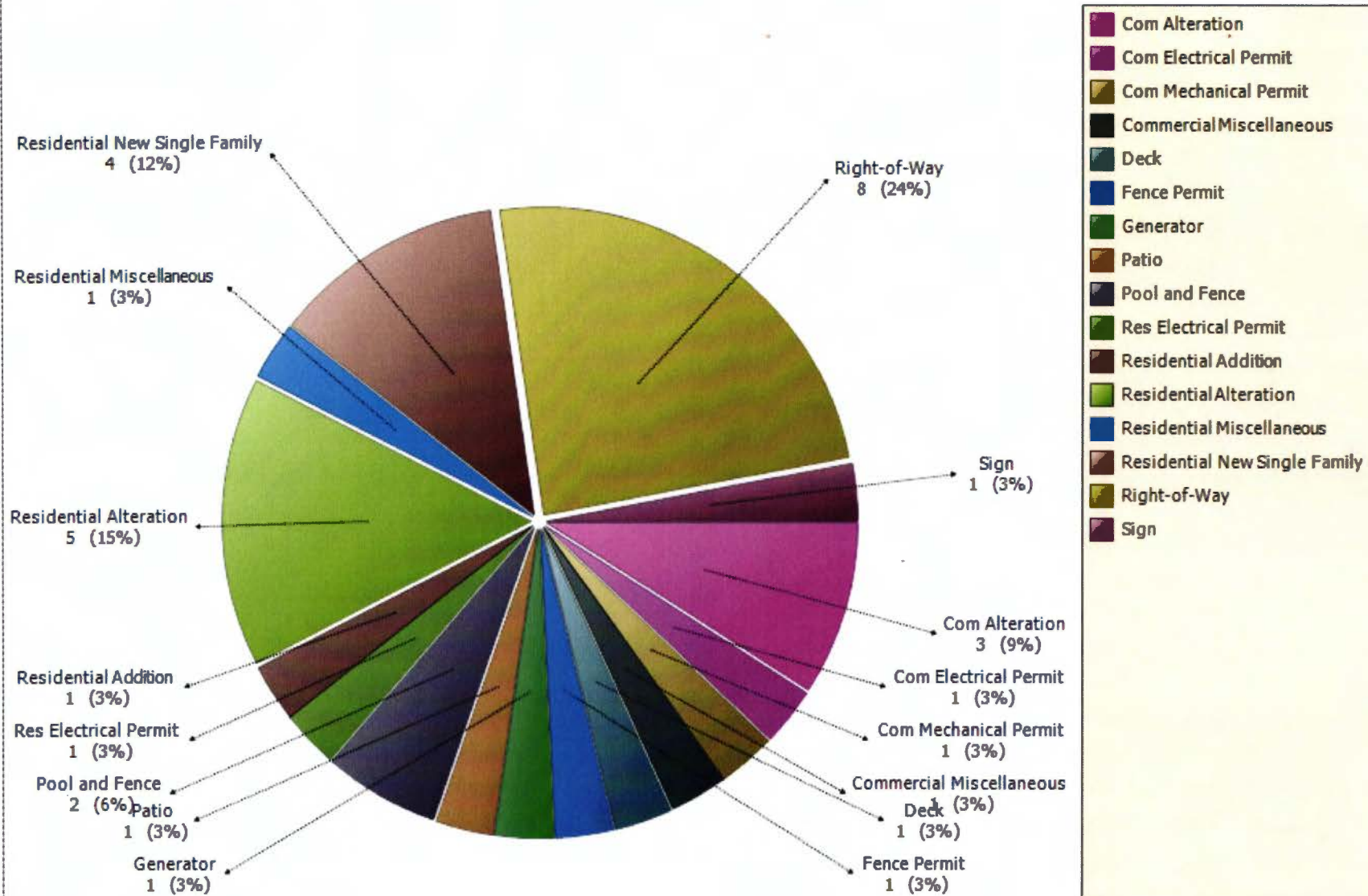


Village of Burr Ridge New Housing Permits 2017 Compared to 2018



Breakdown of Permits by Project Type

Permits Issued May 2018





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant to the Village Administrator

DATE: July 16, 2018

RE: **PC-08-2018; 6101 County Line Road; King-Bruwaert House Subdivision Fence Approval**

Attached is a request from King-Bruwaert House for a new subdivision fence. King-Bruwaert House is located in the 6100 block of County Line Road and is a sheltered skilled care facility with 58 townhome-style cottages within its property. The petitioner proposes to install a solid wood fence and an emergency entryway gate along County Line Road. There are currently no fences in the subject location.

Subdivision fences are regulated separately and differently from private residential fences. Section IX.G of the Subdivision Ordinance includes the following regulations:

- Subdivision fences shall be located on private property along the perimeter of subdivision and are allowed only when adjacent to an arterial street.
- Subdivision fences and entryway monuments shall not exceed six feet in height.
- The primary materials for a subdivision fence or entryway monument shall be limited to masonry, wrought iron, or similar materials. Additional materials may be used as decorative detail.
- For each one-foot-wide segment extending over the length and height of a subdivision fence, 50 percent of the surface area must be open and afford direct views through the fence.

The Subdivision Ordinance requires that all subdivision fences be approved by the Board of Trustees and that all variations from the Subdivision Ordinance be reviewed by the Plan Commission as well. This request includes two variations from the subdivision fence regulations. The variations include:

- A request for a solid subdivision fence rather than a fence that is at least 50% open
- A request that a portion of the fence be eight feet in height rather than six feet

The petitioner states that the purpose of the fence is to provide screening for residents who had previously enjoyed trees serving as barriers, but that some of the trees have required removal over the years as a result of disease or death. The fence would be made of solid wood and be located solely adjacent to the County Line Road right of way on King-Bruwaert property. The wood fence would not extend to any interior lot lines. Attached are photographs and elevations of the proposed fence type and a survey of the subdivision showing the location of the fence. No Plan Commission approval is required for the entryway gate as no variations are required for the proposed structure.

The Subdivision Ordinance states that the “Plan Commission may recommend variations... in specific cases which, in its opinion, do not adversely affect the Comprehensive Plan or intent of this ordinance.” A solid wood fence similar to the proposed elevation was permitted and utilized for the Fallingwater and Burr Ridge Club Subdivisions. Therefore, it is recommended that the Plan Commission require a “two sided” fence, i.e. a fence in which the supports are hidden and both sides appear as the front of the fence should the variations be granted and a fence approved. Please note the variations from the Subdivision Ordinance do not require a public hearing or legal notices.

EXHIBIT A



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 6101 S. County Line Rd. PIN # 18-18-300-012-0000

GENERAL INFORMATION

PETITIONER: King-Bruwaert House

(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS: 6101 S. County Line Road, Burr Ridge, IL 60527

PHONE: 630-323-2250

EMAIL: terrib@kbh.org

PROPERTY OWNER: CT Trust #3114, 3644 STATUS OF PETITIONER: Sole beneficiary

OWNER'S ADDRESS: 1100 Lake St., Oak Park, IL PHONE: 708-383-4268

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 35 ac EXISTING ZONING: R-1 PUD

EXISTING USE/IMPROVEMENTS: Sheltered/skilled care facility, geriatric clinic, bistro and 58 townhome style cottages

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)

Petitioner requests permission to install a 5 foot high fence along the County Line Road western boundary of its site,

approximately 37 feet from the center line of County Line Road, to avoid removal of mature trees.

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

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

Petitioner's Signature _____

Date Petition is Filed _____

RE:KING-BRUWAERT HOUSE - 6101 S. COUNTY LINE ROAD, BURR RIDGE, IL

ADDENDUM TO PETITION FOR FENCE

King-Bruwaert House has been in existence in its current location since 1933. In 1992, the Village of Burr Ridge granted a conditional permitted use to King-Bruwaert House for its existing, licensed sheltered/skilled care facility, and for the construction of 58 cottage homes as a permitted related use. (Ordinance No. A-454-14-92). In its northern 11 acres, King-Bruwaert House operates a 3-story, Georgian style retirement home with 125 beds (the "House"), in which it provides a full continuum of retirement care, from independent living to assisted living, sheltered care and skilled care. The House also contains a geriatric clinic staffed by board-certified geriatricians. South of the House are 24 acres improved with 58 cottages, known as the Woods of King-Bruwaert. Over the past several years, King-Bruwaert House has removed many diseased and dead trees from its property, including the western portions of the site along County Line Road. As a result, the cottage homes located closest to County Line Road have lost their landscaped buffer from traffic, lights and noise.

King-Bruwaert House seeks to construct a solid wood fence along the southern 480 feet of its western boundary (along County Line Road). The type of fence it proposes to install is identical to the newly installed fence at Burr Ridge Club right across the street. The fence will be set back 40 feet from the center line of County Line Road. Because the grade drops down so significantly between the edge of County Line Road and the proposed location of the fence (up to a 4-foot drop off), it is necessary for the fence to be 6 feet along the southerly 370 feet of fence and 8 feet along the northerly 90 feet of fence for the fence to create a real buffer for the homes.

There is currently an emergency access gate along the proposed fence area. King-Bruwaert House proposes to construct a new gate (to match the wood fence), set back 63 feet from the center line of County Line Road, with black wrought iron fencing along both sides of the emergency driveway leading from the fence up to the emergency gate.

KING-BRUWAERT HOUSE

By: _____
Terri Bowen, Its Chief Executive Officer

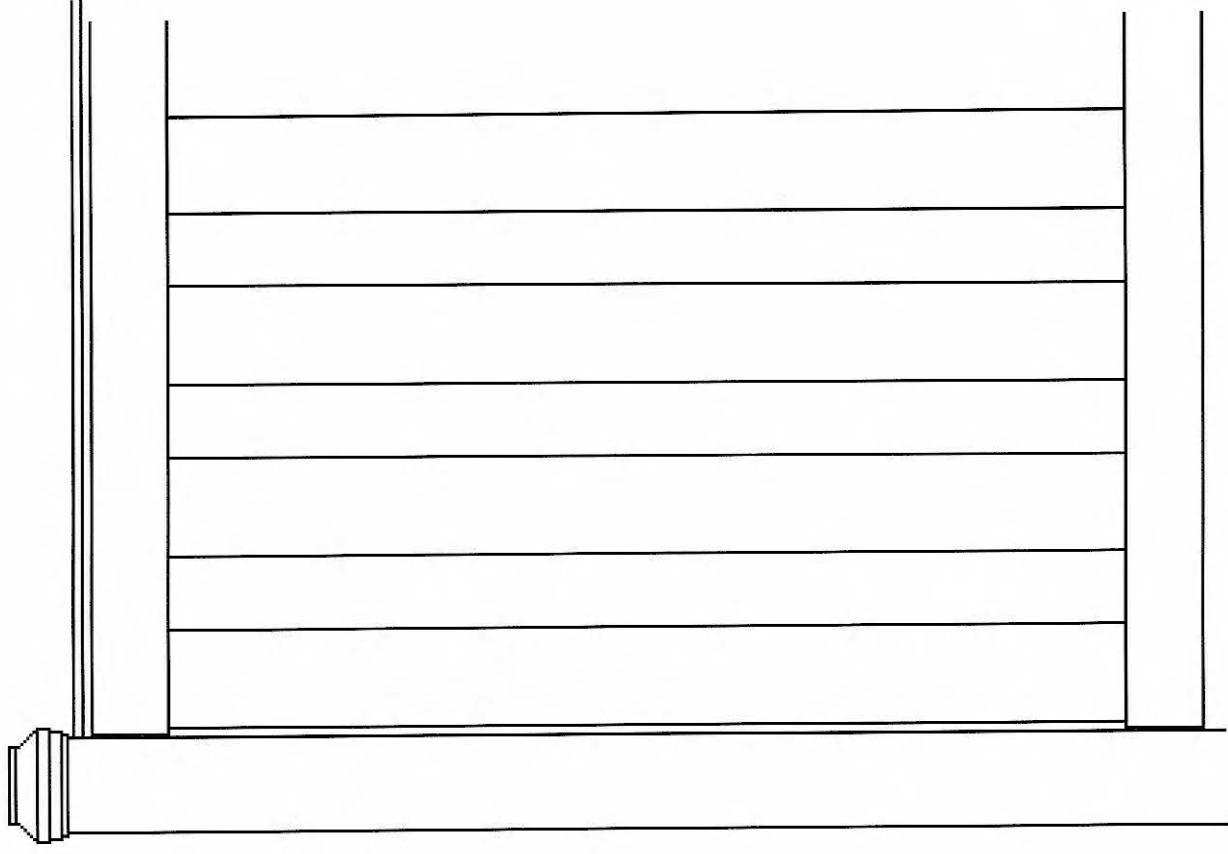
Attorney for King Bruwaert House:
Cathleen M. Keating
Martin, Craig, Chester & Sonnenschein LLP
2215 York Road Suite 550
Oak Brook, Illinois 60523
630-472-3407





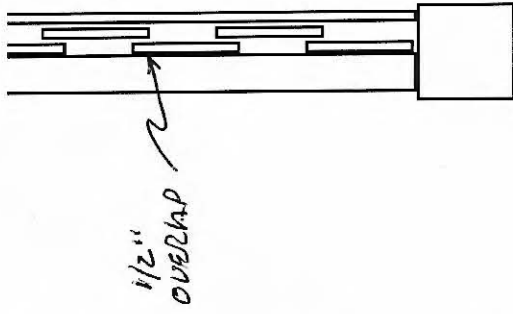


TRADITIONAL STYLE - LAYERED



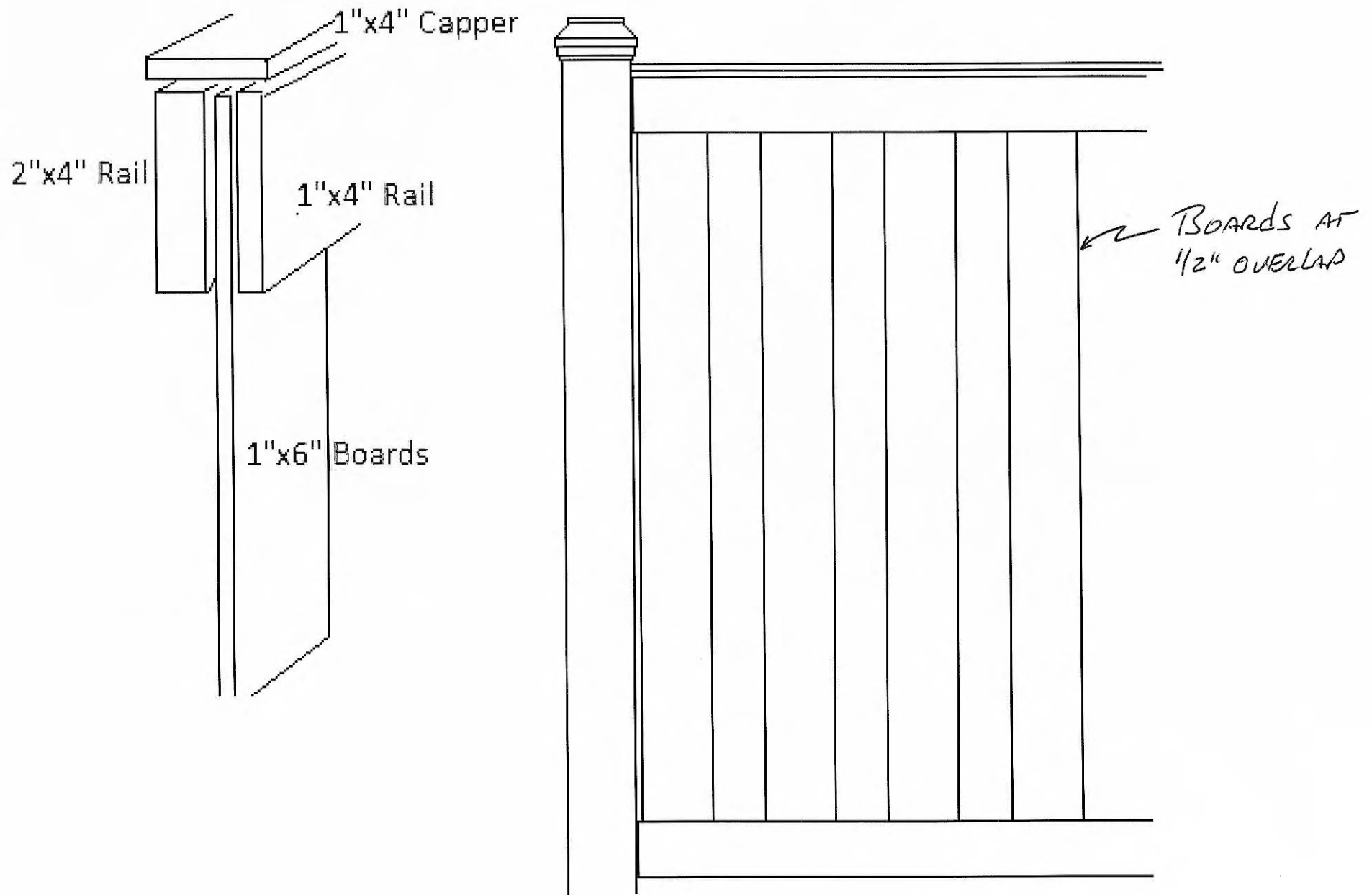
SIDE VIEW

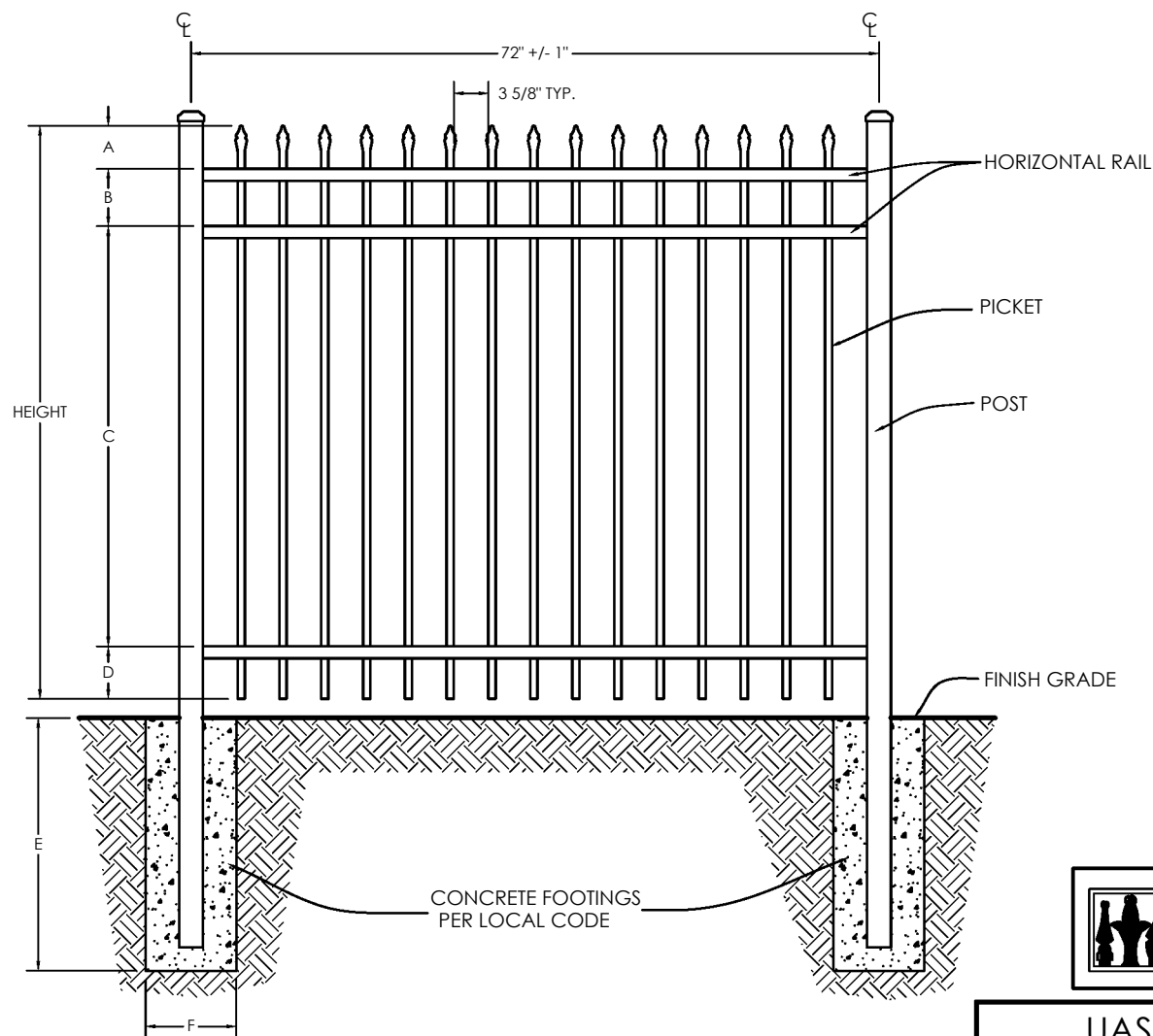
TOP VIEW



Color is NATURAL WESTERN
RED CEDAR.

LAYERED TRADITIONAL STYLE





UAS-100 SPEAR TOP COMMERCIAL

9-1-13

SPECIFICATIONS

POSTS:	2" x 2" x .080" WALL 2" x 2" x .125" WALL 2 1/2" x 2 1/2" x .100" WALL 3" x 3" x .125" WALL
HORIZONTAL RAILS: SIDE WALLS TOP WALLS	1 3/8" W x 1 1/4" H .088" .065"
PICKETS: PICKET SPACING	3/4" x 3/4" x .055" WALL 3 5/8" BETWEEN PICKETS

DIMENSIONS

HEIGHT	A	B	C	D	E	F
3'	4 1/2"	6"	20"	5 1/2"	PER LOCAL CODE	
3 1/2'	4 1/2"	6"	26"	5 1/2"	PER LOCAL CODE	
4'	4 1/2"	6"	32"	5 1/2"	PER LOCAL CODE	
4 1/2'	4 1/2"	6"	38"	5 1/2"	PER LOCAL CODE	
5'	4 1/2"	6"	44"	5 1/2"	PER LOCAL CODE	
6'	4 1/2"	6"	56"	5 1/2"	PER LOCAL CODE	



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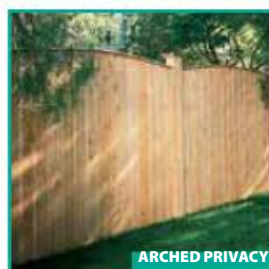
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VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant to the Village Administrator

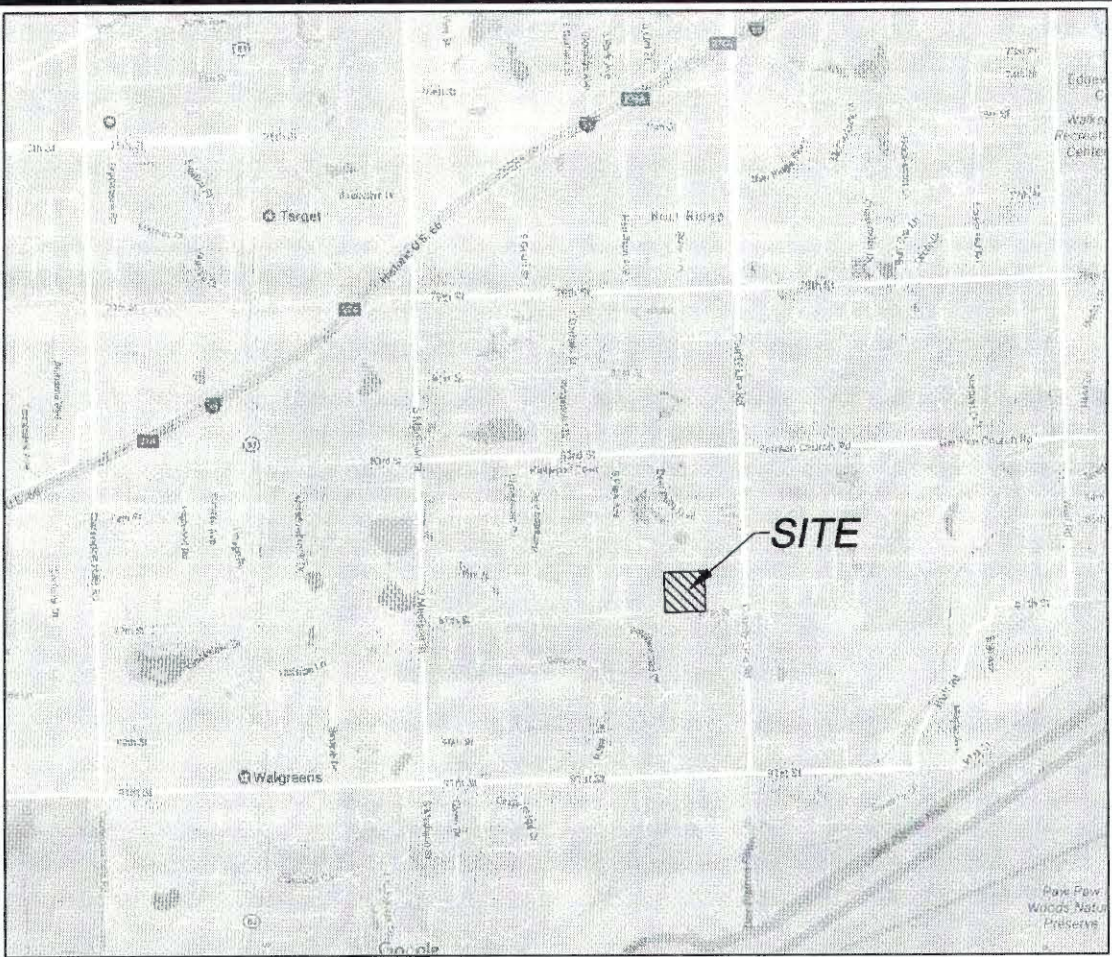
DATE: July 9, 2018

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

Attached is a request for review of a preliminary plat of subdivision for the above referenced property. The plat proposes to subdivide three existing parcels, with a combined land area of 9.99 acres, into eight single-family residential lots plus one detention outlot (Outlot A). The subdivision is zoned R-2A Residential (40,000 square foot lot minimum plus 130' minimum lot width). The following review comments are provided relative to compliance with the R-2A Residential District and the Subdivision Ordinance:

- Two existing principal structures are shown on the three lots. These buildings are scheduled to be demolished with development of the subdivision.
- Eight single-family residential lots are proposed; each lot complies with the minimum 40,000 square foot lot area required by the R-2A District. While not all lots show the necessary 130-foot-width at the property line, the location of the lot width may be taken at "the minimum horizontal distance between the side lot lines of a lot measured on a straight line tangent to the required setback line [for curvilinear lots], plus 30 feet" as defined by the Zoning Ordinance, equating to within the first 80 feet of a lot in the R-2A District. All lots are shown to meet the necessary width requirements under this standard.
- A new street (Penelope Court) is shown with a 28-foot-wide public roadway, a 60-foot-wide right of way, along with a ten-foot-wide parkway and five-foot-wide sidewalk, all of which meet Village requirements and building standards.
- A 33' right of way dedication is shown along 87th Street, which meets the Village requirements for said dedication. No sidewalk is shown along 87th Street; all developers are required to either build sidewalk or pay a fee-in-lieu in place of building a sidewalk along their subdivisions. Due to the lack of sidewalk shown, it is assumed that the developer intends to request a fee-in-lieu.

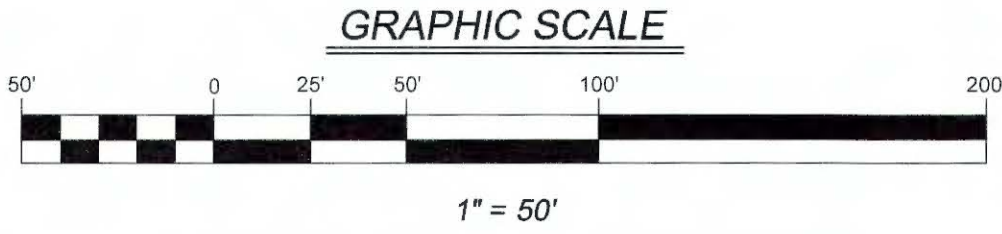
A preliminary plat and preliminary engineering plan are attached for review. If the preliminary plans are approved, the developer will need to return at a later date to have final plat and final engineering plans approved by the Plan Commission and Board of Trustees.



VICINITY MAP
NOT TO SCALE

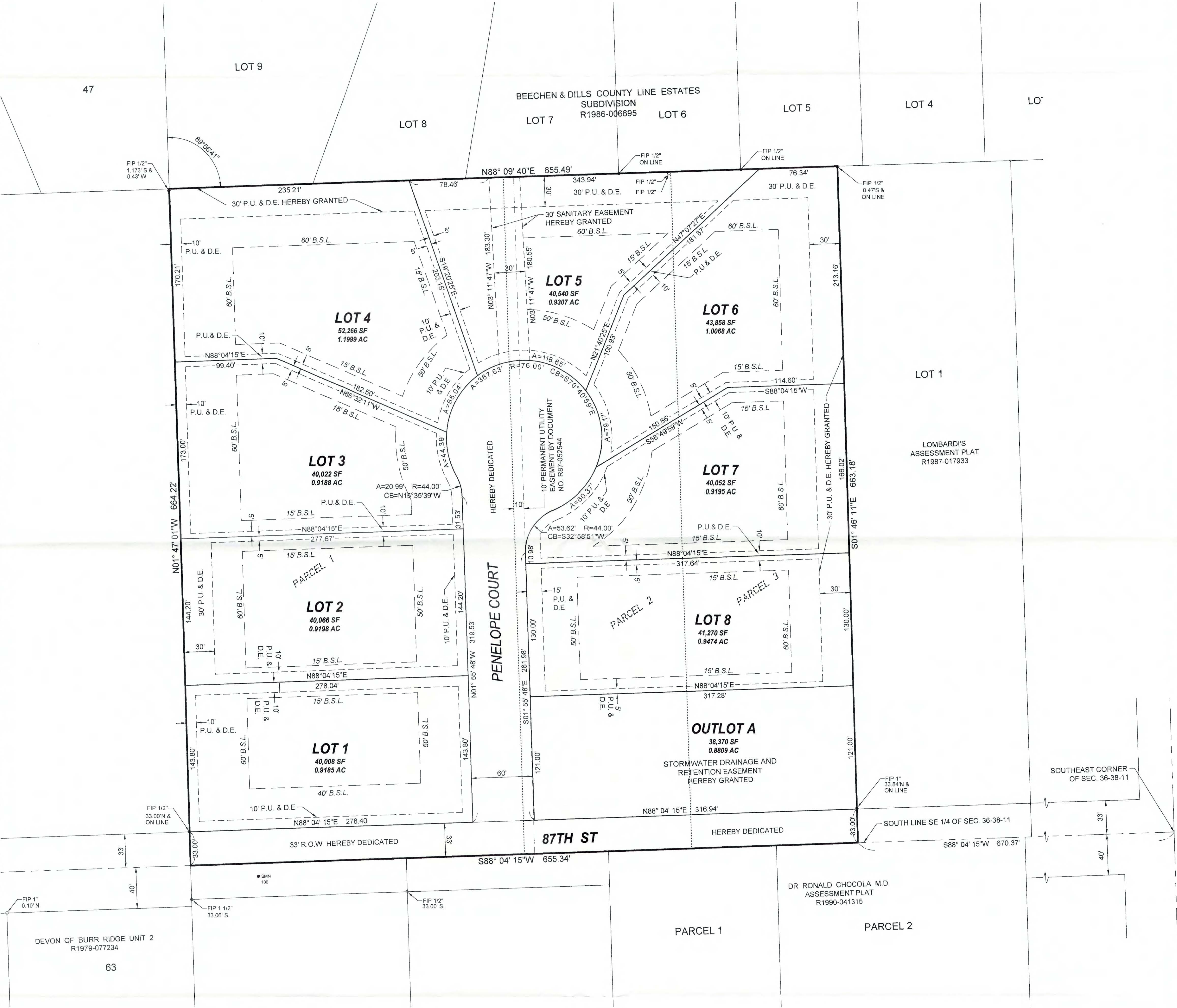
FINAL PLAT OF DREMONAS SUBDIVISION

PART OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



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

STATE PLANE MERIDIAN



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.

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
{LOT}	UNDERLYING LOT NUMBER

OWNER / DEVELOPER

Provencal Construction
50 Burr Ridge Parkway, Suite 102
Burr Ridge, IL 60527
630-323-6768

ENGINEER/SURVEYOR

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

AREA TABLE

LOT #	Sq. Ft.	Acres
1 - 8 (TOTAL)	338,082	7.7613
OUTLOT A	38,370	0.8809
DEDICATED R-O-W	58,544	1.3439
TOTAL	434,996	9.9861

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



Engineers
Scientists
Surveyors

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

PREPARED FOR:

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

REVISIONS

NO.	DATE	DESCRIPTION
1.	06/27/2018	REVISED PER COMMENTS

FINAL PLAT

DREMONAS SUBDIVISION, BURR RIDGE, ILLINOIS

DRAFTING COMPLETED:	05/02/18	DRAWN BY:	SPK	PROJECT MANAGER:	AJS
FIELD WORK COMPLETED:	N/A	CHECKED BY:	AJS	SCALE:	1" = 50'

Project No: 17227

Group No: VP04.2

SHEET NO.
1 of 2

FINAL PLAT
OF
DREMONAS SUBDIVISION

PART OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE SOLE OWNER(S) OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS SHOWN ON THIS PLAT OF SUBDIVISION, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED:

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

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

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

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES, STREETS, ALLEYS, WALKWAYS AND PUBLIC SERVICES, GRANTS THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED AND SHOWN ON THIS PLAT; AND GRANTS AND DECLARES THE STORM WATER DRAINAGE AND DETENTION RESTRICTIONS AND EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AND SHOWN ON THIS SUBDIVISION PLAT OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE SUBDIVISION AND APPROVED BY THE COURT WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

DATED THIS ____ DAY OF _____, A.D., 20 ____.

OWNER NAME (PRINT) _____ OWNER NAME (SIGNATURE) _____
OWNER ADDRESS _____

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/HEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20 ____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE - SCHOOL DISTRICTS

STATE OF ILLINOIS)
COUNTY OF) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE SOLE OWNER(S) OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HEREBY CERTIFIES THAT THE SUBJECT PROPERTY IS LOCATED WITH THE FOLLOWING SCHOOL DISTRICT(S):

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

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

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

PROPERTY OWNER NAME _____ PROPERTY OWNER (SIGNATURE) _____

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/HEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20 ____.

NOTARY PUBLIC

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS ____ DAY OF _____, 19 ____.

COUNTY CLERK

CERTIFICATE OF COUNTY OF DUPAGE
DEPARTMENT OF PUBLIC WORKS AND OPERATIONS

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, _____, SUPERINTENDENT OF THE COUNTY OF DUPAGE DEPARTMENT OF PUBLIC WORKS AND OPERATIONS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, AND THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS THEREOF, MEET THE REQUIREMENTS OF THE COUNTY OF DUPAGE DEPARTMENT OF PUBLIC WORKS.

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS ____ DAY OF _____, 20 ____.

BY: _____
SUPERINTENDENT

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, VILLAGE CLERK OF THE VILLAGE OF BURR RIDGE, ILLINOIS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PRESENTED TO AND BY RESOLUTION OR ORDER DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____, 20 ____ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF BURR RIDGE, ILLINOIS, THIS ____ DAY OF _____, 20 ____.

VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, VILLAGE TREASURER OF THE VILLAGE OF BURR RIDGE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT BURR RIDGE, _____ COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20 ____.

VILLAGE TREASURER

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF BURR RIDGE, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS IN THIS SUBDIVISION AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREOF, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT BURR RIDGE, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20 ____.

VILLAGE ENGINEER

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

WE HEREBY CERTIFY THAT THE TOPOGRAPHICAL AND PROFILE STUDIES REQUIRED BY THE ILLINOIS PLAT ACT, ILLINOIS REVISED STATUTE, CHAPTER 109, SECTION 1 ET SEQ., AS NOW OR HEREAFTER AMENDED, HAVE BEEN FILED WITH THE VILLAGE OF BURR RIDGE, A MUNICIPAL CORPORATION IN COOK AND DUPAGE COUNTIES, ILLINOIS, AND THE CERTIFICATION AS TO DRAINAGE REQUIRED BY SAID ACT MADE THEREON.

DATED THIS ____ DAY OF _____, 20 ____.

IL REGISTERED PROFESSIONAL ENGINEER _____ OWNER _____
BY: _____
STATE REGISTRATION NUMBER _____ ITS: _____
REGISTRATION EXPIRATION DATE _____

SANITARY SEWER EASEMENT PROVISIONS

A NON EXCLUSIVE PERMANENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE COUNTY OF DUPAGE, AND ITS ASSIGNS AND SUCCESSORS, OVER THOSE AREAS DESIGNATED AS "SANITARY SEWER EASEMENT AND, OR PUBLIC UTILITY EASEMENT", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, REPAIR, MAINTAIN, RELOCATE AND REMOVE, FROM TIME TO TIME, A SANITARY SEWER MAIN AND RELATED APPURTENANCES AND FACILITIES USED IN CONNECTION WITH THE CONVEYANCE AND DISTRIBUTION OF THE SANITARY SEWER IN, UNDER, ACROSS, ALONG AND, OR, UPON SAID EASEMENT AREAS, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS THERETO. THE RIGHTS GRANTED BY THIS INSTRUMENT INCLUDE THE AUTHORITY TO REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL OF THESE PURPOSES. NO OBSTRUCTIONS OR IMPROVEMENTS OF ANY TYPE SHALL BE PLACED OVER GRANTEES SANITARY SEWER MAINS, APPURTENANCES OR FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES. NOR SHALL SUCH OBSTRUCTIONS OR IMPROVEMENTS BE LOCATED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE OF THE GRANTEE'S SANITARY SEWER MAINS, APPURTENANCES, FACILITIES AND/OR EASEMENTS.

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D., 20 ____ AT ____ O'CLOCK __ M. AS

DOCUMENT NUMBER _____

COUNTY RECORDER

STORMWATER DRAINAGE AND RETENTION EASEMENT PROVISIONS

DECLARANT HEREBY RESERVES AND GRANTS TO THE VILLAGE OF BURR RIDGE EASEMENTS IN OVER, UNDER, THROUGH, AND UPON THOSE AREAS DESIGNATED ON THE PLAT AS OUTLOT A FOR PURPOSES OF PROVIDING ADEQUATE STORMWATER DRAINAGE AND RETENTION CONTROL TOGETHER WITH REASONABLE ACCESS THERETO. SAID EASEMENTS SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS, TO ENSURE THE INTEGRITY OF THE STORMWATER FACILITIES, NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING PLAN WHICH IN ANY MANNER IMPEDE OR DIMINISH STORMWATER DRAINAGE OR RETENTION IN, OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, OR IF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION OTHERWISE FAILS TO PROPERLY MAINTAIN THE STORMWATER FACILITIES ON OUTLOT A, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER AND/OR HOMEOWNERS ASSOCIATION (OR ANY OWNER OF PROPERTY WITHIN THE SUBDIVISION IN THE EVENT THAT NO INFORMATION RELATIVE TO A CONTRACT PERSON FOR THE HOMEOWNERS' ASSOCIATION IS PROVIDED TO THE VILLAGE), HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER FACILITIES ON OUTLOT A OR TO REMOVE SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER MAINTENANCE, REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE, STORM DRAINAGE, DETENTION AND RETENTION FACILITIES AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID OUTLOT A COMPLIES WITH ALL APPLICABLE VILLAGE CODES. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION.

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE REPAIR, ALTERATION, ORE REPLACEMENT WORK TO OR UPON THE STORMWATER FACILITIES ON OUTLOT A AS SET FORTH IN THIS EASEMENT, OR ANY REMOVAL AS AFORESAID, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF DUPAGE COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE HOMEOWNERS ASSOCIATION AND AGAINST EACH AND EVERY LOT WITHIN THE SUBDIVISION. THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING CONSULTING AND ATTORNEYS' FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

IF IT IS DETERMINED BY THE HOMEOWNERS ASSOCIATION THAT ALTERATIONS TO THE STORMWATER FACILITIES WITHIN OUTLOT A ARE NECESSARY TO PROPERLY MAINTAIN THE INTEGRITY OF THE STORMWATER FACILITIES, THE VILLAGE SHALL FIRST BY NOTIFIED BY THE HOMEOWNERS ASSOCIATION OF SAID PROPOSED ALTERATION. NO SUCH ALTERATION SHALL TAKE PLACE WITHOUT THE PRIOR APPROVAL OF THE VILLAGE. THE VILLAGE MAY, IN ITS DIRECTION, REQUIRE THE SUBMITTAL OF PLANS AND SPECIFICATIONS FOR VILLAGE APPROVAL BEFORE SAID ALTERATION MAY TAKE PLACE.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED AND GRANTED FOR THE VILLAGE OF BURR RIDGE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE OF BURR RIDGE INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, AMERITECH, NICOR, A.T. & T. CABLE, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" AND THOSE AREAS DESIGNATED "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING BUT NOT LIMITED TO OVERLAND DRAINAGE, STORM AND /OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE AND / OR UTILITY COMPANIES, OVER UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT OBLIGATION TO RESTORE OR REPLACE AND WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF BURR RIDGE AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BURR RIDGE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM, AND SANITARY SEWER SERVICE AND MAINTENANCE AND EMERGENCY AND ROUTINE POLICE, FIRE, AND OTHER PUBLIC SAFETY RELATED SERVICES.

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, ANTHONY J. STRICKLAND, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF THE VILLAGE OF BURR RIDGE TO RECORD THIS PLAT OF DREMONAS SUBDIVISION WITH THE DUPAGE COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES.

THIS ____ DAY OF _____, A.D., 20 ____.

ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2018.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2019.

SURVEYOR'S CERTIFICATE

STATE OF INDIANA)
COUNTY OF LAKE) SS

THIS IS TO CERTIFY THAT I, ANTHONY J. STRICKLAND, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3437, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

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

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

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

AS SHOWN ON THIS SUBDIVISION PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE, A MUNICIPAL CORPORATION IN COOK AND DUPAGE COUNTIES, ILLINOIS, RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT ABOVE DESCRIBED AREA FALLS IN ZONE X, AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP OF DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, PANEL NUMBER 17043C0909H, EFFECTIVE DATE DECEMBER 16, 2004.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF SAID VILLAGE OF BURR RIDGE OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF SAID VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT _____,

THIS ____ DAY OF _____, A.D., 20 ____.

ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2018.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2019.
astrickland@v3co.com

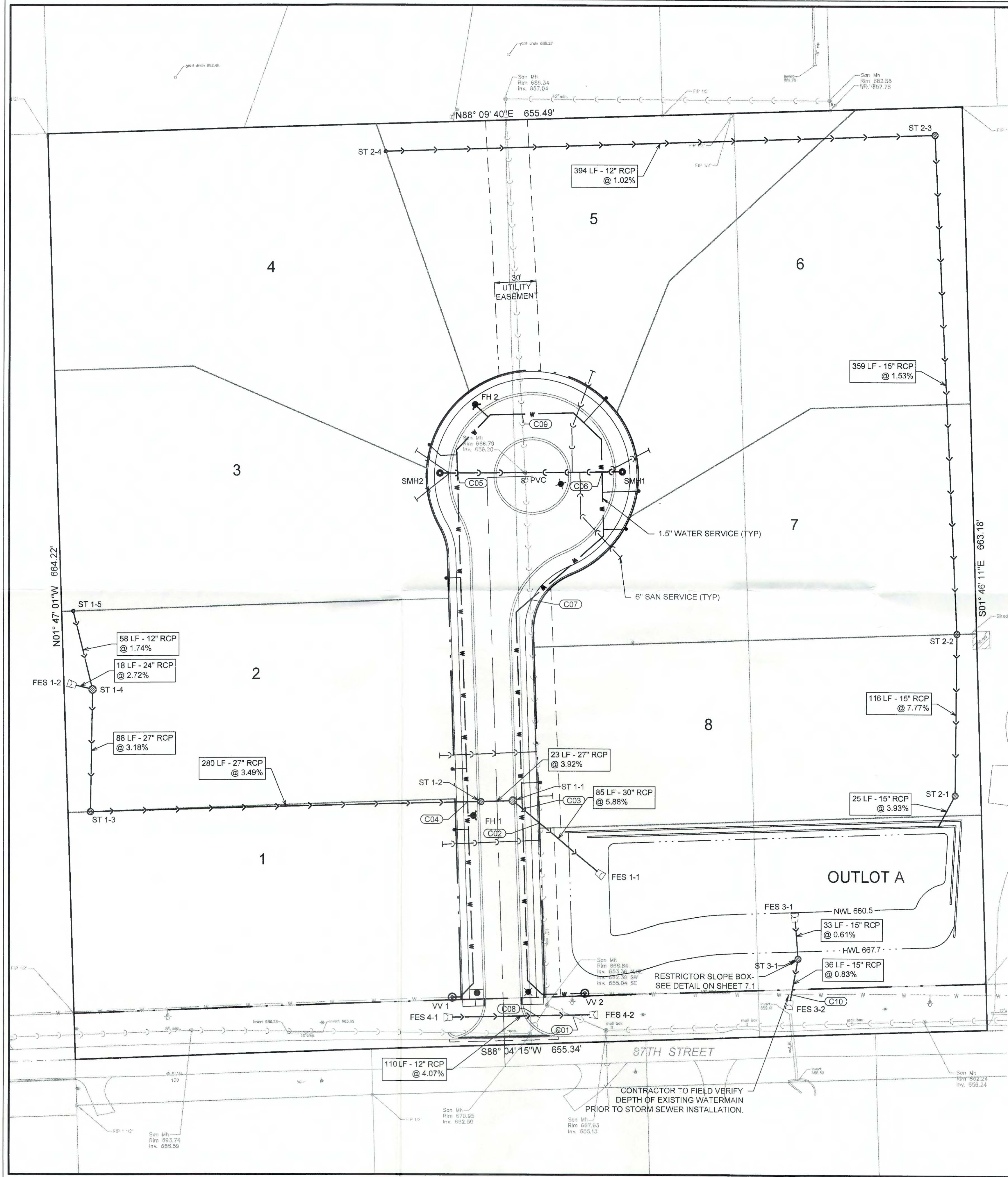


Engineers 7325 Janes Avenue, Suite 100
Scientists Woodridge, IL 60517
Surveyors 630.724.9200 voice
630.724.9202 fax
v3co.com

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

REVISIONS		
NO.	DATE	DESCRIPTION
1.	06/27/2018	REVISED PER COMMENTS

FINAL PLAT				Project No: 17227
DREMONAS SUBDIVISION, BURR RIDGE, ILLINOIS				Group No: VP04.2
DRAFTING COMPLETED: 05/02/18	DRAWN BY: SPK	PROJECT MANAGER: AJS	SHEET NO.	
FIELD WORK COMPLETED: N/A	CHECKED BY: AJS	SCALE: 1" = 50'	2 of 2	



- NOTES:**
1. ALL SANITARY SEWER MAIN TO BE 8" PVC UNLESS OTHERWISE NOTED. ALL SANITARY SERVICE LINE TO BE 6" PVC.
 2. ALL WATER MAIN TO BE 8" DIP CLASS 52 UNLESS OTHERWISE NOTED. ALL WATER MAIN LEADS TO FIRE HYDRANT TO BE 6" DIP CLASS 52 UNLESS OTHERWISE NOTED.
 3. WATER SERVICE LINES TO BE MINIMUM 1.5" TYPE K, COPPER AND SHALL TERMINATE AT A SHUTOFF VALVE AND BOX.
 4. ALL STORM SEWER TO BE 12" UNLESS OTHERWISE NOTED.
 5. ALL SUMP DRAINS SHALL BE 6" PVC.
 6. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN THE CURB SHALL BE NEENAH R-3281-A OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."

STORM STRUCTURE TABLE				
STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
ST 1-1	5' MH (Open)	RIM: 672.52	665.50 (27" W)	665.50 (30" SE)
ST 1-2	4' MH (Open)	RIM: 672.53	666.40 (27" W)	666.40 (27" E)
ST 1-3	4' MH (Open)	RIM: 683.50	676.20 (27" N)	676.20 (27" E)
ST 1-4	4' MH (Open)	RIM: 684.00	680.00 (12" N) 679.00 (24" W)	679.00 (27" S)
ST 1-5	2' Inlet	RIM: 684.00		681.00 (12" S)
ST 2-1	4' MH (Open)	RIM: 668.01	662.50 (15" N)	661.50 (15" SW)
ST 2-2	4' MH (Open)	RIM: 674.50	672.50 (15" N)	671.50 (15" S)
ST 2-3	4' MH (Open)	RIM: 682.00	678.00 (12" W)	678.00 (15" S)
ST 2-4	2' Inlet	RIM: 686.00		682.00 (12" E)
ST 3-1	4' MH (Open) SLOPE BOX	RIM: 668.66	660.30 (15" N)	660.30 (15" S)

STORM STRUCTURE TABLE		
STRUCTURE	DESCRIPTION	INVERT
FES 1-1	30" FES	660.50 (30" NW)
FES 1-2	24" FES	679.50 (24" E)
FES 3-1	15" FES	660.50 (15" S)
FES 3-2	15" FES	660.00 (15" N)
FES 4-1	12" FES	673.00 (12" E)
FES 4-2	12" FES	668.50 (12" W)

UTILITY CROSSINGS

- C01 12" ST B/P 669.0
EX. 8" SAN T/P 656.10
- C02 30" ST B/P 663.9
EX. 8" SAN T/P 655.4
- C03 30" ST WWM PROT. B/P 664.8
8" WM T/P 662.8
- C04 27" ST WWM PROT. B/P 666.6
8" WM T/P 664.6
- C05 8" WM B/P 674.5
8" SAN T/P 673.0
- C06 8" WM B/P 675.5
8" SAN T/P 673.7
- C07 8" WM B/P 671.1
EX. 12" SAN T/P 656.6
- C08 12" ST B/P 670.1
EX. 12" SAN T/P 663.5
- C09 8" WM B/P 677.0
EX. 12" SAN T/P 657.4
- C10 15" ST B/P 660.0
EX. 12" WM T/P 656.5

WATER STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE DESCRIPTION	FINISHED GRADE
FH 1	FIRE HYDRANT	FG=672.70
FH 2	FIRE HYDRANT	FG=683.18
VW 1	CUT IN 12" VALVE IN 60" VAULT	FG=675.32
VW 2	CUT IN 12" VALVE IN 60" VAULT	FG=668.06

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/31/2018

NO.	DATE	DESCRIPTION

PROJECT NO: 17227

PROJECT MANAGER: DLG

DESIGNED BY: LAC

DRAWN BY: DB

UTILITY PLAN

DREMONAS SUBDIVISION

BURR RIDGE FINAL ENGINEERING

ILLINOIS

V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
5.0

