



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

**August 20, 2018
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PRIOR MEETING MINUTES

- A. July 16, 2018 Plan Commission Regular Meeting**

III. PUBLIC HEARINGS

- B. Z-18-2018: 8400 Oak Knoll Drive (Marshah); 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.

- C. Z-19-2018: 324 Burr Ridge Parkway (Grasso); Special Use, Variation, and Findings of Fact**

Requests special use approval as per Section VIII.B.2.x to amend the conditions of a prior special use approval for outdoor dining and a variation from Section XI.C.13 to permit the expansion of the existing restaurant without the required number of parking spaces.

- D. Z-04-2018: 7950 Drew (Patera); PUD, Variation, and Findings of Fact; continued from March 16, 2018 and May 7, 2018.**

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.

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

Requests special use approval pursuant to Section VIII.B.2.cc of the Burr Ridge Zoning Ordinance for a Planned Unit Development in a B-1 Business District.

IV. CORRESPONDENCE

- A. Board Report – July 23, 2018
- B. Building Report – June 2018

V. OTHER CONSIDERATIONS

- A. **Preliminary Plat of Subdivision – Patera – 7950 Drew Avenue**
- B. **PC-09-2018: 8600 County Line Road (Camarena); Private Sanitary Sewer System for New Home**
- C. **PC-10-2018: Du Page County ZBA Hearing; Z18-048; 8601 Route 83 Burr Ridge, IL 60527**

VI. FUTURE SCHEDULED MEETINGS

September 17, 2018

- A. **V-03-2018: 8200 Steepleside Drive (Bart); Variation and Findings of Fact; Remanded from the Board of Trustees**

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 45 feet.

- B. **Z-20-2018: 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 a chain link fence on the subject property.

October 1, 2018

There is no business currently scheduled for this meeting. If no business is scheduled by September 17, 2018, staff recommends this meeting be cancelled.

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 August 27, 2018 Regular Meeting beginning at 7:00 P.M. Commissioner Grunsten was previously scheduled for the August 27, 2018 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF JULY 16, 2018

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 5 – Praxmarer, Irwin, Hoch, Broline, and Trzupek

ABSENT: 1 – Stratis

Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter were also present. At this time, Chairman Trzupek noted that Commissioner Grunsten had resigned her seat prior to the meeting, and expressed his gratitude to her on behalf of the Plan Commission for her years of service.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to approve the minutes of the June 18, 2018 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Praxmarer

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

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

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

As directed by Chairman Trzupek, Mr. Walter described this request as follows: 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 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.

Steve Holland, Beach for Dogs, described his business and the services that would be offered at the proposed location, emphasizing training and grooming as being the core services.

Commissioner Hoch asked the petitioner to describe his training methods. Mr. Holland said that training is done in groups lasting one month, with the owner not present.

Chairman Trzupek asked what the maximum number of people would be at any one time. Mr. Holland said that the business could accommodate 20 dogs, with drop off being spread out over four-hour periods to mitigate any concentration of customers, noting that customers spend an average of four minutes at the business during drop off.

Chairman Trzupek asked for public comment.

Michael Toboleski, 16W129 83rd Street, asked if four minutes of time spent at the business was enough time to properly communicate with the pet's owner. Mr. Holland said that he has not found any issues with his methods.

Commissioner Praxmarer asked how dog waste was handled. Mr. Holland said that all waste was flushed or mopped up immediately with no waste being stored on the premises. Commissioner Praxmarer asked if there was any employee parking. Mr. Walter said that there was sufficient parking in the rear to accommodate the business' employees. Commissioner Praxmarer said that parking is challenging in the evening. Mr. Holland said that the business generally wraps up by 4:30 and would rarely conflict with the evening's activities at the property.

Commissioner Broline asked how dogs were kept quiet and busy during the day. Mr. Holland showed pictures of training methods to the Plan Commission, which Commissioner Broline said was clear. Commissioner Broline said that the east side of the property had parking issues. Mr. Walter said that the research regarding parking used each use's peak parking demands to calculate parking need, and if the business would have little traffic after 5pm, it would likely not have a severe impact on the overall parking capacity.

Commissioner Irwin asked if day care would be offered. Mr. Holland said that if dogs were trained by his business, they could return for an occasional "checkup", but did not offer publicly-available boarding on a daily basis.

Commissioner Hoch asked about staff's visit to another location. Mr. Walter said that Mr. Holland's testimony was comparable what he observed at the Lemont location. Commissioner Hoch asked about noise and smell at the Lemont location. Mr. Walter said that the Lemont site was located next to a restaurant and did not feel that it was negatively impacted by the training business. Commissioner Hoch said that she felt that the business required less than the nine spaces required under general retail and service uses, suggesting seven spaces. Mr. Walter said that the Plan Commission can set a custom parking requirement for the business that is less than what the Zoning Ordinance requires, but that an exact number less than nine would be included in staff's

ongoing calculation of parking needs at County Line Square. Mr. Walter suggested that nine spaces be kept to ensure that a retail business could occupy the space without requiring a parking variation due to some arbitrariness in the parking calculations.

Commissioner Irwin asked what the peak drop-off periods are for the business. Mr. Holland said that 8:30-9am and 3:30-4:30pm would be his estimate.

Chairman Trzupek asked if dogs ever were let outside. Mr. Holland said that dogs are typically kept indoors but could be taken outside to the grassy area behind the building if necessary. Chairman Trzupek asked if a double-door vestibule would be built. Mr. Holland said that they would be installing a vestibule.

At 7:32 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Broline, Irwin, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to recommend that the Board of Trustees approve a special use for pet service store in a B-1 Business District at 304 Burr Ridge Parkway for Beach for Dogs and that the special use be limited 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 and limited to training, grooming, and retail services.
3. Animals shall not be kept at the property overnight.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Broline, Irwin, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to confirm that Beach for Dogs qualified as a general retail and service use and does not require a parking variation.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Broline, Irwin, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

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

As directed by Chairman Trzupek, Mr. Walter described this request as follows: 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.

Chairman Trzupek said that the Plan Commission had received minutes from the 2003 subdivision that created the lot which showed the petitioner stating that no variations would be necessary to build a marketable home. Mr. Bart said that they did not anticipate the low degree of interest that they have had on the property and are returning for a variation.

Chairman Trzupek asked for public comment.

Thomas Schwertman, 8115 Rosemere Court, said that he lived east of the property and opposed the variation on the grounds that it did not meet the standards for the findings of fact.

All of the Plan Commissioners expressed a lack of support for the request.

At 7:49 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Praxmarer, Broline, Irwin, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees deny a request for a variation to reduce the rear yard setback from 60 feet to 35 feet at 8200 Steepleside Drive.

ROLL CALL VOTE was as follows:

AYES: 5 – Irwin, Hoch, Broline, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to direct staff to prepare findings of fact regarding the denial of variation for a reduction of the rear yard setback at 8200 Steepleside Drive.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Irwin, Broline, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

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

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner requests that the petition be continued until August 20, 2018 due to a scheduling issue.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to continue the public hearing to August 20, 2018.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Irwin, Broline, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

IV. CORRESPONDENCE

V. OTHER CONSIDERATIONS

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

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is 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. 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 and 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.

Cathleen Keating, attorney for King-Bruwaert House, said that the purpose of the fence was to increase the amount of noise and light privacy for residents living in the southern townhouses. Ms. Keating explained that the purpose of the variation for height is due to a sloping grade, and if the fence were to be taller, it would be taller in an invisible manner below the view of the road, while the variation for a solid fence is to provide privacy for residents.

Chairman Trzupek asked for public comment. None was given.

Several Plan Commissioners stated that they were fine with the variation for additional height but not for a closed fence.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees approve a request for a variation to permit a partial 8' fence at 6101 County Line Road.

ROLL CALL VOTE was as follows:

AYES: 5 – Irwin, Hoch, Broline, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to recommend that the Board of Trustees deny a request for a variation to permit a solid fence at 6101 County Line Road.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Irwin, Broline, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Preliminary Plat of Subdivision; Dremonas – 15W110 87th Street

Mr. Walter summarized a request for review of a preliminary plat of subdivision for the proposed Dremonas subdivision at 15W110 87th Street. 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). All of the lots complied with standard zoning rules and explained that this was to approve the concept plan, after which the petitioner would return for final engineering and plat approvals.

Harry Liesenfelt, 701 Ambriance Drive, introduced himself as the petitioner.

Chairman Trzupek asked if the petitioner could build homes on all of the lots without requiring a variation. Mr. Liesenfelt confirmed this.

Commissioner Irwin asked about some of the gradient changes regarding the stormwater detention outlot. Mr. Pollock said that he would have the Village Engineer meet with Commissioner Irwin after the meeting to discuss some of the details of the concept plan.

Chairman Trzupek asked if the Village Engineer had reviewed the plans. Mr. Walter confirmed that the Village Engineer has provided two reviews of the property and was progressing towards correcting all outstanding issues.

Several Plan Commissioners asked to include for the record their desire to have sidewalks be built on both 87th Street as well as on the new street.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to recommend that the Board of Trustees approve a preliminary plat of subdivision for the Dremonas subdivision at 15W110 87th Street.

ROLL CALL VOTE was as follows:

AYES: 4 – Hoch, Broline, Praxmarer, and Trzupek

NAYS: 0 – None

ABSTAIN: 1 – Irwin

MOTION CARRIED by a vote of 4-0.

VI. FUTURE SCHEDULED MEETINGS

August 6, 2018

- A. Z-18-2018: 8400 Oak Knoll Drive (Marsheh); Re-zoning Upon Annexation**

August 20, 2018

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

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

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

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to **ADJOURN** the meeting at 8:45 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:45 p.m.

Respectfully

Submitted:

Evan Walter, Assistant to the Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-18-2018: 8400 Oak Knoll Drive (Marshah); Requests rezoning upon annexation as per Section VI of the Burr Ridge Zoning Ordinance to the R-2A Single Family Residence District.

HEARING:

August 20, 2018

TO:

Plan Commission
Greg Trzupsek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Reem Marshah

PETITIONER STATUS:

Property Owner

EXISTING ZONING:

Unincorporated

LAND USE PLAN:

Recommends Residential Uses

EXISTING LAND USE:

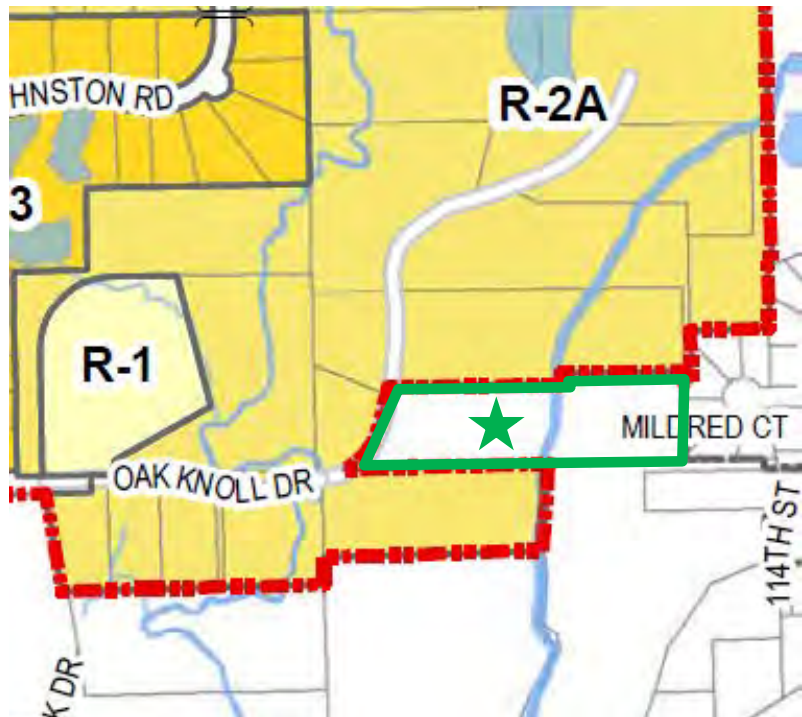
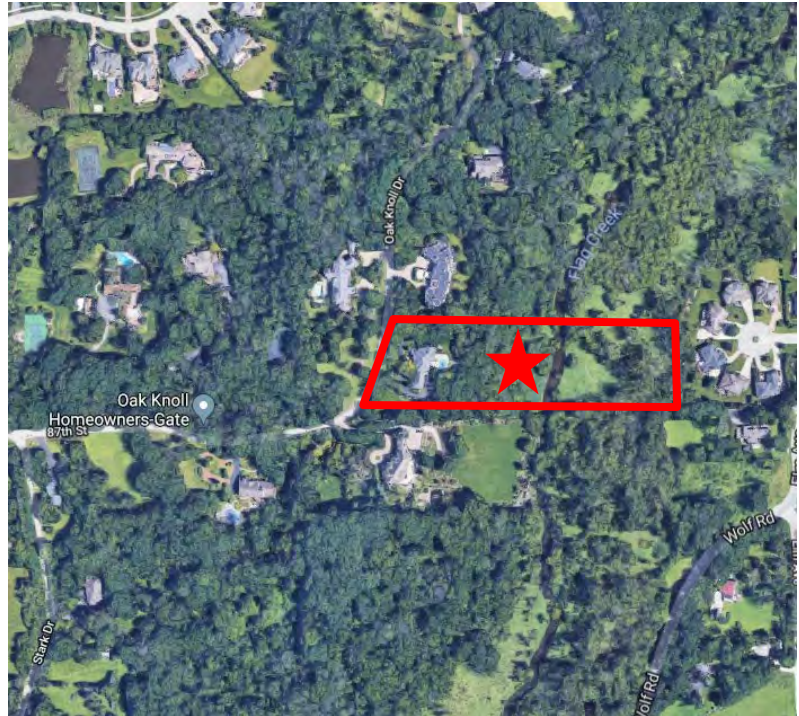
Single-Family Home

SITE AREA:

5 Acres

SUBDIVISION:

Oak Knoll



The petitioner is Reem Harsheh, owner of the property at 8400 Oak Knoll Drive. The petitioner is seeking to annex a property into the Village of Burr Ridge and zone the property as R-2A Residential to be able to connect to the Village water system. Once the property is zoned, the petitioner plans to annex shortly thereafter. It is the practice of the Village to consider appropriate zoning for a property before or concurrent to annexation. The subject property is approximately 5 acres in size and has adequate street frontage to be classified as R-2A Residential without any variations. A single-family home is presently located on the subject property.

Comprehensive Plan

The Future Land Use Plan in the Burr Ridge Comprehensive Plan recommends single family residential use for this property and the surrounding area. The Plan further recommends that “Future residential developments should be encouraged to have lot sizes of 30,000 square feet or larger.” The R-2A Residential District has a minimum lot size of 40,000 square feet.

Surrounding Zoning

The property is surrounded by the R-2A Residential District on all sides except to the east, which is located outside of the Village’s corporate boundaries.

Public Hearing History

No public hearings have been held regarding this property.

Public Comment

One resident on Oak Knoll Drive supported the annexation of the property and re-zoning to the R-2A Residential District.

Findings of Fact and Recommendation

The petitioner has submitted Findings of Fact and may be approved if the Plan Commission is in agreement.

Appendix

Exhibit A – Petitioner’s Materials



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 8400 Oak Knoll Dr Burr Ridge PIN # 18 31 402 006

GENERAL INFORMATION

PETITIONER: Reem Beckerly + Husam Marshen
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS 10670 Brookridge Drive Frankfort IL 60423

PHONE: 6173208786

EMAIL: rbeckerly@yahoo.com

PROPERTY OWNER: Reem Beckerly + Husam Marshen STATUS OF PETITIONER: _____

OWNER'S ADDRESS: 10670 Brookridge Dr Frankfort IL 60423 PHONE: 6173208786

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 217,800 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)

Annexation into village of Burr Ridge

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 [Signature]

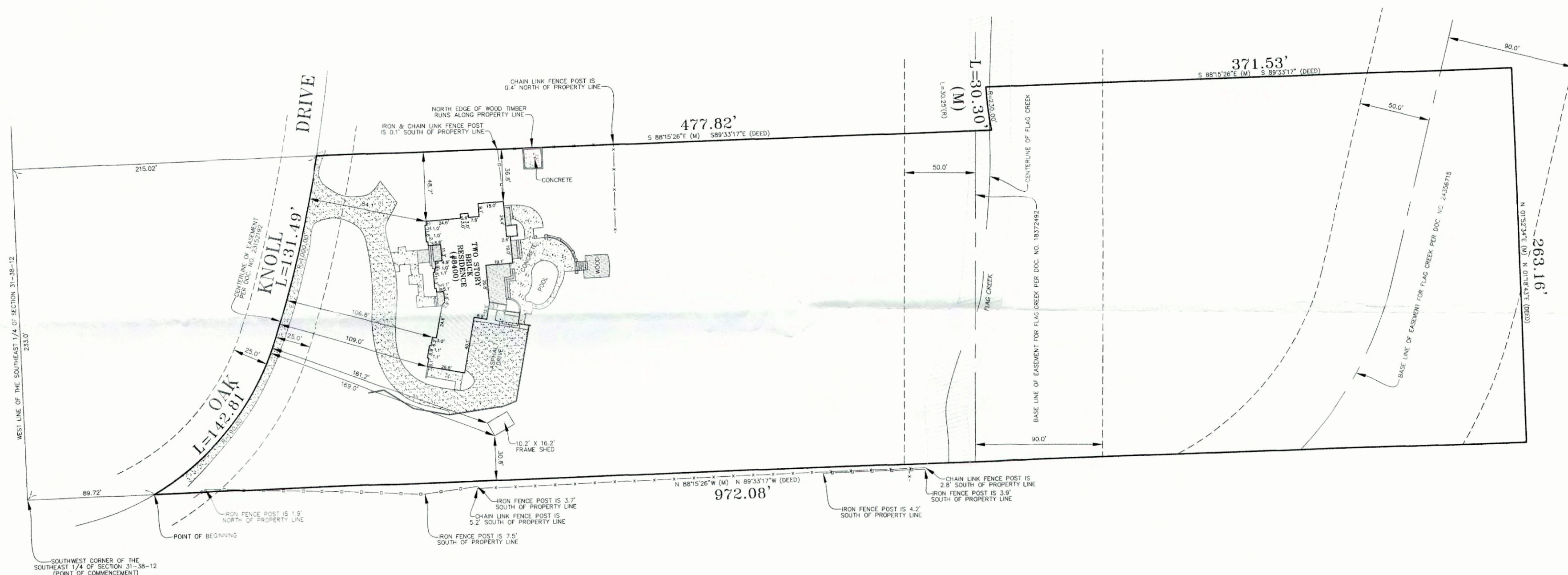
6-20-18
Date Petition is Filed

PLAT OF SURVEY

OF

PARCEL 1:
THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 33 MINUTES 17 SECONDS EAST, ALONG SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 89.72 FEET TO THE CENTER LINE OF A 50 FOOT EASEMENT, RECORDED AS DOCUMENT NUMBER 23152192, SAID CENTERLINE ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE OF EASEMENT, ALONG A CURVE TO THE LEFT (CONCAVE NORTHWESTERLY) HAVING A TANGENT THAT BEARS NORTH 62 DEGREES 24 MINUTES 35 SECONDS EAST AND A RADIUS OF 190.00 FEET, AN ARC DISTANCE OF 142.81 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING, ALONG SAID CENTERLINE OF EASEMENT, ALONG A CURVE TO THE LEFT (CONCAVE WESTERLY) HAVING A RADIUS OF 1000.00 FEET, AN ARC DISTANCE OF 139.41 FEET TO A POINT IN A LINE WHICH IS 233.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 33 MINUTES 17 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 477.82 FEET TO THE CENTER LINE OF FLAG CREEK; THENCE NORTHERLY ALONG THE CENTERLINE OF FLAG CREEK, BEING A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 230.00 FEET AN ARC DISTANCE OF 30.25 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 17 SECONDS EAST 371.53 FEET; THENCE SOUTH 0 DEGREES 26 MINUTES 43 SECONDS WEST 263.16 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 33 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID 1/4, 972.08 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF EASEMENT RECORDED AS DOCUMENT NUMBER 23152192.



LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 217,800 SQ. FT.
MORE OR LESS

PREPARED FOR: THE THOLLANDER LAW FIRM (ATTORNEYS AT LAW)

JOB ADDRESS: 8400 OAK KNOLL DRIVE, BURR RIDGE, IL

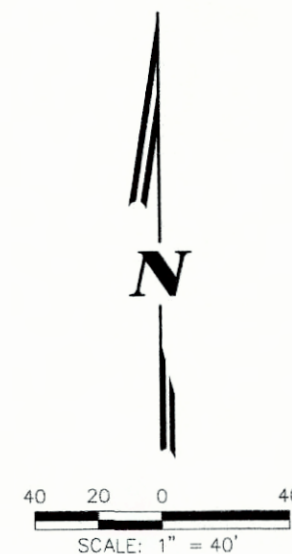
SELLER/BUYER: NAKEVICH / MARSH

JOB NO.: 15-05-0017

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



FIELD WORK COMPLETED ON THE 16TH DAY OF MAY, 2015.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 20TH DAY OF MAY, 2015.

W. W. W. W.
IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2016.





Findings of Fact
Map Amendment (Rezoning)
Burr Ridge Zoning Ordinance

Address:

8400 Oak Knoll Drive

As per Section XIII.J.3 of the Village of Burr Ridge Zoning Ordinance, for an amendment to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

- a. Existing uses of property within the general area of the property in question.

The current use is a single family residential home in a single family residential neighborhood. The status will not change if annexed.

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

The property seeks to re-zone to R-2A, which is the zoning designation surrounding the property.

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

The property is ideally suited and corresponds to the land use surrounding the subject property.

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

The property is surrounded by an established residential neighborhood.

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

There will be no impact on the Comp Plan if annexed.

July 30, 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-18-2018: 8400 Oak Knoll Drive** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Reem Beckerly Marsheh and Husam Marsheh for rezoning upon annexation as per Section VI of the Burr Ridge Zoning Ordinance to the R-2A Single Family Residence District. The petition number and property address is **Z-18-2018: 8400 Oak Knoll Drive** and the Permanent Real Estate Index Number is: **18-31-402-006-0000.**

A public hearing to consider this petition is scheduled for:

Date: Monday, August 20, 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.



Étiquette de format 25 mm x 67 mm compatible avec Avery® 5160/8160
label size 1" x 2 5/8" compatible with Avery® 5160/8160

Ayesha Akbar/ Anwar Zaki
8403 Oak Knoll
Willow Springs, IL 60480
183 402 017

Randall Langer
11549 W 87th Street
Burr Ridge, IL 60527
23 06 101 029

Surinder & Tripat Sahajpal
8200 Oak Knoll Drive
Burr Ridge, IL 60527
23 06 200 001

Janet & James Tuthill
8000 Oak Knoll Drive
Burr Ridge, IL 60527
18 31 303 011

Alissa & Kevin Danaher
11400 87th Street
Hinsdale, IL 60527
23 06 200 095

Janet & Robert Davids
11425 Mildred Ct
Willow Springs, IL 60480
18 31 408 015

Marian Tiedt
9100 S Wolf Road
Hinsdale, IL 60527
23 06 200 005

Maria & John Cabana
11415 Mildred Ct
Willow Springs, IL 60480
18 31 408 014

Chake & Thankamma Kuriakose
8631 Dory Ln
Willow Springs, IL 60480
18 31 408 013

Jiawie Lin & Jiaozhang Yu
8627 Dory Ln
Willow Springs, IL 60480
18 31 402 012

Beverly & Slauko Marasovic
11410 Mildred Ct
Willow Springs, IL 60480
18 31 408 019

Diane & Kenneth Kowalski
11420 Mildred Ct
Willow Springs, IL 60480
18 31 408 018

Cynthia Phillips
8636 Dory Ln
Willow Springs, IL 60480
18 31 408 020

Jyotika & Tashwant Amin
11435 Mildred Ct
Willow Springs, IL 60480
18 31 408 016

Cook County Treasurer
8501 Oak Knoll Drive
Hinsdale, IL 60527
18 31 402 014

Sylvia & Jesus Parra
11430 Mildred Ct
Willow Springs, IL 60480
18 31 408 017

DL G INV LLC
8806 Wolf Road
Burr Ridge, IL 60527
23 06 200 113

Amir K Motarjeme
8450 Oak Knoll Drive
Willow Springs, IL 60480
18 31 402 008



Étiquette de format 25 mm x 67 mm compatible avec Avery® 5160/8160
label size 1" x 2 5/8" compatible with Avery® 5160/8160

Souzan Kattaleh/ Mohamad Martini
8405 Oak Knoll Drive
Burr Ridge, IL 60527
18 31 402 018

Jul 12, 2018 10:57:52 AM

 **NOTICE**
Village of Burr Ridge

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

For further information, please call or visit:

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

Ask for Information Re: Z-18-2018

Further details are available at:
www.burr-ridge.gov
(see Public Hearing/Plan Commission Agenda)



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-19-2018: 324 Burr Ridge Parkway (Grasso); Requests special use approval as per Section VIII.B.2.x to amend the conditions of an existing special use to expand the seating capacity of a permitted sidewalk dining area as well as add an additional sidewalk dining area and a variation from Section XI.C.13 to permit an expansion of a restaurant without the required number of parking spaces.

HEARING:

August 20, 2018

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Gary Grasso o/b/o Capri Ristorante

PETITIONER STATUS:

Representative of Business

PROPERTY OWNER:

Reegs Properties, LLC

EXISTING ZONING:

B-1 Business District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

Restaurant

SITE AREA:

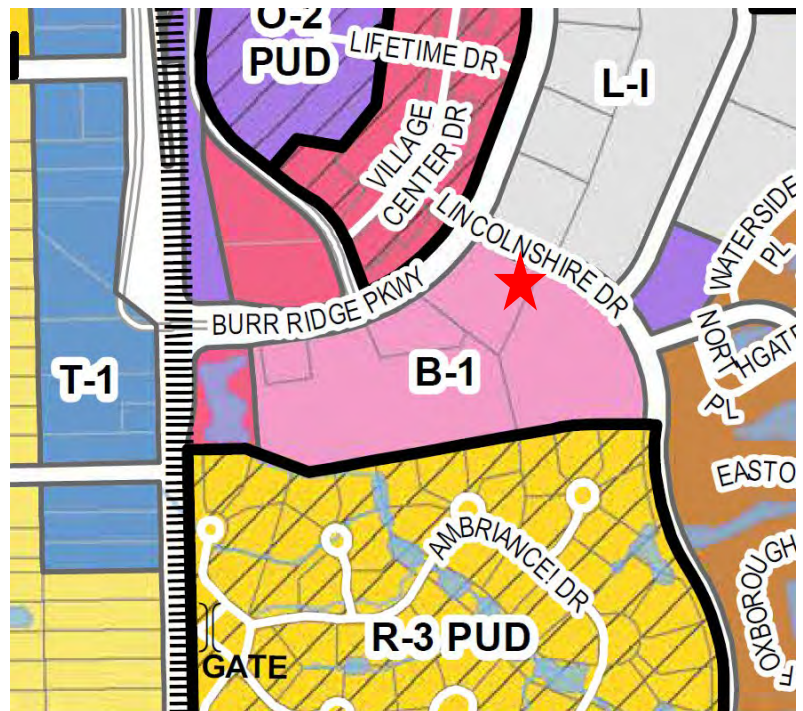
7.2 Acres

SUBDIVISION:

County Line Square

AVAILABLE PARKING:

432 Public Spaces and 30
Employee Spaces



The petitioner is Gary Grasso, representative of Capri Ristorante, located at 324 Burr Ridge Parkway. The petitioner requests approval as per Section VIII.B.2.x to amend the conditions of an existing special use to expand the seating capacity of a permitted sidewalk dining area as well as add an additional sidewalk dining area and a variation from Section XI.C.13 to permit an expansion of a restaurant without the required number of parking spaces at Capri. Capri currently has a special use for a restaurant with outdoor seating and sidewalk dining, the latter of which is limited to four tables and eight chairs to the left of the front door. This petition requests to amend the current special use to expand the restaurant by 280 square feet, all contained within a new sidewalk dining area, with four tables and sixteen chairs in each sidewalk dining area. The expansion would add an additional four tables and 24 total chairs all located in sidewalk dining areas.

Land Use and Site Analysis

Capri 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 483 parking spaces to be available. In that the shopping center is non-conforming, any new or expanded use cannot exceed the number of parking spaces that were required for the use it is replacing without a variation. Capri is requesting to create 280 square feet of additional sidewalk dining space which requires three additional parking spaces, as restaurants must provide one parking space per 100 square feet of dining space. Since there are not three additional unaccounted for parking spaces available, Capri cannot add additional dining area unless they can show compliance with the standards and receive approval for a parking variation.

Public Hearing History

Several public hearings have been held related to Capri. Capri was granted a special use for a restaurant with the sale of alcoholic beverages and outdoor seating in 1998; amendments to their special use to extend the hours for the sale of alcoholic beverages in 2007 and 2009; modifications to their outdoor seating area in 2010; special use for an outdoor sidewalk seating area in 2012; and finally, an expansion of the interior restaurant space, alteration of outdoor décor, and a parking variation in 2015.

Public Comment

Two residents contacted staff to voice their objection to expansion of the restaurant, both citing parking concerns.

Applicable Zoning Ordinance Section(s)

Section VIII.A.5 of the Zoning Ordinance states the following regarding outdoor dining in Business Districts:

Restaurant outdoor dining areas, when permitted as a special use, shall be subject, at a minimum, to the following:

- a. The dining area shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant;*
- b. Door to the dining area shall be self-closing;*
- c. Tables shall be cleaned promptly following use;*
- d. Furniture and umbrellas shall be weighted to prevent their movement in the wind;*
- e. Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;*

- f. No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant;*
- g. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;*
- h. Outdoor food preparation, storage or display is prohibited;*
- i. Hours of operation of an outdoor dining area shall be as specifically approved by the Village.*

Based on the site plan provided by the petitioner as well as per the existing special use, the amended special use would comply with each of these regulations.

Section XI.C.13 of the Zoning Ordinance 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)”*.

Section XI.C.4 of the Zoning Ordinance states that *“when determination of the number of off-street parking spaces required by this Ordinance results in a requirement of a fractional space, any fraction of one-half or greater shall be counted as requiring one additional parking space.”*

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 amending the existing special use, staff recommends that the special use be limited to the following conditions:

1. The special use is limited to four tables and sixteen chairs located within each enclosed area as depicted on the submitted site plan.
2. The tables and chairs shall match other sidewalk tables and chairs in County Line Square as depicted in the submitted photographs attached hereto.
3. The outdoor dining areas shall be located and shall be enclosed with aluminum fences or railings as shown on the submitted site plan and photograph.
4. All fences or railings surrounding outdoor seating areas shall have matching elevations and colors.
5. All furniture shall be removed during the winter season.
6. There shall be no advertising, signs, or leaflets on the tables, chairs, fences, or railings.
7. An emergency gate shall be provided for the outdoor dining areas as required by Section VIII.A.5 of the Zoning Ordinance.
8. Tables shall be cleaned promptly after use.
9. The outdoor dining area shall have hours not extending beyond the hours of the restaurant.
10. Failure at any time to comply with these regulations shall deem this special use approval null and void.

If the Plan Commission chooses to recommend a variation to permit the expansion of the restaurant without the required number of parking spaces, staff recommends that the variation be made subject to the following conditions:

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 night that the restaurant is open 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.

Appendix

Exhibit A – Petitioner’s Materials

Exhibit B – Current/Proposed Floor Plan & Fence Elevation



VILLAGE OF BURR RIDGE

EXHIBIT A

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 324 Burr Ridge Parkway

PIN #

18-30-305-005; 18-30-305-003; 18-30-305-004; 18-30-301-001

GENERAL INFORMATION

PETITIONER: 5 Brothers, Inc. d/b/a Capri Ristorante

(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS County Line Square, Burr Ridge

PHONE: Gary Grasso, Counsel - 630-654-4500

EMAIL: ggrasso@grassolaw.com

PROPERTY OWNER: Bob Garber/Reegs Properties STATUS OF PETITIONER: Tenant

OWNER'S ADDRESS: 115 S. Vine Street Hinsdale, IL 60521 PHONE: N/A

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 4000 SF EXISTING ZONING: B-1 Business

EXISTING USE/IMPROVEMENTS: Restaurant with bar and outdoor dining - lunch & dinner service

SUBDIVISION: County Line Square

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)

Requests amendment to previous special use to allow four tables with sixteen chairs on both sides of the main door, an additional 280 SF of outdoor dining space, and parking variation to allow for outdoor dining at a shopping center without the required number of parking spaces.

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

Gary A. Grasso for 5-Brothers, Inc.

7/24/2018

Date Petition is Filed



Findings of Fact
Special Use
Burr Ridge Zoning Ordinance

Address:

324 Burr Ridge 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.
- 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.

Paragraphs a through h are confirmed.

By: 

Gary A. Grasso, Counsel for 5 Brothers, Inc.
d/b/a Capri Ristorante



**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:

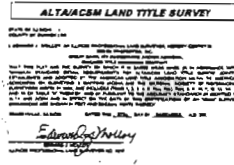
324 Burr Ridge Parkway

Property Owner or Petitioner:

Gary Grasso, Counsel for 5 Brothers d/b/a Capri Ristorante

(Print Name)

(Signature)

[illegible]



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

July 26, 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 Gary Grasso on behalf of Capri Ristorante for special use approval as per Section VIII.B.2.x to amend the conditions of an existing special use to expand the seating capacity of a permitted sidewalk dining area as well as add an additional sidewalk dining area and for a variation from Section XI.C.13 to permit an expansion of a restaurant without the required number of parking spaces. The petition number and property address is **Z-19-2018: 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, August 20, 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. Bocchini 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

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

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	Lykouratzos 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	

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:

1. **Z-19-2018: 324 Burr Ridge Parkway** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Gary Grasso on behalf of Capri Ristorante for special use approval as per Section VIII.B.2.x to amend the conditions of an existing special use to expand the seating capacity of a permitted sidewalk dining area as well as add an additional sidewalk dining area and for a variation from Section XI.C.13 to permit an expansion of a restaurant without the required number of parking spaces. The petition number and property address is **Z-19-2018: 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.**

The public hearing to consider this petition is scheduled for:

Date: Monday, August 20, 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:

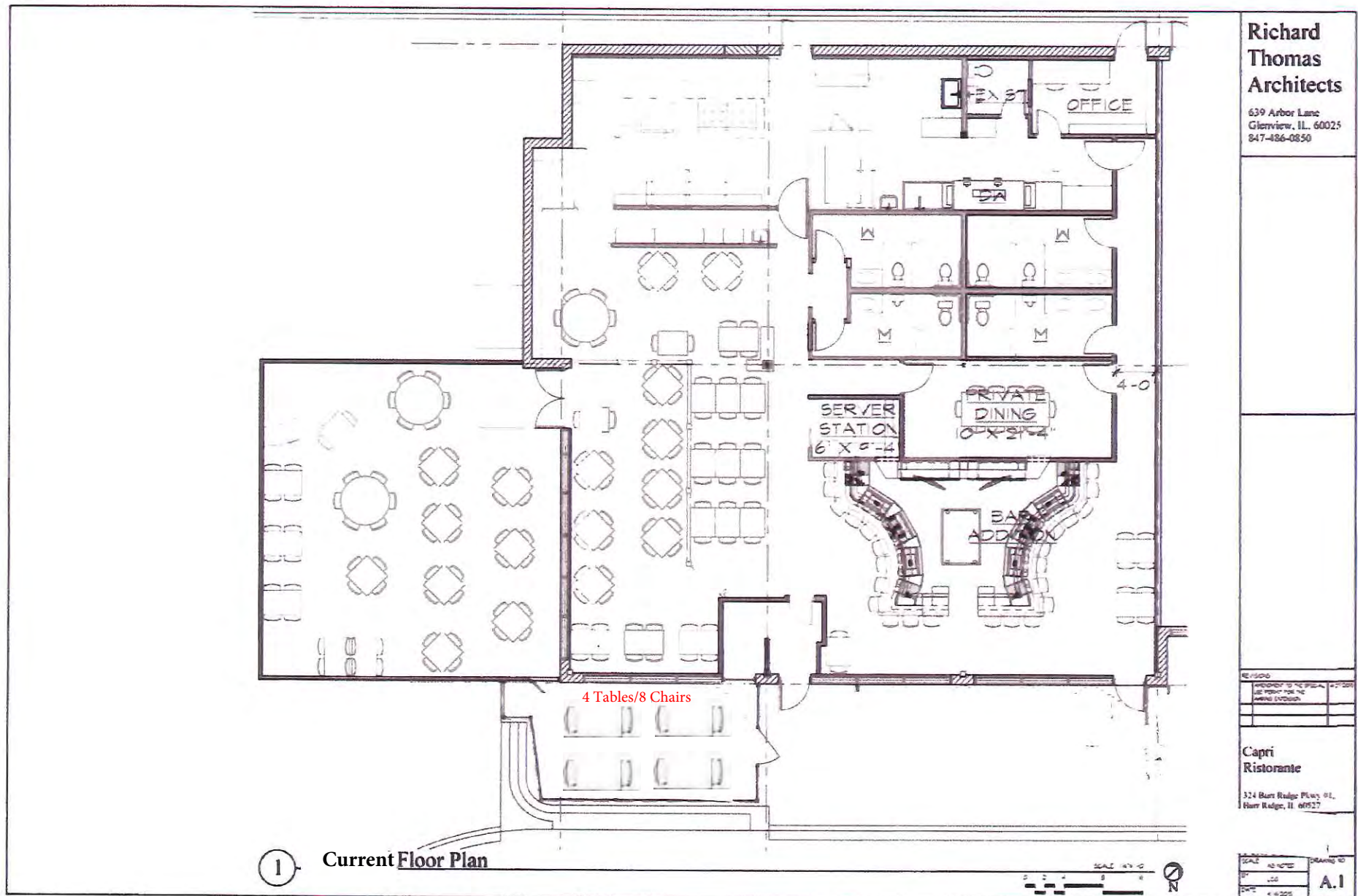
Evan Walter, Assistant to the Village Administrator
(630) 654-8181 ext. 2010
ewalter@burr-ridge.gov

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.

Burr Ridge

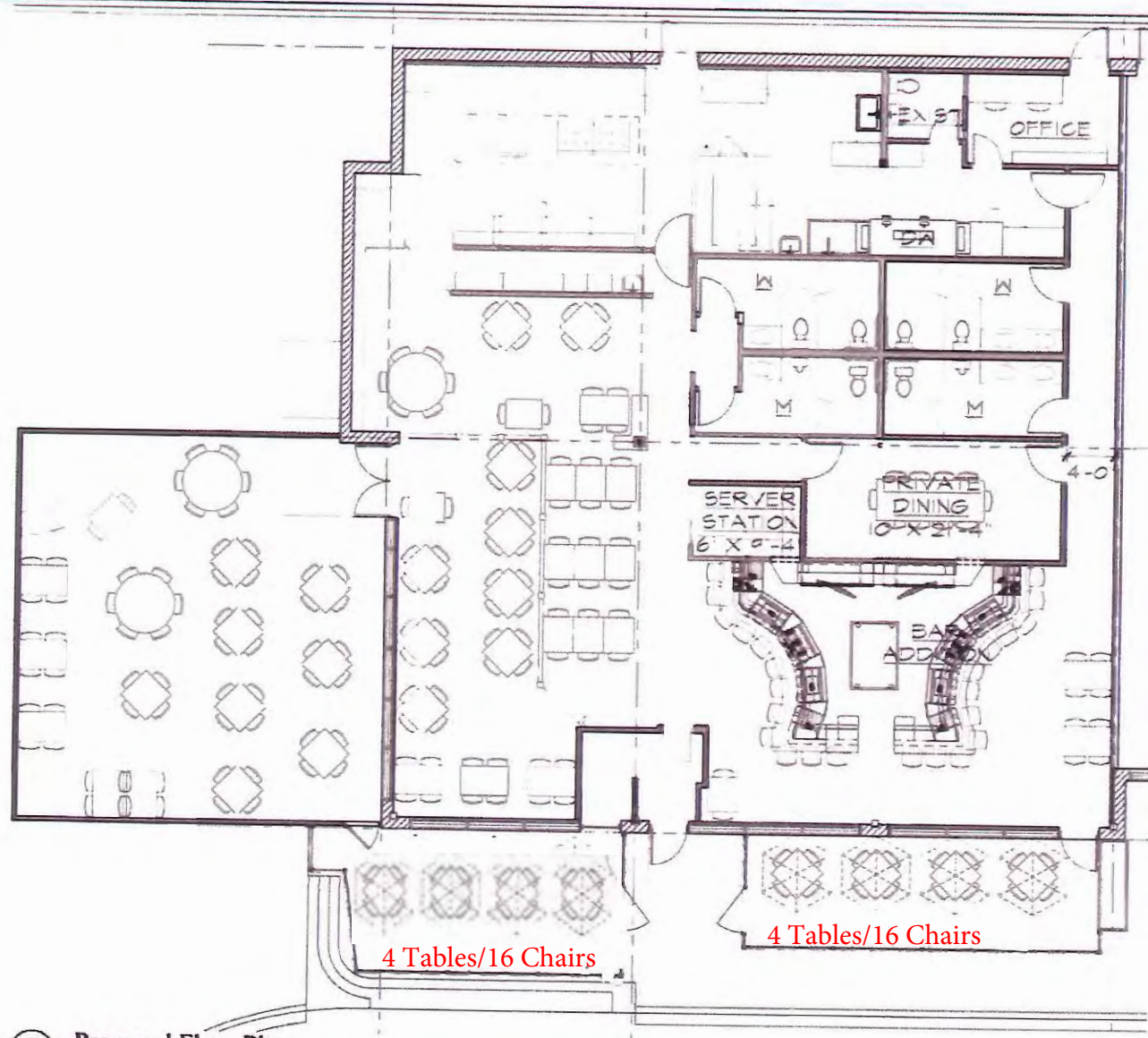


EXHIBIT B



Richard Thomas Architects

639 Arbor Lane
Glenview, IL. 60025
847-486-0850



1 Proposed Floor Plan

REVISIONS	
REVISION NO.	DESCRIPTION
1	REVISION TO THE ORIGINAL FLOOR PLAN FOR THE BAR ADDITION
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Aug 15, 2018 11:06:17 AM

Burr Ridge





VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-04-2018: 7950 Drew (Patera); 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; continued from March 5, 2018 and May 7, 2018.

HEARING DATE:

August 20, 2018; continued from
May 7, 2018 and March 5, 2018

TO:

Plan Commission
Greg Trzupsek, Chairman

FROM:

Evan Walter
Asst. to Village Administrator

PETITIONER:

Nicholas Patera

PETITIONER STATUS:

Development Consultant

PROPERTY OWNER:

Anthony Perino
Jarper Properties

EXISTING ZONING:

R-3 Residential

LAND USE PLAN:

Recommends Residential Uses

EXISTING LAND USE:

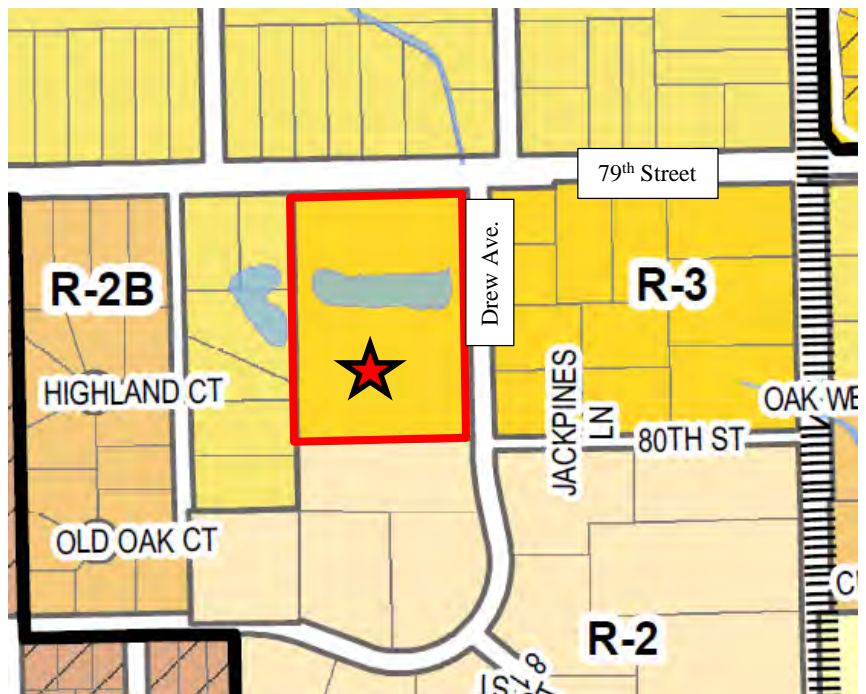
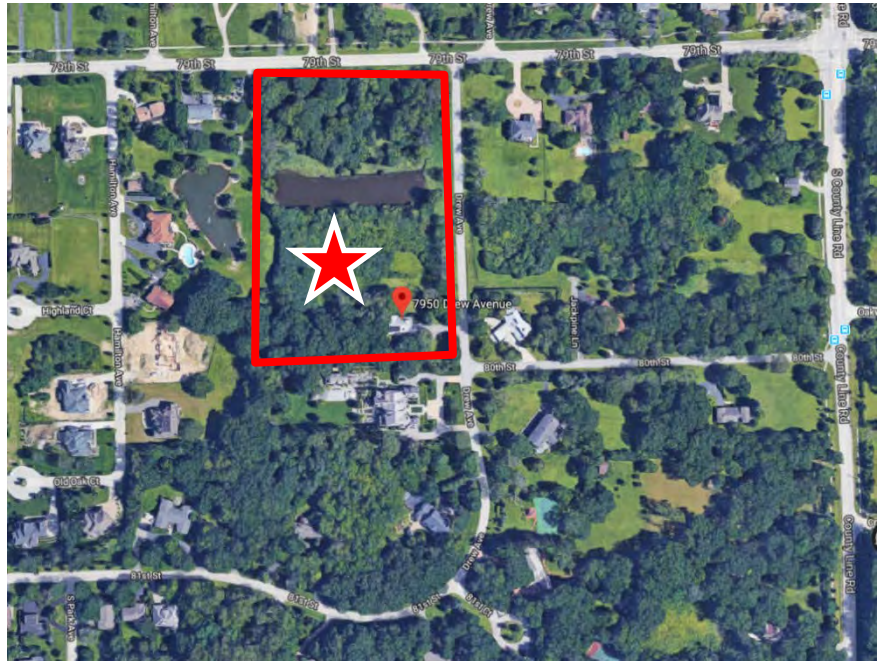
Vacant Single-Family Residential

SITE AREA:

8.87 Acres

SUBDIVISION:

Korinek's Owners



This petition was previously continued from March 5, 2018 and May 7, 2018. The petition was originally filed as a PUD containing nine units on a private street, but has since been revised to reduce the number of homes from nine to eight. The petitioner has also submitted a preliminary plat of approval for consideration for a “by right” eight-lot subdivision on the August 20 agenda should this PUD be recommended for denial by the Plan Commission. Relative to the revised PUD proposal, staff has identified several items requiring additional clarification.

Site Plan - A revised site plan has been submitted which reduces the total number of homes from nine to eight by removing one home from the southern portion of the property. This revision has increased the setback between the nearest home and the south property line from 50 feet to 80 feet as well as to allow the PUD to retain all of the existing mature trees on the southern property line and provide a transition to the south neighboring property.

Engineering Plan – While the petitioner has reduced the number of homes shown on the site plan from nine to eight, the petitioner’s engineering plan maintains the same amount of stormwater capacity as was proposed with nine homes, all of which serves as the PUD’s proposed public benefit.

Architectural Concepts – The petitioner has included several new concepts regarding the style of homes proposed to be built in the PUD.

Home Size – In the proposed PUD, homes of approximately 3,500 square feet will be built, with additional uncounted living space in the basements and garage, bringing the usable total of square footage to well over 5,000 square feet on the primary living, ground floor and second floor areas. Under standard R-3 Residential zoning, property owners would be permitted to build a home no more than 20% the size of their lot; for example, a 4,000 square foot home could be built on a 20,000 square foot lot, with basement and garage areas similarly uncounted. In summary, the proposed homes in the PUD are of comparable size to what could be built under standard R-3 Residential zoning.

Front Yard Setbacks – Lots 1, 2, 4, 6, and 7 have front yard setbacks less than the 30 feet required by the R-3 District. The driveway at lot 6 also contains a driveway which is not long enough to accommodate a car without extending into the public right-of-way, which is a violation of the Village’s traffic ordinances. Staff recommends that each property have a front yard setback of at least 20 feet from the property line to the garage entrance to ensure that cars have ample space to park without blocking the street. If the street were made private, there would be no violation of cars blocking rights-of-way with a 20-foot setback as the right-of-way would become an easement.

PUBLIC COMMENT

One resident submitted a letter regarding the proposed development, which is included as Exhibit B. There was also extensive public comment at the prior Plan Commission hearings.

FINDINGS OF FACT AND RECOMMENDATION

The petitioner has prepared findings of fact for the PUD which may be adopted if the Plan Commission is in agreement with those findings. The petition also includes a request for a variation. Below is a recap of these requests.

- **PUD Size:** The petitioner requests a variation to permit a PUD on 8.87 acres rather than the required minimum of 40 acres.

- **Improvements to 79th Street and Drew Avenue:** The petitioner proposes no improvements to be made to 79th Street or Drew Avenue as these are areas that were either recently improved by the Village or border natural areas. Typically, the Village has required a contribution to the capital fund and a contribution to the Pathway Fund in lieu of required street and sidewalk improvements. Acceptance of a fee in lieu of required street and sidewalk improvements or waiver thereof, will be determined by the Board of Trustees and is not typically addressed by the Plan Commission.

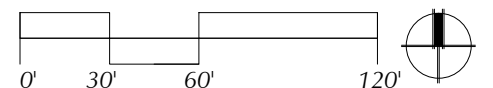
In conclusion, the petitioner is requesting designation of the property as a Planned Unit Development. If this petition is approved, it will represent a preliminary plat approval. The petitioner would then need to prepare final engineering plans for review by Village staff and a final plat of subdivision for approval by the Village Board of Trustees. As previously discussed, the petitioner has also submitted a preliminary plat for consideration to develop an eight-unit “by right” subdivision should the current consideration be recommended for denial. The petitioner has a strong preference seeking commission approval of the PUD plan over the “By Right” plan for greater preservation of open space and creation of a maintenance-free, coordinated neighborhood that is respectful of zoning, neighborhood character and environment.

Appendix

Exhibit A – Petitioner’s Materials



Total Property Area = 8.87 Ac.
Homes+Drives = 1.02 Ac. (11.5%)
Dedicated Open Space/Common Area
Managed by Homeowner Association
= 7.85 Ac. (88.5%)

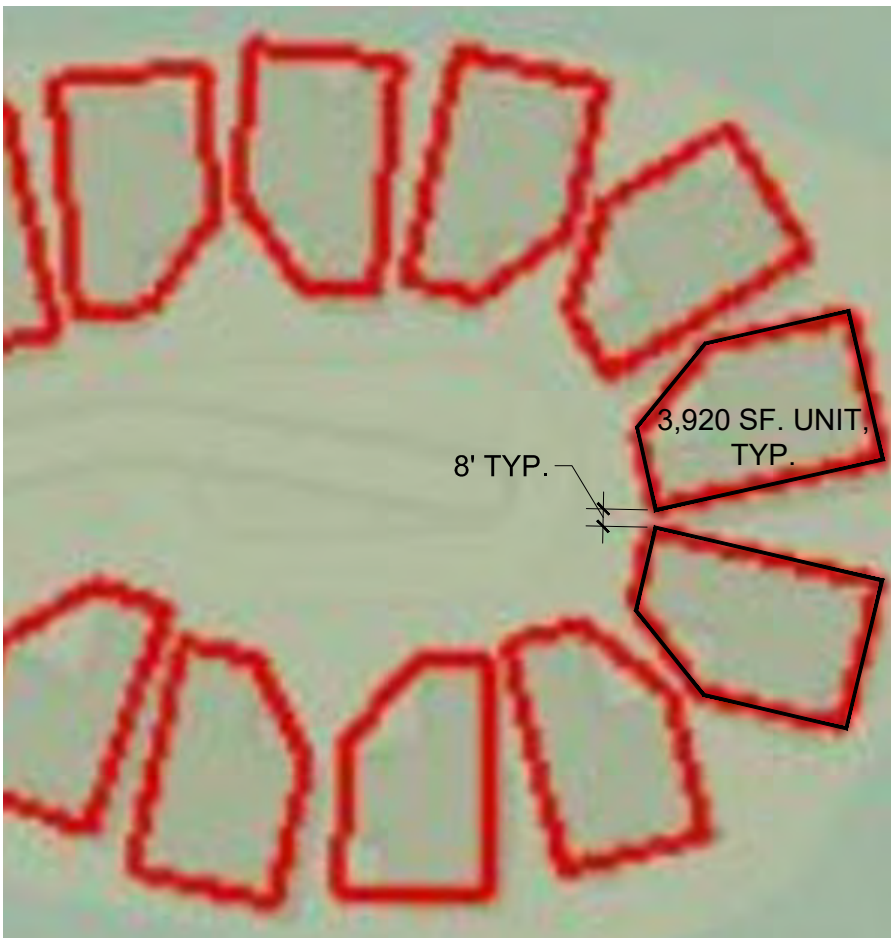


June 22, 2018

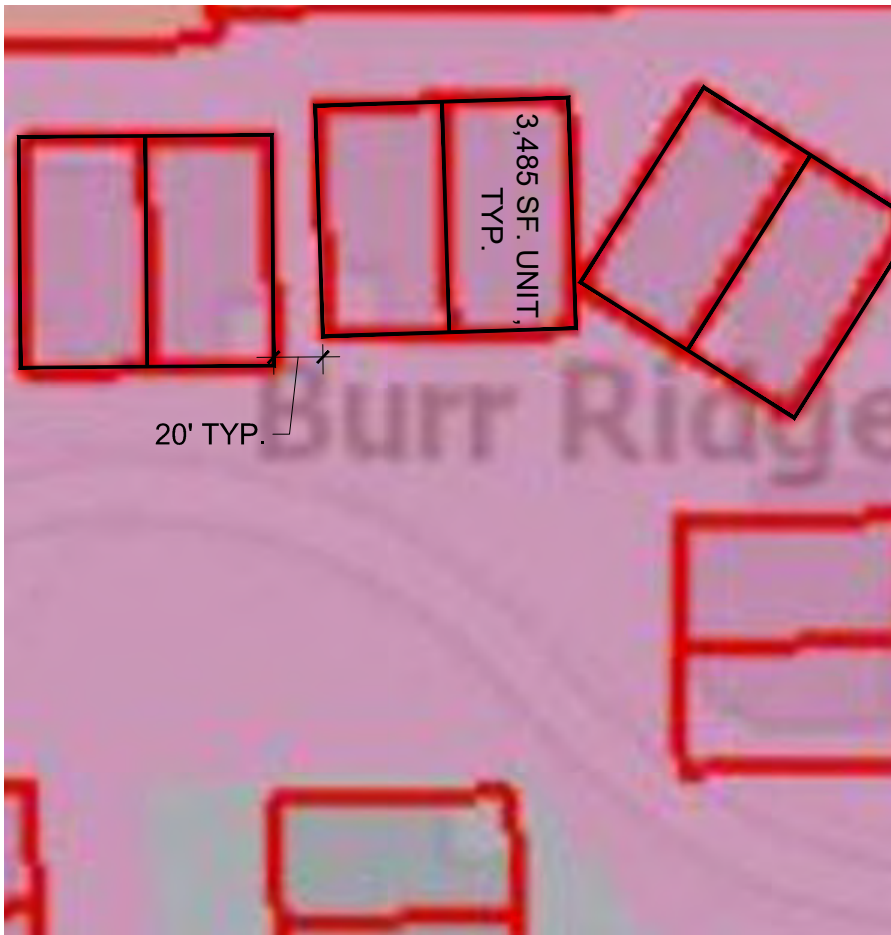




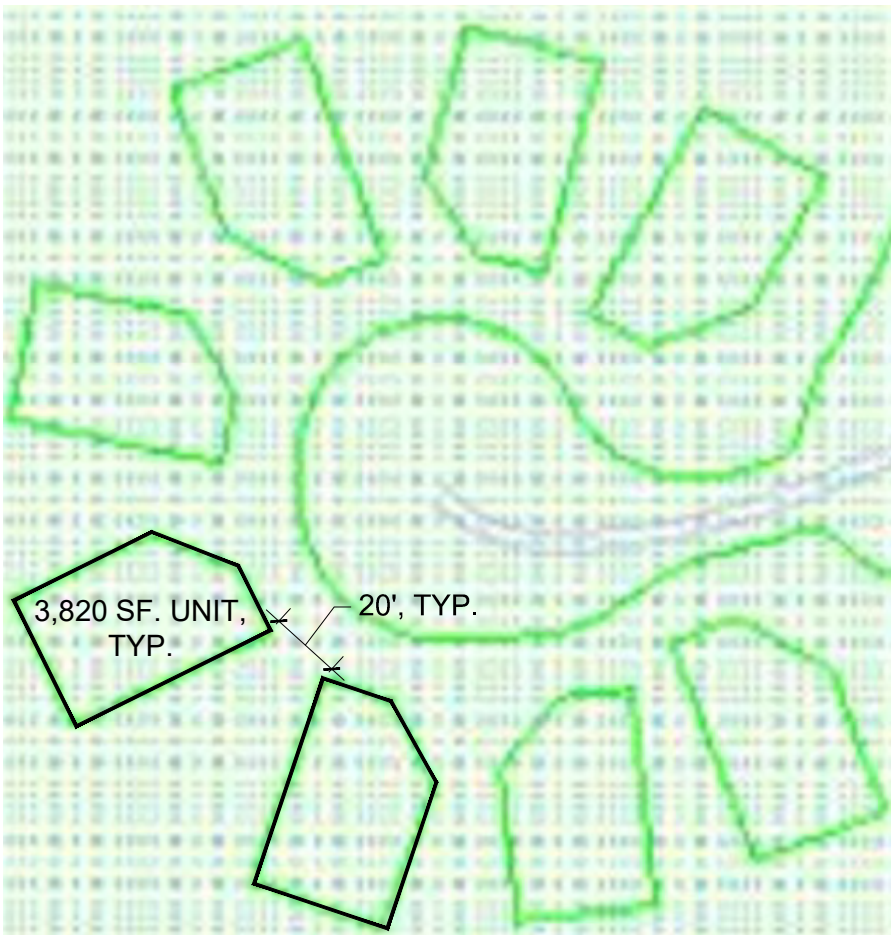
- 1 Proposed Project Site** [Drew Ave. & 79th St.]
- | | |
|-------------------|--------------------------|
| Site area | 8.83 Ac. |
| Ground Floor Area | 2,200 s.f. to 3,200 s.f. |
| Bldg separation | 20' |



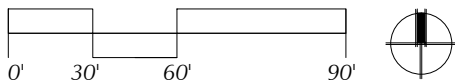
- 2 Lake Ridge Club** [Lake Ridge Club Dr. & 79th St.]
- | | |
|-------------------|------------|
| Site Area | 14.86 Ac. |
| Ground Floor Area | 3,920 s.f. |
| Bldg separation | 8-10' |



- 3 Garfield** [Pine Tree Lane & S. Garfield St.]
- | | |
|-------------------|------------|
| Site Area | 5.04 Ac. |
| Ground Floor Area | 3,485 s.f. |
| Bldg separation | 20' |



- 4 Savoy Club** [Savoy Club Ct. & 79th St.]
- | | |
|-------------------|------------|
| Site Area | 25.5 Ac. |
| Ground Floor Area | 3,820 s.f. |
| Bldg separation | 20' min. |



R-3 PUD SITES COMPARISON

7950 Drew Avenue

Burr Ridge, IL

SHEET L-2

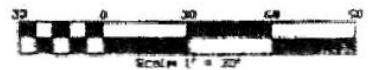
JARPER PROPERTIES, LLC
16 W. 231 S. Frontage Road #17
Burr Ridge, IL 60527

June 22, 2018



PLAT OF SURVEY

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 38, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEPAUL COUNTY, ILLINOIS



SCHAEFFER'S RESUBDIVISION
PER DEC. 11/75-02240
CHADLER FENCE

LAURA LEE RESUBDIVISION
PER DEC. 11/94-03500
CAP PARCEL
782.0' REC.

SEIGFORD, JACOB & GEILOR PLAT

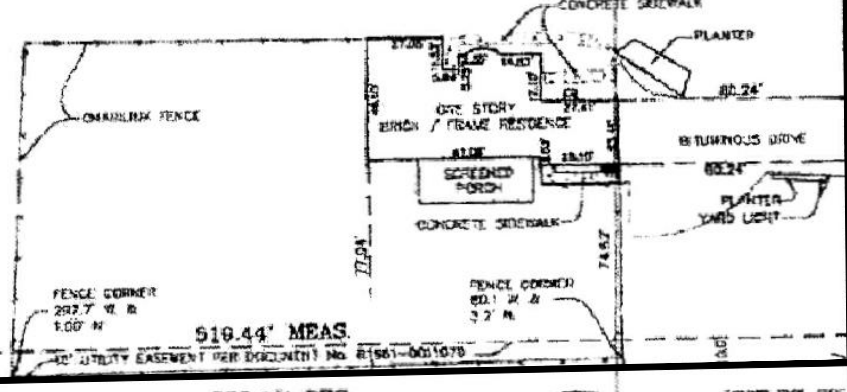
5.04' GAP AS
MONUMENTED

FOUND IRON PIPE
2.10' SOUTH
3.04' WEST

741.66' MEAS.
WEST LINE OF THE WEST 352.44' OF LOT 2

KORINE K'S OWNER LOT 2
RESUBDIVISION
A S U E S S M E N T P L A T
RECORDED JUNE 14, 1991, AS DOCUMENT NUMBER 81861-001070

Proposed
Project
Site



LEGEND

- | | | |
|------------------------|-------------------------|--------------------------|
| STREET LIGHT | ELECTRIC MANHOLE | WALL BOX |
| FLAG POLE | VALVE | REINFORCED CONCRETE PIPE |
| WELT | PETROLEUM MARKER | |
| PLANTED END SECTION | WATER VALVE | |
| UTILITY POLE | FIRE HYDRANT WITH VALVE | |
| HAND HOLE | TELEPHONE PEDestal | |
| TRAFFIC SIGNAL CABINET | STREET SIGN | |
| TRAFFIC SIGNAL ARM | | |

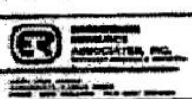
LEGAL DESCRIPTION:

THE WEST 352.44 FEET OF THE NORTH 700 FEET OF LOT 2 OF THE SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 38, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 22, 1948 IN BOOK 1 OF PLATS, PAGE 13, DEPAUL COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF DEPAUL
I, DONALD E. NAEVE, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, DATED AT WARWICK, ILL. THIS 22nd DAY OF MAY, A.D. 2005.
ILLINOIS REGISTERED LAND SURVEYOR NO. 33-5425
EXPIRES NOVEMBER 30, 2008

DRAWN BY	P.L.G.	DATE	5/1/05
CHECKED BY	D.E.N.	DATE	5/1/05
APPROVED BY	D.E.N.	DATE	5/1/05
DEED			



MR. MICHAEL R. NAEVE
7850 DREW ST.
BURR RIDGE, ILLINOIS

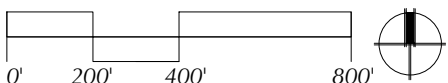
TITLE
PLAT OF SURVEY

SCALE	1"=50'
DATE	MAY 2005
REV.	2/2008
SHEET	1 of 1



R3 Min. Lot Size = 20,000 s.f.
Min. Lot Width = 100'

Total Property Area = 8.87 Ac.
Open Space = 7.85 Ac. (88.5%)

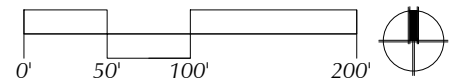
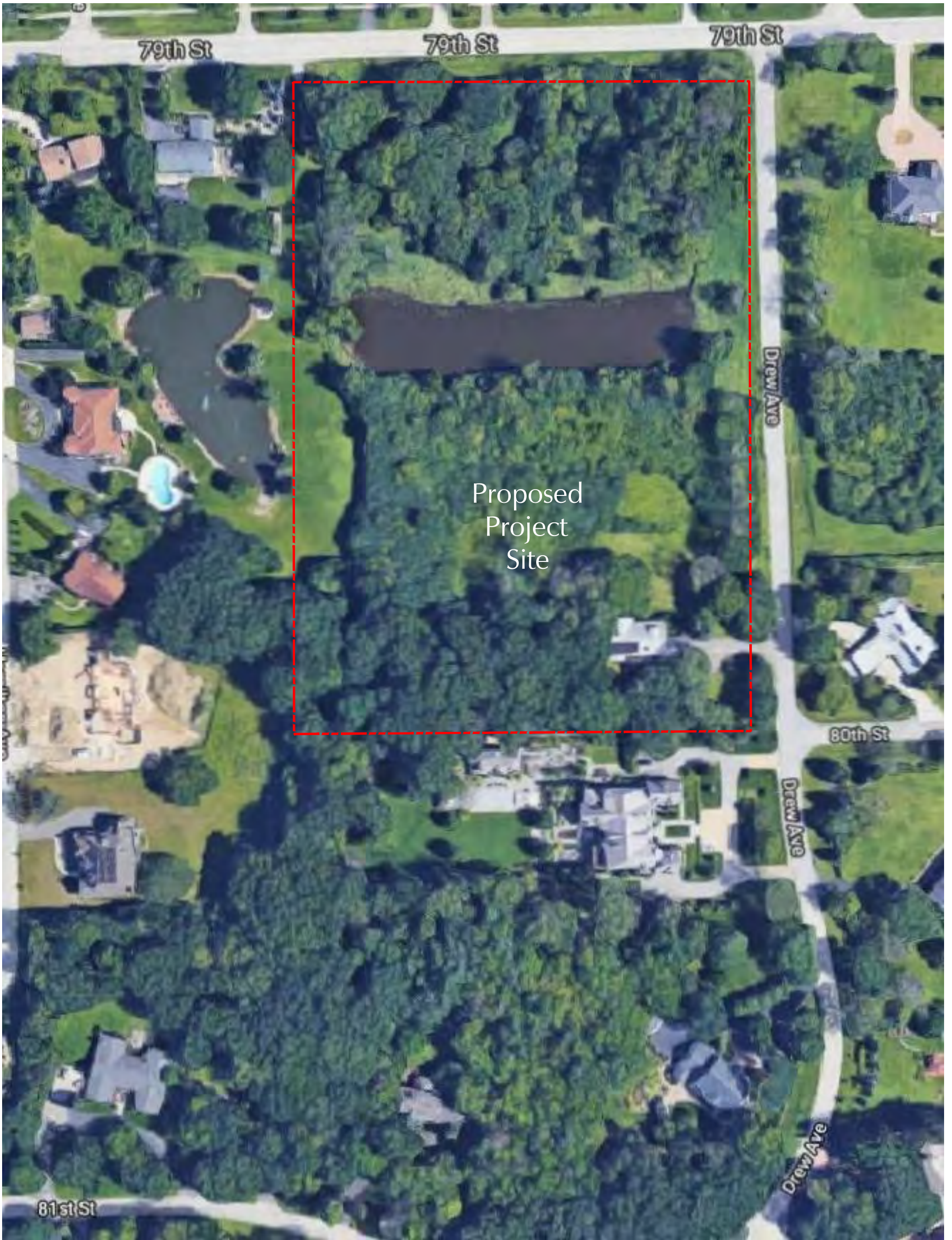


Site Context Plan
7950 Drew Avenue
Burr Ridge, IL

SHEET L-5

JARPER PROPERTIES, LLC
16 W. 231 S. Frontage Road #17
Burr Ridge, IL 60527
June 22, 2018



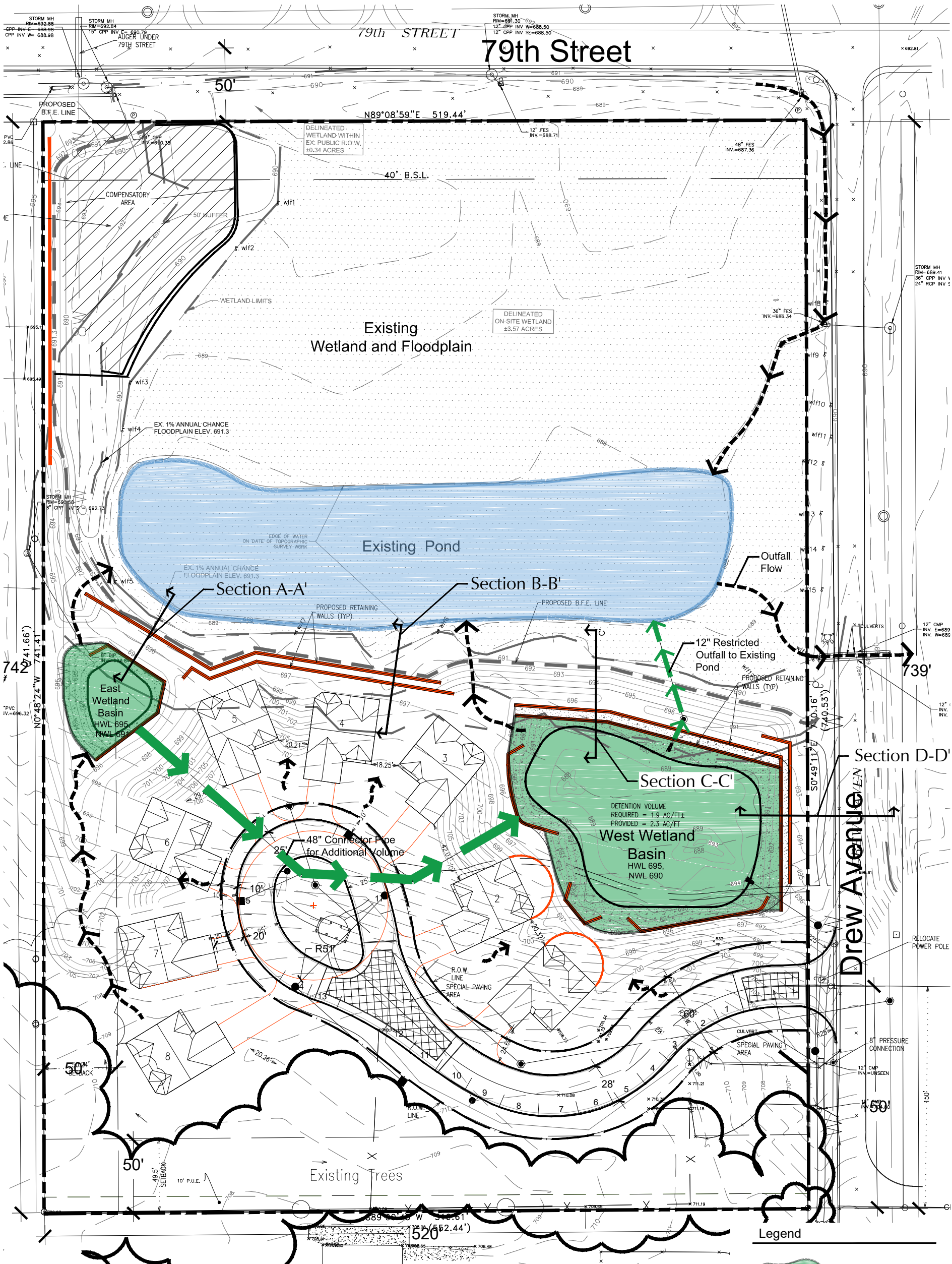


Site Context Plan
7950 Drew Avenue
Burr Ridge, IL

SHEET L-6

JARPER PROPERTIES, LLC
16 W. 231 S. Frontage Road #17
Burr Ridge, IL 60527
June 22, 2018

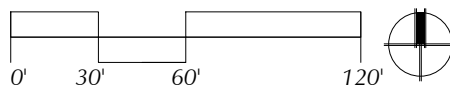




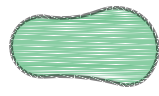



Stormwater Management

Required Detention Volume = 1.9 acre/feet
Proposed Detention Volume = 2.3 acre/feet

Additional Volume of Onsite Detention =
.40 acre/feet or 21% above required volume



Legend

-  East and West Wetland Basins
-  12" Restricted Outfall to Existing Pond
-  48" Connector Pipe for Additional Volume
-  Overland Flow Direction

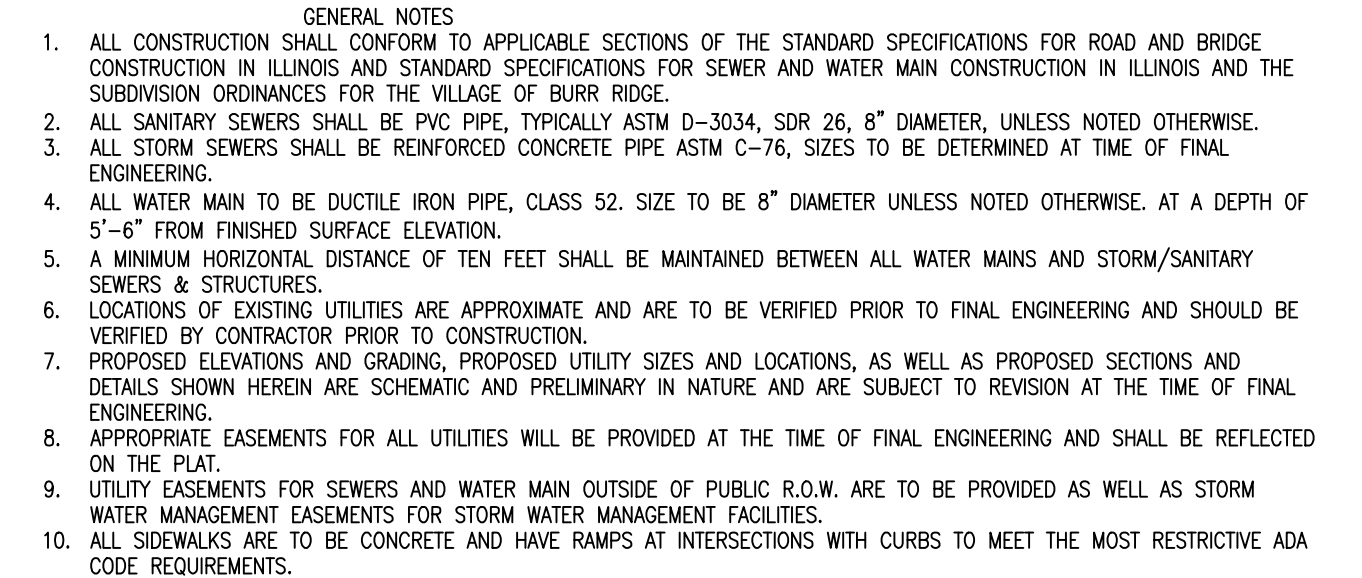
Stormwater Management Diagram
7950 Drew Avenue
Burr Ridge, IL

SHEET L-10

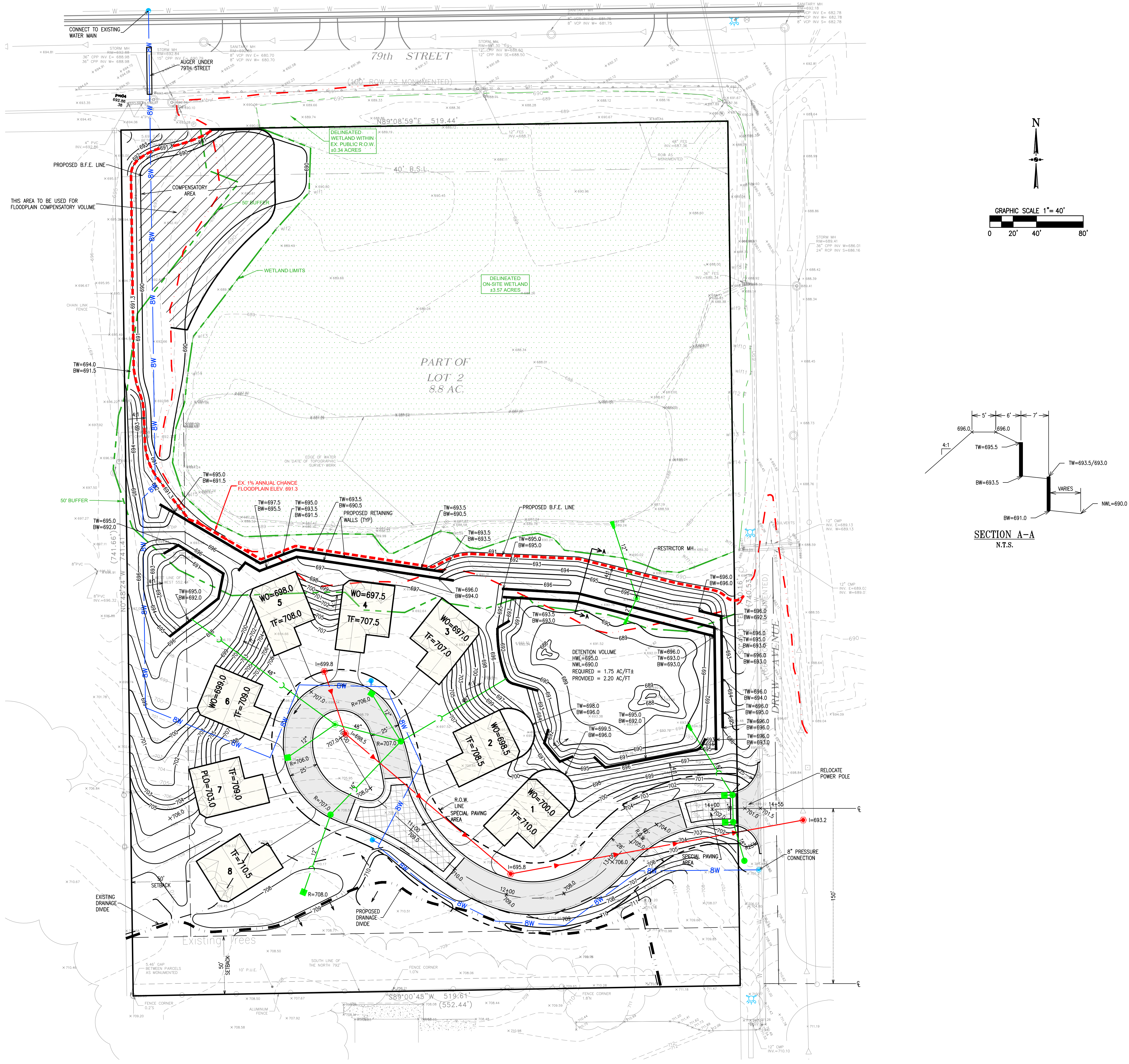
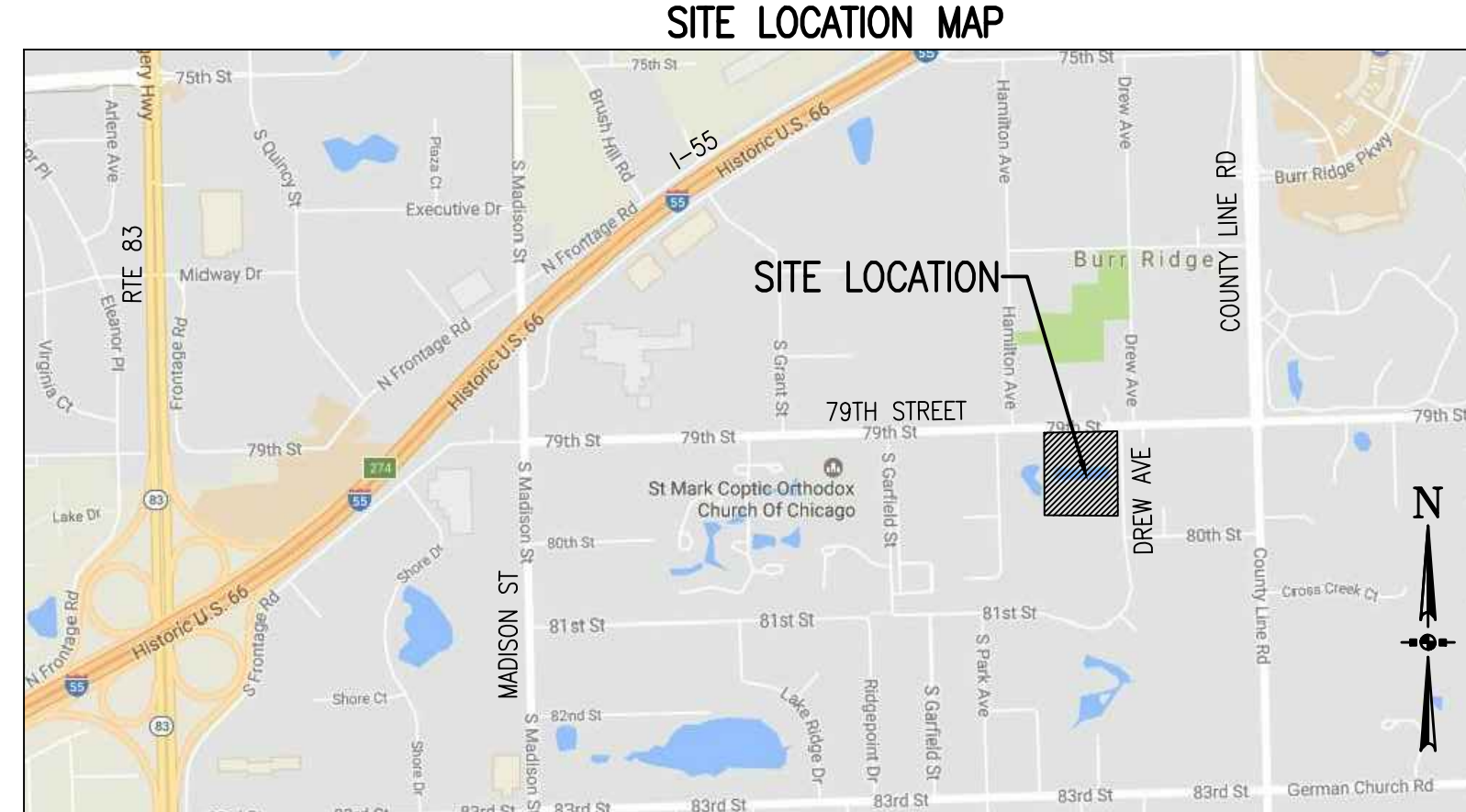
JARPER PROPERTIES, LLC
16 W. 231 S. Frontage Road #17
Burr Ridge, IL 60527

June 22, 2018

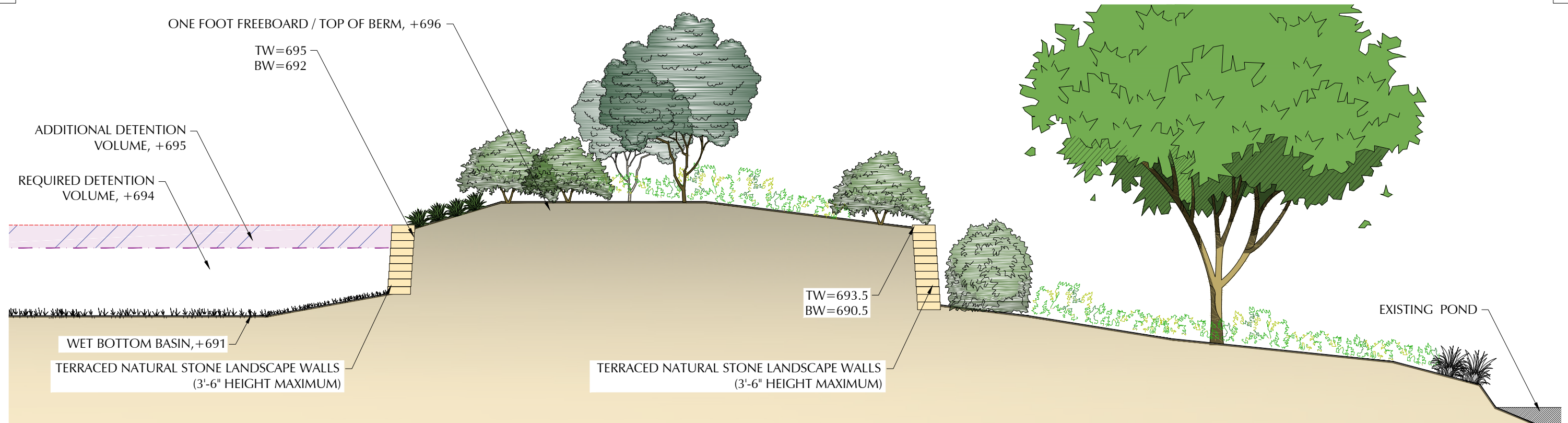




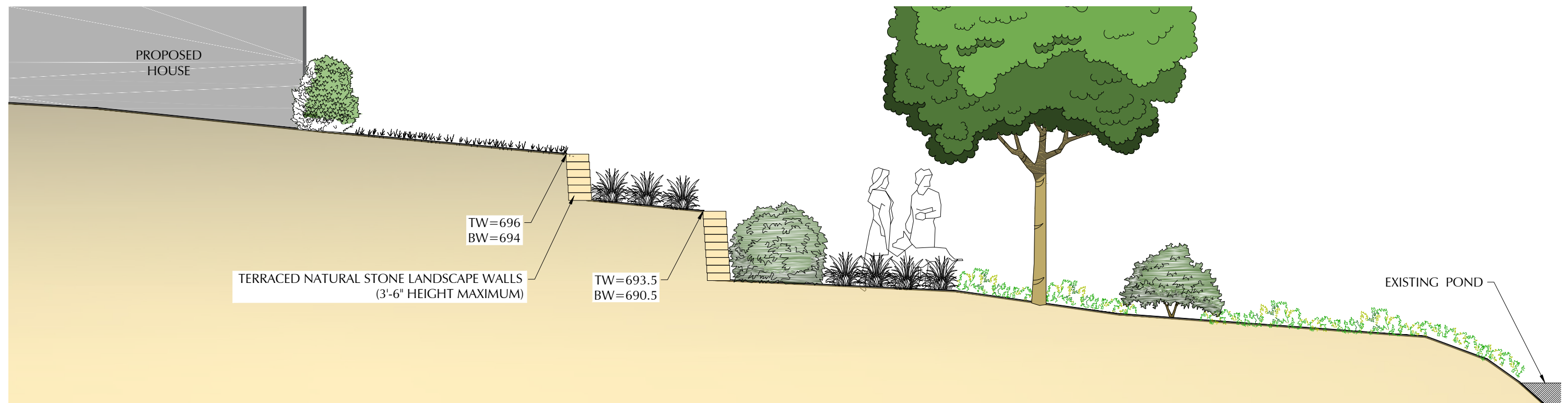
- ### ASPHALT PAVEMENT SECTION



JARPER PROPERTIES, LLC 16W231 S. FRONTAGE ROAD, SUITE 17 BURR RIDGE, IL 60527		PRELIMINARY ENGINEERING PLAN		ADVANTAGE CONSULTING ENGINEERS, LLC 80 MAIN STREET, SUITE 17 LEMONT, IL 60439 847-260-4758		
		7590 DREW AVENUE BURR RIDGE, IL NOT FOR CONSTRUCTION				
APRIL 11, 2018				NO.	DATE	REMARKS
JOB: 16-086						
SHEET: C1						
1 OF 1						



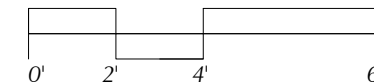
SECTION A-A', EAST WETLAND BASIN TO EXISTING POND



SECTION B-B', PROPOSED HOUSING TO EXISTING POND

Stormwater Management Sections
7950 Drew Avenue
 Burr Ridge, IL

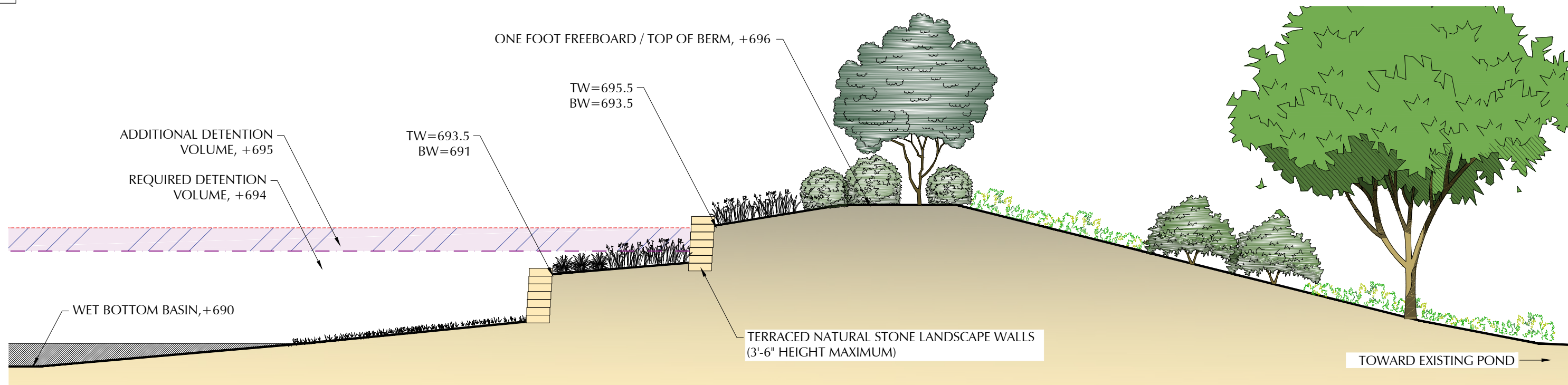
SHEET L-11



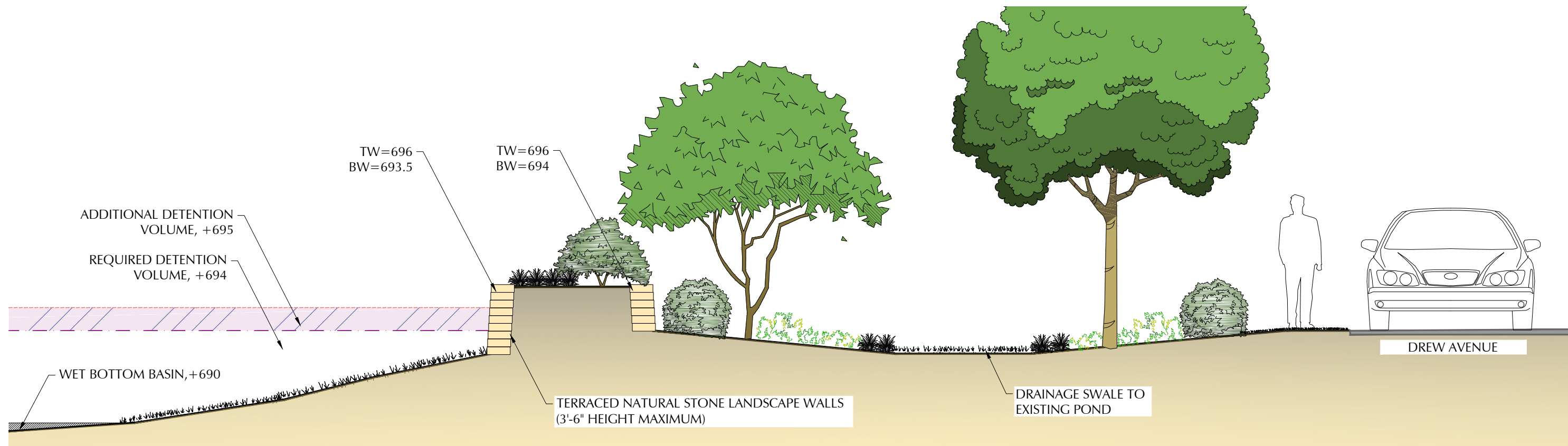
JARPER PROPERTIES, LLC
 16 W. 231 S. Frontage Road #17
 Burr Ridge, IL 60527

June 22, 2018





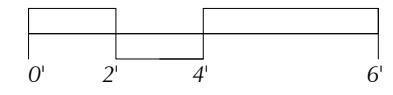
SECTION C-C', WEST WETLAND BASIN TO EXISTING POND



SECTION D-D', EAST WETLAND BASIN TO DREW AVENUE

Stormwater Management Sections
 7950 Drew Avenue
 Burr Ridge, IL

SHEET L-12



JARPER PROPERTIES, LLC
 16 W. 231 S. Frontage Road #17
 Burr Ridge, IL 60527

June 22, 2018





Architectural Elements will Include:

- Homes are shown at one and two story heights
- Homes will feature ground floor for living room, kitchen, dining and master bedroom as primary living area
- Second floor will have additional bedrooms and bathrooms
- Basements will be walkout or lookout to grade level
- Architectural facades will feature a variety of stone, horizontal siding, and shingle siding
- Details may include watertable base stone, exposed roof brackets, shutters, divided light windows, porches, and garage doors with window and panel detailing

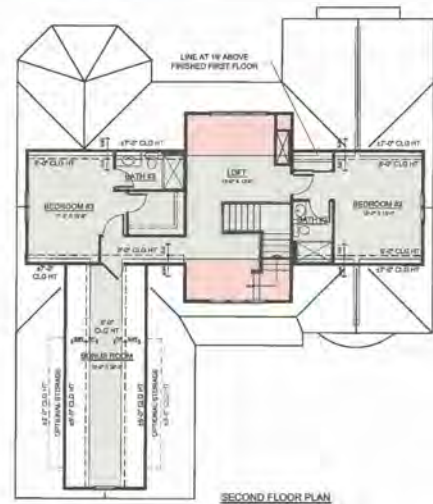
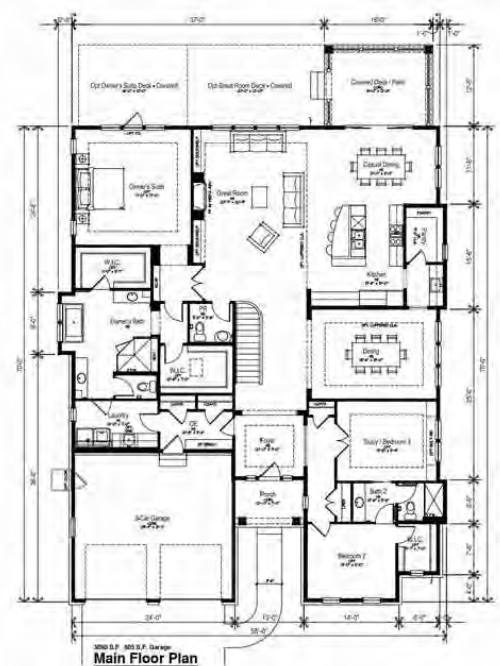
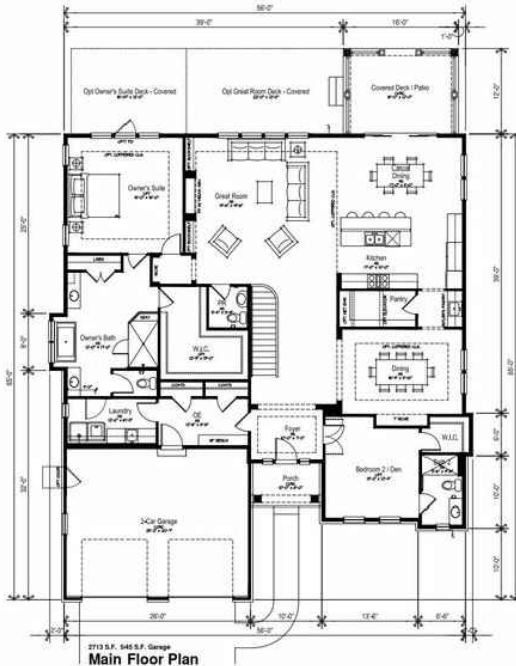
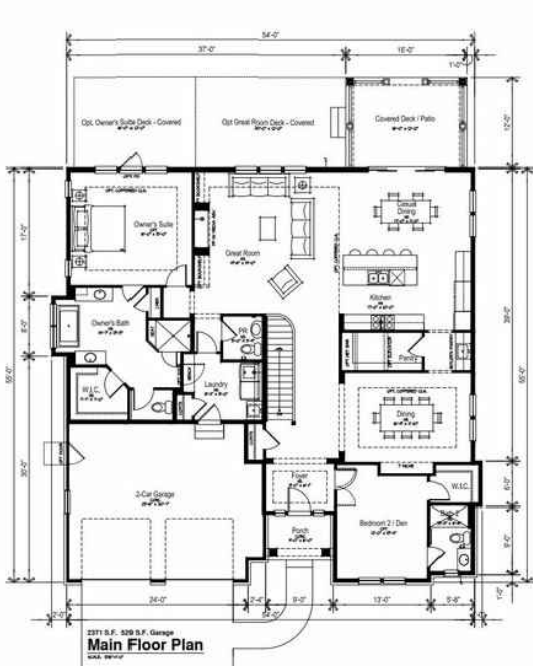
Architectural Vision Theme
7950 Drew Avenue
 Burr Ridge, IL

SHEET L-8

JARPER PROPERTIES, LLC
 16 W. 231 S. Frontage Road #17
 Burr Ridge, IL 60527

June 22, 2018





Sample Home Prototype Images
7950 Drew Avenue
Burr Ridge, IL

SHEET L-9

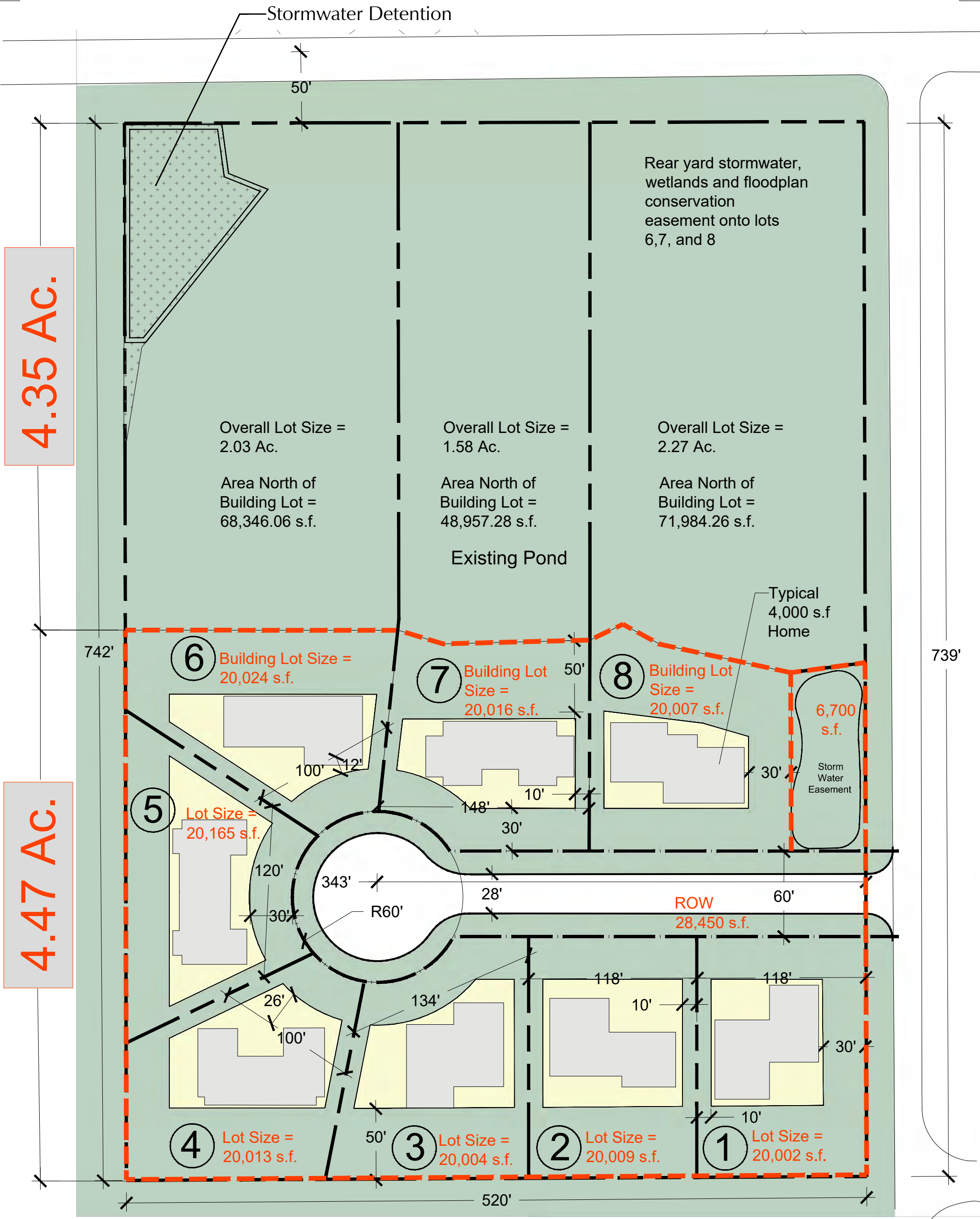
JARPER PROPERTIES, LLC
16 W. 231 S. Frontage Road #17
Burr Ridge, IL 60527

June 22, 2018



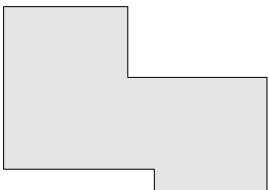
4.35 Ac.

4.47 Ac.



R3 Min. Lot Size = 20,000 s.f.
Min. Lot Width = 100'

Total Property Area = 8.82 Ac.



Typical 4,000 s.f. Home
Footprint for Reference

8-Lot R3 Yield Conforming Plan
Provides for 8 Homes at 4,000 s.f. each; Total 32,000 s.f.
7950 Drew Avenue

SHEET L-4

Burr Ridge, IL

JARPER PROPERTIES, LLC
16 W. 231 S. Frontage Road #17
Burr Ridge, IL 60527

June 22, 2018





Findings of Fact
Special Use
Burr Ridge Zoning Ordinance

Address:
7950 Drew Ave. Burr Ridge IL

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.**

Creation of a planned residential cluster development reduces disturbances to the north natural area, wetland and flood plain and provides benefit to the downstream neighbors by controlling storm water runoff that is not presently restricted.

- 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.**

The benefit of a compact cluster arrangement for the proposed homes as a planned unit residential development produces 61% less square footage (19,800 sq. ft.) of home area compared to the allowable (32,000 sq. ft.) of home area on the same property of a the conventional R-3 zoning district, it is distinct and unique to this property only. The result of petitioning for a special use will allow a less intensive but high value use compared to the conventional R-3 zoning, therefore 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.**

The location of proposed planned unit development homes are specifically placed to emphasize open space and view preservation of 7.7 acres (87%) of the site. The ability to view natural areas and planned and commonly managed landscape open space area will benefit the use and enjoyment to this development and provide attractive benefit to surrounding neighbors and travelers on 79th and Drew Ave. The proposed homes and open space areas will be maintained and managed in a consistent manner as a maintenance free setting providing enhancement and to neighborhood property values. The open space will be deed restricted and provide an open space buffer to separate the proposed internal road from the

neighboring property to the south as a landscape separation and not impose a requirement for corner lot building setback imposition to the neighboring south property.

- 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.**

The establishment of a special use as a planned cluster development allows for the preservation of open space natural area, wetlands, floodplain and views is specific to the 7950 Drew property. Given the unique nature of the property configuration and presence of natural areas, topography, wetland and floodplain, this petition will not act as a catalyst for other properties to justify planned unit development.

The proposed planned development will create enhanced property value and not have detrimental impact to the normal and orderly development and demonstrate an improvement to benefit the surrounding property. Management of the homes and landscape common areas will act as a positive catalyst to show property improvement in a unified, well maintained and coordinated manner.

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

The preliminary engineering of the site as a planned development provides for comprehensive engineering design at one time providing adequate site grading, utility routing and road access that are complementary to the site and surrounding infrastructure.

- 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 proposed Drew Ave. access road is offset 150' north of from 80th St. to provide safe ingress and egress separation and clear sight lines. The type of proposed residential floorplan features ground floor as the primary living area intended to produce low density traffic flow to minimize congestion at a level that is suitable for Drew Ave. design capacity as a residential collector street.

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

The proposed use respects underlying residential R-3 zoning density by producing a restrained 19,800 sq. ft. (61% less) of home building area and is less than the allowable 32,000 sq. ft. allowable under conventional R-3 development. The reduced home size and reduced impervious area abides by the Comprehensive Plan recommendations allowing protection of the natural areas, wetlands and floodplain areas. The proposed plan incorporates as a coordinated theme by using native landscape, rural streetscape character and unified neighborhood identifying elements. The proposed residential cluster site plan allows homes to be compact and arranged in a group to create views, enhance natural topography, wetlands and floodplain and to preserve natural wooded and landscaped areas.

- 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.**

The special use as a planned unit development provides flexibility that allows for a clustered arrangement of homes with reduced building square footage than otherwise attainable by conventional R-3 standards. This provision allows for compact development and results in providing a greater open area of the site to be preserved in a park like open space setting, managed and maintained in perpetuity by covenants and restrictions for the enhancement of the neighborhood.

July 30, 2018

Dear Evan Walter and Burr Ridge Plan Commission/Zoning Board of Appeals:

The purpose of this letter is to again convey our deep concerns regarding the latest zoning variance request (dated June 22, 2018) submitted by Nicholas Patera/Anthony Perino of Jarper Properties, LLC.

Property owners (approximately 40-50) in attendance at the May 7 Public hearing addressed concerns that such a variance, if granted, would not only impact adjoining properties, financially, aesthetically, and environmentally, but the entire character of the neighborhood. Indeed, the very concept of Burr Ridge as a "very special place" would be diminished.

In the intervening months since the May 7 Public hearing, the developer has submitted another request for a variance which appears not only does it NOT address issues of concern expressed by those in attendance, but appears to have increased the probability of worse flood water management and increased flooding. The number of residences has decreased by one but the total square footage of the impervious surfaces has increased due to increased square footage and floor areas of the eight homes. Additionally the density of the homes on the 3 plus buildable acreage is NOT consistent with the character of the neighborhood in which most homes are on acreage.

Referring to page L-10 of the request for variance (Storm water Management Diagram) arrows (highlighted in attached copy) indicated flood waters to flow between homes and into either the future constructed East or West Wetlands Basins (detention rather than retention ponds). From those two ponds, the flood water will flow directly into the EXISTING POND which is the source of the flooding onto Drew Avenue (and even 79th street on several occasions in the past).

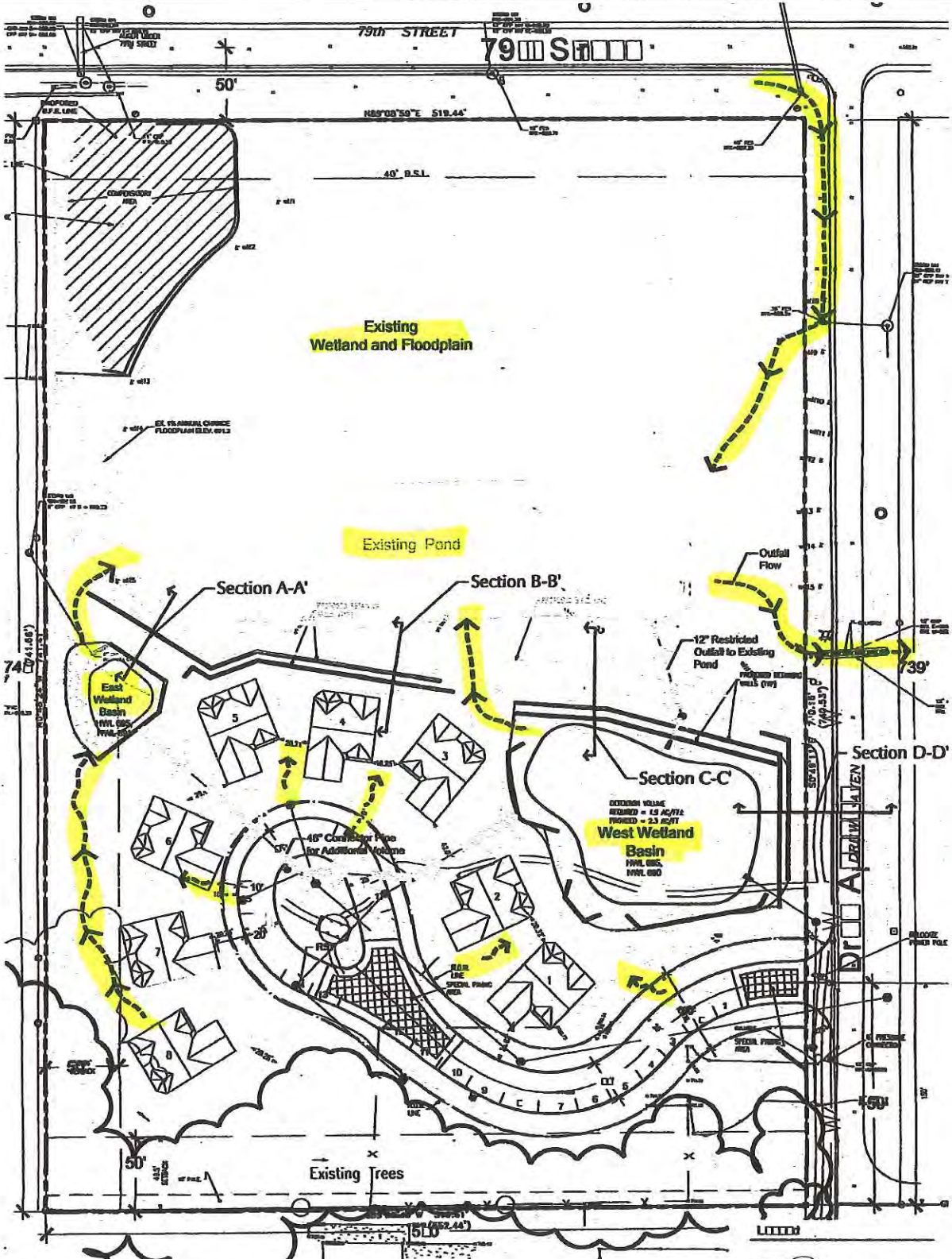
On a personal note, we have been residents of Burr Ridge for almost forty years, as well as other neighbors. During that time we have experienced severe flooding in our back yard which has increased in intensity and frequency. (attached email shows most recent example of flooding). Our property is subject to flooding due to the construction by the village approximately 25 years ago of a drainage swale/ditch through the easement of our and our neighbor's properties to direct water from Drew. Not only would the proposed development increase the amount of flood waters entering our property but the duration of the flooding would be increased due to detention rather than retention ponds.

We plan on being in attendance at the next public hearing scheduled for August 20, 2018 and hope that the contents of this letter will be shared with the board members prior to the meeting.

Burr Ridge is our home. We, as our neighbors, question HOW the proposed Planned Unit Development would be an enhancement financially, aesthetically, or environmentally positive addition to Burr Ridge ?????

Thank you in advance Sharon and Gary Charneia 1 Jack Pine Lane

Sharon Charneia
Gary W. Charneia

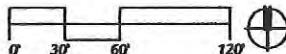


Stormwater Management

Required Detention Volume = 1.9 acre/feet

Proposed Detention Volume = 2.3 acre/feet

Additional Volume of Onsite Detention =
.40 acre/feet or 21% above required volume



- Existing Wood Wetland Basin
- 12" Restricted Outfall to Existing Pond
- 40' Corridor Ponds for Additional Volume
- Outfall Flow

Stormwater Management Diagram

7950 Drew Avenue

Burr Ridge, IL

SHEET L-10

JARPER PROPERTIES, LLC
16 W. 231 S. Frontage Road #17
Burr Ridge, IL 60527

June 22, 2018



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:

August 20, 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:

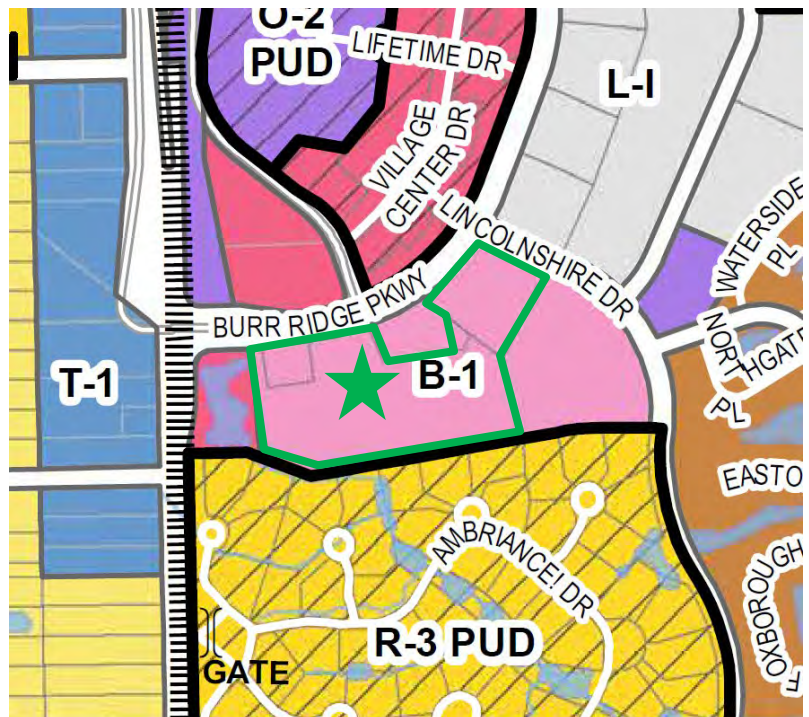
7.2 Acres

SUBDIVISION:

County Line Square

AVAILABLE PARKING:

432 Public Spaces and 30 Rear
Employee Spaces



The petitioner is Bob Garber, owner of the County Line Square shopping center at 50-324 Burr Ridge Parkway. On April 9, 2018, the Board of Trustees approved a motion directing staff to work with the property owner to address the parking issues at County Line Square; this petition has been prepared in response to said motion. The petitioner requests special use approval pursuant to Section VIII.B.2.cc of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development (PUD) in a B-1 Business District. A PUD zoning designation is typically requested with a new development; however, after consultation with the Village Attorney, it was determined that the property owner could request a PUD after development of a property. It is the petitioner's intent to establish parking and land use regulations specific to the existing shopping center through the implementation of a PUD. The proposed PUD regulations include:

- A limit of six restaurants in County Line Square with three within the east half and three within the west half of the shopping center. Restaurants exceeding these limits would be "grandfathered" and would be allowed to remain but not be replaced upon termination of business at this location.
- Allowing specified office uses or retail services to be re-classified as permitted uses rather than special uses.

The intent of the PUD is to provide greater access to parking that is not consistently available at present while also maintaining a competitive business environment throughout the property.

Site Analysis

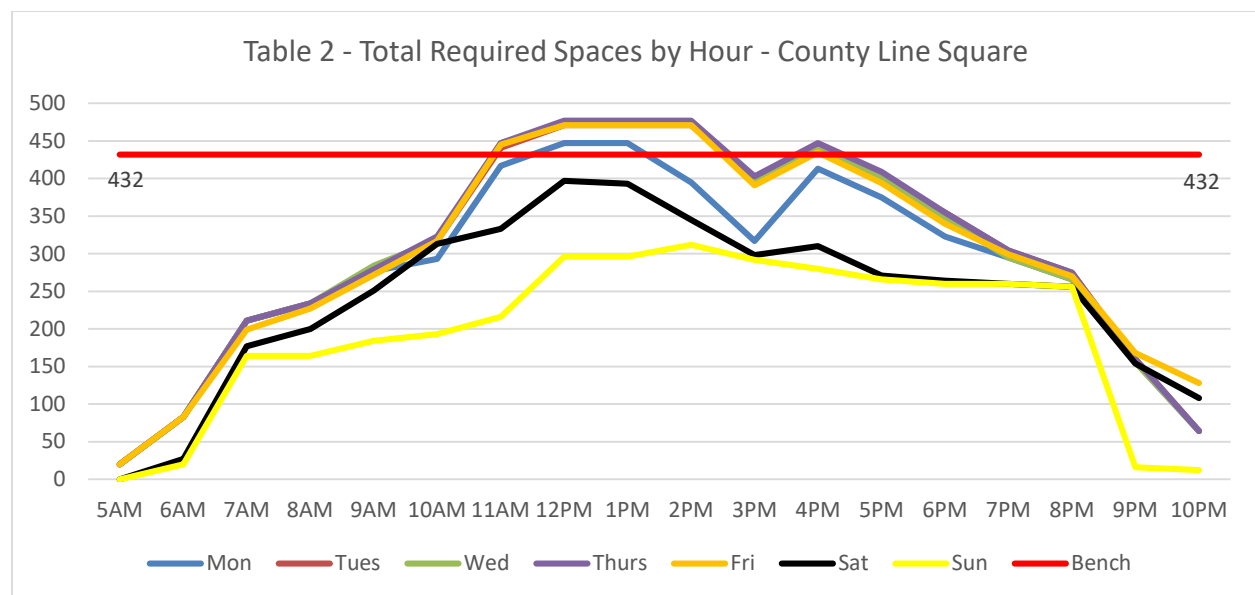
County Line Square contains a strip shopping center with 89,000 total square feet of commercial space, including two outlot buildings (one under separate ownership occupied by Chase Bank). Relevant zoning factors related to County Line Square include:

- There are 36 current businesses in County Line Square (list of tenants - Exhibit B), including nine restaurants, all of which share 432 public parking spaces and 30 employee spaces.
- The required number of parking spaces for County Line Square is based on the cumulative total of required parking for each business. The current required parking amount for the current tenants is 483 parking spaces.
- While not considered as part of this petition, Chase Bank contains 25 total parking spaces which patrons of other uses are legally entitled to access.
- Restaurants have the largest per-capita parking need, occupying 21 percent of the total leasable space while occupying 45 percent of the total parking requirement. Restaurants are required to provide one space for every 100 square feet of space plus one space for each employee, while general retail and service uses are required to provide one space for every 250 square feet of space with no employee parking requirement.
- While some uses in the B-1 Business District are permitted uses which do not require Village approval to open, any proposed use at County Line Square which requires additional parking compared to the previous use is required to obtain a parking variance due to the property being underparked.
- Two tenants have received parking variances to date: Capri and Cyclebar. Capri was granted a variation to reduce their required parking from 15 to 9 spaces for an expansion of the restaurant (i.e. the expanded restaurant space required 6 more parking spaces than the prior tenant). Cyclebar was granted a variation to reduce their required parking from 19 to 10 spaces (i.e. Cyclebar required 9 more spaces than the previous tenant).

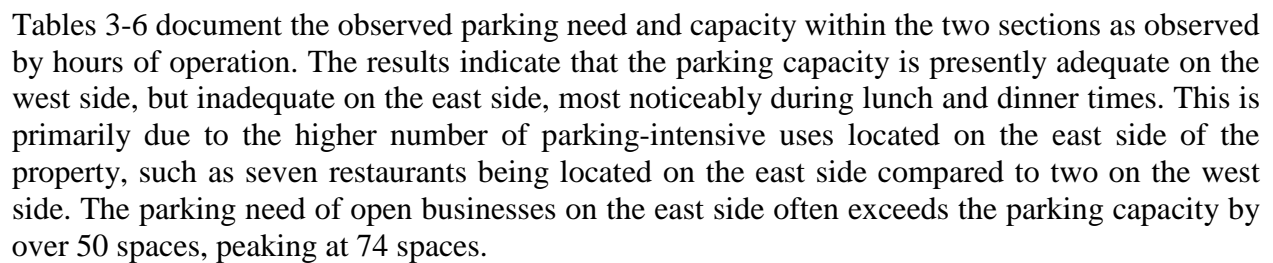
Parking Analysis

In evaluating the merits of 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 when businesses are open by date and time for the entire property. In 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.

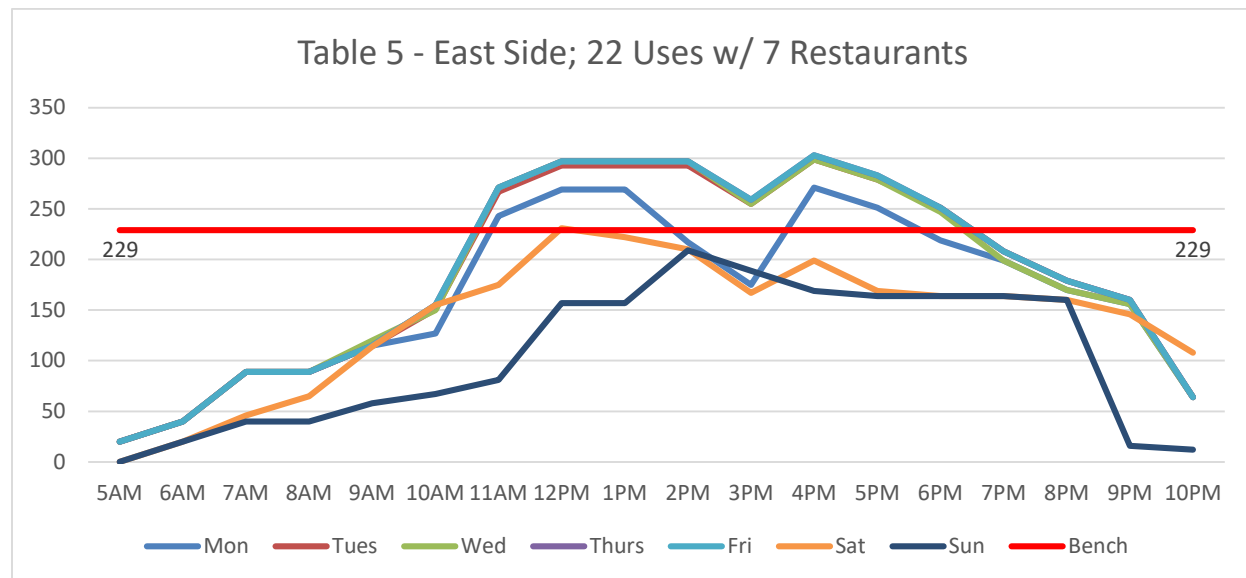
	5AM	6AM	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM
Mon	20	83	211	234	277	293	417	447	447	395	317	413	375	323	295	266	156	64
Tues	20	83	211	234	277	317	441	471	471	471	397	441	403	355	304	275	160	64
Wed	20	83	211	234	284	318	447	473	473	473	395	439	401	347	295	266	156	64
Thurs	20	83	211	234	279	323	447	477	477	477	403	447	409	355	304	275	160	64
Fri	20	83	199	227	272	317	445	471	471	471	391	435	394	340	299	270	168	128
Sat	0	27	177	200	251	313	333	397	393	345	298	310	271	264	260	256	154	108
Sun	0	20	164	164	184	193	216	296	296	312	292	280	266	260	260	256	16	12
Bench	432	432	432	432	432	432	432	432	432	432	432	432	432	432	432	432	432	432



While County Line Square is underparked as a whole based on Zoning Ordinance requirements, it is best to analyze the parking capacity nearest the uses they serve; if certain areas are found to be more severely underparked, it may inconvenience those seeking to frequent the tenants in these areas. To better analyze this phenomenon, staff divided the property into two sections (called “East” and “West”), using the access road from Burr Ridge Parkway as a dividing line for the property. 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. Dividing the property on the map as shown, as the west side of the property contains 44,000 square feet of commercial space, while the east side contains 45,000 square feet.



	5AM	6AM	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM
Mon	0	43	131	145	162	166	174	178	178	178	142	142	115	104	96	96	0	0
Tues	0	43	131	145	162	166	174	178	178	178	142	142	115	104	96	96	0	0
Wed	0	43	131	145	164	168	176	176	176	176	140	140	113	100	96	96	0	0
Thurs	0	43	131	145	164	168	176	180	180	180	144	144	117	104	96	96	0	0
Fri	0	43	131	145	164	168	180	180	180	180	144	144	113	100	96	96	8	0
Sat	0	7	131	135	137	158	158	166	162	126	122	102	102	100	96	96	8	0
Sun	0	0	124	124	126	126	126	130	130	94	94	102	102	96	96	96	0	0
Bench	203	203	203	203	203	203	203	203	203	203	203	203	203	203	203	203	203	203



	5AM	6AM	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM
Mon	20	40	89	89	115	127	243	269	269	217	175	271	251	219	199	170	156	64
Tues	20	40	89	89	115	151	267	293	293	293	255	299	279	251	208	179	160	64
Wed	20	40	89	89	120	150	271	297	297	297	255	299	279	247	199	170	156	64
Thurs	20	40	89	89	115	155	271	297	297	297	259	303	283	251	208	179	160	64
Fri	20	40	89	89	115	155	271	297	297	297	259	303	283	251	208	179	160	64
Sat	0	20	46	65	114	155	175	231	222	210	167	199	169	164	164	160	146	108
Sun	0	20	40	40	58	67	81	157	157	209	189	169	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 requested that staff analyze parking calculations if shared parking was used instead of calculating by accumulation of individual uses. Table 7 shows the standards of neighboring zoning ordinances along with a comparison for County Line Square if the parking calculation

City	Property Type	Requirement
Naperville	Less Than 250,000 SF	1 per 250 SF
Oak Brook	Less Than 40 Acres	2.25x Floor Area
Darien	Less Than 200,000 SF	1 per 250 SF
Downers Grove	Any Multi-Tenant Use	1 per 250 SF
Lombard	Less Than 200,000 SF	1 per 250 SF
Bolingbrook	Any Multi-Tenant Use	1 per 200 SF + 1/Emp.
County Line Square @ 1 per 250 SF = 357 Spaces		

were unilaterally converted to a shared parking amount. Section XI.C.5 of the Zoning Ordinance states that “off-street parking facilities for separate uses (which are located on either the same or different lots) may be provided in a shared parking area provided that the total number of parking spaces is equal to the sum of the parking spaces required for each use sharing the parking area, and

provided that all regulations governing location of accessory parking spaces, in relation to the use served, are adhered to.”

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 set no conditions, while the 2015 parking variation for the expansion of Capri included the following conditions (Exhibit D) that were intended to mitigate the parking impact:

1. That all employee vehicles shall be parked in the PACE parking lot after 6:00 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 [Capri] is open 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

Five residents and several businesses within County Line Square supported the petition as a positive approach towards ensuring convenient parking is available at the subject property

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.*” Off-street 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 address 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. The petitioner has proposed the following regulations be included in a PUD Ordinance for County Line Square:

1. There shall be no more than 3 restaurants located east of the main entryway drive and no more than three located west half of the main entryway drive. Continued occupancy of 7 restaurants east of the main entryway drive may continue but if any of those restaurant ceases operation, they may not be replaced until such time that the property is in full compliance with these PUD regulations. No new restaurants or restaurant expansions shall be permitted east of the main entryway drive until the property is in full compliance with these PUD regulations.
2. Permitted and Special Uses shall comply with Section VIII.B.1 and VIII.B.2 of the Zoning Ordinance except that (b.) Banks and Financial Uses, (l.) Financial Offices, (r.) Insurance Offices, and (ee) Real Estate Offices shall be permitted uses.

If the Plan Commission recommends the proposed PUD, staff suggests the following terms and conditions be added:

1. Staff recommends that the property owner add “parking in designated spaces only” signs throughout the property to allow the Police Department to enforce against parking outside of standard spaces. This enforcement will ensure that parking occurs in a safe and orderly manner.
2. The property owner has a current agreement that allows valet service at Capri and for said valet to store vehicles at the PACE bus lot. Staff recommends expanding the valet service to other popular uses on the east side of the property, such as County Wine Merchant, Dao, and La Cabanita. This would allow for visitors to conveniently patronize the restaurants on the east side while storing their cars elsewhere on the property.
3. The property and business owner should confirm and continue to observe compliance with the conditions of the 2015 Capri parking variation.

Another option would be to add parking. As part of the 2015 Capri hearing, staff identified space for additional spaces to be built along the property’s façade (Exhibit E). The petitioner provided a different reconfiguration that added approximately 20 total spaces after the Capri parking variation hearing. At this time, the Exhibit E plan would only add about 10 parking spaces. The petitioner has not agreed to add these parking spaces.

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



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	Lykouratzos 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

EXHIBIT B

Address	Occupant	Land Use	Floor Area (square feet)	Floor Area (-10%)	Floor Area (Gross)	Total Staff	Required Parking	Lot
50	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 Jewel	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 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	Beach for Dogs	pet store	2125	2250	2,500	4	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	263	483	
Total Available Parking Spaces =							432	
Net Parking Capacity							51	

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.	5-0 Yes	4-0 Yes
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

County Line Square Petitions 2007-Present

Petition	Petitioner	Address	Request(s)	PC Vote	BoT Vote
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



Thomas J. Ross
Executive Director

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 Louie JR
Capri Representative Signature

Phil Louie JR
Print Name

Owner
Title

Michael Grasso
Michael Grasso, President, BLU Valet

Michael GRASSO
Print Name

President/owner
Title

EXHIBIT E

STAFF SKETCH





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant to the Village Administrator

DATE: August 14, 2018

RE: Board Report for August 20, 2018 Plan Commission Meeting

At its July 23, 2018 and August 13, 2018 meetings the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

V-03-2018: 8200 Steepleside Drive (Bart); The Board of Trustees remanded this petition to the Plan Commission at the request of the petitioner.

Z-17-2018: 304 Burr Ridge Parkway (Holland); The Board of Trustees approved a special use for a pet service store in a B-1 Business District for Steve Holland and Beach for Dogs.

Preliminary Plat of Subdivision – Dremonas Subdivision – 15W110 87th Street; The Board of Trustees approved a preliminary plat of subdivision for this development, requiring that a sidewalk be built along 87th Street.

Final Plat Amendment – Spectrum Senior Living PUD; The Board of Trustees approved an amendment to the Spectrum Senior Living PUD to subdivide the commercial outlots at the property. McDonald's has been previously approved to occupy one of the outlots and was not able to receive a permit until this plat amendment was recorded. No Plan Commission consideration was required to perform this recording.

Miscellaneous: The Board of Trustees approved the appointment of Janine Farrell to the Plan Commission to complete the term of Dehn Grunsten expiring on February 1, 2019 and the appointment of Joe Petrich as Alternate to the Plan Commission to a three-year term expiring July 23, 2021.

07/19/2018

Permits Applied For June 2018



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-18-135	06/04/2018	810 Village Center Dr.	BMS CAT of Illinois	150 S. Church St. Addison IL 60101	Com Alteration
JCNC-18-160	06/27/2018	9101 Kingery Hwy	S-K Burr Ridge Residential, L	200 Spruce St Denver CO 80230	Com New Construction
JCPE-18-139	06/06/2018	311 Shore Dr	GSI Technologies	311 Shore Dr Burr Ridge IL 60527	Com Electrical Permit
JDEK-18-147	06/11/2018	147 Pheasant Hollow Dr	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JELV-18-138	06/04/2018	745 McClintock Dr	Great Lakes Elevator Service	1480 Renaissance Dr., Ste. 105 Park Ridge IL 60068	Elevator
JELV-18-150	06/14/2018	8094 Garfield Ave 4-	Slip Proof Safety	320 Forest Av. Willow Springs IL 60480	Elevator
JENG-18-143	06/13/2018	6130 Elm St	J2Santi Custom Homes	5035 Lawn Ave. Western Springs IL 60558	Engineering Permit
JGEN-18-148	06/13/2018	12 PineTree Ln	Triple J Renovation LLC	9S612 Clarendon Hills Rd Willowbrook IL 60527	Generator
JPAT-18-142	06/08/2018	4 Hillcrest Ct	DDT Home Transformations	24121 W. Theodore St Plainfield IL 60586	Patio
JPAT-18-154	06/21/2018	806 Kenmare Dr	Benito's Landcaping	P.O. Box 453 Westmont IL 60559	Patio
JPAT-18-166	06/28/2018	11554 Ridgewood Ln	J & H Landscaping	289 Dogwood St Bolingbrook IL 60490	Patio
JPF-18-115	06/07/2018	91st St.	Cedar Rustic Fence Co.	99 Republic Av. Joliet IL 60435	Fence Permit
JPF-18-162	06/27/2018	6549 Manor Dr	Maggie & Siju Chacko	6549 Manor Dr Burr Ridge IL 60527	Fence Permit
JPR-18-130	06/01/2018	8991 Enclave Dr	Slager Concrete Services, Inc.	10175 Vans Dr Frankfort IL 60423	Right-of-Way
JPR-18-140	06/06/2018	8542 Johnston Rd.	Timber Ridge Landscaping, Inc	745 W. Winthrop Ave Addison IL 60101	Right-of-Way
JPR-18-145	06/11/2018	7810 Circle Dr	Robert R. Andreas & Sons, Inc.	3701 S 61st Av. Cicero IL 60804-	Right-of-Way
JPR-18-146	06/11/2018	8435 Heather Ct	Casimiro, Roberto & Julia	8435 Heather Ct Burr Ridge IL 60521	Right-of-Way

07/19/2018

Permits Applied For June 2018



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPR-18-152	06/18/2018	7220 Park Ave	F & J Paving Inc	P O Box 35026 Elmwood Park IL 60707	Right-of-Way
JPR-18-155	06/21/2018	266 Lakewood Cir	Irish Castle Paving	9723 S. Kingsbury Ct Palos Hills IL 60465	Right-of-Way
JPR-18-156	06/20/2018	11250 W 79Th St	ABC Contractors, Inc.	1116 Center St Joliet IL 60435	Right-of-Way
JPR-18-163	06/28/2018	ROWs DuPage Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way
JPR-18-164	06/14/2018	Ashton Dr.	Organic Sediment Removal	N9397 7th Ave S Necedah WI 54646	Right-of-Way
JPS-18-159	06/25/2018	308 Burr Ridge Pkwy	Infinity Signs	5350 East Ave. Countryside IL 60525	Sign
JPTR-18-133	06/13/2018	8100 Steepleside Dr	Bart Industries, Inc.	536 Ridgemoor Dr Willowbrook IL 60527	Tree Removal
JPTR-18-134	06/01/2018	7600 Hamilton Av	Homeowner	Burr Ridge IL 60527	Tree Removal
JRAD-18-132	06/01/2018	7240 Hamilton Ave	Village Carpentry	1065 Zygmunt Cir. Westmont IL 60559	Residential Addition
JRAL-18-165	06/27/2018	105 Oak Ridge Dr.	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRDB-18-157	06/22/2018	11315 W 72nd St	Roman Melmyk	11315 72nd St Burr Ridge IL 60527	Residential Detached Building
JRES-18-149	06/14/2018	8467 Dolfor Cove	Sunrun Installation Service	2309 S. Mount Prospect Rd Des Plaines IL 60018	Residential Miscellaneous
JRES-18-158	06/25/2018	7515 Hamilton Ave	Bud's Concrete Inc.	10537 Royal Porthcrawl Dr Naperville IL 60564	Residential Miscellaneous
JRPE-18-141	06/04/2018	8508 Timber Ridge Dr	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit
JRSF-18-129	06/01/2018	6503 Hillcrest Dr.	Provencal Construction Co.	50 Burr Ridge Pkwy. Burr Ridge IL 60527	Residential New Single Family
JRSF-18-144	06/12/2018	367 Old Oak Ct	Elite Homes	15W671 74th St. Burr Ridge IL 60527	Residential New Single Family
JRSF-18-151	06/19/2018	382 Highland Ct	Roberts Design & Build	4506 Roslyn Rd. Downers Grove IL 60515	Residential New Single Family

07/19/2018

Permits Applied For June 2018



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRSF-18-161	06/27/2018	11822 Crosscreek Ct.	Bernard Bartelli Michael Abrah	148 Burlington Ave Clarendon Hills IL 60514	Residential New Single Family
TOTAL:	35				

07/19/2018

Permits Issued June 2018



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-18-065	06/14/2018	999 McClintock Dr	Bulley & Andrews	1755 W. Armitage Av. Chicago IL 60622	Com Alteration \$1,509,011	18,270
JCA-18-095	06/06/2018	6860 North Frontage Road	LR Hein Construction	1480 Industrial Dr. A Itasca IL 60143	Com Alteration \$237,708	2,818
JCA-18-135	06/28/2018	810 Village Center Dr.	BMS CAT of Illinois	150 S. Church St. Addison IL 60101	Com Alteration	
JDEK-18-094	06/20/2018	15W 656 75th St.	Alfred & JoAnn Seidel	15W656 75th St Burr Ridge IL 60527	Deck	
JELV-18-138	06/28/2018	745 McClintock Dr	Great Lakes Elevator Service	1480 Renaissance Dr., Ste. 105 Park Ridge IL 60068	Elevator	
JENG-18-143	06/13/2018	6130 Elm St	J2Santi Custom Homes	5035 Lawn Ave. Western Springs IL 60558	Engineering Permit	
JPF-18-097	06/12/2018	8749 AINTREE LN	Northwest Cedar Products	15537 S. Weber Road Lockport IL 60441	Fence Permit	
JPF-18-115	06/07/2018	91st St.	Cedar Rustic Fence Co.	99 Republic Av. Joliet IL 60435	Fence Permit	
JPPL-18-093	06/20/2018	15W 656 75th St.	Alfred & JoAnn Seidel	15W656 75th St. Burr Ridge IL 60527	Pool	
JPR-17-312	06/04/2018	8750 AINTREE LN	M & M Concrete Contractors, I	4964 W. 171st St. Tinley Park IL 60477	Right-of-Way	
JPR-18-062	06/29/2018	15W 330 60TH ST	Wingren Landscape, Inc.	5126 Walnut Av. Downers Grove IL 60515	Right-of-Way	
JPR-18-119	06/21/2018	7556 Woodland Ct	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way	
JPR-18-120	06/04/2018	1463 Tomlin Dr	Dressler Block Concrete	13152 Meadow Lane Plainfield IL 60544	Right-of-Way	
JPR-18-123	06/08/2018	8260 Ridgpointe Dr	Henry Whittington	8260 Ridgpointe Dr Burr Ridge IL 60527	Right-of-Way	
JPR-18-124	06/07/2018	ROWs Ck Cty Locations	Henkels & McCoy	975 Corporate Blvd Aurora IL 60502	Right-of-Way	
JPR-18-125	06/08/2018	Madison Club	Ubee's Brick Paving & Concret	2135 Newcastle Westchester IL 60154	Right-of-Way	

07/19/2018

Permits Issued June 2018



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JPR-18-130	06/26/2018	8991 Enclave Dr	Slager Concrete Services, Inc.	10175 Vans Dr Frankfort IL 60423	Right-of-Way
JPR-18-140	06/29/2018	8542 Johnston Rd.	Timber Ridge Landscaping, Inc	745 W. Winthrop Ave Addison IL 60101	Right-of-Way
JPR-18-146	06/28/2018	8435 Heather Ct	Casimiro, Roberto & Julia	8435 Heather Ct Burr Ridge IL 60521	Right-of-Way
JPS-18-127	06/22/2018	306 Burr Ridge Pkwy	Liberty Flag & Banner	2747 York St Blue Island IL 60406	Sign
JPTR-18-133	06/06/2018	8100 Steepleside Dr	Bart Industries, Inc.	536 Ridgemoor Dr Willowbrook IL 60527	Tree Removal
JPTR-18-134	06/12/2018	7600 Hamilton Av	Homeowner	Burr Ridge IL 60527	Tree Removal
JRAL-18-024	06/29/2018	8600 S County Line Rd	LM Custom Homes	115 W 55th Street Clarendon Hills IL 60514	Residential Alteration
JRAL-18-116	06/07/2018	223 Elm Ct	RMC Construction	1335 Highland Av Glendale Heights IL 60139	Residential Alteration
JRDB-18-100	06/20/2018	8704 Polo Ridge CT	Thatcher Retractable Products	650 Willowbrook Center Pkwy Willowbrook IL 60527	Residential Detached Building
JRDB-18-103	06/22/2018	15W 315 79TH ST	Roumen Mahleliiski & Maria	315 W. 79th St Burr Ridge IL 60527	Residential Detached Building
JRPE-18-141	06/26/2018	8508 Timber Ridge Dr	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit
JRPF-18-064	06/15/2018	15W 330 60TH ST	Quantus Pools Corp.	3701 Berdnick St Rolling Meadows IL 60008	Pool and Fence
JRPF-18-088	06/20/2018	8425 Park Ave	Michael Chowaniec	8425 Park Ave Burr Ridge IL 60527	Pool and Fence
JRSF-18-066	06/04/2018	7500 Drew Ave	Jovica Balac	7500 Drew Ave Burr Ridge IL 60527	Residential New Single Family \$577,650 3,851
JRSF-18-069	06/07/2018	7283 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$366,300 2,442
JRSF-18-080	06/01/2018	7344 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$477,750 3,185

07/19/2018

Permits Issued June 2018



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRSF-18-085	06/20/2018	7321 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$366,300	2,442
JRSF-18-086	06/01/2018	7282 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$491,850	3,279
JRSF-18-087	06/04/2018	7319 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$366,300	2,442
JRSF-18-106	06/08/2018	7276 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$366,300	2,442
TOTAL:	36					

07/19/18

Occupancy Certificates Issued June 2018



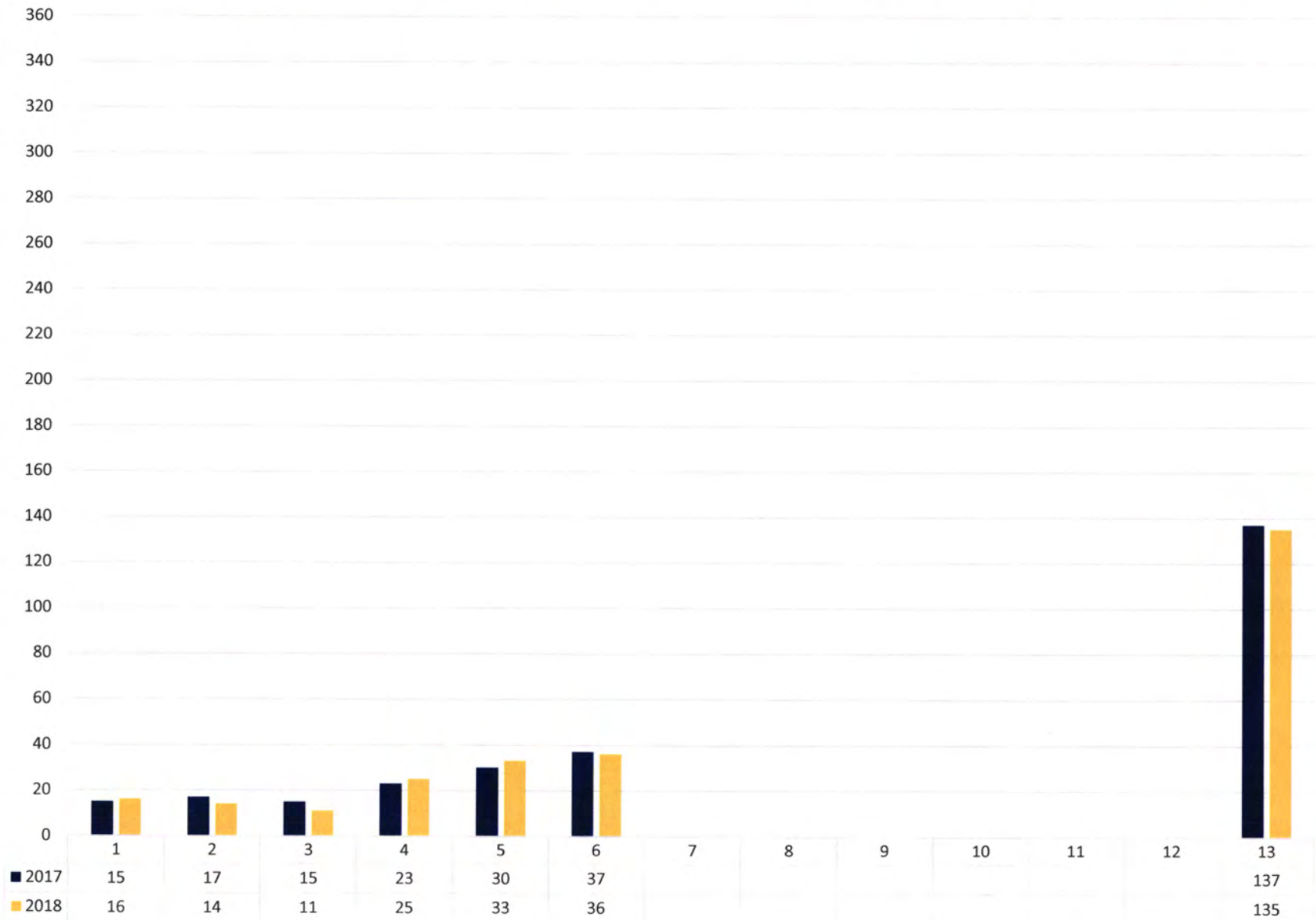
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF18018	06/29/18	Mary & Nick Emanuele	9S 201 Madison St
OF18020	06/21/18	Peter & Lori Cattaneo	15W 69 W 91st St.

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2018

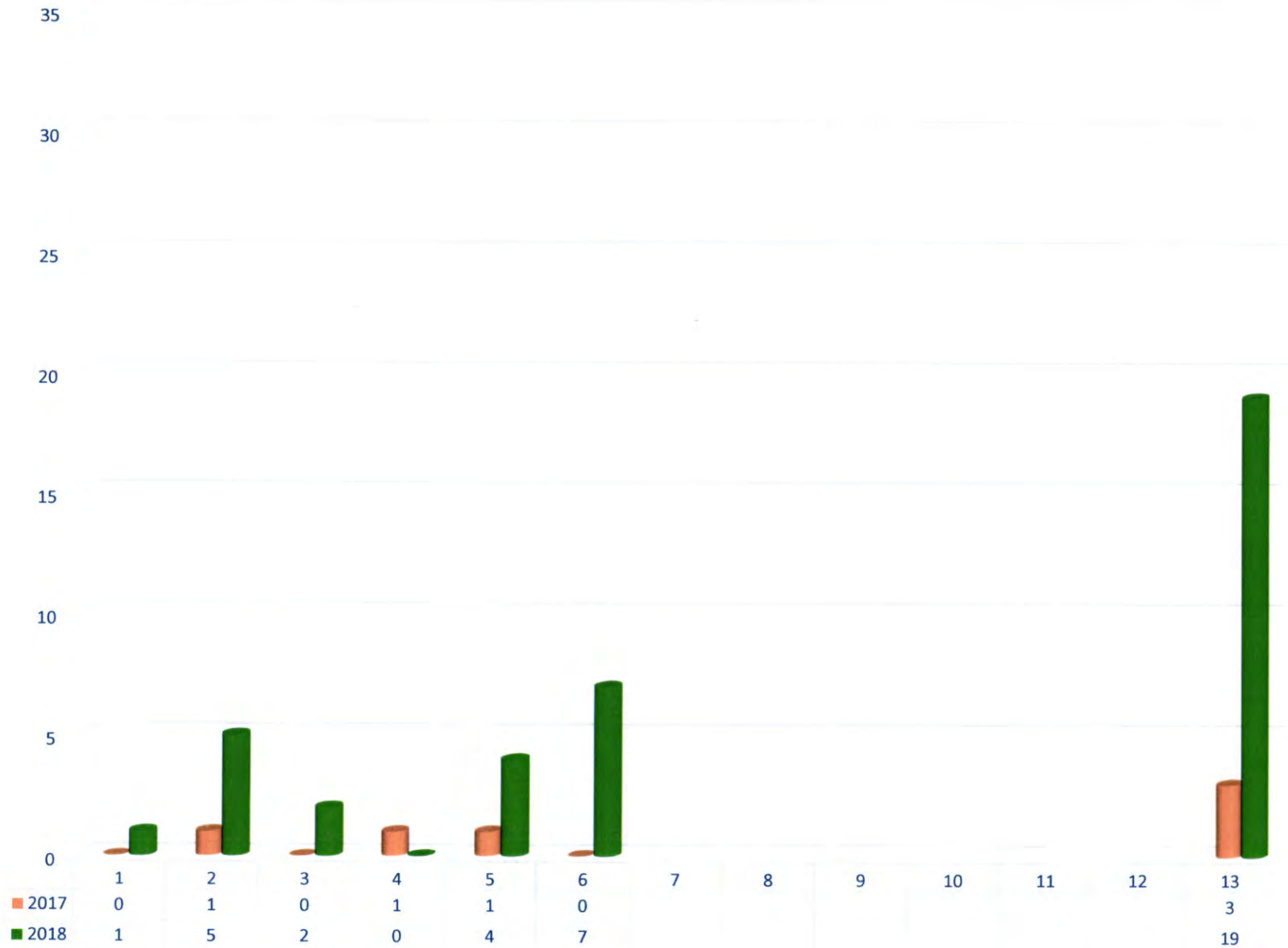
(Does not include miscellaneous Permits)

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	\$3,012,450	\$69,225		\$1,746,719	\$4,828,394
	[7]	[1]		[2]	
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
2017 TOTAL	\$10,054,800	\$1,631,775	\$0	\$2,408,923	\$14,095,498
	[19]	[19]		[4]	

Village of Burr Ridge Building Permits Issued 2017 Compared to 2018

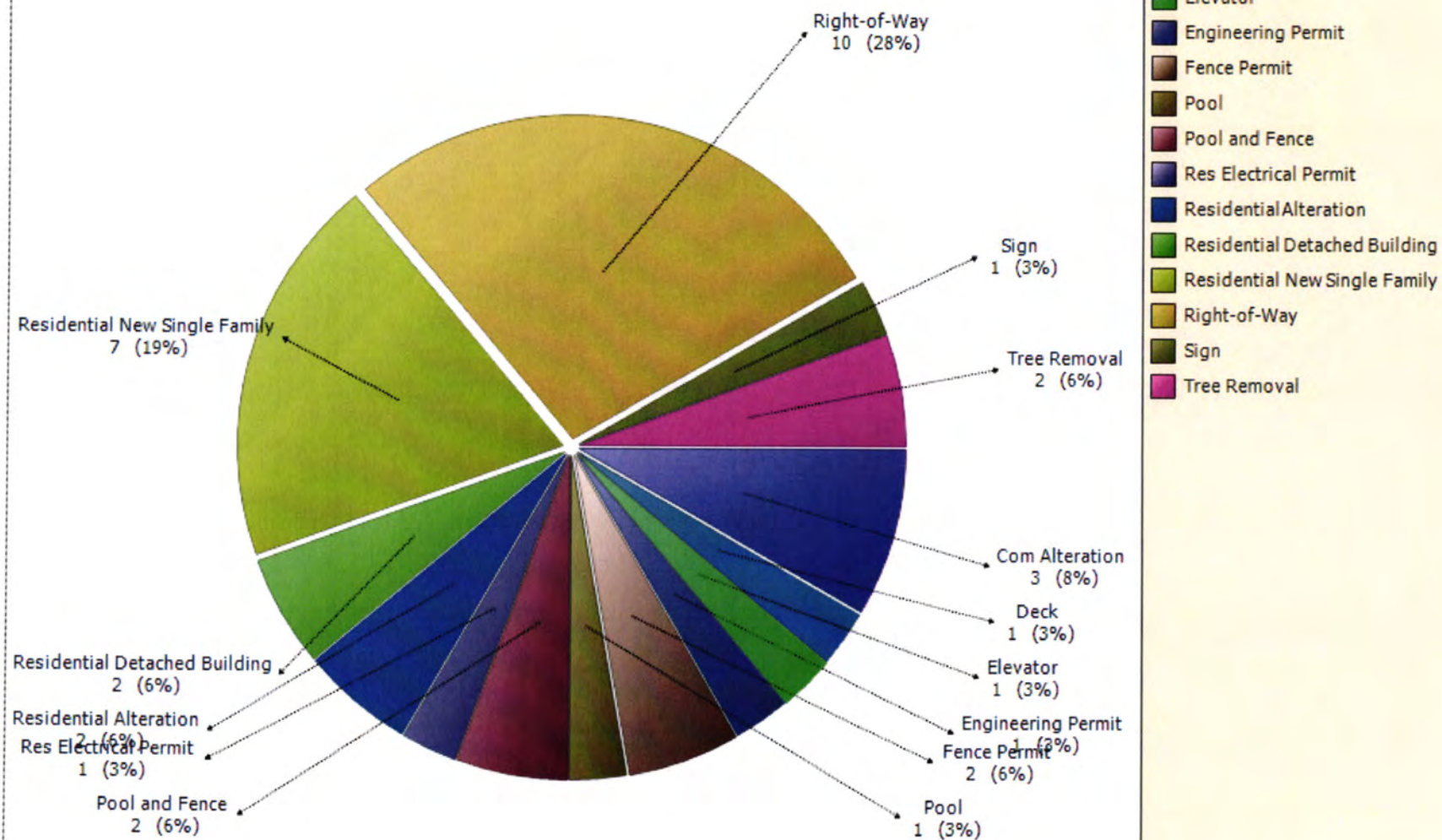


Village of Burr Ridge New Housing Permits 2017 Compared to 2018



Breakdown of Permits by Project Type

Permits Issued June 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: August 15, 2018

RE: **PC-09-2018; 8600 County Line Road; Request for Private Sanitary Sewer System**

The petitioner is Romaldo Camarena, owner of the property at 8600 County Line Road. Mr. Camarena has applied for a permit for a new home to be built on the property which would be served by a private sanitary sewer system. Section IV.L of the Burr Ridge Zoning Ordinance requires all new homes “*shall be served by public or community sewer and water systems.*” For properties in areas that are not served with public sewers, private or individual sewage disposal (septic) systems may be permitted subject to review by the Plan Commission and approval by the Board of Trustees. Section IV.L further states that approval to build a new home with a private sanitary sewer system may be recommended by the Plan Commission and approved by the Board of Trustees if it is determined “*that it is impractical to extend public or community sewer...to serve the area, and (b) there is an irrevocable commitment by the owners of the lot that connections shall be made to a public or community sewersystem not less than six months after any such system has been installed or extended to serve the lot.*” This section of the Zoning Ordinance also requires that lots with private sewer systems be at least 150 feet wide and one acre in area. The petitioner’s property meets both the size and width requirements for installing a private sanitary sewer.

The Village Engineer has reviewed the petitioner’s request and submitted a report regarding the proposal (Exhibit A). Staff concurs with the petitioner’s assertion that a good faith effort has been made to connect to nearby public sewer systems, with the property’s location abutting two county rights-of-way as well as being located several hundred feet and multiple properties away from the nearest public system making connection challenging. While the petitioner has stated that they will pursue a septic system as a first option if approved, they do not plan to rule out connecting to a public system if a practical option becomes available. In considering each of these factors, staff has no objection to the proposed private septic system design at 8600 County Line Road.

Appendix

Exhibit A – Report from Village Engineer

M E M O

To: Evan Walter, Assistant Community Development Director
From: David Preissig, P.E., Director of Public Works & Village Engineer
Date: August 15, 2018
Subject: Septic System Concurrence for 8600 County Line Road (PIN 09-36-400-022-000)
Permit No. 18-137

The following is an assessment of the private sanitary sewer system proposed at the subject residence in Burr Ridge, DuPage County, Illinois:

Existing and Proposed Conditions:

1. Existing residence is served by Village water and utilizes a sanitary septic system. The lot is encumbered by wetlands along the north and west property lines and a waterway designated as Des Plaines River Tributary #5.
2. Proposed residence would be a 5-bedroom house on a 2.5 acre lot with proposed T/F 670.0 and a proposed basement floor elevation 661.2.
3. The nearest sanitary sewer system connection is a manhole maintained by the DuPage County Public Works on 87th Street, beginning 365 feet west of County Line Road, having a rim elevation 662.3 and invert elevation at 658.0.

The applicant proposed sanitary sewer extension alternates to the DuPage County Department of Public Works. A sanitary sewer extension could be constructed along County Line Road from the subject property south to 87th Street, then west to the existing manhole. County Line Road rights-of-way (ROW) contain a Village sidewalk and Village water main; therefore, cannot accommodate a sanitary sewer extension. A new utility easement along the east property line adjacent to the ROW would be needed for the proposed extension, along with a new easement also encumbered in the adjacent 8670 County Line Road property (PIN 09-36-400-023).

Discussions regarding future subdivision of 8670 County Line Road are on-going, which work would likely include dedicating new utility easements and extending the sanitary sewer system to 8600 County Line Road. Until such time this work is completed, no gravity sewer connection between the proposed residence at 8600 County Line and a public sanitary sewer system is feasible.

Costs notwithstanding, the Engineering Division concurs with replacement of the existing private sanitary septic system as necessary for the proposed new residence at 8600 County Line Road. A statement should be recorded with the property that will require connecting to the DuPage County sanitary sewer system whenever such a facility is extended to service this property.

Please contact Village Engineer David Preissig, P.E. if you have any questions regarding the above at (630) 323-4733, extension 6000.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant to the Village Administrator

DATE: August 14, 2018

RE: Patera Preliminary Plat of Subdivision; 7950 Drew Avenue

Attached is a request for review of a preliminary plat of subdivision for the above referenced property. The plat proposes to subdivide an existing parcel with a land area of 8.87 acres, into eight single-family residential lots plus one detention outlot (Outlot A). The subdivision is zoned R-3 Residential (20,000 square foot lot minimum plus 100' minimum lot width). The following review comments are provided relative to compliance with the R-3 Residential District and the Subdivision Ordinance:

- Eight single-family residential lots are proposed; each lot complies with the minimum 20,000 square foot lot area required by the R-3 District. While not all lots show the necessary 100-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 permitted by the Zoning Ordinance, equating to within the first 60 feet of a lot in the R-3 District. All lots are shown to meet the necessary width requirements under this standard.
- A new street is shown with a 28-foot-wide public roadway and a 60-foot-wide right of way which meet Village requirements and building standards.
- A 33' right of way dedication is shown along Drew Avenue, which meets the Village requirements for said dedication. No sidewalk is shown along Drew Avenue or the new 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 for both locations. No sidewalks are currently built along Drew Avenue that new sidewalk could feasibly connect to.

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.

PRELIMINARY PLAT OF SUBDIVISION

LEGAL DESCRIPTION

THE WEST 552.44 FEET OF THE NORTH 792 FEET OF LOT 2 OF THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 22, 1848 IN BOOK 1 OF PLATS, PAGE 13, DUPAGE COUNTY, ILLINOIS.

GROSS PROJECT AREA = 384.854 S.F. OR 8.84 ACRES
NET PROJECT AREA = 384.854 S.F. OR 8.84 ACRES
P.L.N. #08-36-201-004
COMMON ADDRESS: 7950 DREW AVENUE, BURR RIDGE, ILLINOIS 60527
CURRENT ZONING: R-3

(STATE OF ILLINOIS)
(COUNTY OF DUPAGE)
WE HEREBY CERTIFY THAT THE TOPOGRAPHICAL AND PROFILE STUDIES REQUIRED BY THE ILLINOIS PLAT ACT, ILL. REV. STAT., CH. 109, SEC. 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 HEREON.
DATED THIS _____ DAY OF _____, A.D. 2018.

REGISTERED PROFESSIONAL ENGINEER, _____ OWNER(S) OF DULY AUTHORIZED ATTORNEY
LICENSE NO. _____

NOTICE OF APPROVAL OF PRELIMINARY PLAT

"NOTICE IS HEREBY GIVEN THAT THE PRELIMINARY PLAT OF SUBDIVISION SHOWN HEREON HAS RECEIVED APPROVAL BY THE BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE, ILLINOIS, AND UPON COMPLIANCE BY THE SUBDIVIDER WITH REQUIREMENTS OF QUALIFICATIONS GOVERNING THE APPROVAL OF PRELIMINARY PLATS AND WITH OTHER REVISIONS AND STIPULATIONS THAT MAY BE REQUIRED, THE BOARD OF TRUSTEES WILL RECEIVE THE FINAL PLAT FOR CONSIDERATION WHEN SUBMITTED BY THE SUBDIVIDER IN SUCH FORM AND WITHIN SUCH TIME AS REQUIRED BY THIS ORDINANCE."
THE BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE, IL

DATE: _____, 2018.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	RIGHT-OF-WAY	
	CONTOUR	
	SPOT GRADE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	BUFFALO BOX	
	GATE VALVE W/VAULT	
	STREET LIGHT	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB	
	SILT FENCE	
	FENCE	
	CONSTRUCTION FENCE	
	ROAD SIGN	
	ELECTRIC	
	GAS	
	UTILITY POLE	
	DOWNSPOUT (TO UNDERGROUND)	
	DOWNSPOUT	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	TOP OF FOUNDATION	
	TOP OF CURB, DEPRESSED	
	TOP WALL, BOTTOM OF WALL	
	RIM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	HIGH/NORMAL WATER LEVEL	

LOT AREA TABLE		
LOT NO.	AREA	
	S.F.	ACRE
1	20,020	0.460
2	20,024	0.460
3	20,004	0.459
4	20,009	0.459
5	20,004	0.459
6	20,007	0.459
7	20,023	0.460
8	20,014	0.459
LOT AREA		
MIN	20,004	0.46
MAX	20,024	0.46
AVERAGE	20,013	0.46



Know what's below.
Call before you dig.

BENCHMARKS:

REFERENCE BENCHMARK:
DUPAGE COUNTY BENCHMARK: #DGN35002
PID: DK3269

STATION IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MADISON STREET AND 83RD STREET. STATION IS 42.0 FT WEST OF THE CENTERLINE OF MADISON STREET AND 37.5 FT NORTH OF THE CENTERLINE OF 83RD STREET. MONUMENT IS AN ALUMINUM DISK ON A STEEL ROD WITH A PVC SLEEVE. MONUMENT IS 2.0 FT ABOVE STREET SURFACE AND IS FLUSH WITH GRADE. MONUMENT IS FERROMAGNETIC.

ELEVATION = 732.93 (NAVD 88)

SITE BENCHMARKS:

SITE BENCHMARK:
FLANGE BOLT ON FIRE HYDRANT AT THE NW CORNER OF 79TH STREET AND DREW AVENUE.

ELEVATION = 694.36 (NAVD 88)

ENGINEER
WILLIAM J. ZALEWSKI, P.E.
BILLZ@CENUS.COM

DATE

ILLINOIS REGISTRATION NO.: 062-046121
EXPIRATION DATE: 11/30/2019

PROFESSIONAL DESIGN FIRM NO.: 184-007386
EXPIRATION DATE: 4/30/2019

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER



PRELIMINARY PLAT OF SUBDIVISION

7950 DREW AVENUE
BURR RIDGE, IL
NOT FOR CONSTRUCTION

DEVELOPER/OWNER:
JARPER PROPERTIES, LLC
16W231 S. FRONTAGE ROAD, SUITE 17
BURR RIDGE, IL 60527

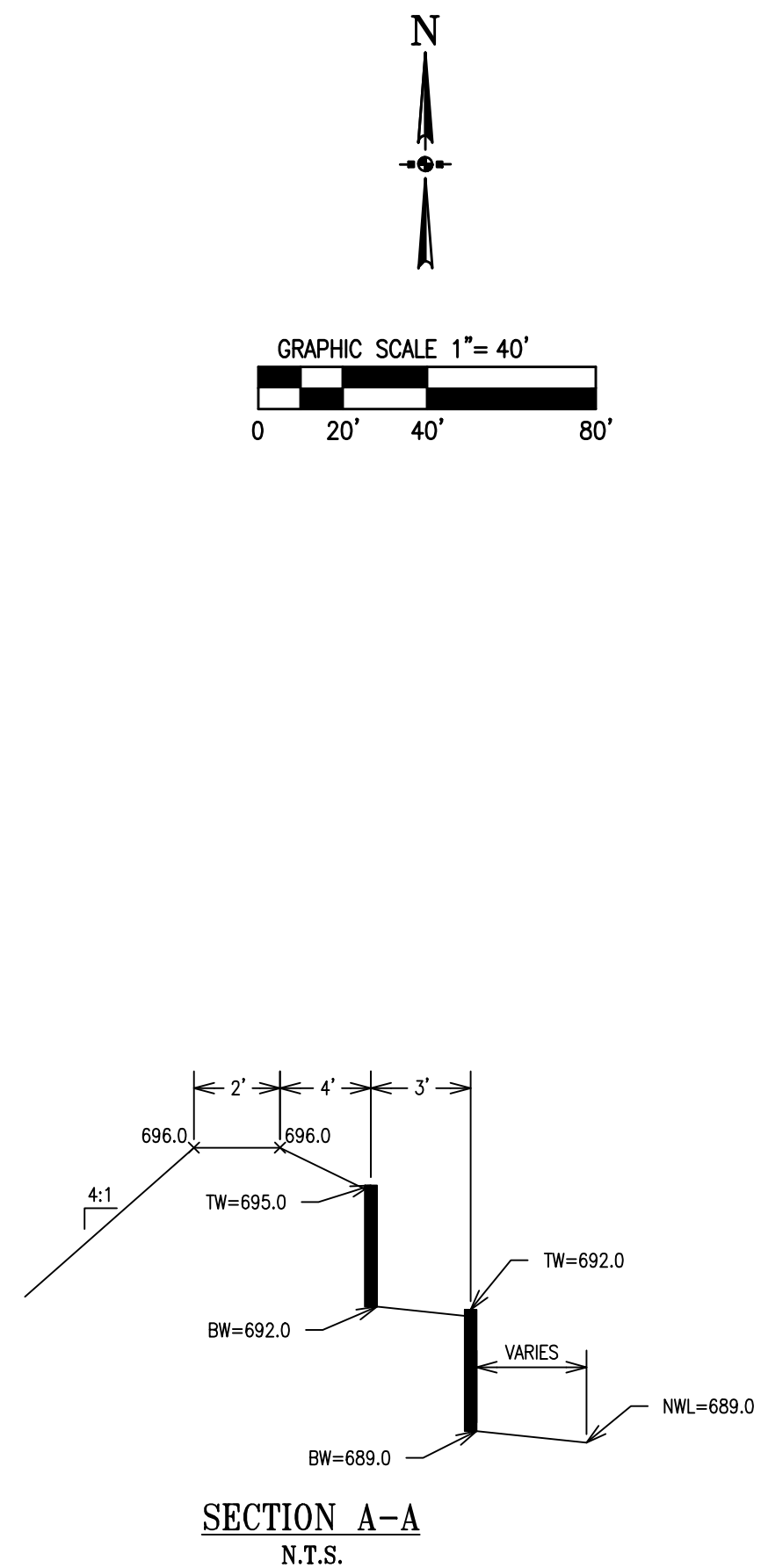
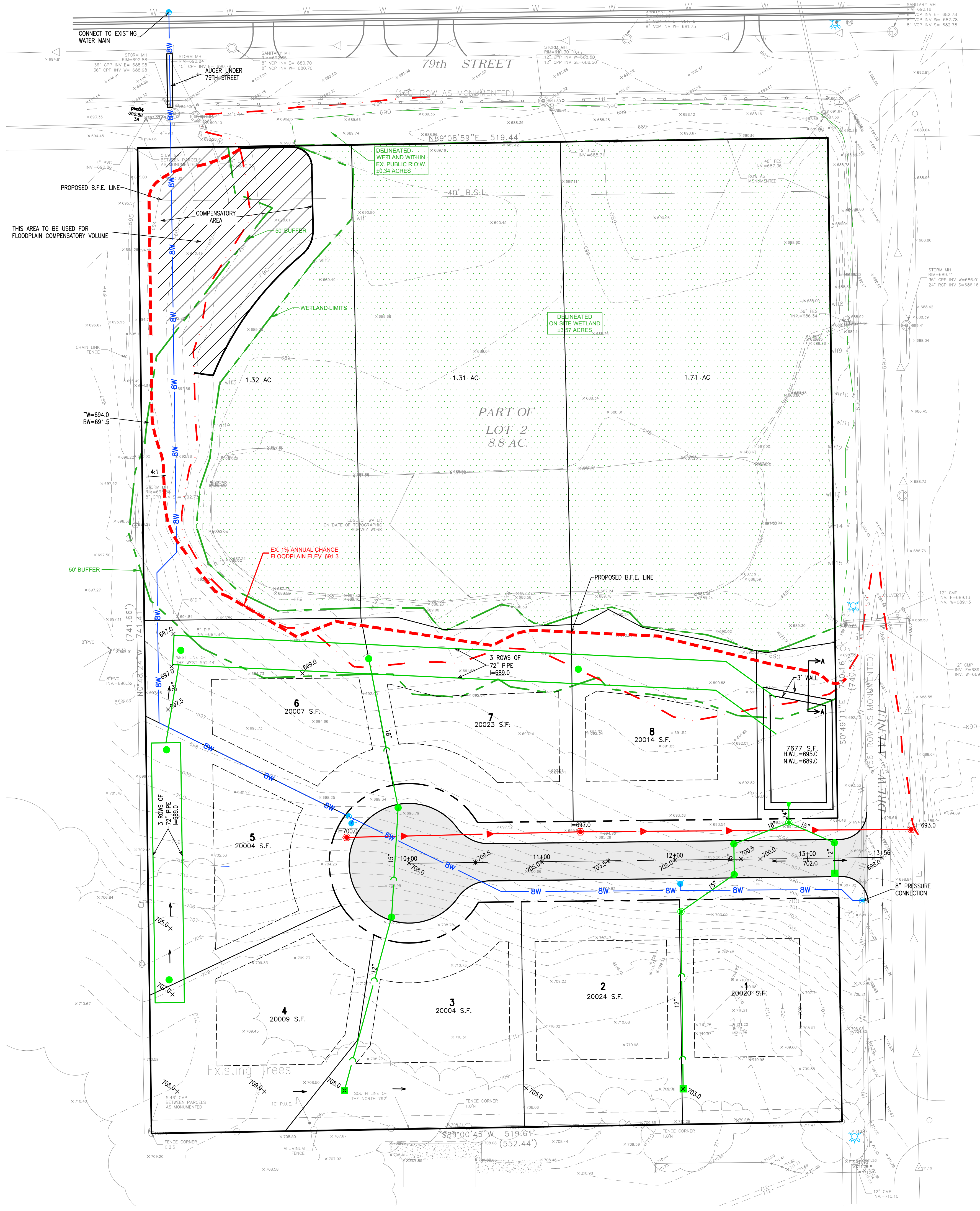
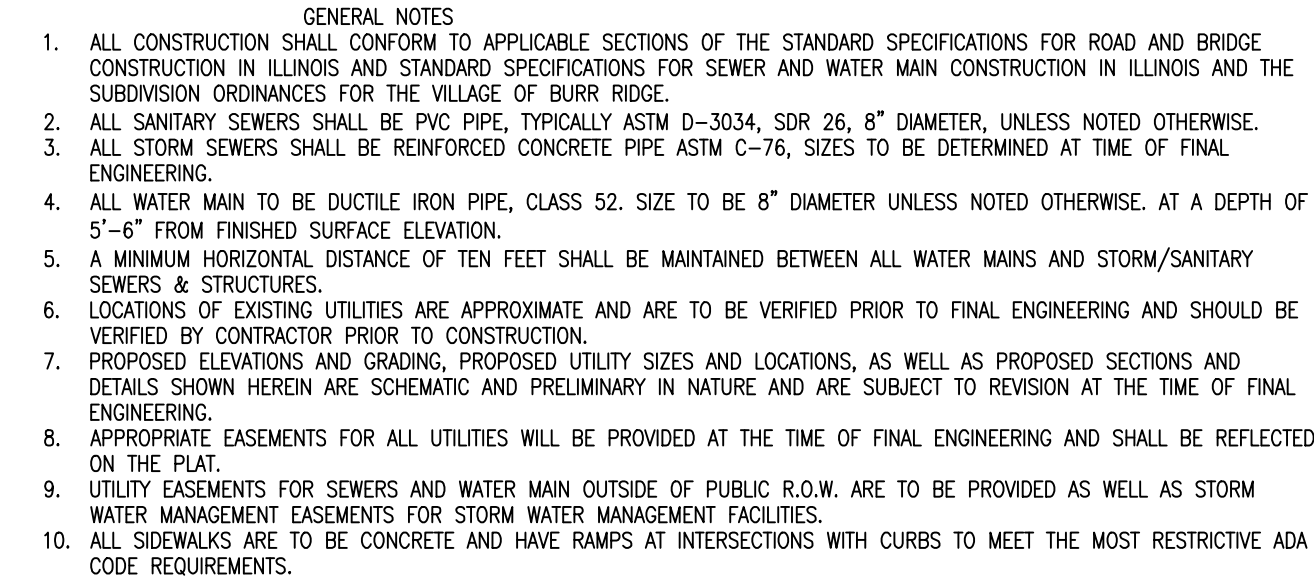
JULY 30, 2018
JOB: 16-086

SHEET:
POS1

ADVANTAGE

CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758



JARPER PROPERTIES, LLC 16W231 S. FRONTAGE ROAD, SUITE 17 BURR RIDGE, IL 60527	PRELIMINARY ENGINEERING PLAN	ADVANTAGE CONSULTING ENGINEERS, LLC 80 MAIN STREET, SUITE 17 LEMONI, IL 60439 847-260-4758 Copyright © 2018 Advantage Consulting Engineers, LLC	
APRIL 11, 2018		NO.	DATE
JOB: 16-086		1.	07/06/18
SHEET: C1			REVISION PER DEVELOPER
1 OF 1			REMARKS



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant to the Village Administrator

DATE: August 15, 2018

RE: **PC-10-2018: DuPage County ZBA Hearing; Z18-048; 15-Unit Townhome Development; 8601 Route 83, Burr Ridge, IL.**

Attached is a legal notice from the Du Page County Zoning Board of Appeals. The notice is for a proposed 15-unit townhome development at 8601 Route 83. The property is located within the planning area of Burr Ridge in an unincorporated area. The petition seeks re-zoning from single-family housing to multi-family housing under the DuPage County Zoning Ordinance.

Staff has determined that the property does not meet the density standards for a multi-family housing development in the R-5 District; permitted multi-family uses in the R-5 District are required to have no more than 4.2 units per acre, while the proposed development is proposed to have slightly more than 5 units per acre. The property also does not meet the standards for a Planned Unit Development in that it is 2.87 acres in area instead of the 20 acres as presently required.

Staff requests direction from the Plan Commission regarding the proposed development. In that this property is located within the Village's planning area, it is likely that the property owner may attempt to annex the development into the Village at a later time. No utility connections to the Village are required to build the townhomes at present. While the petition before the County is to be initially considered before the Board of Trustees may approve any Resolution recommended by the Plan Commission, staff wishes to bring this to the attention of the Plan Commission to determine if any action is desired.

EXHIBIT A



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building

DU PAGE COUNTY ZONING BOARD OF APPEALS

Zoning Petition Z18-048 Group A Architecture

Please review the information herein and return with your comments to:
Paul Hoss, DuPage County Building and Zoning Department, 421 North County
Farm Road, Wheaton, Illinois 60187; or Jessica.Infelise@dupageco.org via email at
or via facsimile at 630-407-6702 by August 22, 2018.

COMMENT SECTION:	
_____: NO OBJECTION/CONCERNS WITH THE PETITION.	
_____: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.	
_____: I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.	
_____: I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS:	
SIGNATURE: _____ DATE: _____	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: _____	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	Z18-048 Group A Architecture
ZONING REQUEST	1. Conditional Use for a Planned Development. 2. Rezoning from R-4 to R-5.
OWNER	HAROLD LIESENFELT (AGENT) 50 BURR RIDGE PARKWAY, BURR RIDGE, IL 60527
ADDRESS/LOCATION	8601 Route 83, Burr Ridge Illinois 60527
PIN	09-35-401-001 & 09-35-401-002
TWSP./CTY. BD. DIST.	Downers Grove N District 3
ZONING/LUP	R-4 Single Family 0-5 DU AC
AREA	Total: 2.89 Acres (125,888 sq. ft.) 09-35-401-001: 1.41 Acres 09-35-401-002: 1.48 Acres
UTILITIES	N/A
PUBLICATION DATE	Daily Herald: July 31, 2018
PUBLIC HEARING	August 23, 2018

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building

**DU PAGE COUNTY ZONING BOARD OF APPEALS
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

Zoning Petition Z18-048 GROUP A ARCHITECTURE

The DuPage County Zoning Board of Appeals will conduct the following public hearing:

PUBLIC HEARING: 6:00 p.m. **August 23, 2018**, Room 3500-B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: Robert W. Kirk 1100 Landmeier Road, Elk Grove Village, IL 60007

REQUEST:

1. Conditional Use for a Planned Development.
2. Rezoning from R-4 to R-5.

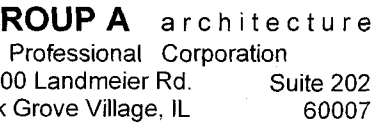
ADDRESS OR GENERAL LOCATION: 8601 Route 83, Burr Ridge, IL 60527

LEGAL DESCRIPTION: LOTS 21 AND 22 IN HINSDALE MEADOWBROOK FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THE SOUTH 175.0 FEET OF THE WEST 350.0 FEET, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1952 AS DOCUMENT 650073 AND CERTIFICATE OF CORRECTION FILED JUNE 3, 1952 AS DOCUMENT 653220, IN DUPAGE COUNTY, ILLINOIS.

**Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
DUPAGE COUNTY ZONING BOARD OF APPEALS**

Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.

Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.



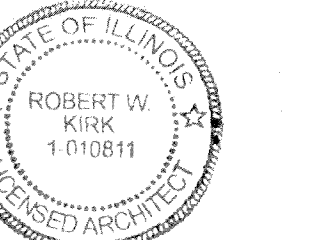
one: 847.952.1100
c: 847.952.1158
eb: www.groupaarch.com

PROJECT

PROPOSED TOWNHOMES

8801 ROUTE 83
BURR RIDGE, ILLINOIS, 60527

SIGNATURE AND SEAL

NOV 30, 2018
EXPIRATION DATE

attNok

[illegible]

Copyright 2017

SE DOCUMENTS AND THEIR CONTENTS
THE SOLE PROPERTY OF GROUP A
HITECTURE, INC. AND ARE ISSUED ONLY
THE SPECIFIC PROJECT NOTED. ANY
DUCTION, REVISION, OR
FICATION OF THESE DOCUMENTS
OUT EXPRESSED WRITTEN CONSENT OF
UP A ARCHITECTURE, INC. IS PROHIBITED
AW.

DRAWN BY

Author

Checker

APPROVED BY _____

Apprver

Project Number

DRAWING TITLE

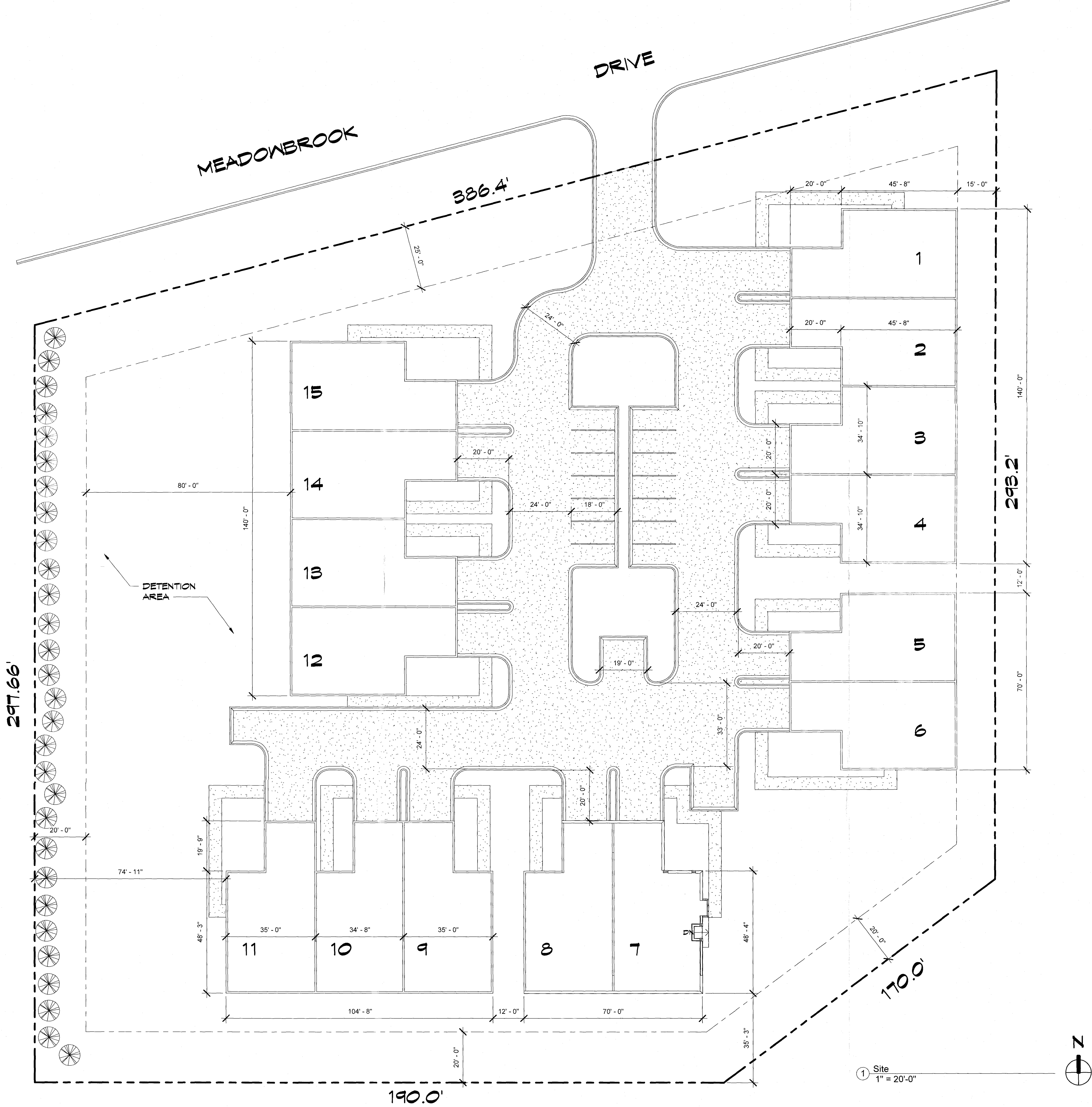
Site Plan

DRAWING NUMBER

A1.0

<u>UNINCORPORATED DUPAGE COUNTY</u>	
LOT AREA:	125,000 S.F.
EXISTING ZONING:	R-4
DESIGN ZONING:	R-5
CONDITIONAL USE P.D.	
125,000 S.F./5,000 LOT AREA/UNIT =	25 UNIT DENSITY
15 UNITS PROVIDED	
R-5 STANDARDS:	
25'-0" FRONT YARD	25'-0" PROVIDED
15'-0" INTERIOR YARD	15'-0" PROVIDED
20'-0" CORNER YARD	74'-11" PROVIDED
20'-0" REAR YARD	35'-3" PROVIDED
45'-0" HEIGHT MAX	28'-0" PROVIDED
F.A.R.=125,000/5 =	62,944 SQ. FT. ALLOWABLE

ILLINOIS ROUTE 83





GROUP



A Professional Corporation
1100 Landmeier Rd. Suite 202,
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

FRONT PERSPECTIVE

TOWNHOMES

8601 ROUTE 83, BURR RIDGE IL.

JOB NUMBER: 18001

DATE: 04/27/18

A2.0