



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
MONDAY, APRIL 15, 2019
7:00PM
VILLAGE HALL - BOARD ROOM**

The Plan Commission/Zoning Board of Appeals hears all requests for zoning text amendments, rezoning, special uses, and variations and forwards recommendations to the Board of Trustees. The Commission also reviews all proposals to subdivide property and is charged with Village planning, including the updating of the Comprehensive Plan for Land Use.

I. ROLL CALL

II. APPROVAL OF PRIOR MEETING MINUTES

- A.** March 4, 2019 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

- A. Z-02-2019: 16W241 South Frontage Road (Brines); Special Use and Findings of Fact**

Requests a special use as per Section X.F.2.e of the Burr Ridge Zoning Ordinance to permit a health and wellness clinic in the G-I General Industrial District.

- B. V-04-2019: 7875 Wolf Road (Mihailovic); Variation and Findings of Fact**

Requests a variation from Section VI.D.7 of the Burr Ridge Zoning Ordinance to permit a front yard setback of 40 feet rather than the permitted 50 feet to accommodate a new single-family residential home in the R-2A Residential District.

- C. Z-05-2019: 6901 Madison Street (Five Seasons); PUD and Findings of Fact**

Requests an amendment to Planned Unit Development Ordinance #A-834-09-99 to permit an annual, temporary accessory structure covering a pool in the rear yard of a health club in the L-I Light Industrial District.

- D. Z-03-2019: 601 Burr Ridge Parkway (LifeTime Fitness); PUD Amendment and Findings of Fact**

Requests an amendment to Planned Unit Development Ordinance #A-834-26-00 to permit an addition to expanding an existing commercial building used for a health club.

- E. Z-04-2019: 10S110 Madison Street (Tri-State Fire Protection District); Special Use and Findings of Fact**

Requests a special use as per Section IV.V of the Burr Ridge Zoning Ordinance to permit a personal wireless service facility at a property owned and used for municipal services.

IV. CORRESPONDENCE

- A. Board Report – March 11, 2019**
- B. Building Report – February 2019**
- C. Activity Report – February and March 2019**

V. OTHER PETITIONS

VI. PUBLIC COMMENT

VII. FUTURE SCHEDULED MEETINGS

- A. May 6, 2019**
 - **Z-06-2019: 6880 North Frontage Road (Vine Academy); Text Amendment, Special Use, and Findings of Fact**
 - **Z-08-2019: 92 Burr Ridge Parkway (Holyst); Text Amendment, Special Use, and Findings of Fact**
- B. May 20, 2019**

No business is currently scheduled at this time. If no business is scheduled by May 6, 2019, staff recommends this meeting be cancelled.

VIII. 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 April 22, 2019 Regular Meeting beginning at 7:00 P.M. Commissioner Hoch is the Plan Commission representative for the April 22, 2019 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF MARCH 4, 2019

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: 7 – Praxmarer, Broline, Irwin, Hoch, Stratis, Petrich, and Trzupek

ABSENT: 1 – Farrell

Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter were also present. Trustee Guy Franzese was also present in the audience.

II. APPROVAL OF PRIOR MEETING MINUTES

An edit to page 4 of the draft minutes was suggested by Commissioner Petrich.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to approve the minutes of the February 18, 2019 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Petrich, Broline, Stratis, and Trzupek

NAYS: 0 – None

ABSTAIN: 2 – Irwin, Praxmarer

MOTION CARRIED by a vote of 5-0.

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.

V-05-2019: 15W455 79th Street (St. Mark Coptic Church); Variation and Findings of Fact

As directed by Chairman Trzupek, Mr. Walter described the request as follows: the petitioner is St. Mark Coptic Church located at 15W455 79th Street. The petitioner is requesting a variation to permit a dumpster located in the front yard of a non-residential property in lieu of adjacent to the rear wall of the principal building as required by the Zoning Ordinance. The purpose of the request is primarily to allow for greater distance between the church's dumpster enclosure and neighboring residential properties, as well as to allow for greater ease of trash pickup for its waste hauler.

James Bebawy, attorney for the Church, provided additional background regarding the nature of the variation.

At this time, Chairman Trzupek asked for public comment.

Richard Morton, 27 Lake Ridge Club Drive, provided a history of the Church's relationship with Lake Ridge Club subdivision, stating that while the Church had failed to follow through on some

promises in the past, he supported the petition as he felt it would be an appropriate compromise between the needs of the church and the neighboring residents.

Commissioner Irwin asked if there were any complaints from Lake Ridge Club about the location of the dumpster before the church's expansion. Father Pavlos Fahmy, pastor at St. Mark, said that they were located near the wall of the church.

Commissioner Hoch said that she preferred the church's approximate proposed location but stated that the enclosure should be located closer to the air conditioning units to try and block the view of such equipment.

Commissioner Irwin said that the church had adequate room along the rear wall of their property to accommodate the dumpster and enclosures, and did not support the concept of a variation to place the dumpster in the front yard. Commissioner Irwin provided pictures of the site showing where he felt that the dumpster would and would not be appropriate. The Plan Commission and petitioner discussed the various outdoor uses of the property.

Commissioner Petrich said he felt that a rear location of the dumpster was acceptable and not unduly burdensome to the petitioner. Commissioner Petrich said that he felt that there was adequate setback between the rear wall and to Pine Tree subdivision to not cause a disturbance to the neighboring residents. Father Fahmy said that while there might be enough room, they would prefer not to locate the dumpster in this area due to their hosting larger events in the summer in the rear area.

Commissioner Broline asked where the main entrances to the church were, which were identified by the petitioner.

Commissioner Praxmarer asked if the northwest corner would be an appropriate location of the dumpster. Mr. Walter said that this was the approximate area where the dumpster was located when staff first received a complaint on the matter.

Commissioner Stratis asked if childcare was present on site. Father Fahmy said they were primarily dropped off at the circular driveway. Commissioner Stratis asked what the enclosure would be made out of if allowed in the front of the property. Mr. Walter said that either a matching masonry or natural stone would be the recommended material. Commissioner Stratis identified an area near but not adjacent to the rear wall, and asked if there was a need to grant a variation in this area. Mr. Walter said that this location would not need a variation in the identified area, but the proposed location was so far from this space that staff felt compelled to provide a public hearing on the matter.

Chairman Trzupek said that there was not a defined hardship for the church or vendor in assessing the variation, but the proposed area would likely be a more desirable area in terms of protecting neighboring residents.

Commissioner Irwin said that the Plan Commission would regret permitting the trash enclosure in the front yard. Commissioner Irwin suggested that the dumpster and enclosure be placed in front of the air conditioning unit as suggested by Commissioner Hoch. This idea was supported by the Plan Commission.

Commissioner Hoch asked if the church was missing landscaping. Mr. Walter said that the Village had to complete some projects on behalf of the church by pulling their bond.

At 7:55pm, a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Hoch, Broline, Petrich, Irwin, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees adopt the Findings of Fact and approve a request for a variation for a dumpster and trash enclosure in the front yard of a property in lieu of the required rear wall location, subject to the following conditions:

1. The trash enclosure shall be located immediately adjacent to the east of the yellow-notated area on the map and as far south as is practical on an engineering basis to the front wall of the church directly north of the air-conditioning units.
2. The trash enclosure shall be surrounded on the south, west, and east sides by year-round landscaping no shorter than the enclosure's walls.
3. The trash enclosure shall be made of a material matching that of the church's structure.
4. The trash enclosure shall have a pedestrian gate and the primary doors shall remain closed except for when refuse is collected by a waste hauler.
5. The dumpster shall be emptied on a weekly basis.
6. Refuse shall be prohibited to be left outside of the enclosure.
7. The existing dumpster shall be placed within 50 feet of the rear wall of the building until the enclosure is completed in its required location.
8. The on-site structure housing snow and ice removal material shall be demolished.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Hoch, Praxmarer, Broline, Irwin, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-26-2018: Zoning Ordinance Amendments; Text Amendments and Findings of Fact; continued from November 19, 2018, January 21, 2019, and February 18, 2019

As directed by Chairman Trzupek, Mr. Walter summarized the staff report that was based on the direction provided by the Plan Commission.

At this time, Chairman Trzupek asked for public comment.

Mark Thoma, 7515 Drew, said that while there were some good ideas proposed by staff, the original reading of the ordinance should be adhered to, as he felt that there was not a need to move forward with an amendment to the Zoning Ordinance at this time.

After some discussion of the staff report, the Plan Commission agreed that no further discussion was desired regarding this petition. On behalf of the Plan Commission, Chairman Trzupek asked that this item be tabled indefinitely to allow for more case-by-case consideration of accessory buildings as they were brought forward.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to indefinitely table Z-26-2018.

ROLL CALL VOTE was as follows:

AYES: 7 – Hoch, Petrich, Irwin Broline, Praxmarer, Stratis, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

V. OTHER CONSIDERATIONS

S-02-2019: 11650 Bridewell Drive (McNaughton Development); Conditional Sign Approval and Sign Variation

As directed by Chairman Trzupek, Mr. Walter summarized the petition as follows: the petitioner is McNaughton Development, property owner and developer of the Lakeside Pointe subdivision at 11650 Bridewell Drive. The petitioner is seeking conditional approval for four subdivision entryway signs as well as a variation to permit four subdivision entryway signs. The location of the signs appeared on the petitioner's PUD plans, which were approved by the Village in 2017, but approval of a PUD does not constitute approval of subdivision entryway signs. Section 55.04 of the Sign Ordinance states the following:

“Subdivision Entryway Sign(s): A maximum of one sign per entryway may be allowed provided each sign shall not exceed 50 square feet in area and four feet in height. The text of all subdivision entryway signs shall include the words “Burr Ridge” as for example, “Oak Subdivision of Burr Ridge”. The lettering for “Burr Ridge” may be in smaller font but must be legible.”

The four signs are defined as the area shaded in pink in the petitioner's materials, and complies with the Sign Ordinance in terms of height, size, and location. The smaller “BR” logo sign is not considered to be in excess of the Sign Ordinance's regulations as such signs are permitted to be attached to subdivision monuments as shown. In staff's analysis of the Sign Ordinance and Comprehensive Plan, the “BR” logo meets the spirit of the regulations which stipulate that the subdivision be identified as being part of the Village in its identity. The remaining elements of the petitioner's submitted elevations (shaded in yellow) are considered subdivision fences and entryway monuments and are in compliance with the Village's Subdivision Ordinance. These elements require approval only by the Board of Trustees and are not considered part of this petition.

Commissioner Broline asked if there were other examples of the Plan Commission granting variations for more than one subdivision entryway sign. Mr. Walter said he found at least eight examples of variations to permit two signs, but none for more than two.

All of the Plan Commissioners expressed their support for the concept presented and thanked the petitioner for bringing the matter forward.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees approve a request for conditional approval and a variation to permit four subdivision entryway signs, subject to the proposed site plan.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, Hoch, Stratis, Broline, Praxmarer, Petrich, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

VI. PUBLIC COMMENT

VII. FUTURE SCHEDULED MEETINGS

March 18, 2019

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to cancel the March 18, 2019 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Hoch, Irwin, Petrich, Broline, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

April 15, 2019

V-06-2019: 7875 Wolf Road (Mihailovic); Variation and Findings of Fact

- Requests a variation from Section VI.D.7 of the Burr Ridge Zoning Ordinance to permit a front yard setback of 40 feet rather than the permitted 50 feet to accommodate a new single-family residential home in the R-2A Residential District.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 8:43 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:43 p.m.

**Respectfully
Submitted:**



Evan Walter, Assistant to the Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-02-2019: 16W241 South Frontage Road (Brines); Requests special use approval as per Section X.F.2.e of the Burr Ridge Zoning Ordinance to permit a health and wellness clinic in the G-I General Industrial District.

HEARING:

April 15, 2019

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

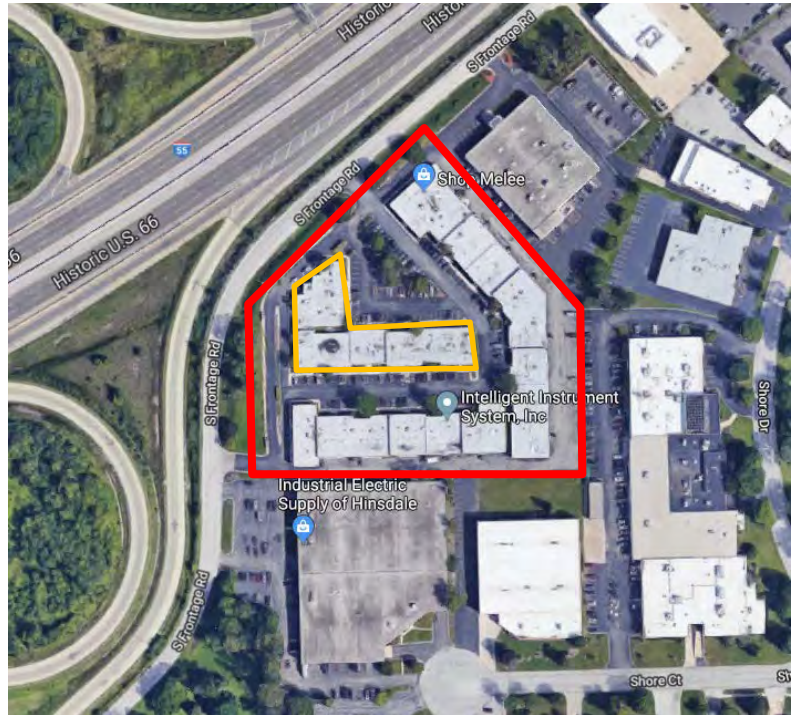
Amy Brines

PETITIONER STATUS:

Potential Tenant

PROPERTY OWNER:

The Karilyn Building Joint
Venture, LLC



EXISTING ZONING:

G-I General Industrial District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

Commercial Buildings

SITE AREA:

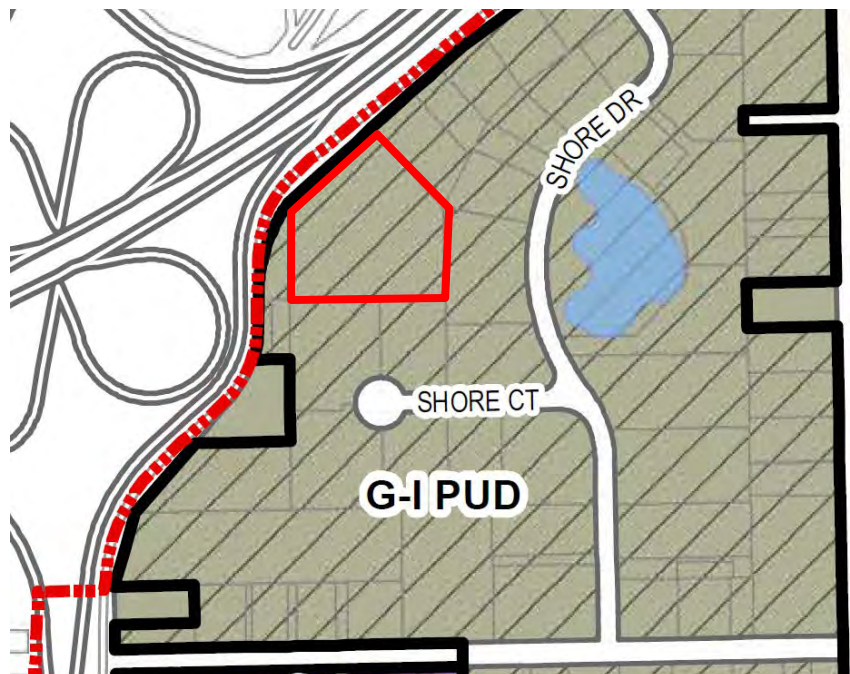
5.25 Acres

SUBDIVISION:

Hinsdale Industrial Park

AVAILABLE PARKING:

Approximately 150 Spaces



The petitioner is Amy Brines, owner of Bonsai Massage and Bodywork, a therapeutic massage therapy clinic. The petitioner is requesting a special use pursuant to Section X.F.2.e of the Burr Ridge Zoning Ordinance to permit a health and wellness clinic at 16W241 South Frontage Road, Suite 36, in the G-I General Industrial District. The petitioner states that her practice will sublet a small room within an existing business, The Relationship Store, and while it will not be a primary leaseholder, the use is required to obtain a special use permit to operate. The petitioner states that her practice specializes in therapeutic modalities including acupuncture, trigger point, cupping therapy, and other chronic pain and illness management techniques. Bonsai would operate by appointment only four days per week, 8:00am-7:00pm, with a maximum of 12-15 clients per week.

Land Use and Site Analysis

The subject property is located within a large commercial development at 16W241 South Frontage Road. The subject property as well as all surrounding property is zoned G-I General Industrial, all part of the Hinsdale Industrial Park, and abuts Interstate 55 to the north. Approximately 150 parking spaces are present at the subject property, all of which comply with the Zoning Ordinance.

Public Hearing History

No public hearings have taken place regarding Suite 36 at the subject property.

Public Comment

No public comment was received prior to the public hearing.

Applicable Zoning Ordinance Section(s)

Section X.F.2.e of the Burr Ridge Zoning Ordinance lists “*health and wellness clinic*” as a special use in the G-I General Industrial District.

Findings of Fact and Recommendation

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend a special use approval for a health and wellness clinic in a G-I General Industrial District at 16W241 South Frontage Road, Suite 36, for Bonsai Massage and Bodywork, staff recommends that the special use be made subject to the following conditions:

1. The special use shall be limited to Bonsai Massage and Bodywork in a manner consistent with the submitted business plan.
2. The special use shall be null and void if Ms. Brines no longer operates Bonsai Massage and Bodywork at 16W241 South Frontage Road, Suite 36, in which Bonsai Massage and Bodywork will sublet space from The Relationship Store.

Appendix

Exhibit A – Petitioner’s Materials

EXHIBIT A

Finding of Facts
Bonsai Massage & Bodywork
March 8, 2019

My name is Amy Brines and I am a Licensed Massage Therapist since 2011.

My business Bonsai Massage & Bodywork, LLC provides therapeutic massage therapy for clients who are managing chronic pain and illness, recovering from injuries or struggling with everyday stress.

I specialize in therapeutic modalities including acupressure, trigger point, Cupping therapy, myofascial technique, Shiatsu and lymphatic drainage technique. I work with clients who have chronic migraines, auto immune diseases such as MS, Fibromyalgia, Lupus, Rheumatoid Arthritis or who are in post-cancer treatment.

I often work in conjunction with medical doctors and physical therapists on treatment plans for clients recovering from joint replacement surgeries or post-surgical, scar tissue repair.

I have also been an active member of the Willowbrook Burr Ridge Chamber of Commerce since June 2018. My husband and I have been residents of the area since November 2011.

The business is by appointment only and I require at least 24-hour notice for all appointment requests. On average I see 12-15 clients a week, four days a week, with a maximum of 5-6 hours of sessions a day. Business hours are from 8am to 7pm. The business will not be detrimental to or endanger public health, safety, morals, comfort or general welfare.

The business will be located at the Kaylan Building at 241 S. Frontage Rd., Suite 36, occupying one room, approximately sized 11" x 12.6", within The Relationship Store business and will leave a small carbon footprint.

To the best of my knowledge, it has adequate ingress and egress and the business will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 241 S. Frontage Rd, Suite 300 IN # _____

GENERAL INFORMATION

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

PETITIONER'S ADDRESS 100 83rd St., Willowbrook, IL 60527

PHONE: 773-576-9402

EMAIL: bonsaibodywork@gmail.com

PROPERTY OWNER: Karlyn Building Joint Venture LLC STATUS OF PETITIONER: Sub-leaser

OWNER'S ADDRESS: 9450 W. Bryn Mawr Suite 550 PHONE: 773-355-3000
Rosemont, IL 60018

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 _____

**2019 OFFICERS
AND BOARD
OF DIRECTORS**

PRESIDENT
Brad Kmetz
Kmetz Financial Group

VICE PRESIDENT
Mike Quinn
Republic Bank

SECRETARY
Kyle Wetzel
Farmers Insurance

TREASURER
Mia Verc
Monarch Financial
Group

BOARD MEMBERS:
John Adolf
Adolf Funeral Home &
Funeral Services, Ltd.

Glen Batson
Batson Chiropractic

Michelle D'Andrea
D'Andrea Plaza Chicago
SW-Burr Ridge

Diane Konicek
Unique Balloon
Decorating

Denise Marchetti
Mutual of Omaha

Dave Ricordati
County Line
Properties

Mike Schultz
Turtle Wax, Inc.

Michael Simmons
Bullseye Cleaning
Service, Inc.

Cathie Stuart
Events by Cathie

Deb Jackson
Sterling Engineering



**WILLOWBROOK/BURR RIDGE
CHAMBER OF COMMERCE AND INDUSTRY**
8300 South Madison Street, Burr Ridge, Illinois 60527
Tel 630.654.0909 Fax 630.654.0922
www.wbbrchamber.org

March 4, 2019

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

Dear Evan Walter,

Amy Brines, has been in good standing with the Willowbrook Burr Ridge Chamber of Commerce since June of 2018.

She is moving her location to the Relationship Store is at 241 S Frontage Road, Burr Ridge, IL 60527

Her business brings valuable services to the community.

Sincerely,

Cindy Gorney

**Chamber Administrator
Willowbrook Burr Ridge Chamber of Commerce**

Client and Business References

Dr. Sandeep Khosla, MD
9289 Falling Waters Dr. E.
Burr Ridge, IL
phone: (630) 251-2041
email: khos@sinai.org

Carissa Hunter
Marketing Representative
ServPro LaGrange/Burr Ridge/Hinsdale
Phone: 630-460-4747
Email: carissa@servprohinsdale.com

Valerie Henry
Account Executive
Athletico Burr Ridge
Phone: 630-809-8341
Email: valerie.henry@athletico.com

State of Illinois

Department of Financial and Professional Regulation Division of Professional Regulation

LICENSE NO.
227.013140

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
12/31/2020

LICENSED MASSAGE THERAPIST



AMY K BRINES
100 83RD ST
WILLOWBROOK, IL 60527-6134



Bryan A. Schneider

BRYAN A. SCHNEIDER
SECRETARY

Jessica Baer

JESSICA BAER
DIRECTOR

The official status of this license can be verified at www.idfpr.com

13468036

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 3632766

Cut on Dotted Line ✂

LICENSE NO.
227.013140

Department of Financial and Professional Regulation
Division of Professional Regulation



LICENSED MASSAGE THERAPIST



AMY K BRINES

EXPIRES:

12/31/2020

Bryan A. Schneider

BRYAN A. SCHNEIDER
SECRETARY

Jessica Baer

JESSICA BAER
DIRECTOR

The official status of this license can be verified at www.idfpr.com

Cut on Dotted Line ✂



Certificate of Insurance

OCCURRENCE COVERAGE ABMP In-Dues Liability Program

ABMP MAILING ADDRESS:

Associated Bodywork & Massage Professionals
25188 Genesee Trail Road
Suite 200
Golden, CO 80401

MASTER POLICY HOLDER

Allied Professionals Insurance RPG

AGENT/BROKER

Allied Professionals Insurance Services

ISSUED BY:

Allied Professionals Insurance Company, A
Risk Retention Group, Inc.

POLICY #: API-ABMP-18

LIABILITY LIMITS

(per member)

COMMERCIAL GENERAL LIABILITY

ANNUAL AGGREGATE	\$6,000,000
PER OCCURRENCE LIMIT	\$2,000,000
PRODUCTS-COMP/OP	Included
PROFESSIONAL LIABILITY	Included
GENERAL LIABILITY	Included
FIRE LIABILITY LIMIT	\$100,000

To verify information, contact ABMP. Tel: 303-674-8478 Fax: 303-674-0859

This Policy is issued by your risk retention group. Your risk retention group may not be subject to all of the insurance laws and regulations of your State. State insurance insolvency guaranty funds are not available for your risk retention group. Coverage is afforded to person(s) named herein as Named Insureds according to the terms and conditions of the Policy to which this Certificate refers, subject to limitation by any applicable state licensing laws. No other rights or conditions, except as specifically stated herein, are granted or inferred.

COVERAGES

THIS IS TO CERTIFY THAT THE POLICY OF INSURANCE LISTED ABOVE HAS BEEN ISSUED TO THE INSURED NAMED BELOW. THE INSURED ACTIVE DATE LISTED BELOW APPLIES ONLY TO ELEMENTS OF COVERAGE CONTINUOUSLY IN PLACE SINCE THE INCEPTION OF THE NAMED INSURED'S POLICY. CHANGES TO COVERAGE ARE EFFECTIVE RETROACTIVELY ONLY TO THE DATE THE CHANGE WAS MADE. REPORT IN WRITING WITHIN 48 HOURS ANY & ALL CLAIMS, OR INCIDENTS THAT YOU BELIEVE MAY RESULT IN A CLAIM, EVEN IF GROUNDLESS.

This Certificate, along with the Policy to which it refers, is valid evidence of coverage extended to the Certificate Holder listed below.

ADDITIONAL INSURED:

(with inception date)

Coverage is extended subject to all terms and conditions of the Policy.

CERTIFICATE HOLDER

(Active Registered Members are on file with the ABMP Membership Director.)

Member/Named Insured: Amy Brines

Membership I.D. #: 917182

Member/Policy Term Active: Sep-01-2018

Member/Policy Term Expires: Aug-31-2019

Total Member Cost: \$ 199 (ABMP Membership, including Member Liability Coverage)

Plut 87

Authorized Representative

CANCELLATION: Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 10 days written notice for non-payment or 90 days written notice for any other reason to the certificate holder named above, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.



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

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

March 19, 2019

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:

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Amy Brines for a special use as per Section X.F.2.e of the Burr Ridge Zoning Ordinance to permit a health and wellness clinic in the G-I General Industrial District. The petition number and property address is **Z-02-2019: 16W241 South Frontage Road** and the Permanent Real Estate Index Number is **09-35-203-001**.

A public hearing to consider this petition is scheduled for:

Date: Monday, April 15, 2019
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 Village Administrator
(630) 654-8181 ext. 2010
ewalter@burr-ridge.gov

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.



Village of Burr Ridge

NOTICE

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-02-2019

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan
Commission Agenda)



**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:

241 S. Frontage Rd, Suite 36

Property Owner or Petitioner:

Amy Brines

(Print Name)



(Signature)



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

V-04-2019: 7875 Wolf Road (Mihailovic); Requests a variation from Section VI.D.7 of the Burr Ridge Zoning Ordinance to permit a front yard setback of 40 feet rather than the permitted 50 feet to accommodate a new single-family residential home in the R-2A Residential District.

HEARING:

April 15, 2019

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Ziv Mihailovic

PETITIONER STATUS:

Property Owner

EXISTING ZONING:

R-2A Residential

LAND USE PLAN:

Recommends Single-Family
Residential

EXISTING LAND USE:

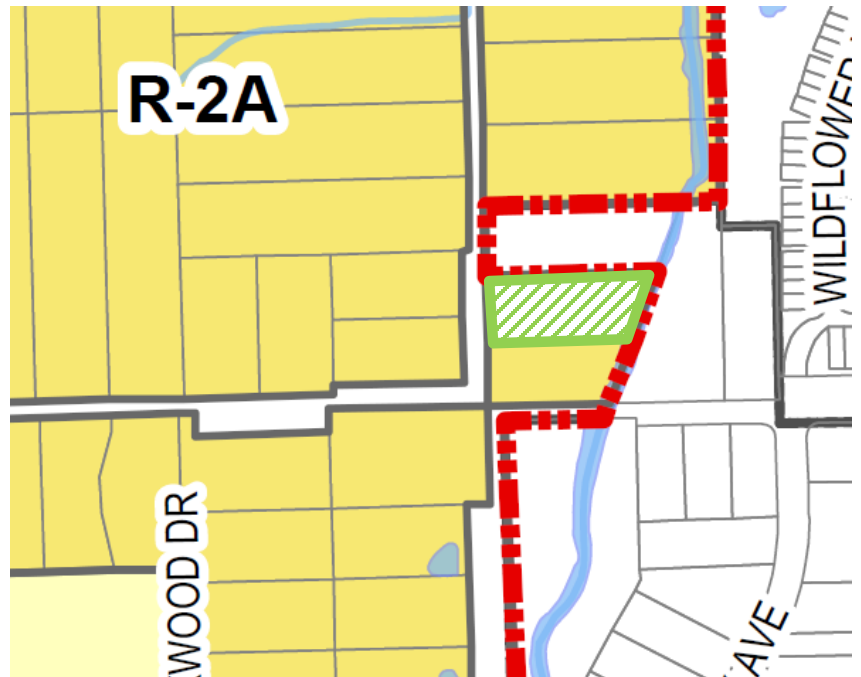
Vacant Single-Family Residential

SITE AREA:

1.09 Acres

SUBDIVISION:

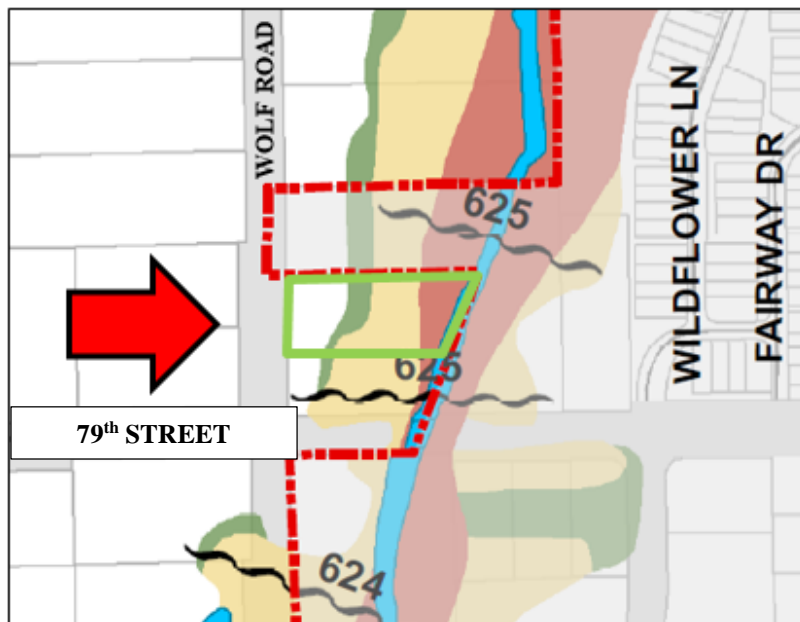
None



The petitioner is Ziv Mihailovic, property owner of 7875 Wolf Road. The petitioner requests a variation from Section VI.D.7 of the Zoning Ordinance to permit a front yard principal building setback of 40 feet rather than the permitted 50 feet to accommodate a new single-family residential building. The petitioner is attempting to construct a new single-family home on a vacant property, of which a portion would encroach into the floodplain. The subject property is located adjacent to Flagg Creek and is primarily located in a designated floodplain. The proposed location of the single-family home and all grading which encroaches the floodplain would require additional compensatory storage outside of the floodplain per Metropolitan Water Reclamation District

(MWRD) guidelines, which represents a small portion of the western side of the property. While the Village does not control regulatory authority of the floodplain, the Village does not permit single-family homes to be built within a floodplain or riparian buffer without a Special Flood Hazard Area (SFHA) or regular WMO permit review through the MWRD. The petitioner has provided site plans which show the proposed locations of the home under normal zoning as well as if a variation were approved. The proposed home in both site plans

would be a 3,500-square foot, ranch-style home, well below the permitted amount of square footage that is permitted on the property per the Village's floor area ratio requirements. The homes on either side of the subject property are setback approximately 55' from their respective property lines, with the property to the north being located in unincorporated Cook County.



Land Use and Site Analysis

The subject property is zoned R-2A Residential and is bounded by either other R-2A Residential properties or other residential uses in unincorporated Cook County. Flagg Creek is located directly east of the property. Staff has included detailed floodplain boundary maps in Exhibit A, which show the majority of the property being categorized as being under the jurisdiction of a Regulatory Floodway and Special Flood Hazard Area (or, "A" zone), while the rear of the home under standard zoning is proposed to be located in a lesser floodway (an "X" zone). The location of the proposed home under standard zoning would not require the property owner to complete the purchase of flood insurance under federal law but would be required to go through the aforementioned permitting process under the MWRD.

Public Hearing History

The subject property and several other nearby parcels were re-zoned upon annexation from R-1 to R-2A Residential in 2006. No other public hearings have been held regarding this parcel.

Public Comment

No public comment was received regarding this petition.

Applicable Zoning Ordinance Section(s)

Section VI.D.7 of the Burr Ridge Zoning Ordinance defines the front yard setback for a principal single-family residential building in the R-2A Residential District as 50 feet.

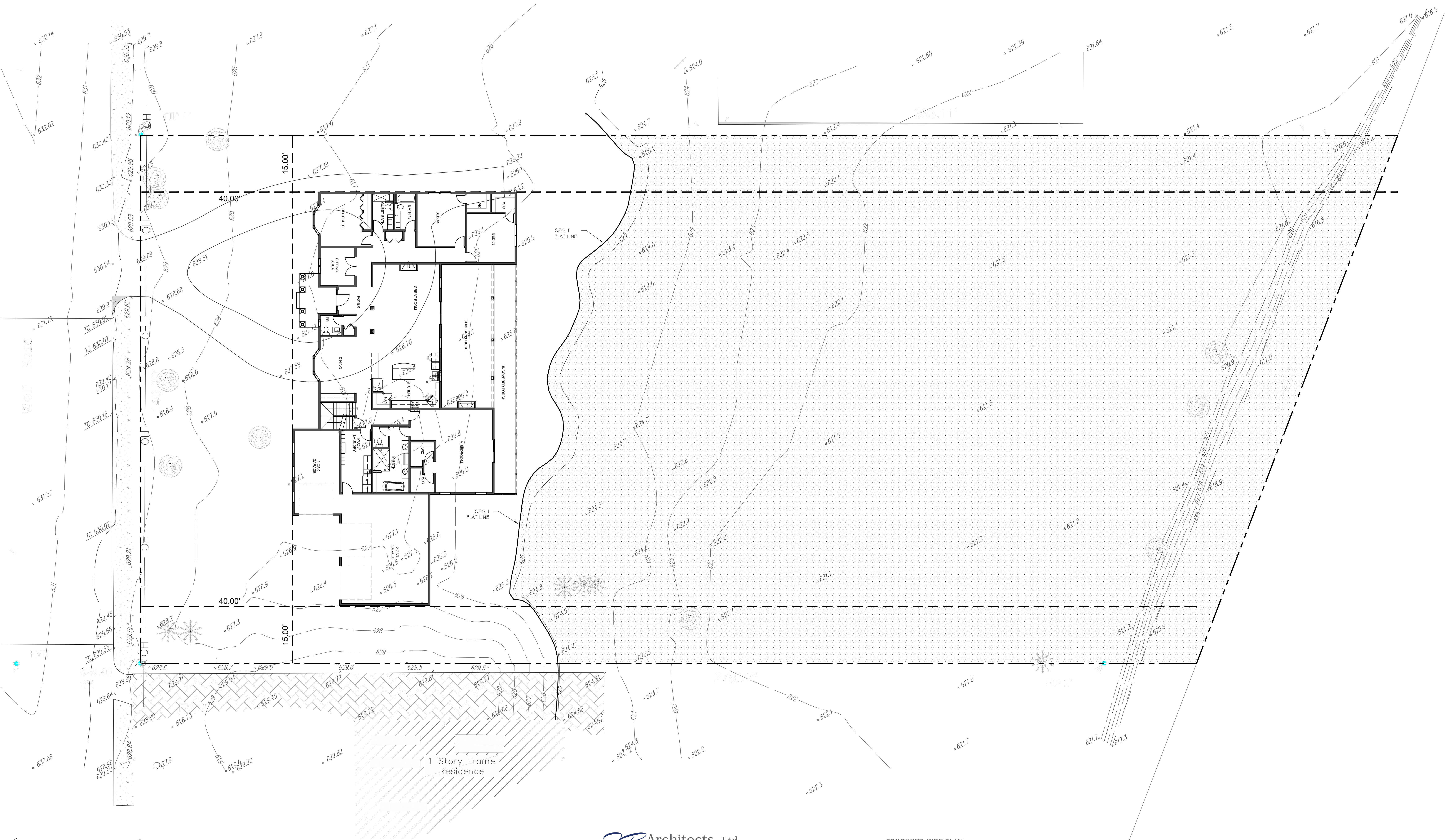
Findings of Fact and Recommendation

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval of a variation to reduce the front yard setback to 40', staff recommends it be done in accordance with the petitioner's proposed site plan reflecting a 40' front yard setback and with the condition that no impervious surfaces be constructed in the rear yard of the property within the floodplain.

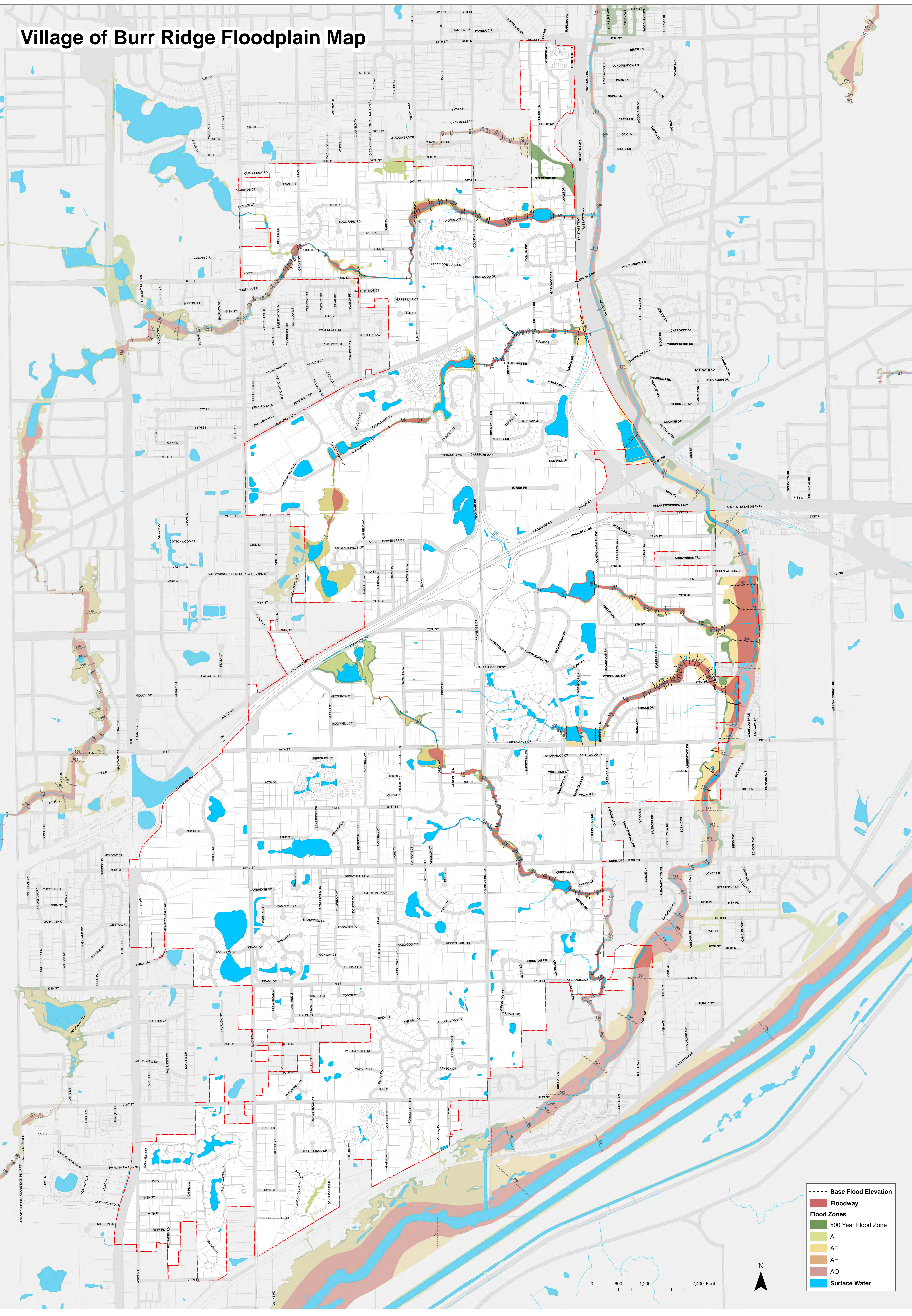
Appendix

Exhibit A – Petitioner's Materials

PROPOSED SITE PLAN
FEBRUARY 4, 2019 SK-1



Village of Burr Ridge Floodplain Map



Base Flood Elevation

Floodway

Flood Zones

500 Year Flood Zone

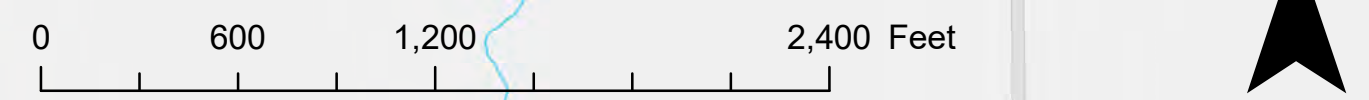
A

AE

AH

AO

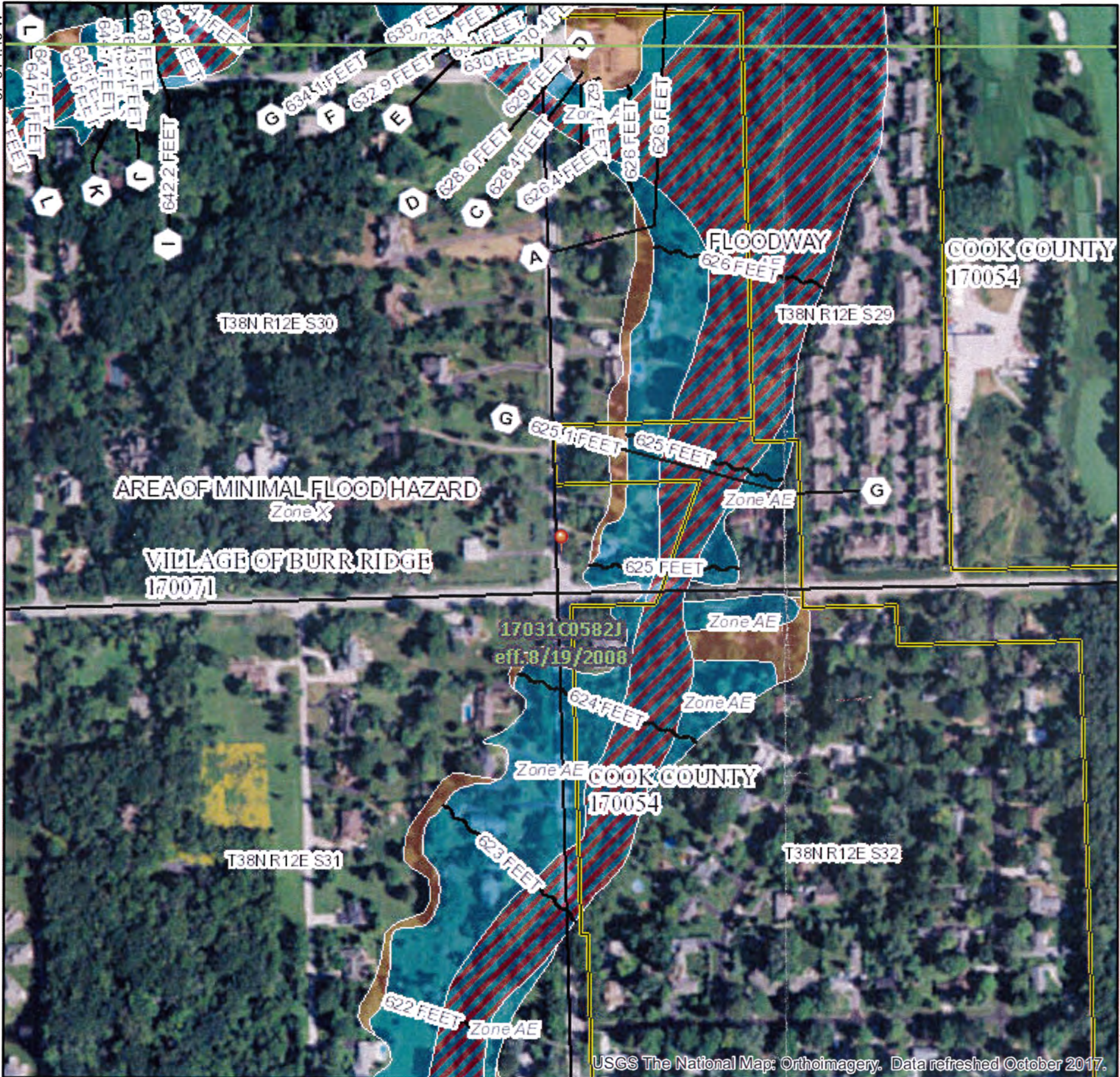
Surface Water



National Flood Hazard Layer FIRMette



41°45'1.03"N



USGS The National Map: Orthoimagery. Data refreshed October 2017. 41°44'34.19"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

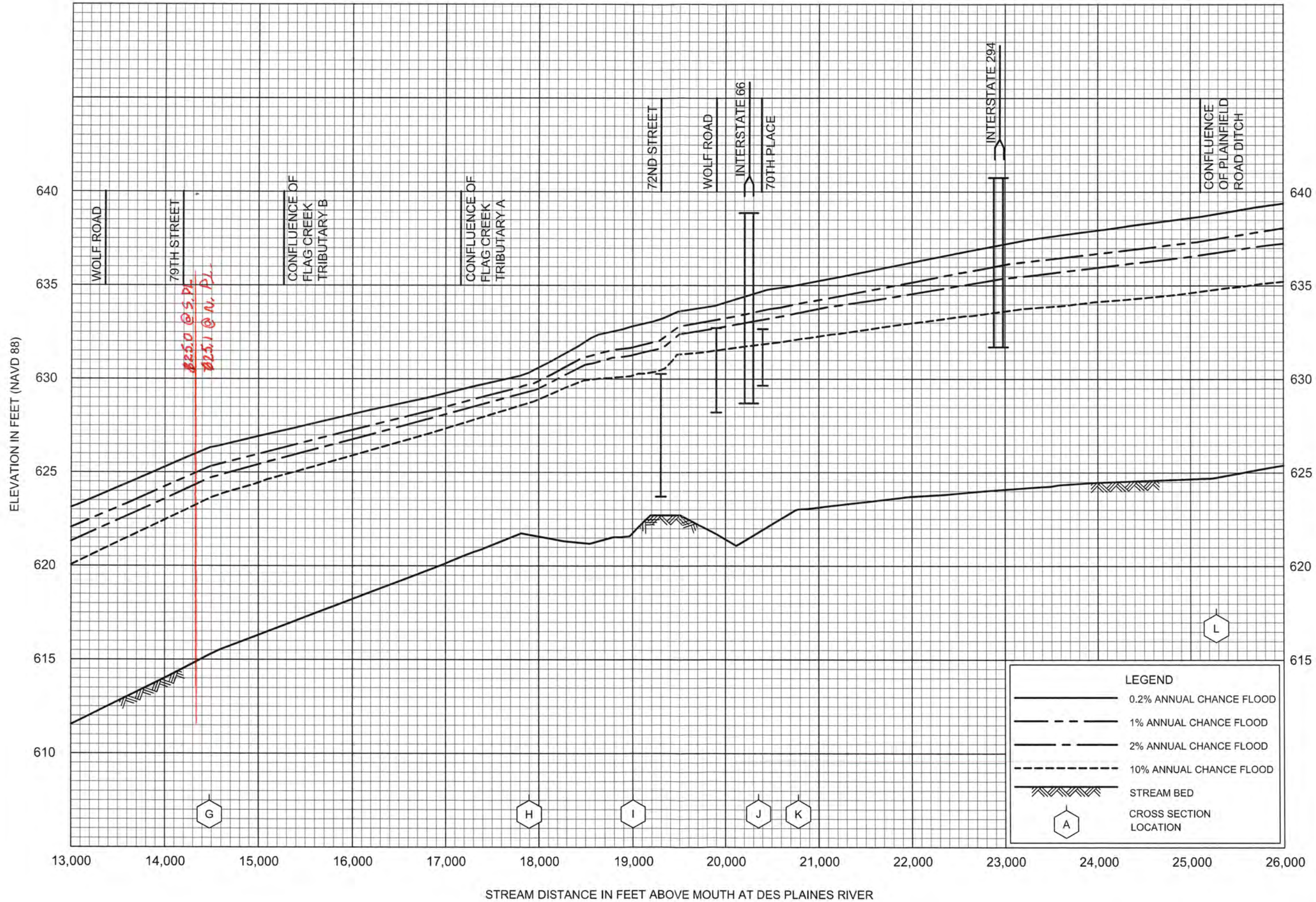


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/4/2018 at 11:11:05 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



FLOOD PROFILES

FLAG CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY
COOK COUNTY, IL
AND INCORPORATED AREAS



Findings of Fact

Variation from the Village of Burr Ridge Zoning Ordinance

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

- a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Following the letter of regulation would require that I build my family home in a floodplain, hence, jeopardizing the safety of my family, and the safety of the structure.

- b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.

A FLOODED home WILL NOT yield a return.

- c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

The variance request is unique to this property since the rear two-thirds of the lot are in a floodplain, and the front third is not.

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

The primary purpose of the variation request is to build a single family home in a safe and flood-free environment.

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

Correct, NO person or individual created the flood plain.

- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

If granted, the variance would NOT be detrimental to any person, or cause any injury. The NEW single family construction would bring appeal to the neighborhood, and surrounding properties.

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

New construction would not alter the character of the neighborhood.

- h. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Being closer to the front property line does NOT do any of these.

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

The variation is consistent with all codes.

(Please transcribe or attach additional pages as necessary.)



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 7875 WOLF RD PIN # 18-29-300-024-0000

GENERAL INFORMATION

PETITIONER: ZIVADIN MIHAIOVIC

(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS 1120 64TH STREET #10 LAGRANGE HIGHLANDS, IL 60525

PHONE: 708-373-7474

EMAIL: zivm@aol.com

PROPERTY OWNER: ZIVADIN MIHAIOVIC STATUS OF PETITIONER: SINGLE

OWNER'S ADDRESS: 1120 64TH ST #10 LAGRANGE HIGHLAN PHONE: 708-373-7474

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 47481 EXISTING ZONING: VACANT LAND

EXISTING USE/IMPROVEMENTS: VACANT LAND

SUBDIVISION: N/A

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)

Requesting a 10ft variance to build single family new construction 40ft instead of 50ft from front property line.

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.

Zivadin Mihailovic
Petitioner's Signature

02/23/2019

Date Petition is Filed



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

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

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

March 19, 2019

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:

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Ziv Mihailovic for a variation from Section VI.D.7 of the Burr Ridge Zoning Ordinance to permit a front yard setback of 40 feet rather than the permitted 50 feet to accommodate a new single-family residential home in the R-2A Residential District. The petition number and property address is **V-04-2019: 7875 Wolf Road** and the Permanent Real Estate Index Number is: **18-29-300-024**.

A public hearing to consider this petition is scheduled for:

Date: Monday, April 15, 2019
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 Village Administrator
(630) 654-8181 ext. 2010
ewalter@burr-ridge.gov

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.



**VILLAGE OF BURR RIDGE
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:

7875 Wolf Rd. La Grange, IL 60525

Property Owner or Petitioner:

ZIVADIN MIHAILOVIC

(Print Name)



(Signature)

Mar 27, 2019 8:40:29 AM
8160 South Wold Road
La Grange
Cook County
Illinois





VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-05-2019: 6901 Madison Street (Five Seasons); Requests an amendment to Planned Unit Development Ordinance #A-834-09-99 to permit an annual, temporary accessory structure covering a pool in the rear yard of a health club in the L-I Light Industrial District.

HEARING:

April 15, 2019

TO:

Plan Commission
Greg Trzuppek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Five Seasons Sports Club

PETITIONER STATUS:

Current Tenant

EXISTING ZONING:

L-I Light Industrial PUD

LAND USE PLAN:

Recommends Industrial and
Commercial Uses

EXISTING LAND USE:

Health Club

SITE AREA:

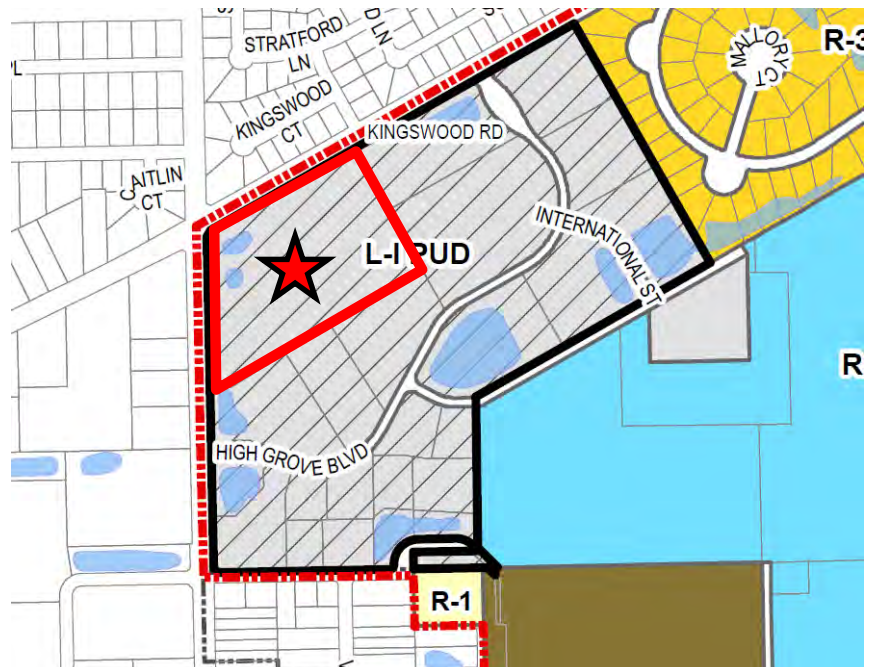
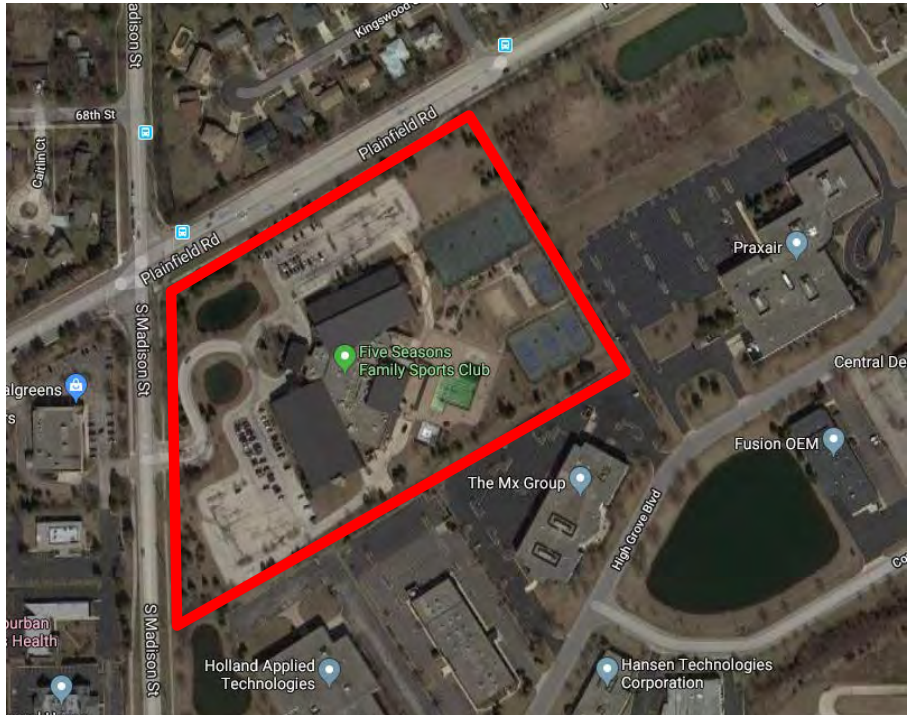
15 Acres

SUBDIVISION:

High Grove

PARKING:

~200 Spaces



The petitioner is LifeTime Fitness, owner and sole tenant of the property located at 6901 Madison Street. The petitioner is requesting an amendment to Planned Unit Development Ordinance #A-834-09-99 to permit an annual, temporary accessory structure covering a pool in the rear yard of a health club in the L-I Light Industrial District. Planned Unit Developments (PUD's) are considered special uses under the Burr Ridge Zoning Ordinance, and thus any major amendments to them require a special use approval via a public hearing. The petitioner has stated that they have received numerous requests from their members to allow for year-round use of their outdoor pool, which is presently uncovered. The structure would be a white, inflatable dome no taller than 33' in height, and be removed during summer months. At this time, the petitioner has provided only a conceptual overview of the structure that would cover the pool if the petition were approved, with no specific amended site plan or design specifications provided. The petitioner has stated that they have not invested in specific plan designs and would only do so unless the special use were approved.

Land Use and Site Analysis

The subject property is approximately 15 acres in size and is zoned L-I Light Industrial PUD. The subject property is located at the southeast corner of the Madison Street/Plainfield Road intersection in the northwestern portion of the Village. Approximately 200 parking spaces are on site with a single entrance located along Madison Street.

Public Hearing History

The sole public hearing for the subject property was related to the establishment of Five Seasons in 1999.

Public Comment

Staff received numerous public inquiries on the petition, with the majority of said inquiries registering positive support for the petition.

Findings of Fact and Recommendation

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

Appendix

Exhibit A – Petitioner's Materials

B
1 of 2



SHADE TREES

BOTANIC NAME

BOTANIC NAME
ACER 'BOWHALL'
ACER 'PARWAY'
ACER 'RED SUNSET'
ACER SACCHARUM
AESCULUS HIPPOCASTANUM
FRAXINUS 'AUTUMN APPLAUSE'
PYRUS 'REDSPIKE'
QUERCUS BICOLOR
TILIA REGINA

ORNAMENTAL TREES

AMELANCHIER TUMULUS
BETULA NIGRA
CERCUS CANADENSIS
CORNUS ALTERNIFOLIA
CRATAEGUS PHAENOPYSLUM
HAMAMELUS VIRGINIANA
VIBURNUM PRUNIFOLIUM

EVERGREEN TREES

PINUS ABBEY
 PINUS NIGRA
 PINUS STROBUS
 PSEUDOTSUGA MENDOCINA

DELICIOUS MEATS

ARONIA 'BRIILLANTISSIMA'
CORNUS 'BANT'
CORNUS RACEMOSA
COTONEASTER APICULATUS
EUONYMUS A. COMPACTA
FOEYTHIA 'MEADOWLARK'
KIEI BLUE PRINCESS & PRINCE
RHUS 'GLO-LON'
ROSE 'CHUCKLES'
SPIREA 'LITTLE PRINCESS'
SPIREA 'SNOWMOUND'
SYMPHORICARPOS HANCOCK
VIBURNUM CARLESI
VIBURNUM JUDIC
VIBURNUM TRELOUM

EVERGREEN SHRUBS

JUNIPERUS TALLAT
JUNIPERUS PROCLAMENS
JUNIPERUS SIDA GREEN
TAXUS DEFORMIS

PERENNIALS & GROUNDCOVERS

ADRIANTUM PEDARUM
CHRYSANTHEMUM 'ALASKA'
ECHINACIA 'MAGNUS'
EUNYMUS COLORATUS
HOSTA 'ROYAL STANDARD'
HEMEROCALLIS NIFED
OSMUNDA CINNAMOMEA
PACHYSTANDEA TERMINALIS
PENNISTELIUM HAMLEN
RUDBECKIA 'GOLDSTRIUM'
SODUM 'ALTUM JOY'
VIRCA MIRCA

COMMON NAME

BOWLER MAPLE
PARKWAY MAPLE
RED SUNSET MAPLE
SUGAR MAPLE
HORSECHESNUT
AUTUMN PURPLE
BEDSPIRE PEAR
SWAMP WHITE OAK
REDMOND LINDBERGH

CUMULUS SERVICEBERRY
RIVER BIRCH
EASTERN RED BUD
PAGODA DOGWOOD
WASHINGTON HAWTHORN
WITCHHAZEL
BLACKHAW VIBURNUM

NORWAY SPRUCE
AUSTRIAN PINE
WHITE PINE
DOUGLASS FIR

RED CHOKERBERRY
REDWING DOGWOOD
GRAY DOGWOOD
CRANBERRY COTONESTER
BURNINGBUSH
MEADOWLARK FORESTHIA
BLUE PRINCESS & PRINCE HOLLY
GRO-LOW SUMAC
CHUCKLES ROSE
LITTLE PRINCESS SPIREA
SHOWBOUND SPIREA
HAWKCOCK CORALBERRY
KOREANSPICE VIBURNUM
JUDO VIBURNUM
CRANBERRYBUSH VIBURNUM

KALLAY JUNPER
JAPGARDEN JUNPER
SEA GREEN JUNPER
DENSE YEW

MAUNDENHARE FERN
ALASKA CHRISTIANTHELM
PURPLE CORN OWB
PURPLE LEAF WINTER CREEPER
ROYAL STANDARD HOSTA
MIXED DAYLILIES
CINNAMON FERN
FACIYSANDRA
DRYAR FOUNTAIN GLASS
BLACK EYED RUSAN
AUTUMN JOY SEDUM
PERNNIALS

Charlene A. Kautz
Landscape Architect
945 Augusta Avenue
Elgin, Illinois 60120 (847) 468-1086

FIVE SEASONS



No.	Revision/Issue	Date
-----	----------------	------

FIVE SEASONS
SPORTS COUNTRY
CLUB

Burr Ridge, Illinois

OVERALL
LANDSCAPE
DEVELOPMENT
PLAN

99030

APR 12 1999

 $1^{\circ}=50'-0''$

9 L100

Findings of Facts – Five Seasons Family Sports Club

- a) Adding the dome over the 8-lane outdoor pool would allow us to expand our aquatics services by having more pool space available all year around. We currently have a 4-lane indoor pool that is very busy and near capacity for swim lessons and at times general member use. The dome would allow us to offer our members and guests more opportunity for lap swimming, swim lessons, and family swim time, as well as use for community events.
- b) The dome over the outdoor pool will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
- c) The dome will not interfere with our operations. It is expected to enhance the enjoyment of our members and guests. The dome is not expected to have any effect on the value of the property at or around the dome.
- d) Use of the dome will not impeded the property at or to any surrounding properties. The dome is going over an existing pool that is on our property behind the main building.
- e) Access to the dome will be from our existing building and or existing parking lot.
- f) There should be no significant impact on the ingress or egress. Our street access and parking are adequate for use.
- g) There are no known objectives to the Official Comprehensive Plan of the Village of Burr Ridge.
- h) To our knowledge this special use request conforms to district regulations.



www.yeadondomes.com
800-493-2366

Michael Moore

Sales Representative

📞 612.219.8415

✉ mmoore@yeadondomes.com

WE'VE GOT YOU COVERED

- For over 40 years, we've manufactured and installed thousands of state-of-the-art domes in 38 states, 10 provinces, 7 countries and 4 continents, and in some of the most extreme climate conditions in the world.
- We specialize in large multi-sport structures, tennis domes and athletic practice facilities.
- Total support, from design and manufacturing to installation and on-going service.



**PROJECT
CONSULTING**



**SPECIFICATION
+ DESIGN**



MANUFACTURING



**INSTALLATION
+ TAKEDOWN**



**SERVICE
+ SUPPORT**

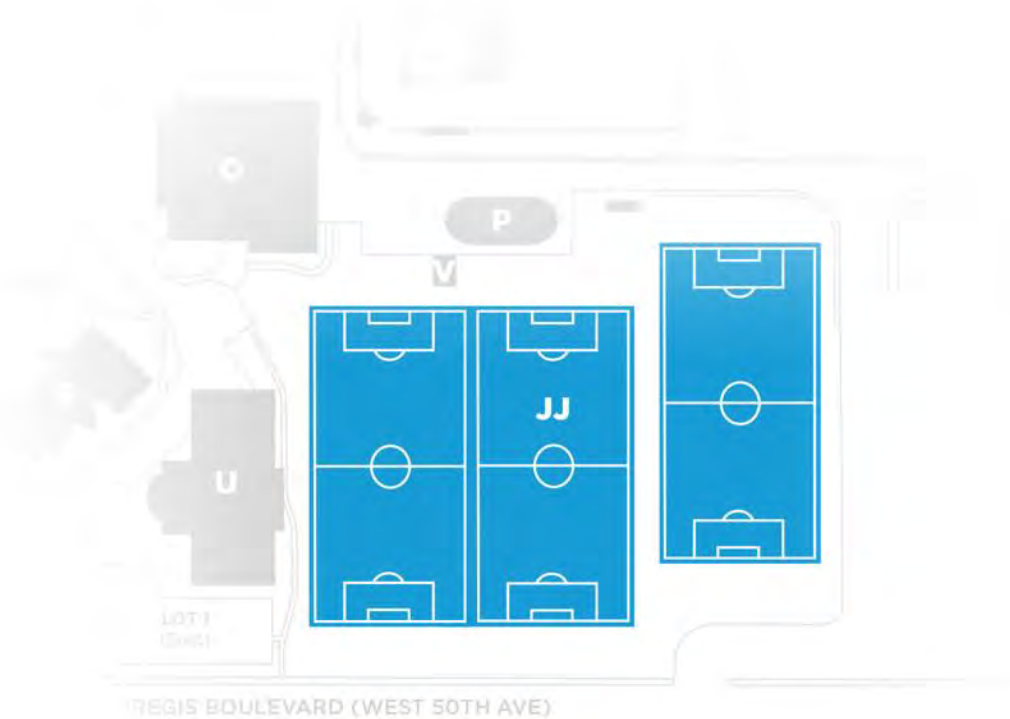
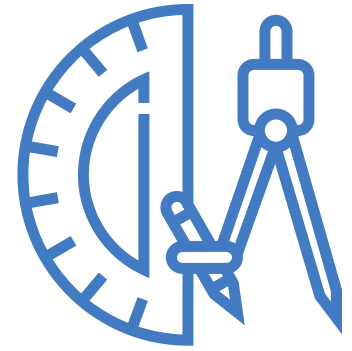
PROJECT CONSULTATION

- We provide a complete range of engineering and technical support:
 - Complete design and specifications and bid support.
 - Planning and feasibility studies.
 - Construction advice, consultation, stamped construction drawings.
 - Permit assistance. Our designs meet and exceed industry standards, including the Air Structure Design and Standards Manual, ASI, ASCE, CSA, CAN-S109, IBC and NFPA 701.



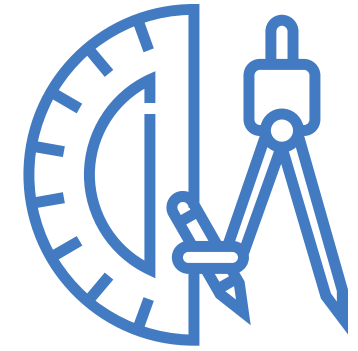
SPECIFICATION + DESIGN

- At Yeadon, there is no such thing as a “one-size-fits-all” job. We will design a dome specific to the needs and geography of each location.



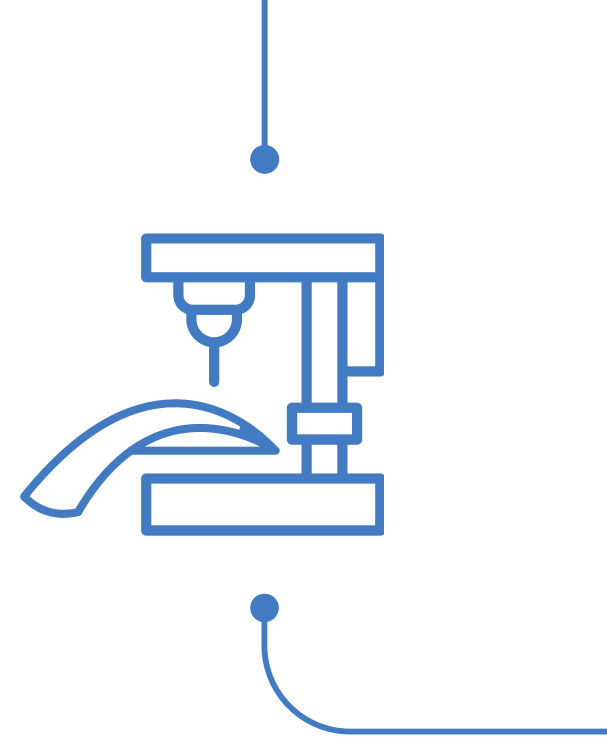
SPECIFICATION + DESIGN

- Can we, should we go wider?



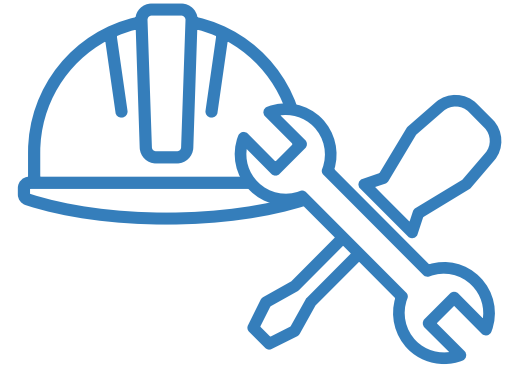
MANUFACTURING

- We use only top-rated vinyl coated polyester fabrics, and dielectrically weld 100% of the structural seams (no sewing).
- New facility in 1st quarter 2019 – the largest of its kind.
- Capacity to build as many as 40 domes per year.



INSTALL + TAKEDOWN + UP-KEEP = SERVICE

- All construction and takedown is done with experienced in-house teams.
- Service Contracts are the most cost-effective way for our customers to keep their domes in top condition and to lock in service-fees and dates.
- Warranty period of 3 years against defects in workmanship and materials, fabric warranties of 15- or 20-years (pro-rated), and mechanical heating and electrical equipment warranties of 1 year for parts.



An aerial photograph of a large, blue, dome-shaped stadium. The dome is covered in a grid-like pattern of panels. In the foreground, there is a parking lot with several cars and a few small trees. In the background, there are other buildings and more trees. The entire image has a blue tint.

HOW IT WORKS

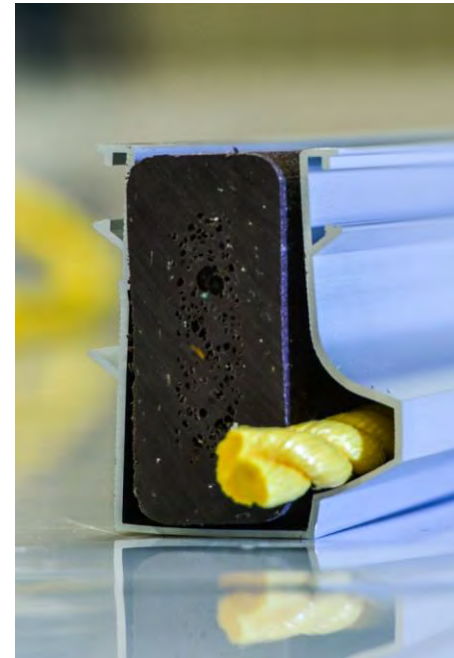
COMPONENTS OF A YEADON DOME

- Anchoring system
- Support cables
- Fabric membrane + insulation system
- Entrances/exits + air locks
- Interior lighting
- Automated mechanical units with state-of-the-art sensors and remote monitoring



ANCHORING SYSTEM

- Unlike a brick building that is engineered to be “held up” a dome is engineered to be held down.
- Airtight, low-cost and easy to install.
- Employs an extruded anodized aluminum channel, cast into a concrete beam.
- Provides an airtight and water-resistant seal without mechanical penetration of the fabric.
- Base channel uniformly transfers fabric stresses to the grade beam.
- Raised or flush-mount grade beam designs



SUPPORT CABLES

Wide span structures are designed with cable reinforcement for added strength.

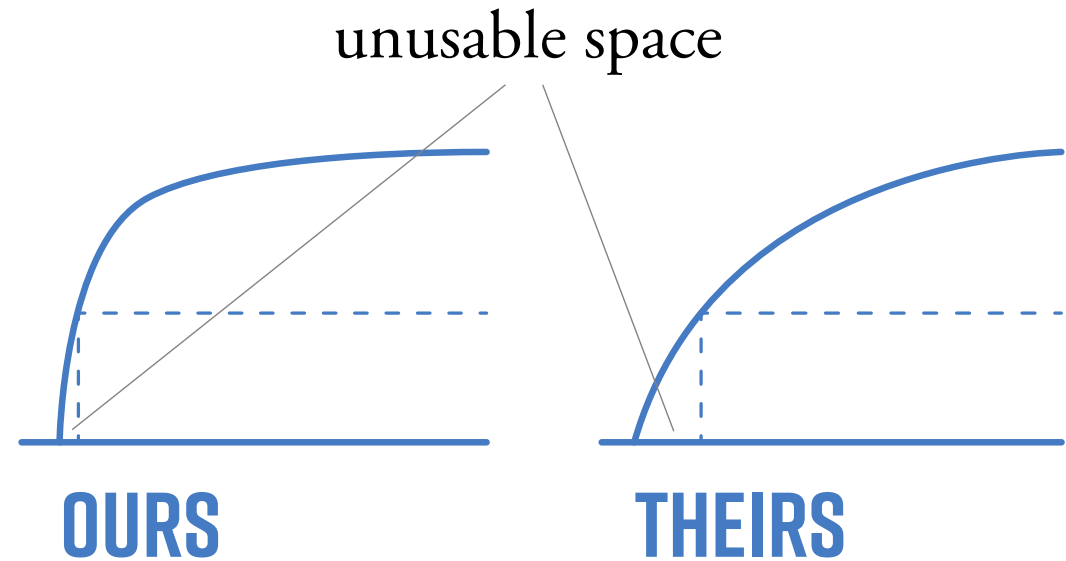
- We use a radial design steel cable reinforcement system to carry aerodynamic and inflation loads from the membrane to cable anchors.
- Cables are vinyl coated and corrosion resistant.



MORE USABLE PLAY SPACE

Our unique asymmetrical-end design makes for more usable play space.

- Snow sheds more easily.
- Discourages climbing.
- Requires a smaller overall dome footprint for regulation field sizes.



FABRIC MEMBRANE

We use only the highest quality heavy-duty, vinyl coated, polyester fabrics for maximum life span.

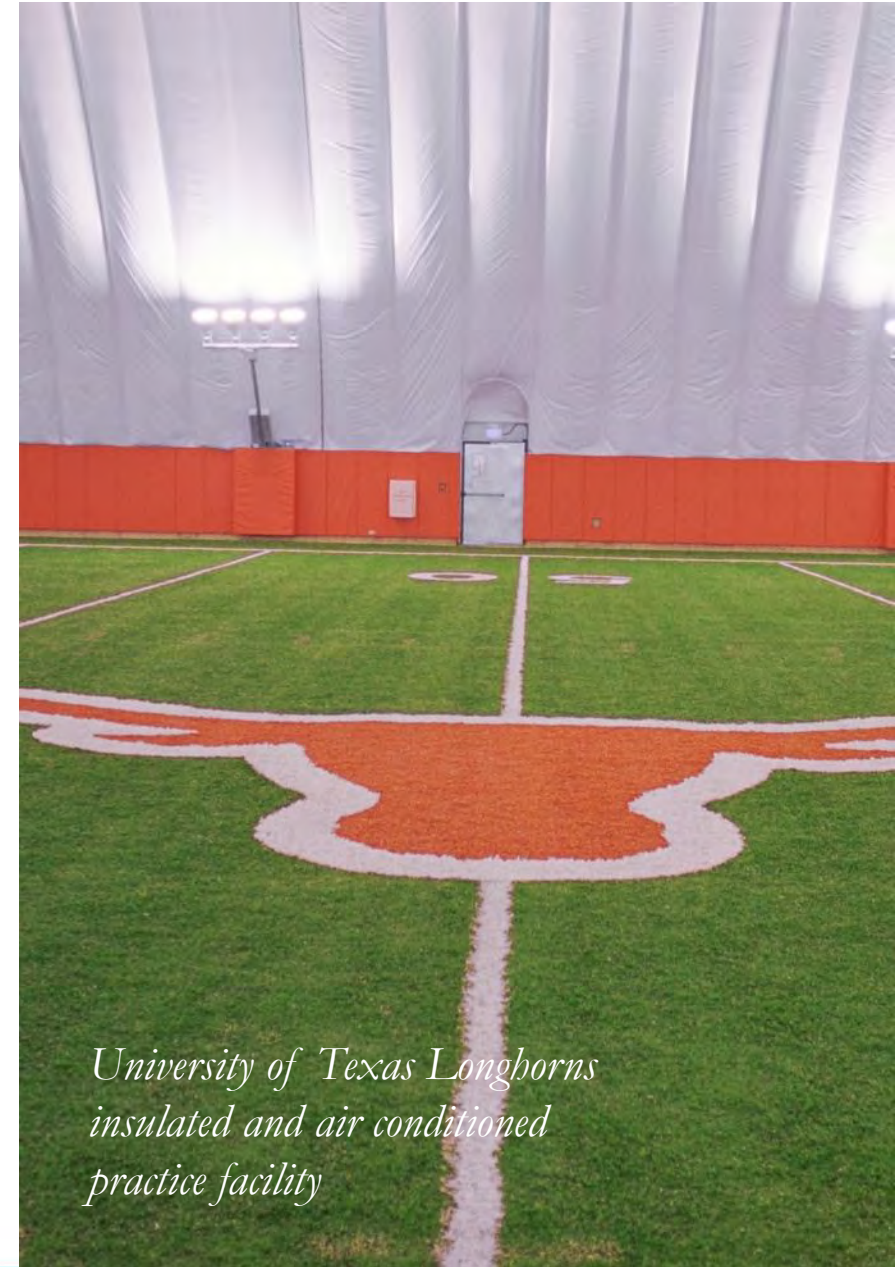
- Flame resistant, high-tensile and -tear strength fabrics come in a variety of colors and fabric weights and with a 15-year or 20 year pro-rated warranty.
- Top coated finishes such as acrylic, PVDF and DuPont Tedlar® film which provide maximum UV and pollutant protection.
- We dielectrically weld 100% of the structural seams (no sewing).



INSULATION SYSTEMS

Our R-Plus insulation system reduces the energy costs associated with air conditioning and heating.

- Glass fiber or foil-faced bubble-wrap insulation installed in the liner cavity.
- Ideal for hot and cold climates.
- Yeadon was the first manufacturer to effectively insulate a dome.



*University of Texas Longhorns
insulated and air conditioned
practice facility*

ENTRANCES/EXITS + AIRLOCKS

Revolving doors are built to withstand heavy traffic.

- Reinforced aluminum construction with roller bearings and pivots for smooth operation.
- Deadbolt key lock.



ENTRANCES/EXITS + AIRLOCKS

Emergency exits meet all building codes.

- High quality, wide balanced emergency doors that are structurally independent of the dome.
- Each door is equipped with panic hardware with options exit light packages.



ENTRANCES/EXITS + AIRLOCKS

Airlock passageways allow for easy access for vehicles and pedestrians.

- Airlocks allow dome access for forklifts, Zambonis, truck and tractor trailers or large movable fixtures such as bleachers.
- Constructed with a rigid metal frame and fitted with mechanical or electrically operated roll-up doors.



LIGHTING

Yeadon lighting designs provide the best in energy efficient LED systems.

- Reflected light provides the most consistent light on the field. No shadows.
- Reflected lights do not create hot spots in athletes' lines of sight.
- Protective netting options.
- Engineered light layout drawings and light-level calculations.



INFLATION + TEMP CONTROL

- **Primary system:** Inflation + heating/cooling unit, complete with motorized, remote controlled dampers.
 - Thermostat controlled temperature.
- **Secondary system:** Automated in the event of a power failure or low pressure.
 - Weatherized generators are often added for additional protection.
- **Automation:** Systems can be monitored from a digital device, controlled remotely and integrated with most building management systems.

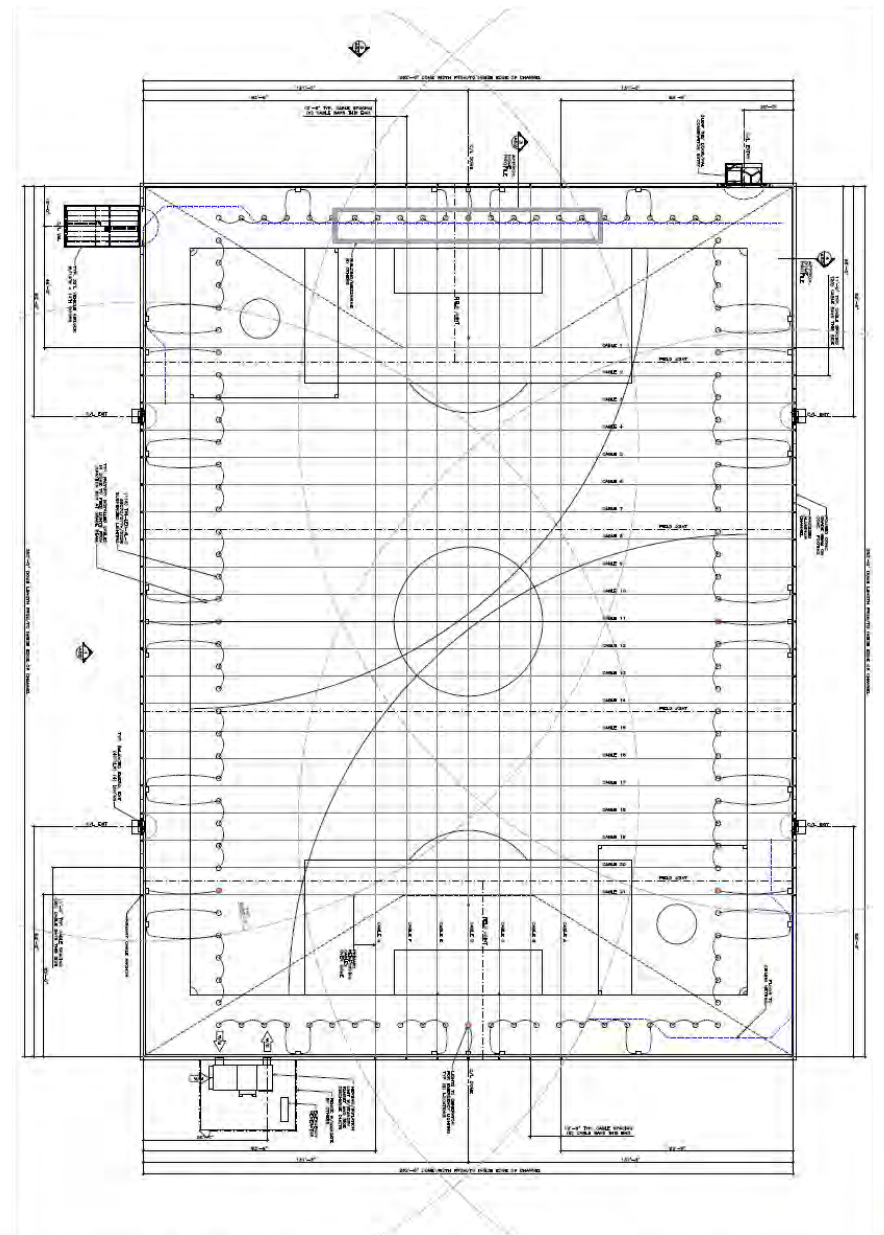


An aerial photograph of a large, blue, dome-shaped stadium, likely the SoFi Stadium in Los Angeles. The stadium's surface is composed of many curved, rib-like sections. In the foreground, there is a parking lot with several cars, including a red one. To the left of the stadium, there are some smaller buildings and a parking area. In the background, there are more industrial or commercial buildings and trees. The entire image has a blue color cast.

WHAT'S IT COST?

DOMES DOLLARS MAKE SENSE

- \$9 to \$15 sq. ft.
- A typical multi-sport dome is 250' x 400' and costs \$900K - \$1.5M.
- With a good stream of rental revenue, a dome can pay for itself in 3-5 years.
- The cement grade beam is provided by others and typically costs \$200 - \$260 a linear foot.



An aerial photograph of a large, blue, dome-shaped stadium, likely the Yeadon Stadium. The dome is covered in a blue material with a grid-like pattern. The stadium is surrounded by a parking lot with several cars, a road, and some trees. In the background, there are other buildings and more trees. The text "YEADON PREMIER PROJECTS" is overlaid in white, bold, sans-serif font in the center of the image.

YEADON PREMIER PROJECTS

*Presentation College
Aberdeen, SD*



Texans Practice Dome
Houston, TX



Concordia College
St. Paul, MN



*University of Minnesota
Minneapolis, MN*



*University of Texas
Austin, TX*



Hmong Academy
St. Paul, MN



*Marquette University
Milwaukee, WI*



Arizona State
Tempe, AZ



*Sportsplex
Anchorage, AK*



*University of Pennsylvania
Philadelphia, PA*



An aerial photograph of a large, blue, ribbed dome structure, likely a sports arena or stadium, set against a blue-tinted background. The dome is surrounded by a parking lot with several cars and some smaller buildings. The text "THANK YOU" is overlaid in white, bold, sans-serif capital letters in the center of the image.

THANK YOU



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 6901 S. Madison St. PIN # _____

GENERAL INFORMATION

PETITIONER: Barb Potter - Five Seasons Family Sports Club
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS 6901 S. Madison St.

PHONE: 630-570-5200

EMAIL: bpotter@5ssc.com

PROPERTY OWNER: Mr. Bill Butler STATUS OF PETITIONER: _____

OWNER'S ADDRESS: Covington, KY PHONE: _____

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 15 Acres 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)

Add use of seasonal dome over outdoor pool between November-April yearly

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.

Barb Potter
Petitioner's Signature

3/14/19
Date Petition is Filed



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

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

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

March 19, 2019

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:

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Five Seasons for an amendment to Planned Unit Development Ordinance #A-834-09-99 to permit an annual, temporary accessory structure covering a pool at a health club in the L-I Light Industrial District. The petition number and property address is **Z-05-2019: 6901 Madison Street** and the Permanent Real Estate Index Number is: **09-24-308-004**.

A public hearing to consider this petition is scheduled for:

Date: Monday, April 15, 2019
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 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.

Mar 27, 2019 8:53:30 AM
6901 South Madison Street
Burr Ridge
DuPage County
Illinois



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-05-2019

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



690



**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:

6901 S. Madison St.

Property Owner or Petitioner:

Five Seasons Family
(Print Name)
Barb Dallas Sports Club
(Signature)



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-03-2019: 601 Burr Ridge Parkway (LifeTime Fitness); Requests an amendment to Planned Unit Development Ordinance #834-26-00 to permit an addition to an existing commercial building used for a health club.

HEARING:

April 15, 2019

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

LifeTime Fitness

PETITIONER STATUS:

Property Owner

EXISTING ZONING:

O-2 Office PUD

LAND USE PLAN:

Recommends Mixed-Use

EXISTING LAND USE:

Health Club

SITE AREA:

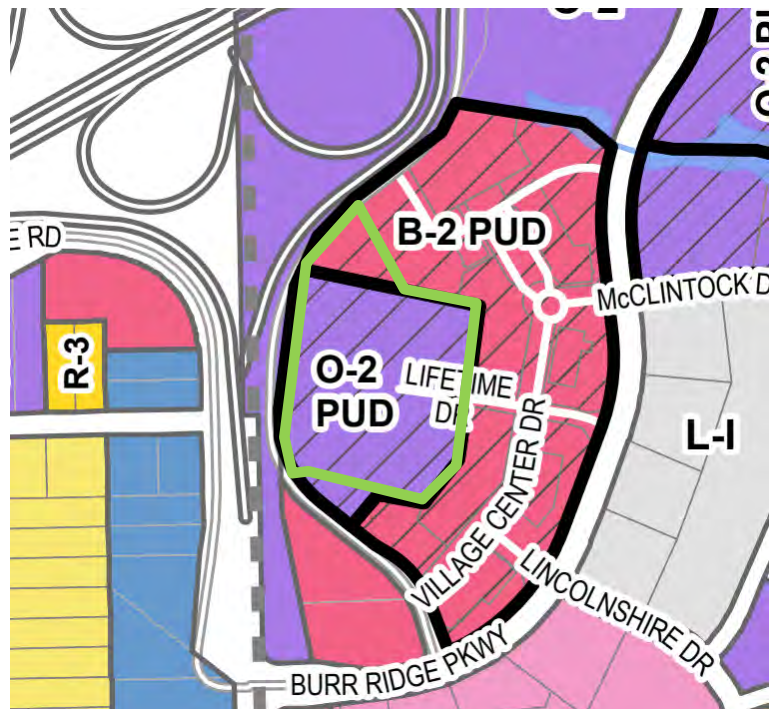
9.64 Acres

SUBDIVISION:

Burr Ridge Corporate Park

PARKING:

641 Spaces



The petitioner is LifeTime Fitness, owner and sole tenant of the property located at 601 Burr Ridge Parkway. The petitioner is requesting an amendment to Planned Unit Development Ordinance #834-26-00 to permit an addition to an existing commercial building used for a health club. Planned Unit Developments (PUD's) are considered special uses under the Burr Ridge Zoning Ordinance, and thus any major amendments to them require a special use approval via a public hearing. The petitioner is attempting to construct an approximately 3,350 square foot addition onto their existing building, which will be used to provide an additional fitness option within the health club (LifeTime Alpha Training). The addition would be located on the north wall of the existing building facing Bridewell Drive and Interstate 55 and would likely not be visible from Burr Ridge Parkway. The petitioner has provided site plans along with color elevations of the proposed addition, with the new structure proposed to match the existing building's color and architectural style as well as adding additional faux windows along the property.

The current building on the subject property is approximately 108,000 square feet in gross square footage, which would increase to approximately 111,350 if the amendment were granted through the additional space. At this time, there are 641 parking spaces on site, with the petitioner required to maintain 360 parking spaces on the property (one parking space per 300 square feet as per Section XI of the Zoning Ordinance). If the amendment were approved, the petitioner's parking capacity would be reduced by 11 spaces and their minimum parking requirement would be increased to 378 parking spaces; therefore, there would be no legal impact on the subject property if the amendment were approved.

Land Use and Site Analysis

The subject property is approximately 9 ½ acres in size and is zoned O-2 Office PUD. The subject property is located directly adjacent to the west of the Village Center and is part of the larger downtown Burr Ridge subarea. The Comprehensive Plan calls for mixed-use development such as LifeTime.

Public Hearing History

In 2000, a special use/PUD was granted to permit the initial development of the subject property for its current use.

Public Comment

Minimal public inquiry was received on this petition with no objections filed.

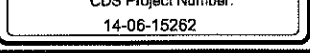
Findings of Fact and Recommendation

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend an amendment to Planned Unit Development Ordinance #834-26-00, staff recommends that the amendment be granted subject to the submitted site plans.

Appendix

Exhibit A – Petitioner's Materials

COMMERCIAL
DUE DILIGENCE SERVICE



XCEL
Consultants
Civil Engineering & Professional Land Surveyors

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.



This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

7 STATEMENT OF ENCROACHMENTS

- A RETAINING WALLS ENCROACH WEST OF THE PROPERTY LINE 2.0' TO 2.6'
- B 2.2'x2.2' BRICK COLUMNS & FENCE ARE CENTERED ON PROPERTY LINE
- C BUILDING ENCROACHES 6.6'x17.4' INTO ACCESS EASEMENT
- D BUILDING ENCROACHES 3.4'x11.5' INTO ACCESS EASEMENT



GRAPHIC SCALE



17 NORTH ARROW / SCALE

18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" (Effective February 23, 2011)

This Work Coordinated By:



1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

601 Burr Ridge Parkway
Burr Ridge, Illinois

Project Name:
LIFE TIME FITNESS - 5
CDS Project Number:
14-06-15262

Approved CDS Surveyor

Survey and Plot By:



This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

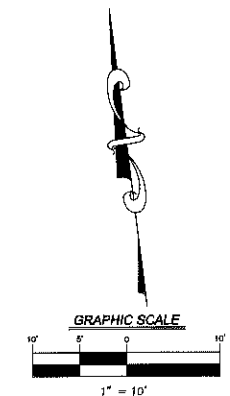
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

V3

DRAWING NO.

C3.0

LIFE TIME ATHLETIC
2 STORY
BRICK BUILDING



PROJECT INFORMATION

BURR RIDGE, IL
INSERT ADDRESS - IN
PROJECT PROPERTIES

DRAWING LOG

REV	DATE	DESCRIPTION
-----	------	-------------

CONFIDENTIALITY NOTICE

BY ACCEPTING THIS MATERIAL, THE RECIPIENT ACKNOWLEDGES AND AGREES THAT THE INFORMATION CONTAINED HEREIN IS CONFIDENTIAL AND SHALL NOT BE DISCLOSED, DISTRIBUTED, OR OTHERWISE TRANSMITTED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF LIFE TIME, INC. OR ITS SUBSIDIARIES. ("LTI"). THIS MATERIAL AND INFORMATION REMAINS THE SOLE PROPERTY OF LTI AND LTI RESERVES THE RIGHT TO REQUIRE ITS RETURN AT ANY TIME. THE RECIPIENT AGREES TO DEFEND AND INDEMNIFY LTI FROM ANY DAMAGES OR LOSSES ARISING OUT OF THE UNAUTHORIZED USE OR DISCLOSURE OF THE INFORMATION.

PROFESSIONAL OF RECORD

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF:

NAME: _____ REG. NO.: _____

EXP. DATE: _____
STAMP: _____

ISSUE DATE: Permit Issue Date

SHEET NO.

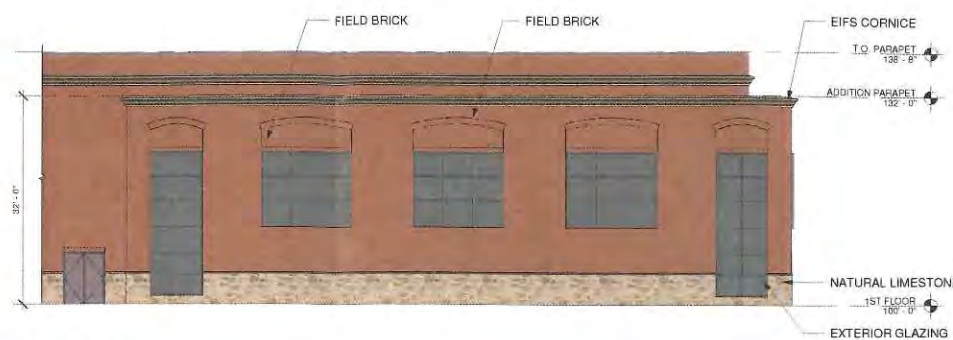
A1

PUBLICATIONS
REVIEW

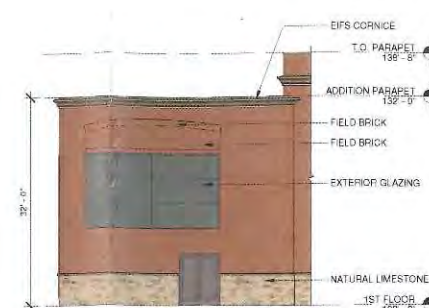
FLOOR PLAN AND EXT. ELEVATIONS



5 EXTERIOR ELEVATION - ALPHA EAST
3/32" = 1'-0"



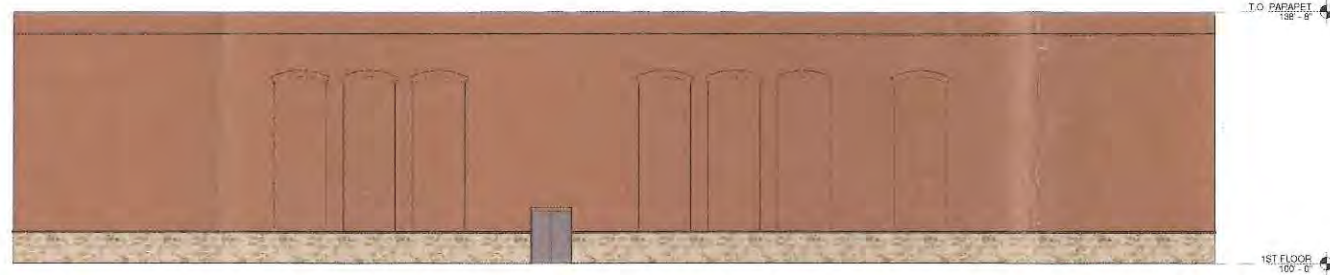
4 EXTERIOR ELEVATION - ALPHA NORTH
3/32" = 1'-0"



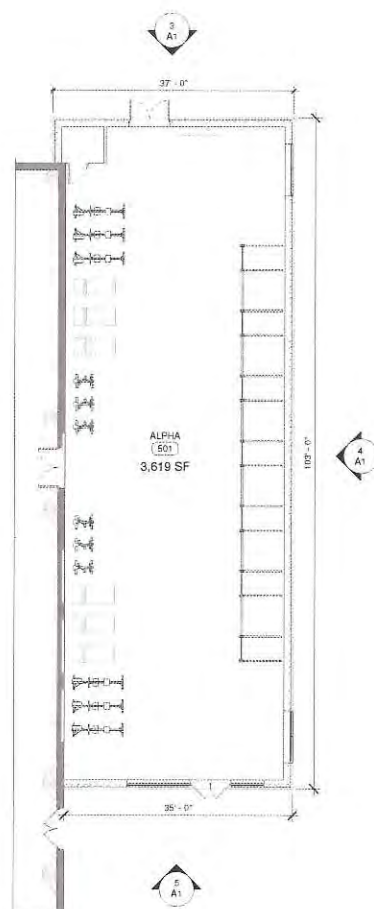
3 EXTERIOR ELEVATION - ALPHA WEST
3/32" = 1'-0"



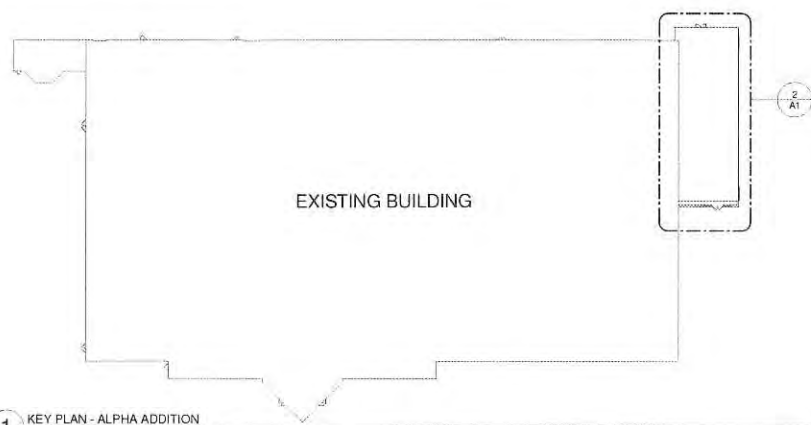
6 EXISTING EXTERIOR ELEVATION - ALPHA WEST
3/32" = 1'-0"



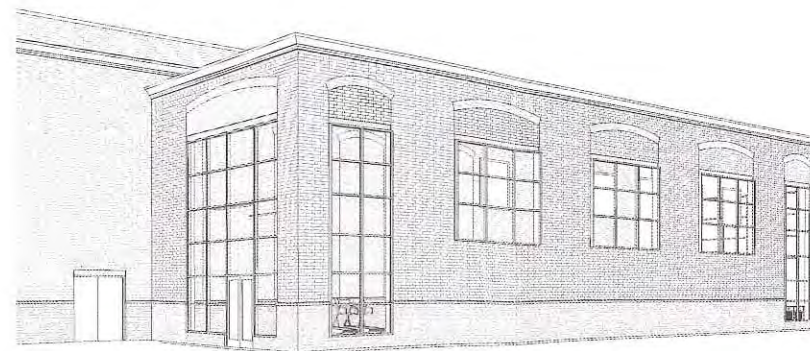
7 EXISTING EXTERIOR ELEVATION - ALPHA NORTH
3/32" = 1'-0"



2 1ST FLOOR ENLARGED ALPHA PLAN
3/32" = 1'-0"



1 KEY PLAN - ALPHA ADDITION
1" = 40'-0"



TOPOGRAPHIC SURVEY
OF
LIFE TIME - BURR RIDGE EXPANSION,
BURR RIDGE, ILLINOIS

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 38
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

BENCHMARK

SOURCE:
BENCHMARKS ESTABLISH VIA TRIMBLE VRS NETWORK. DATUM IS NAVD83.

SITE:
STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 01-17-19
ELEVATION: 700.67 (MEASURED)
DATUM: NAVD83
DESCRIPTION: SOUTHWEST ARROW ON FIRE HYDRANT NEAR
NORTHWEST CORNER OF "LIFE TIME ATHLETIC" BUILDING.

STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
SOURCE: 01-17-19
ELEVATION: 700.69 (MEASURED)
DATUM: NAVD83
DESCRIPTION: NORTHWEST ARROW ON FIRE HYDRANT NEAR NORTHEAST
CORNER OF LIFE TIME FITNESS BUILDING.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME
THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY
THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR
MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED
BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING
UTILITY RM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR
OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR
COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY
WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

GENERAL NOTES

- COMPARE ALL POINTS IN FIELD PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- FOR BUILDING RESTRICTIONS AS ESTABLISHED BY LOCAL ORDINANCES NOT SHOWN HEREON, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.
- DO NOT SCALE DIMENSIONS FROM THIS MAP.
- CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- UTILITIES AND IMPROVEMENTS SHOWN HEREON BASED ON VISIBLE FIELD VERIFIED STRUCTURES.
- THE OWNER SHOULD COMPARE THE DESCRIPTION ON THIS MAP, IF ANY EXISTS, WITH HIS, OR HER DEED ABSTRACT, OR TITLE POLICY AND NOTIFY SURVEYOR OF ANY DIFFERENCES.
- THIS MAP DOES NOT CONSTITUTE A BOUNDARY OF SURVEY.
- UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH A FIELD UTILITY LOCATE PERFORMED BY V3 AND ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
- AT THE TIME OF THIS SURVEY APPROXIMATELY 2" - 3" OF SNOW COVERED THE SITE.

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A0101180-00A RECEIVED 01-10-19.

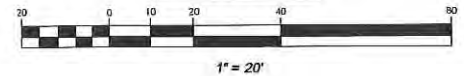
CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE
CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS
INFORMATION ON 01-10-19.

CONTACTS	RESPONSE
ATT/DISTRIBUTION	RESPONDED WITH ATLAS
BURR RIDGE, VILLAGE OF	NO RESPONSE
COMED	NO RESPONSE
COMCAST	NO RESPONSE
DUPAGE CO PUBLIC WORKS	NO RESPONSE
NICOR GAS	NO RESPONSE
USIC LOCATING SERVICES	RESPONDED WITH COMED ATLAS
BUCKEY PARTNERS	RESPONDED "NOT IN CONFLICT"

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE
COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE
1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 41-45-16 62850 N
LONGITUDE 87-54-51.31130 W
ELLIPSOIDAL HEIGHT: 588.637 SFT
GROUND SCALE FACTOR 1.0000381461
ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE



LEGEND

CHALK TV PEDESTAL	PAINTED GAS LINE	HEADWALL
TRAFFIC LIGHT POLE	GAS VALVE	CURB W/LET
TRAFFIC CONTROL BOX	GAS METER	STORM INLET
TRAFFIC CONTROL VAULT	GAS VALVE VAULT	STORM MANHOLE
TELEPHONE PEDESTAL	GAS METER	FLARED END SECTION
TELEPHONE MAIN-HOLE	PIPELINE MARKER	CLEANOUT
PAINTED TELEPHONE LINE	MONITORING WELL	SANITARY MANHOLE
FIBER OPTIC CABLE LINE	POST INDICATOR VALVE	HOLE IN
ANCHOR	WELL HEAD	S BOX
GUY POLE	FLAGPOLE	HYDRANT
TELEPHONE POLE	MAILBOX	WATER VALVE VAULT
POWER POLE	SIGN	PAINTED WATER LINE
LIGHT STANDARD	POST	SPRINKLER HEAD
ELECTRIC MAIN-HOLE	PUBLIC PAY TELEPHONE	WATER METER
ELECTRIC PEDESTAL	PARKING METER	FOUND DISK IN CONCRETE
ELECTRIC TRANSFORMER PAD	WETLAND MARKER	FOUND ROW MARKER
ELECTRIC METER	AIR CONDITIONER PAD/UNIT	FOUND IRON ROD
MANHOLE	DEODOROUS TREE	FOUND RAILROAD SPIKE
ELECTRIC JUNCTION BOX	W TRUNK SIZE	FOUND IRON PIPE
ELECTRIC VAULT	NON DEODOROUS TREE	FOUND IRON BAR
ELECTRIC SERVICE OUTLET BOX	W TRUNK SIZE	FOUND IRON BARS MARKING
PAINTED ELECTRIC LINE	BUSH	FOUND CROSS NOTCH
TRANSFORMER PAD	SOIL BORING HOLE	SET PK HAIL
	W/NUMBER	SET IRON PIPE
		SET MONUMENT
		SET TRAVERSE POINT
		SET CONCRETE MONUMENT

ABBREVIATIONS

PROPERTY LINE	EXISTING TOP OF CURB ELEVATION
EXISTING RIGHT-OF-WAY LINE	EXISTING FLOW LINE ELEVATION
PROPOSED RIGHT-OF-WAY LINE	EXISTING SPOT ELEVATION
LOT LINE	GFE GARAGE FINISHED FLOOR
CENTERLINE	FFI FINISHED FLOOR
EXISTING EASEMENT LINE	TOP TOP OF FOUNDATION
PROPOSED EASEMENT LINE	CMP CORRUGATED METAL PIPE
BUILDING SETBACK LINE	RCP REINFORCED CONCRETE PIPE
SECTION LINE	VCP VITRIFIED CLAY PIPE
CHUNKY SECTION LINE	FRAM FRAME
EXISTING FENCE LINE (CHAIN LINK)	BRK BRICK
EXISTING FENCE LINE (WOOD)	TC TOP OF CURB
EXISTING FENCE LINE (WIRE)	DEP DEPRESSED CURB
GUARDRAIL	OUT OUTLET
RAILROAD TRACKS	EP EASEMENT
UNDERGROUND CABLE TV	FL FLOW LINE
UNDERGROUND CABLE TV (ATLAS INFO)	CON CONCRETE
UNDERGROUND FIBER OPTIC CABLE (ATLAS)	SIT SITUATION
UNDERGROUND ELECTRIC	HW HATCH
UNDERGROUND ELECTRIC (ATLAS INFO)	CW CONCRETE WALK
UNDERGROUND TELEPHONE	TOP TOP OF WALL
UNDERGROUND TELEPHONE (ATLAS INFO)	BP BOTTOM OF WALL
GAS MAIN	TOP TOP OF PIPE
GAS MAIN (ATLAS INFO)	BACK BACK OF WALK
WATER MAIN	FLARED END SECTION
WATER MAIN (ATLAS INFO)	RV RVERT
WATER SERVICE (ATLAS INFO)	DP DUCTILE IRON PIPE
SANITARY SEWER	SD STORM DRAIN
SANITARY SEWER (ATLAS INFO)	SM SANITARY SEWER
EDGE OF WATER	N NORTH
OVERHEAD WIRES	S SOUTH
CURB	E EAST
DEPRESSED CURB	W WEST
EXISTING CONTOUR LINE	CB CHORD BEARING
ASPHALT PAVING OR WATER (LABELED)	A ARC LENGTH
UNPAVED ROAD	R RADIUS
CONCRETE	UE UTILITY EASEMENT
WETLANDS	PUE PUBLIC UTILITY EASEMENT
EXISTING BUILDING	DIE DRIVEWAY EASEMENT
MARSH AREA	MUE MUNICIPAL UTILITY EASEMENT
DETECTABLE WARNING PAD	IE EGRESS & EGRESS EASEMENT
	PO POINT OF CURVATURE
	PCC POINT OF COMPOUND CURVATURE
	PC POINT OF REVERSE CURVATURE
	PT POINT OF TANGENCY
	REC RECORD DATUM
	MEAS MEASURED DATUM
	CLCD CALCULATED DATUM
	CESD INFORMATION TAKEN FROM DEED
	ETBE EXCEPTION TO BLANKET EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

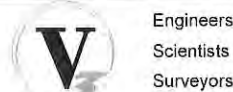
I, CHARLES W. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I
HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS MAP IS A TRUE AND CORRECT
REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF,
CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR
TOPOGRAPHIC SURVEYS.

FIELD WORK COMPLETED ON JANUARY 17, 2019.

DATED THIS 23RD DAY OF JANUARY, A.D., 2019.

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2020
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2019
cbartosz@v3co.com



Engineers
Scientists
Surveyors

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

PREPARED FOR:
LIFE TIME - HEALTH WAY OF LIFE
2902 CORPORATE PLACE
CHANHASSEN, MN 55317
952-947-0000

REVISIONS			
NO.	DATE	DESCRIPTION	

TOPOGRAPHIC SURVEY

LIFE TIME - BURR RIDGE EXPANSION, BURR RIDGE, IL

DRAFTING COMPLETED:	01-22-19	DRAWN BY:	MLP	PROJECT MANAGER:	CWB
FIELD WORK COMPLETED:	01-17-19	CHECKED BY:	CWB	SCALE:	1" = 20'

Project No: 19013
Group No: VP03.1
SHEET NO:
1 of 1



Findings of Fact – Special Use
Burr Ridge Zoning Ordinance

Address:

601 Burr Ridge Pkwy, Burr Ridge, IL 60527

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.

Confirmed. The proposed use for the building addition will provide additional fitness services (Life Time Alpha Training) to compliment the existing uses of the building.

- 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.

Confirmed. The building addition space will simply be providing additional fitness services that will compliment the existing uses of the building.

- 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.

Confirmed. This is a minor building addition that we believe will not affect the surrounding properties.

- 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.

Confirmed. This is a minor building addition that we believe will not affect the surrounding properties.

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

Confirmed. The existing utilities serving the building will be adequate. Minor grading modifications will be needed at the addition footprint. The construction limits will stay very close to the proposed building addition footprint.

- 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.

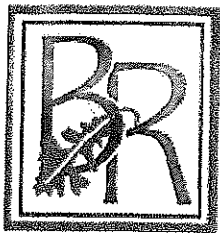
Confirmed. The existing site ingress and egress will not be modified, and the existing configuration will provide proper site movement on and off the property.

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

Confirmed. The building addition will provide additional fitness services that compliment the existing fitness uses of the building.

- 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.

Confirmed. We believe the building addition will conform to the applicable regulations of the district.



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Justin Schmidt, P.E.

STATUS OF PETITIONER: Owner

PETITIONER'S ADDRESS: 2902 Corporate Place, Chanhassen, MN 55317

ADDRESS OF SUBJECT PROPERTY: 601 Burr Ridge Pkwy, Burr Ridge, IL 60527

PHONE: 952-947-0000

EMAIL: Jschmidt@lt.life

PROPERTY OWNER: Life Time, MP III, LLC.

PROPERTY OWNER'S ADDRESS: 2902 Corporate Place,
Chanhassen, MN 55317 PHONE: 952-947-0000

PUBLIC HEARING REQUESTED: ☒ Special Use ☐ Rezoning ☐ Text Amendment ☐ Variation(s)

DESCRIPTION OF REQUEST:

Life Time Athletic is proposing a 3,000 square foot building addition located at the north east corner of the existing building. As this property is part of a planned unit development, an amendment is required.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 9.2 Acres EXISTING ZONING: O-2 PUD

EXISTING USE/IMPROVEMENTS: Heath Club

SUBDIVISION: Burr Ridge Corporate Park

PIN(S) # 18-30-300-040 ; 18-30-300-041

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

3/18/19

Date of Filing



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

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

March 19, 2019

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:

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by LifeTime Fitness for an amendment to Planned Unit Development Ordinance #A-834-26-00 to permit an addition to an existing commercial building used for a health club. The petition number and property address is **Z-03-2019: 601 Burr Ridge Parkway** and the Permanent Real Estate Index Numbers are: **18-30-300-040- and 18-30-300-041.**

A public hearing to consider this petition is scheduled for:

Date: Monday, April 15, 2019
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 Village Administrator
(630) 654-8181 ext. 2010
ewalter@burr-ridge.gov

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.



**VILLAGE OF BURR RIDGE
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.

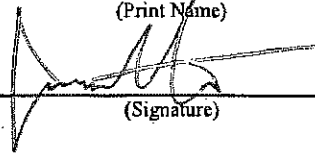
Street Address of Subject Property:

601 Burr Ridge Pkwy, Burr Ridge, IL 60527

Property Owner or Petitioner:

Justin Schmidt, P.E. | Engineering Manager

(Print Name)



(Signature)

Mar 27, 2019 8:25:43 AM
545 Village Center Drive
Burr Ridge
Cook County
Illinois



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
7640 County Line Road
630654-8181, Extension

Ask for information Re: **2-33-2019**

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



14216220570

Doc#: 1421622057 Fee: \$62.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/04/2014 01:27 PM Pg: 1 of 8

QUIT CLAIM DEED

THIS INDENTURE, made as of the 29 day of July, 2014 by and between LTF REAL ESTATE COMPANY, INC., a Minnesota corporation, party of the first part, and LTF REAL ESTATE MP III, LLC, a Delaware limited liability company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and NO/100 (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND QUITCLAIM unto the party of the second part, and to its heirs and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

8

together with all hereditaments and appurtenances belonging thereto.

Permanent Real Estate Index Number(s): 18-30-300-040-0000 and 18-30-300-041-0000

Address of real estate: 601 Burr Ridge Parkway, Burr Ridge, Illinois

[Signature Page Follows]

RETURN TO:
First American Title Insurance Co.
801 Nicollet Mall, Suite 1900
Minneapolis, MN 55402
NCS 471325-2 MPLS (44)
1 of 3

SIGNATURE PAGE
TO
DEED

IN WITNESS WHEREOF, said party of the first part has executed this Deed as of the date first above written.

LTF REAL ESTATE COMPANY, INC.,
a Minnesota corporation

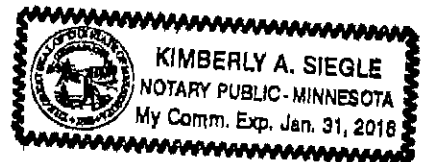
By: *John Heller*
Name: John Heller
Its: Treasurer

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this 28th day of July, 2014,
by John Heller, Treasurer of LTF Real Estate Company, Inc., a
Minnesota corporation, on behalf of the corporation.

Kimberly A. Siegle
Notary Public

My commission expires: Jan. 31, 2016



PREPARED BY ~~AND~~
~~WHEN RECORDED MAIL TO:~~


Faegre Baker Daniels, LLP (PLM)
2200 Wells Fargo Center
90 Seventh Street South
Minneapolis, Minnesota 55402-3901

Mail tax bills to:

LTF Real Estate MP III, LLC
2902 Corporate Place
Chanhassen, MN 55317

EXEMPT

Exempt under 35ILCS 200/31-45
Paragraph (e) of the Real Estate Transfer Tax Act.

By: 
Name: JOHN HELLOW
Its: TRANSFER

Date: July 29, 2014

EXHIBIT A

PARCEL 1: That part of the West half of Section 30, Township 38 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the southerly line of the permanent easement for highway purposes (Interstate Route 55) per instrument recorded August 12, 1959 as Document No. 17627674, with the westerly line of Burr Ridge Parkway in Burr Ridge Park Unit 1, being a subdivision in the west half of Section 30, aforesaid, according to the plat thereof recorded January 3, 1984, as Document No. 26915064; the following seven courses are along the westerly line of said Burr Ridge Parkway; thence southerly along a curved line convex easterly and having a radius of 690.00 feet, an arc distance of 642.83 feet to a point of tangency in said line; thence South 34 degrees 14 minutes 40 seconds West along a line tangent to last described curved line at said last described point, 81.30 feet to a point of curvature in said line; thence southwesterly along a curved line convex northwesterly, having a radius of 865.00 feet and being tangent to said last described line at said last described point, an arc distance of 599.77 feet to a point of tangency in said line; thence South 05 degrees 29 minutes 00 seconds East along the westerly line of said Burr Ridge Drive, being tangent to said last described curved line at said last described point, 279.36 feet to a point of curvature in said line; thence southerly along the westerly line of said Burr Ridge Parkway, being a curved line convex easterly and having a radius of 675.00 feet, an arc distance of 321.83 feet to a point of tangency in said line; thence South 21 degrees 50 minutes 04 seconds West along the westerly line of said Burr Ridge Parkway, 363.20 feet to a point of curvature in said line; thence southwesterly along the westerly line of said Burr Ridge Parkway, being a curved line convex southeasterly and having a radius of 705.00 feet, and arc distance of 547.22 feet to a point of compound curvature, said point being the intersection of said westerly line with the northeasterly line of Frontage Road according to the plat of dedication recorded March 19, 1985, as Document No. 27479279; the following four courses are along the northeasterly line of said Frontage Road; thence westerly along a curved line convex southerly and having a radius of 30.00 feet, an arc distance of 49.57 feet to a point of tangency in said line; thence North 19 degrees 01 minutes 32 seconds West, 115.88 feet to a point of curvature in said line; thence northwesterly along a curved line convex northeasterly and having a radius of 425.00 feet, an arc distance of 231.81 feet to a point of tangency in said line; thence North 50 degrees 16 minutes 35 seconds West, 4.75 feet to a point for a place of beginning; thence continuing northwesterly along the northeasterly line of said Frontage Road North 50 degrees 16 minutes 35 seconds West, 299.22 feet to a point of curvature; thence northwesterly along the northeasterly line of said Frontage Road, being a curved line convex southwesterly, having a radius of 375.00 feet and being tangent to said last described line, at said last described point, an arc distance of 222.70 feet to an intersection with the easterly line of the permanent easement for highway purposes per instrument recorded August 12, 1959, as Document No. 17627674; the following three courses are along the easterly line of said permanent easement for highway purposes; thence North 00 degrees 00 minutes 34 seconds East, 77.70 feet; thence North 09 degrees 38 minutes 57 seconds East, 408.76 feet; thence North 27 degrees 07 minutes 58 seconds East, 62.76 feet to a point on said easterly line of said permanent easement for highway purposes; thence South 80 degrees 21 minutes 03 seconds East, 603.43 feet; thence South 09 degrees 38 minutes 57 seconds West 256.92 feet; thence southwesterly, southerly and southeasterly along a nontangential curved line convex westerly and having a radius of 50.00 feet, having a chord bearing of South 09 degrees 38 minutes 57 seconds West, an arc distance of 164.29 feet; thence South 09 degrees 38 minutes 57 seconds West along a line not tangent to last described curved line, 159.30 feet; thence South 40 degrees 14 minutes 07 seconds West, 394.86 feet to the point of beginning, in Cook County, Illinois

EXCEPT therefrom that part conveyed by deed recorded September 20, 2006 as document 0626331047 as follows:

That part of the West half of Section 30, Township 38 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the southerly line of the

permanent easement for highway purposes (Interstate Route 55) per instrument recorded August 12, 1959 as Document No. 17627674, with the westerly line of Burr Ridge Parkway in Burr Ridge Park Unit 1, being a subdivision in the west half of Section 30, aforesaid, according to the plat thereof recorded January 3, 1984, as Document No. 26915064; the following seven courses are along the westerly line of said Burr Ridge Parkway; thence southerly along a curved line convex easterly and having a radius of 690.00 feet, an arc distance of 642.83 feet to a point of tangency in said line; thence South 34 degrees 14 minutes 40 seconds West along a line tangent to last described curved line at said last described point, 81.30 feet to a point of curvature in said line; thence southwesterly along a curved line convex northwesterly, having a radius of 865.00 feet and being tangent to said last described line at said last described point, an arc distance of 599.77 feet to a point of tangency in said line; thence South 05 degrees 29 minutes 00 seconds East along the westerly line of said Burr Ridge Drive, being tangent to said last described curved line at said last described point, 279.36 feet to a point of curvature in said line; thence southerly along the westerly line of said Burr Ridge Parkway, being a curved line convex easterly and having a radius of 675.00 feet, an arc distance of 321.83 feet to a point of tangency in said line; thence South 21 degrees 50 minutes 04 seconds West along the westerly line of said Burr Ridge Parkway, 363.20 feet to a point of curvature in said line; thence southwesterly along the westerly line of said Burr Ridge Parkway, being a curved line convex southeasterly and having a radius of 705.00 feet, and arc distance of 547.22 feet to a point of compound curvature, said point being the intersection of said westerly line with the northeasterly line of Frontage Road according to the plat of dedication recorded March 19, 1985, as Document No. 27479279; the following four courses are along the northeasterly line of said Frontage Road; thence westerly along a curved line convex southerly and having a radius of 30.00 feet, an arc distance of 49.57 feet to a point of tangency in said line; thence North 19 degrees 01 minutes 32 seconds West, 115.88 feet to a point of curvature in said line; thence northwesterly along a curved line convex northeasterly and having a radius of 425.00 feet, an arc distance of 231.81 feet to a point of tangency in said line; thence North 50 degrees 16 minutes 35 seconds West, 4.75 feet to a point for a place of beginning; thence continuing northwesterly along the northeasterly line of said frontage road North 50 degrees 16 minutes 35 seconds west, 133.96 feet; thence north 39 degrees 38 minutes 59 seconds east 131.71 feet; thence south 80 degrees 19 minutes 25 seconds east, 157.13 feet; thence south 40 degrees 14 minutes 07 seconds west, 210.39 feet to the point of beginning, in Cook County Illinois.

PARCEL 2: That part of the West half of Section 30, Township 38 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the southerly line of the permanent easement for highway purposes (Interstate Route 55) per instrument recorded August 12, 1959 as Document No. 17627674, with the westerly line of Burr Ridge Parkway in Burr Ridge Park Unit 1, being a subdivision in the west half of Section 30, aforesaid, according to the plat thereof recorded January 3, 1984, as Document No. 26915064; the following seven courses are along the westerly line of said Burr Ridge Parkway; thence southerly along a curved line convex easterly and having a radius of 690.00 feet, an arc distance of 642.83 feet to a point of tangency in said line; thence South 34 degrees 14 minutes 40 seconds West along a line tangent to last described curved line at said last described point, 81.30 feet to a point of curvature in said line; thence southwesterly along a curved line convex northwesterly, having a radius of 865.00 feet and being tangent to said last described line at said last described point, an arc distance of 599.77 feet to a point of tangency in said line; thence South 05 degrees 29 minutes 00 seconds East along the westerly line of said Burr Ridge Drive, being tangent to said last described curved line at said last described point, 279.36 feet to a point of curvature in said line; thence southerly along the westerly line of said Burr Ridge Parkway, being a curved line convex easterly and having a radius of 675.00 feet, an arc distance of 321.83 feet to a point of tangency in said line; thence South 21 degrees 50 minutes 04 seconds West along the westerly line of said Burr Ridge Parkway, 363.20 feet to a point of curvature in said line; thence southwesterly along the westerly line of said Burr Ridge Parkway, being a curved line convex

southeasterly and having a radius of 705.00 feet, and arc distance of 547.22 feet to a point of compound curvature, said point being the intersection of said westerly line with the northeasterly line of Frontage Road according to the plat of dedication recorded March 19, 1985, as Document No. 27479279; the following four courses are along the northeasterly line of said Frontage Road; thence westerly along a curved line convex southerly and having a radius of 30.00 feet, an arc distance of 49.57 feet to a point of tangency in said line; thence North 19 degrees 01 minutes 32 seconds West, 115.88 feet to a point of curvature in said line; thence northwesterly along a curved line convex northeasterly and having a radius of 425.00 feet, an arc distance of 231.81 feet to a point of tangency in said line; thence North 50 degrees 16 minutes 35 seconds West, 4.75, thence north 40 degrees 14 minutes 07 seconds east, 394.86 feet; thence North 09 degrees 38 minutes 57 seconds east, 159.30 feet; thence along a nontangential curved line convex westerly and having a radius of 50.00 feet, having a chord bearing of north 09 degrees 38 minutes 57 seconds east, an arc distance of 164.29 feet; thence north 09 degrees 38 minutes 57 seconds east along a line not tangent to the last described curved line, 256.92 feet; thence north 80 degrees 21 minutes 03 seconds west, 232.69 feet for the place of beginning, thence continuing north 80 degrees 21 minutes 03 seconds west 370.74 feet to a point on the easterly line of the permanent easement for highway purposes as per instrument recorded August 12, 1959 as document no. 17627674; the following three courses are along the easterly line of said permanent easement for highway purposes; thence north 27 degrees 07 minutes 58 seconds east, 122.55 feet; thence north 45 degrees 34 minutes 39 seconds east, 173.08 feet, thence north 54 degrees 06 minutes 58 seconds east 12.83 feet; thence south 30 degrees 21 minutes 01 seconds east, 347.50 feet to the place of beginning, in Cook County Illinois.

STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 29, 2014

GRANTOR:

LTF REAL ESTATE COMPANY, INC.,
a Minnesota corporation

By: [Signature]

Name: John Heller

Its: Treasurer

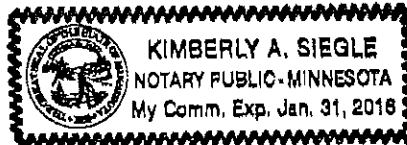
Subscribed and sworn to before

me by the said _____ affiant

this 28th day of July,

2014.

Notary Public Kimberly A. Siegle



The grantee or its agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 29, 2014

GRANTEE:

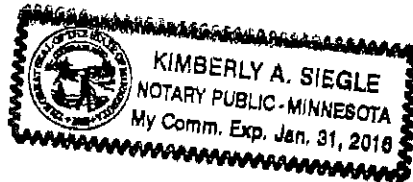
LTF REAL ESTATE MP III, LLC,
a Delaware limited liability company

By: [Signature]
Name: JOHN HELLER
Its: TRUSTEE

Subscribed and sworn to before
me by the said affiant
this 28th day of July,
2014.

Notary Public

[Signature]



Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant Village Administrator

DATE: April 8, 2019

RE: Z-04-2019: 10S110 Madison Street (Tri-State); Special Use and Findings of Fact

Staff requests that petition number Z-04-2019 be continued to May 20, 2019. Staff has received a considerable amount of legal inquiries regarding this matter and requests additional time to address the concerns of each inquiry before presenting a final report to the Plan Commission.

03/13/2019

Permits Applied For February 2019



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCPE-19-026	02/06/2019	16W 211 South Frontage Rd.	Live Electric, LLC	68 Spring Ave Glen Ellyn IL 60137	Com Electrical Permit
JDEK-19-032	02/12/2019	7319 Lakeside Cir	Design-A-Deck Inc.	254 Ian Ave New Lenox IL 60451	Deck
JPCT-19-020	02/11/2019	16W 50 83rd ST	SAC Wireless	540 W. Madison ST Chicago IL 60661	Cell Tower
JPR-19-038	02/21/2019	8670 County Line Rd	LM Custom Homes	115 W 55th Street Clarendon Hills IL 60514	Right-of-Way
JPS-19-029	02/12/2019	7000 County Line Rd	Valley City Sign	5009 West River Dr Comstock Park MI 49321	Sign
JPS-19-031	02/13/2019	101 Tower Dr	Olympik Signs	1130 N. Garfield Lombard IL 60148	Sign
JRAD-19-037	02/20/2019	6505 Elm St.	T & N Construction	12557 Rail Lane Palos Park IL 60464	Residential Addition
JRAL-19-023	02/04/2019	124 Carriage Way Dr	Leslie Orange Corp.	16551 Leslie Dr Tinley Park IL 60487	Residential Alteration
JRAL-19-025	02/01/2019	425 Parkview Pl	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Residential Alteration
JRAL-19-027	02/05/2019	805 Burr Ridge Club Dr	ProOne Builders Group	75W 61st St Westmont IL 60559	Residential Alteration
JRAL-19-028	02/11/2019	14 Todor Ct	Design First Builders	1201 Norwood Ave Itasca IL 60143	Residential Alteration
JRAL-19-033	02/13/2019	8311 Arrowhead Farm Dr	Abruzzo Kitchen & Bath	1105 Remington Rd. Suite E Schaumburg IL 60173	Residential Alteration
JRAL-19-034	02/18/2019	124 Carriage Way Dr	Zia Construction	1097 95th St Oak Lawn IL 60454	Residential Alteration
JRAL-19-035	02/18/2019	8219 Kathryn Ct	Steve Zervakis	8219 Kathryn Ct Burr Ridge IL 60527	Residential Alteration
JRAL-19-036	02/21/2019	136 Carriage Way DR	Absolute Construction, Inc.	954 Kennedy Av. Schereville IN 46375	Residential Alteration
JRAL-19-039	02/26/2019	8625 Dolfor Cove	Emblaze Development Co.	2801 W. Ardmore Ave Chicago IL 60659	Residential Alteration
JRPE-19-040	02/28/2019	8965 Glenmora Ln	ABC Electric	220 W. Campus Dr. Arlington Heights IL 60004	Res Electrical Permit

03/13/2019

Permits Applied For February 2019



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
TOTAL:		17		

03/13/2019

Permits Issued February 2019



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-19-014	02/01/2019	1000 Burr Ridge Pkwy	L.R. Hein Construction	1480 Industrial Dr. Itasca IL 60143	Com Alteration \$237,138	2,851
JCA-19-019	02/21/2019	7600 Grant St	Fisher Commercial Constructio	75 Randall St Elk Grove Village IL 60007	Com Alteration \$3,003,857	40,000
JCPE-19-026	02/19/2019	16W 211 South Frontage R	Live Electric, LLC	68 Spring Ave Glen Ellyn IL 60137	Com Electrical Permit	
JGEN-19-005	02/12/2019	7902 Savoy Club Ct.	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Generator	
JPS-19-029	02/14/2019	7000 County Line Rd	Valley City Sign	5009 West River Dr Comstock Park MI 49321	Sign	
JRAL-19-012	02/01/2019	4 Roanoke Ct	Omnicon, Inc.	2207 Muriel Ct Joliet IL 60433	Residential Alteration \$168,450	2,246
JRAL-19-015	02/19/2019	1202 Kenmare Dr	Lamantia Design & Constructi	20 E. Ogden Av Hinsdale IL 60521	Residential Alteration \$11,700	156
JRDB-18-306	02/06/2019	11301 72nd St	Douglas A Weaver		Residential Detached Building	
JRSF-18-326	02/18/2019	1123 Secret Forest Dr	Brick By Brick Builders	1032 W. 58th St La Grange IL 60525	Residential New Single Family 3,957	
JRSF-19-024	02/20/2019	7257 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$488,100	3,254
TOTAL:	10					

03/13/19

Occupancy Certificates Issued February 2019



CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF19002	02/05/19	Burr Ridge Property Holdings LLC	16W 201 91st ST
OF19004	02/05/19	Burr Ridge Property Holdings LLC	16W 209 91st ST
OF19007	02/05/19	Burr Ridge Property Holdings LLC	16W 259 91st ST
OF19008	02/19/19	James and Linda Hays	7319 Lakeside Cir

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2019

(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$1,802,100	\$1,859,525		\$3,846,454	\$7,508,079
	[3]	[3]		[2]	
FEBRUARY	\$488,100	\$180,150		\$3,240,995	\$3,909,245
	[1]	[2]		[2]	
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
2019 TOTAL	\$2,290,200	\$2,039,675	\$0	\$7,087,449	\$11,417,324
	[4]	[5]		[4]	

Village of Burr Ridge Building Permits Issued 2018 Compared to 2019

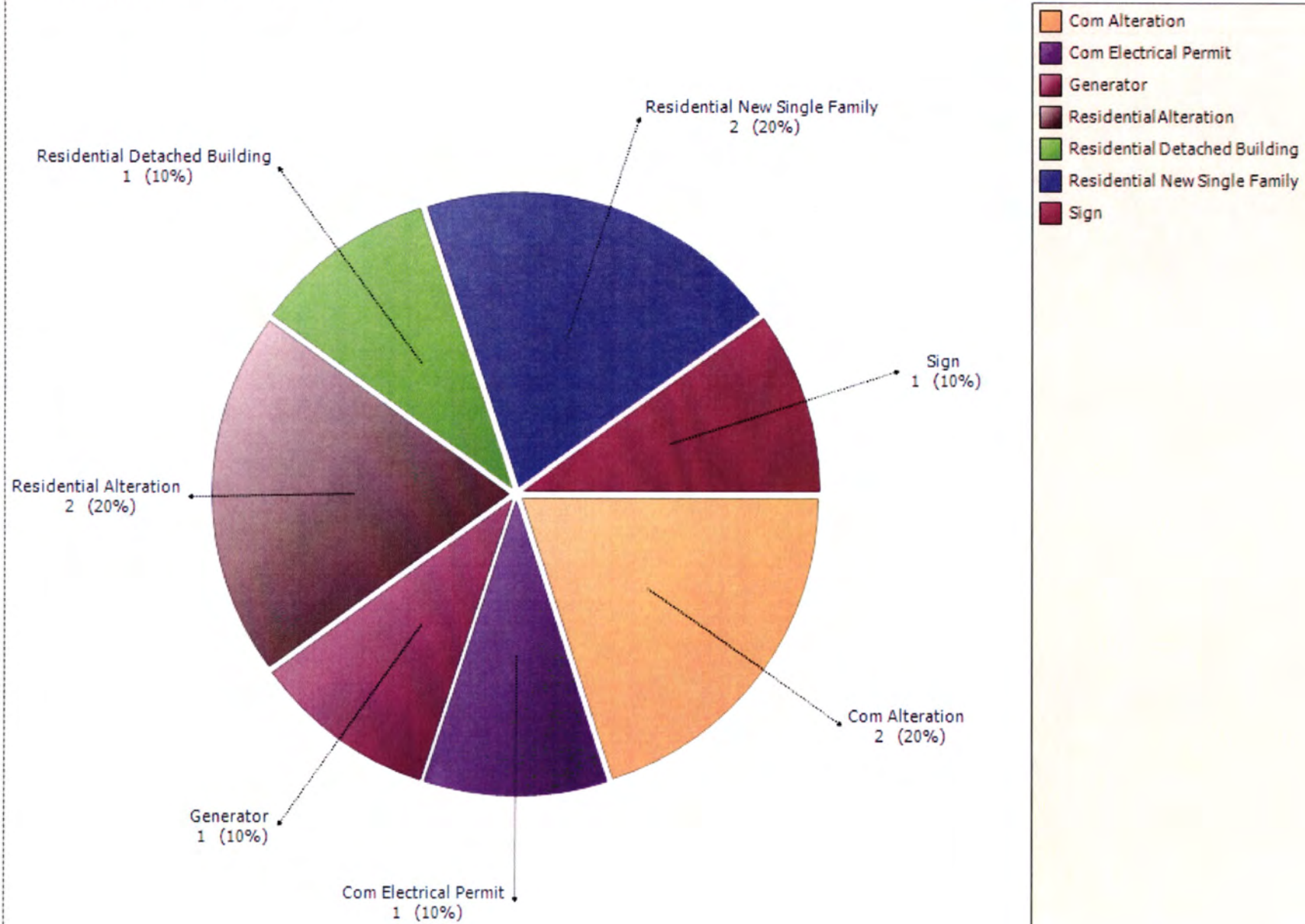


Village of Burr Ridge New Housing Permits 2018 Compared to 2019



Breakdown of Permits by Project Type

Permits Issued February 2019





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant Village Administrator

DATE: April 9, 2019

RE: Board Report for April 15, 2019 Plan Commission Meeting

At its March 11, 2019 meetings, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

S-02-2019: 11650 Bridewell Drive (McNaughton); The Board of Trustees approved the variation and conditional sign approvals to permit four subdivision entryway signs at a single subdivision entryway at Lakeside Pointe subdivision.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant to the Village Administrator

DATE: April 9, 2019

RE: Activity Memo for April 15, 2019 Plan Commission Meeting

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

9101 Kingery Highway – McDonald's has broken ground on their new restaurant and is scheduled to open in late June.