



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
MONDAY, MAY 6, 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 APRIL 15, 2019 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-05-2019: 6901 Madison Street (Five Seasons); PUD and Findings of Fact; continued from April 15, 2019

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.

B. Z-06-2019: 6880 North Frontage Road (Vine Academy); Text Amendment, Special Use, and Findings of Fact

Requests a text amendment to Section X.E of the Burr Ridge Zoning Ordinance to add “private school” as a special use in the L-I Light Industrial District and a special use as per the amended Section X.E to permit a special use for a private school in the L-I Light Industrial District.

IV. CORRESPONDENCE

- A. Board Report – April 22, 2019**
- B. Building Report – March 2019**

V. OTHER PETITIONS

- A. S-03-2019: 6901 Madison Street (Five Seasons); Sign Variation and Conditional Sign Approvals**
- B. Preliminary Plat of Subdivision (Mendi); Subdivision Variation and Preliminary Plat of Approval**

VI. PUBLIC COMMENT

VII. FUTURE SCHEDULED MEETINGS

- A. May 20, 2019**
 - Z-04-2019: 10S110 Madison Street (Tri-State Fire Protection District); Special Use and Findings of Fact; continued from April 15, 2019**

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.

- B. June 3, 2019**

No business is currently scheduled for June 3, 2019. If no business is scheduled by May 20, 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 May 13, 2019 Regular Meeting beginning at 7:00 P.M. Commissioner Farrell is the Plan Commission representative for the May 13, 2019 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF APRIL 15, 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, Farrell, Hoch, Stratis, Petrich, and Trzupek

ABSENT: 1 – Irwin

Assistant to the Village Administrator Evan Walter was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to approve the minutes of the March 4, 2019 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Farrell

MOTION CARRIED by a vote of 6-0.

III. PUBLIC HEARINGS

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

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

As directed by Chairman Trzupek, Mr. Walter provided an overview as follows: 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.

Chairman Trzupek asked for public comment. None was given.

Amy Brines, 16W241 South Frontage Road, introduced herself as the petitioner.

Commissioner Petrich asked what would occur if The Relationship Store closed. Mr. Walter said that Ms. Brines would likely need to get a new special use since she would likely need to relocate

in such an event. Mr. Petrich suggested that a condition be included to state that if The Relationship Store closed, the special use for Bonsai would also be null and void. There was no objection to this proposal.

At 7:10pm, a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to close the public hearing.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees adopt the Findings of Fact and approve a request for a special use for Amy Brines and Bonsai Massage and Bodywork 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, 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.
3. The special use shall be null and void if The Relationship Store no longer operated within the space at 16W241 South Frontage Road, Suite 36.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

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

As directed by Chairman Trzupek, Mr. Walter provided an overview as follows: 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 NOW-vacant property; a single-family home previously existed on the subject property but has since been demolished. The subject property is located adjacent to Flag Creek and is primarily located in a principal floodplain. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) through its National Flood Insurance Program, enforced by County ordinances adopted by the Village, do not permit single-family homes to be built within or near a floodplain without elevating it above the flood protection elevation. In addition, any adverse impacts to the existing functions of a riparian environment, defined as a vegetated buffer area adjacent to a waterway or body of water, shall be mitigated and a mitigation plan shall be prepared. Under standard zoning, the location of the proposed principal structure, elevated above the flood protection elevation, and

all grading which encroaches the floodplain, would require additional compensatory storage outside of the floodplain. Per the MWRD requirements, for any fill placed within the floodplain, 1.5 times the volume of compensatory storage, i.e., cut, shall be provided. In this circumstance, the majority of the property is located in a floodplain, leaving little opportunity for compensatory storage to be placed elsewhere on the property. 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 site plan of the home in both site plans would be a ranch-style home. The homes on either side of the subject property are setback approximately 55' from their respective property lines. 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). Following the passage of the Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994, the purchase of flood insurance is mandatory for any federally backed mortgage on a building located in a Special Flood Hazard Area. The location of the proposed home under standard zoning in Zone X, would not require flood insurance under federal law but would be required to go through the aforementioned permitting process under the MWRD.

Chairman Trzupsek asked for public comment. None was given.

Ziv Mihailovic, 7875 Wolf Road, introduced himself and said that he initially planned to build a two-story home but elected to pursue a ranch-style home due to personal health issues. Mr. Mihailovic said he realized that the reduction in front-yard setback would not completely remove the burden of living on the property but felt that it would make the development more secure from potential flooding.

Commissioner Stratis asked what the green buffer area meant to symbolize. Mr. Walter said that this was an "X" zone, which only relieved the petitioner of being required to purchase flood insurance. It would likely still require an MWRD permit due to the likelihood of needing to provide compensatory storage somewhere on the lot. Commissioner Stratis asked if the property fell under the regulation of needing to comply with the "neighbor setback" requirement. Mr. Walter said that such a regulation did not apply here since the property to the north of the subject property was not in the Village. Commissioner Stratis said that if the petitioner needed to go to the MWRD for permitting, he would support the request as reasonable.

Commissioner Farrell asked about the permitting experience of the property to the south and asked about the history of said development. Mr. Walter said that the property to the south required several years to develop but did not ask for any variations. Mr. Walter said that the MWRD is highly concerned about allowing built structures in floodplains and is sensitive to any development occurring in or near such areas.

Commissioner Praxmarer said that the request was reasonable and was pleased to see a vacant lot be developed in the area.

Commissioner Broline asked staff to define compensatory storage. Mr. Walter provided an answer for the Plan Commission.

Commissioner Petrich asked if the petitioner's desire to build a ranch-style home with a larger footprint compared to a two-story home created a self-imposed hardship and considered an inconvenience. Mr. Walter said that the Plan Commission should consider the physical

characteristics of the property compared to the proposed site plan, and not consider the petitioner's medical history in determining whether a variation is appropriate.

Commissioner Hoch did not support the request for a variation as she felt that there was no hardship based on what could be built on the dry area of the property.

Chairman Trzupek asked if the home were entirely out of the floodplain would the petitioner be required to provide compensatory storage. Mr. Walter said the petitioner would likely be required to provide significantly less compensatory storage but could not definitely state that no compensatory storage would be required if the variation were granted.

Commissioner Broline said that even if the petitioner elected to build a two-story home, it would not guarantee that the footprint would be smaller than what was proposed in the petition.

Commissioner Stratis said that it was his belief that houses should be built as far as is reasonable from floodplains for the purposes of creating more sustainable development. Commissioner Stratis also said that the petitioner's desire to build closer to busy Wolf Road and further from the floodplain lent credence to the concept that a variation was appropriate. Chairman Trzupek concurred with this assertion as it was his opinion that the proposed house was not oversized and would not be out of character.

At 7:44pm, a **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Farrell to close the public hearing.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees adopt the Findings of Fact and approve a request 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, subject to the petitioner's proposed site plan reflecting a 40' front yard setback along with the condition that no impervious surfaces may be constructed in the rear yard of the property within the designated floodplain.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Praxmarer, Farrell, Broline, and Trzupek

NAYS: 1 – Hoch

MOTION CARRIED by a vote of 5-1.

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

As directed by Chairman Trzupek, Mr. Walter provided an overview as follows: 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.

Barb Potter, 6901 Madison, and Michael Moore, Yeadon Domes, introduced themselves and provided a brief overview of their request.

Chairman Trzupek asked how the dome would be secured to the ground. Mr. Moore said that it would be tied to a grade beam below grade of the pool. Chairman Trzupek asked how the dome was stored offseason. Mr. Moore said that it was generally stored in a secured box out of the elements.

Chairman Trzupek asked for public comment.

A resident asked what the cost of the dome would be. Ms. Potter said that exact figures were not available since a final site plan and design had not been created.

Commissioner Hoch said that she supported the concept as a method to increase the availability and use of the pool at the club. Commissioner Hoch said that she felt that it would likely be hidden and not be obtrusive to neighboring properties.

Commissioner Petrich asked if the shaded pink area in the staff exhibit is the proposed footprint of the dome. Mr. Moore said that the dome would likely be a bit smaller than what was shaded in the staff exhibit but still cover the entire pool and would allow for sufficient deck space. Commissioner Petrich asked if a dome could be produced in other colors. Mr. Moore said that while white was the traditional color, the dome could be made in other colors, such as gray. The Plan Commission supported the concept of the dome in a color other than white.

Commissioner Broline asked how the dome would be connected to the primary building. Ms. Potter said there would be a closed tunnel connecting the dome to the main building.

Commissioner Praxmarer asked how weight from snow and wind turbulence was mitigated against. Mr. Moore said that sensors provided additional height and stabilization mechanisms to allow for additional rigidity.

Commissioner Farrell asked if there were any architectural elements that governed the color and type of buildings in the PUD. Mr. Walter said that no such elements appeared in the PUD review. Commissioner Farrell supported the concept but sought to include conditions that mandated the dome be non-white in color, restricted in height, as well as limited in the months it could be erected.

Commissioner Stratis asked about the number of doors that would be on the dome. Ms. Potter said that one door would be on the dome. Commissioner Stratis said that he would want to place a restriction on the dome prohibiting any signs or sponsorships of any kind. Commissioner Stratis supported Commissioner Farrell's condition of a time restriction. Commissioner Stratis also requested that a condition be included to clean the dome on an annual basis.

Chairman Trzupek asked about the amount of open space and accessory structures on the property should this be approved. Mr. Walter said that neither were a concern on a legal basis.

The Plan Commission said that while they generally supported the concept, they wished to see a finalized site plan and design. Mr. Moore said that he could provide such a plan by the next Plan Commission meeting on May 6, 2019.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Farrell to continue Z-05-2019 to May 6, 2019.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

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

As directed by Chairman Trzupek, Mr. Walter provided an overview as follows: 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. 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.

Chairman Trzupek asked for public comment. None was given.

No questions were asked of the petitioner.

Chairman Trzupek said that he wished to include a condition that the color of the addition match that of the existing building.

At 8:22pm, a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to close the public hearing.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to recommend that the Board of Trustees adopt the Findings of Fact and approve a request by LifeTime Fitness for an amendment to Planned Unit Development Ordinance #834-26-00 to permit an addition to an existing commercial building used for a health club, subject to the condition that the addition match the submitted site plan and elevations and that staff be authorized to confirm that the addition match the existing building in color.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

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

Mr. Walter requested that the petition be continued to May 20, 2019 to allow staff additional time to review materials submitted by property owners relevant to the case. A brief explanation was provided by Mr. Walter to the public as to why the petition was being continued as well as explained the process for a continuation to occur. There were no objections by the Plan Commission.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Farrell to continue Z-04-2019 to May 20, 2019.

ROLL CALL VOTE was as follows:

AYES: 7 – Hoch, Farrell, Petrich, 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

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

May 6, 2019

A. Z-06-2019: 6880 North Frontage Road (Vine Academy); Text Amendment, Special Use, and Findings of Fact

Requests a text amendment to Section X.E of the Burr Ridge Zoning Ordinance to add “private school” as a special use in the L-I Light Industrial District and a special use as per the amended Section X.E to permit a special use for a private school in the L-I Light Industrial District.

B. Z-09-2019: 15W460 North Frontage Road (SAIA Trucking); Text Amendment, Special Use, and Findings of Fact

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

May 20, 2019

A. Z-04-2019: 10S110 Madison Street (Tri-State Fire Protection District); Special Use and Findings of Fact; continued from April 15, 2019

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.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 8:42 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:42 p.m.

**Respectfully
Submitted:**

EVAN B WALTER

Evan Walter, Assistant to the Village Administrator



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; continued from April 15, 2019

HEARING:

May 6, 2019; continued from
April 15, 2019

TO:

Plan Commission
Greg Trzupek, 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:

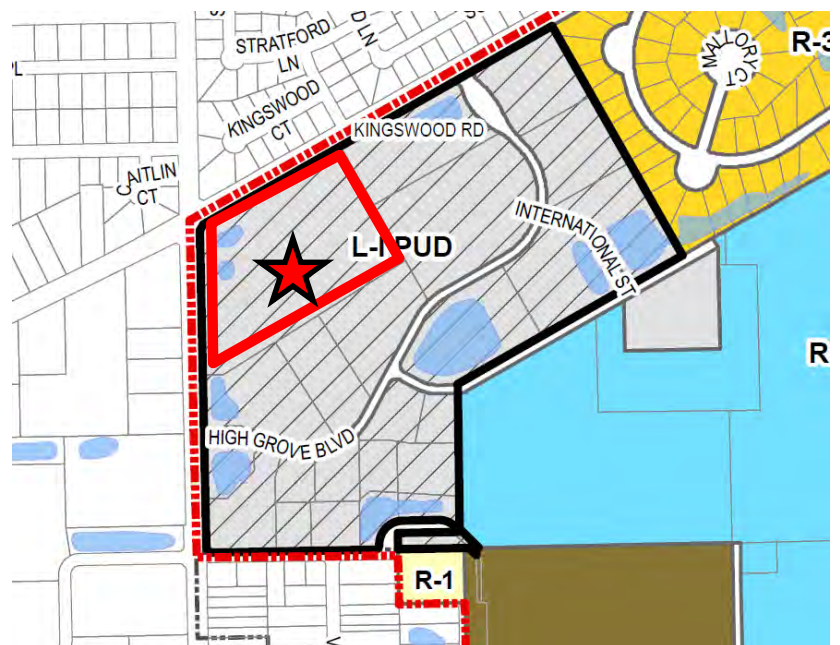
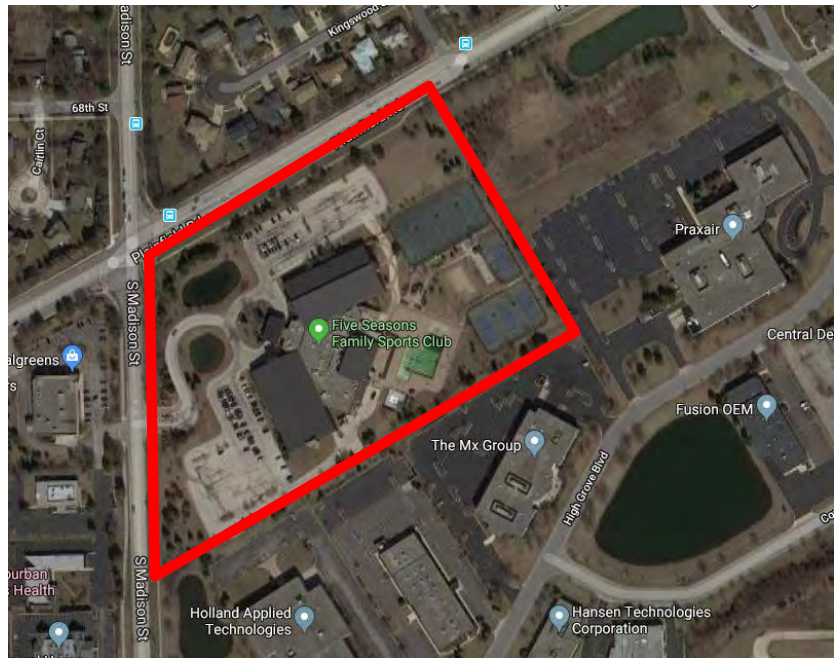
15 Acres

SUBDIVISION:

High Grove

PARKING:

~200 Spaces



The petitioner is Five Seasons Sports Club, who 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. At the April 15 Plan Commission meeting, the Plan Commission requested that the petitioner produce a specific site plan and design elevation for further consideration. Both plans have been provided by the petitioner.

The dome is proposed to cover most of the pool's decking area in the rear yard of the property, measuring approximately 175 feet wide on the north and south sides and 115 feet on the east and west sides. The dome's exterior wall is proposed to be located approximately 50 feet from the southern property line, which would otherwise exceed the minimum rear yard setback for a building of this size in the L-I Light Industrial District. The dome as shown would not exceed the proposed 33-foot height as described in the previous meeting. Three total exit points are provided; however, one primary ingress and egress site is shown on the north side of the property in the form of a combination revolving door and standard door with airlock. The inflation unit and emergency generator is shown on the southern portion of the dome, nearest the rear property line.

Several points of consideration are identified from the documents, as follows:

- The inflation unit and emergency generator is proposed to be located nearest the southern property line. Section IV.W.1 of the Zoning Ordinance states that the maximum allowable decibel level transferred to other properties within the L-I Light Industrial District is 79 decibels, while the maximum allowable decibel level transferred to other properties in any receiving Residential District from a Manufacturing District (such as the L-I District) is 72 decibels during daytime hours and 63 decibels during nighttime hours (defined as 7:00pm-7:00am). For comparison, 63 decibels represent approximately the noise level of a working air conditioner on a neighboring residential property. No specifications are provided on the petitioner's site plans which describe the maximum decibel level rating that would be produced by the inflation unit and/or emergency generator if either were in operation. The nearest residential properties currently within the Village are located on the west end of Fieldstone Club along Fieldstone Drive, approximately 1/3 mile away.
- No privacy screening for the inflation unit and emergency generator is shown. Section IV.X of the Zoning Ordinance states: "*[G]round-level mechanical equipment shall be completely screened from view from any adjacent private or public street or from any point along an exterior property line. The screen shall be of permanent construction material architecturally compatible with the principal building or be screened by the use of landscape material that affords a minimum of 80 percent opacity during the vegetation's dormant season. Minimum height of screening shall be at least one foot (1') higher than the object being screened.*" The Zoning Ordinance does not make any exceptions to these requirements for seasonal equipment that may be placed or used for limited periods of time.
- No specific color is stated for the exterior of the dome on the plans. At the last meeting, Commissioners suggested the dome be a color other than white. Gray was mentioned as a possibility.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact which may be adopted if the Plan Commission is in agreement. If the Plan Commission chooses to recommend an amendment to Planned Unit Development Ordinance #A-834-09-99 to permit an annual, temporary structure covering a pool, staff recommends that the amendment be granted subject to the submitted site plans and elevations along with the following conditions:

1. The dome shall not exceed 33 feet in peak height.
2. The dome's exterior shall be a gray or gray-toned.
3. No advertising, logos, flags, or writing of any kind shall be permitted to be written directly on or attached to the exterior of the dome.
4. The dome's exterior membrane shall be cleaned on an annual basis.
5. The dome shall be permitted to be erected from Labor Day to Memorial Day.
6. The dome and its structural elements, insulation unit, and emergency generator must be stored indoors or at an off-site location from Memorial Day to Labor Day

Appendix

Exhibit A – Petitioner's Materials

EXHIBIT A



COPYRIGHT:
YEADON FABRIC STRUCTURES LTD.

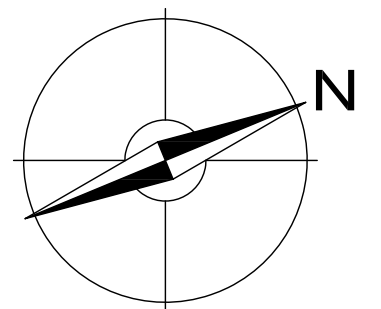
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DRAWINGS SHALL NOT BE SCALED

[illegible]

NO.	DESCRIPTION	DATE
REVISIONS:		

PROJECT NORTH



SEAL:

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT:

FIVE SEASONS POOL DOME

PROJECT LOCATION:
BURR RIDGE, IL.

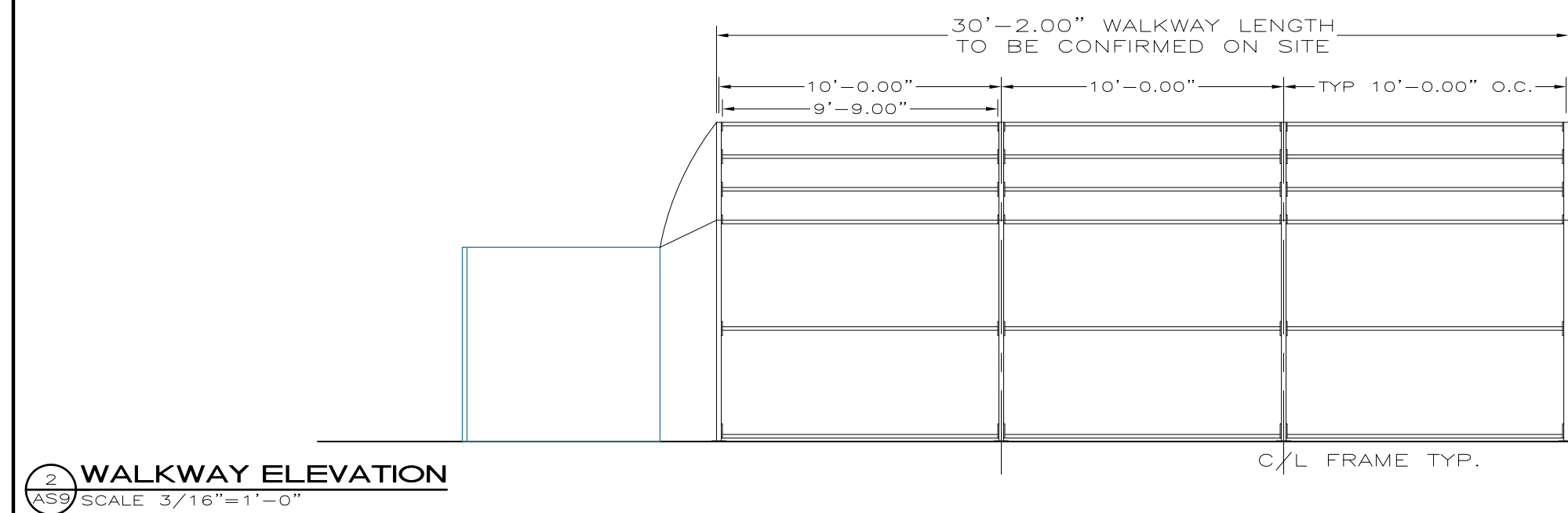
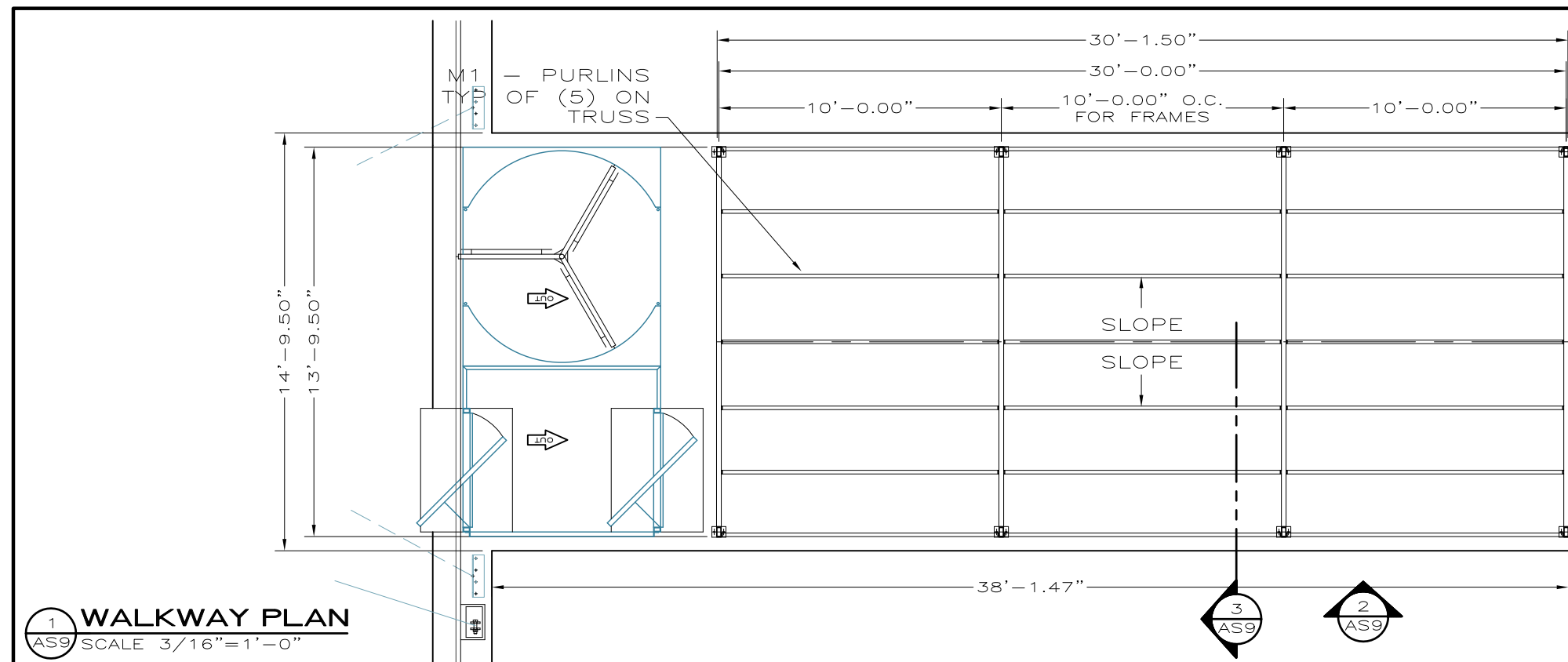
**PRELIMINARY
PLAN LAYOUT**

SCALE:
1/8"=1'-0"

DATE:
25/APR/19

DRAWN BY: D.K.	APPROVED BY:
--------------------------	--------------

PROJECT NO.:	DWG. NO:
	AS-1



NOTES:

**ALL MEMBERS ARE TO BE GALVANIZED
HSS STEEL TUBE WITH MINIMUM YEILD
STRENGTH OF 350 MPA**

MEMBERS :

M1 : 1.5"x 1.5"x 0.12"
M2 : 2"x 2"x 0.12"
M3 : 2"x 4"x 0.19"
M4 : 2"x 2"x 0.19"

STRUCTURAL NOTES:

1. DESIGN LOADS:

$S_s = 2.2 \text{ kPa}$
 $S = 0.8 \times 2.2 + 0.4 = 2.16 \text{ kPa}$
 $DL = 0.25 \text{ kPa}$ FOR FABRIC + FRAME
 $q \ 1/10 = 0.30 \text{ kPa}$
 $q \ 1/30 = 0.37 \text{ kPa}$

2. ALL HSS MATERIAL TO BE 350 MPa MINIMUM.


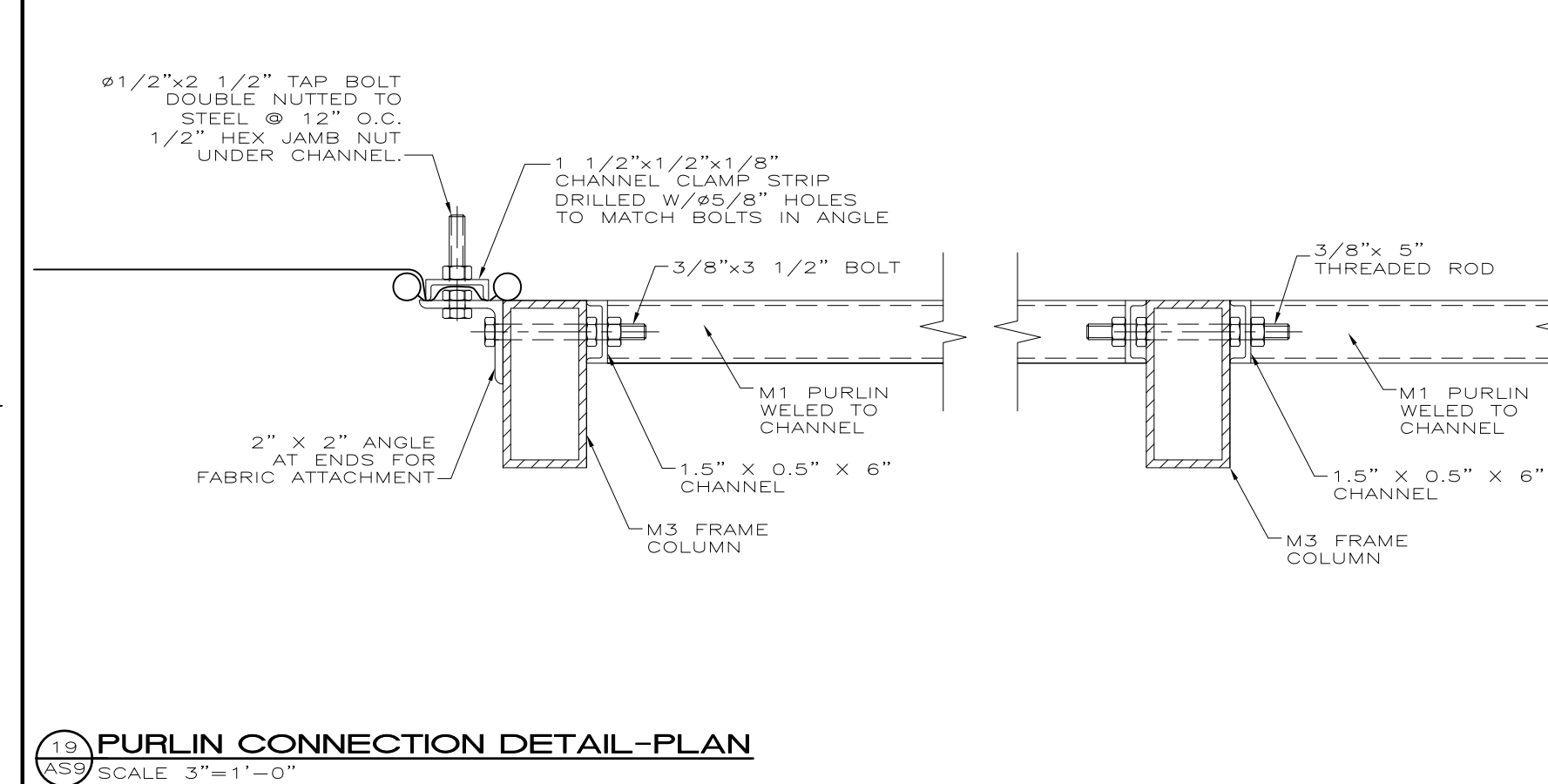
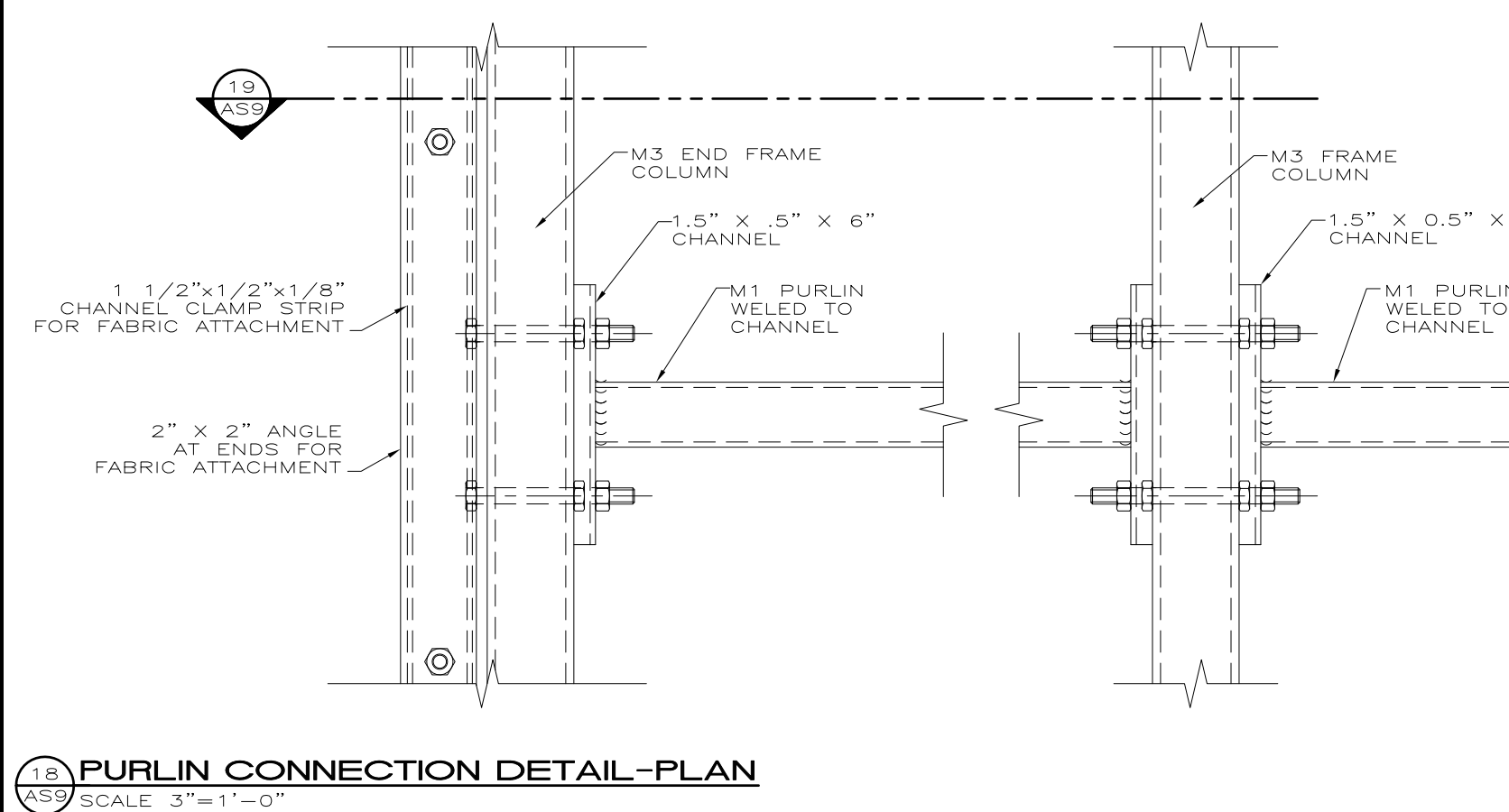
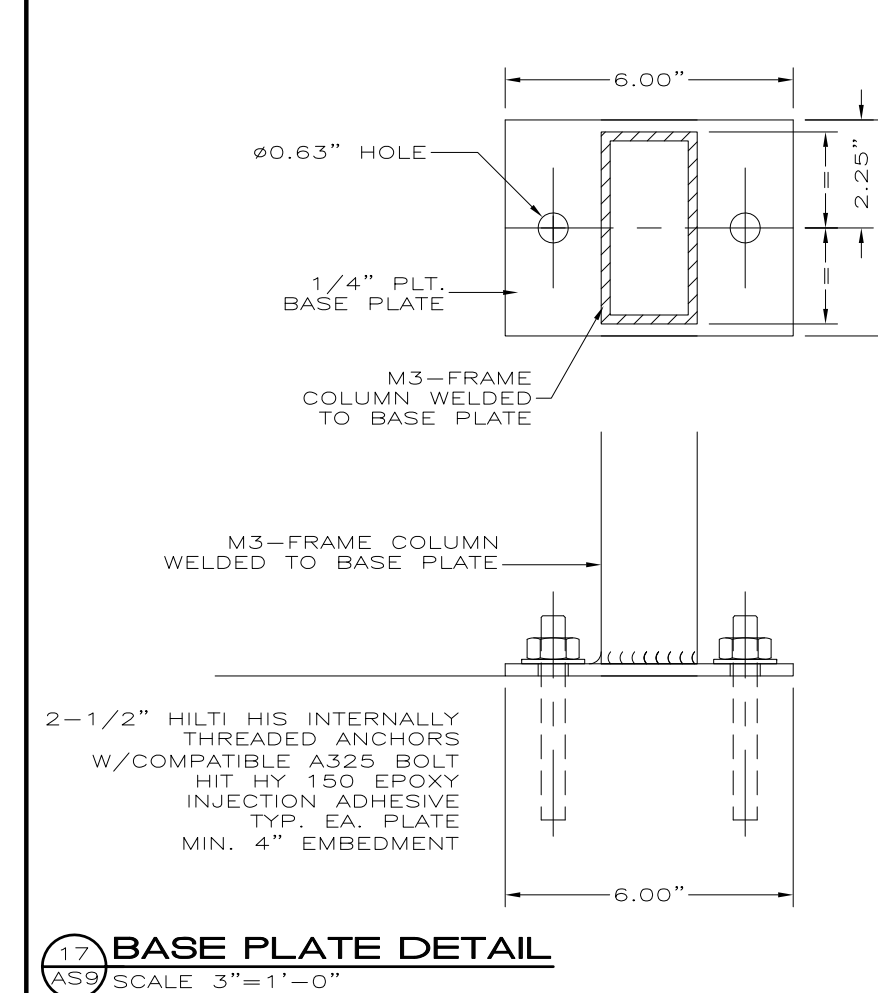
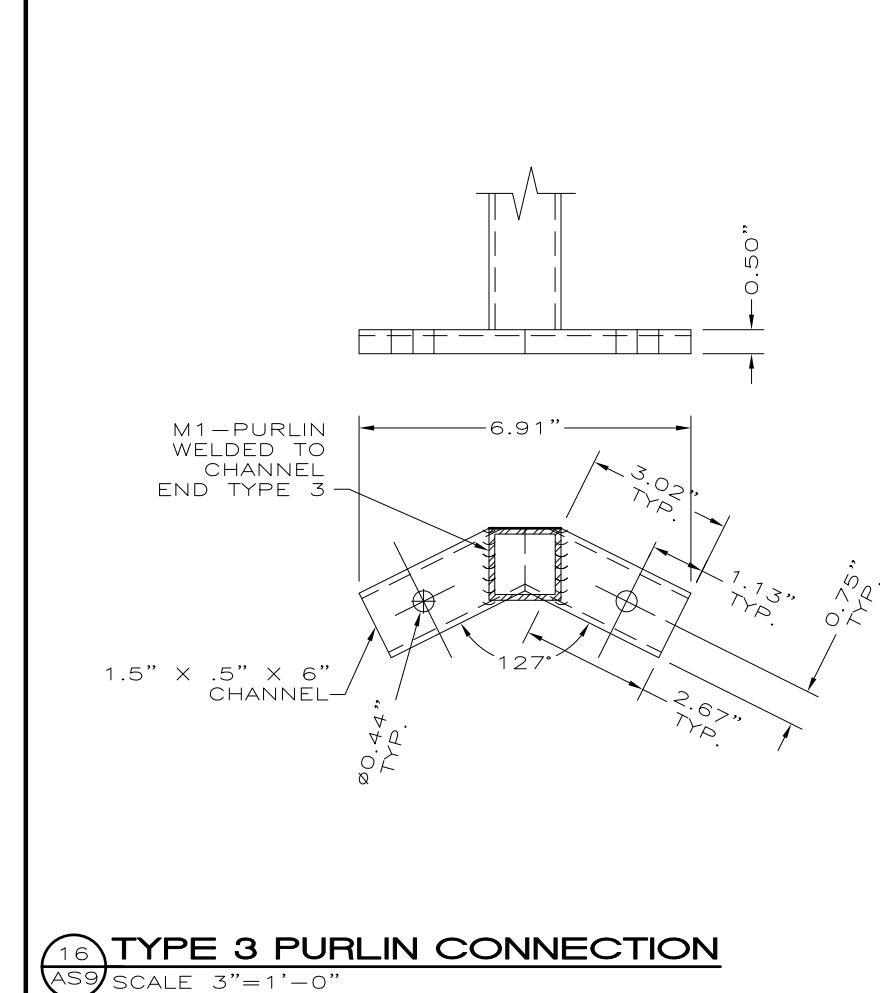
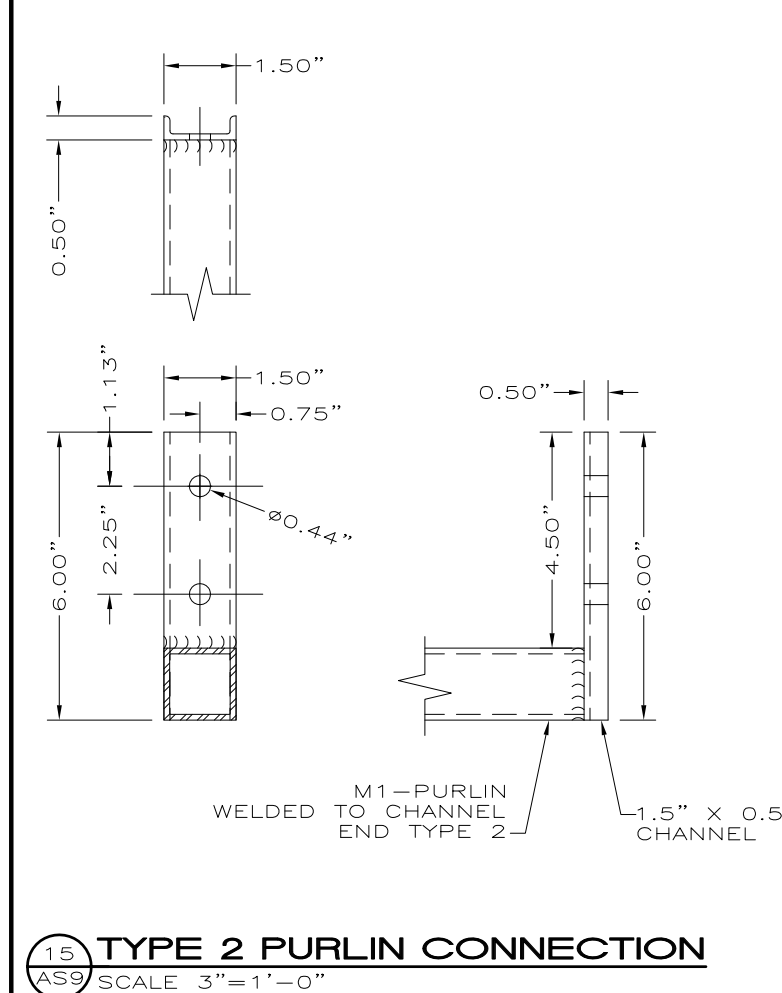
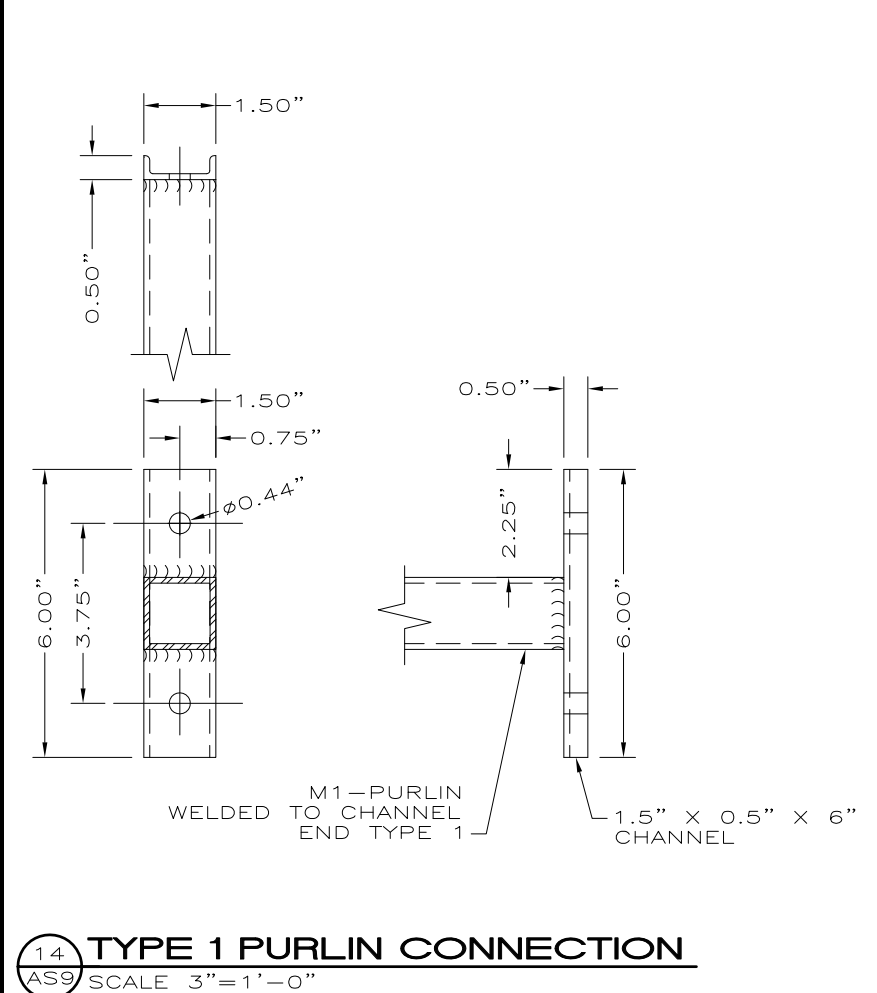
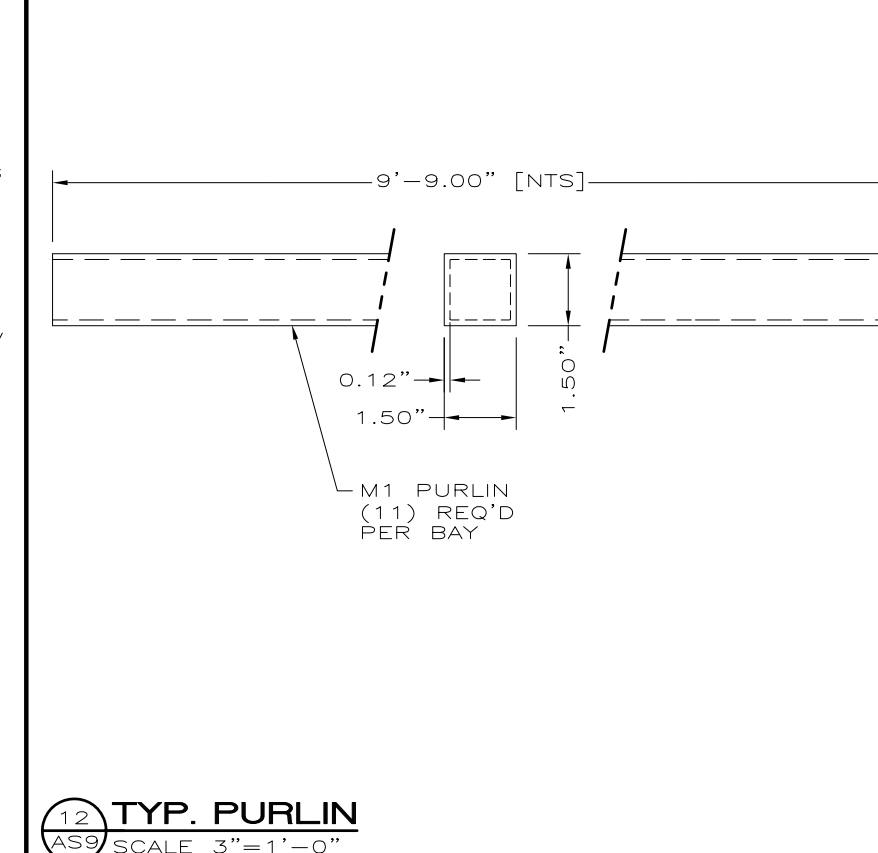
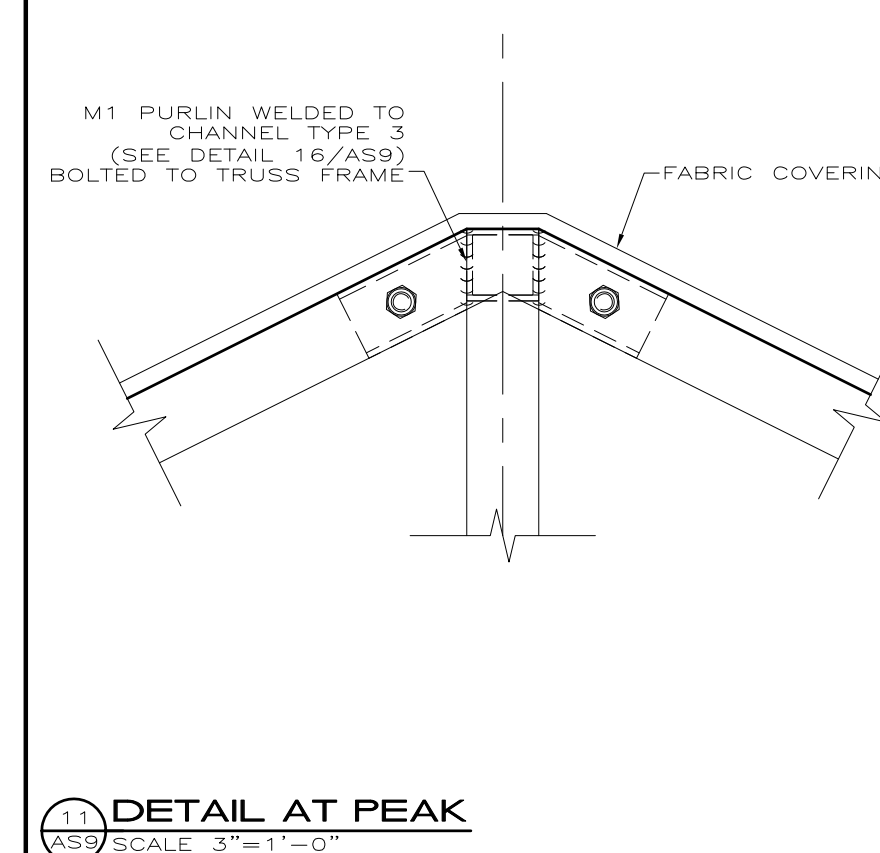
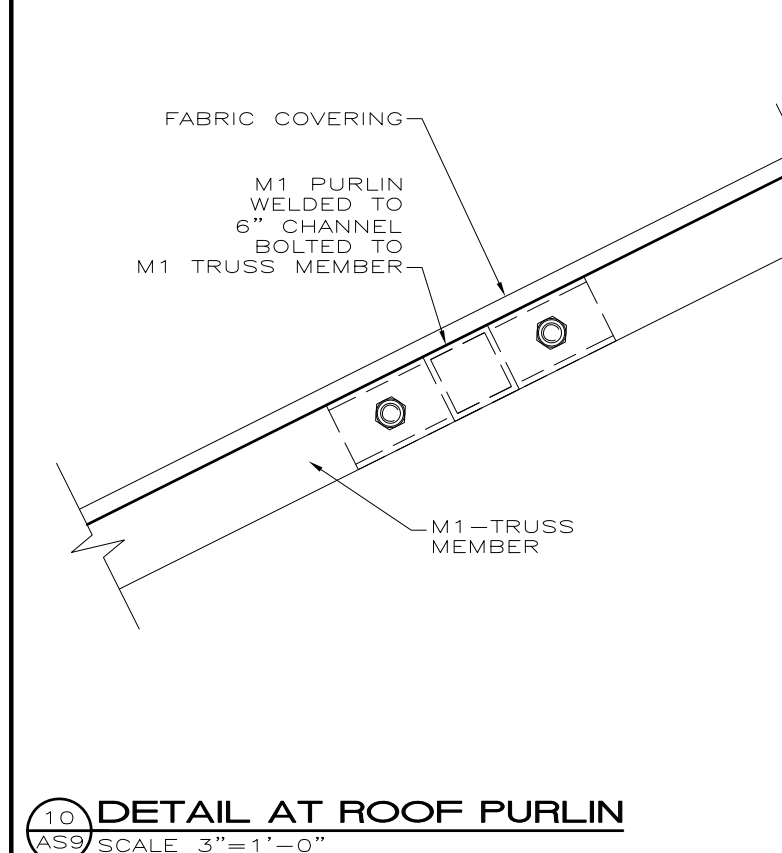
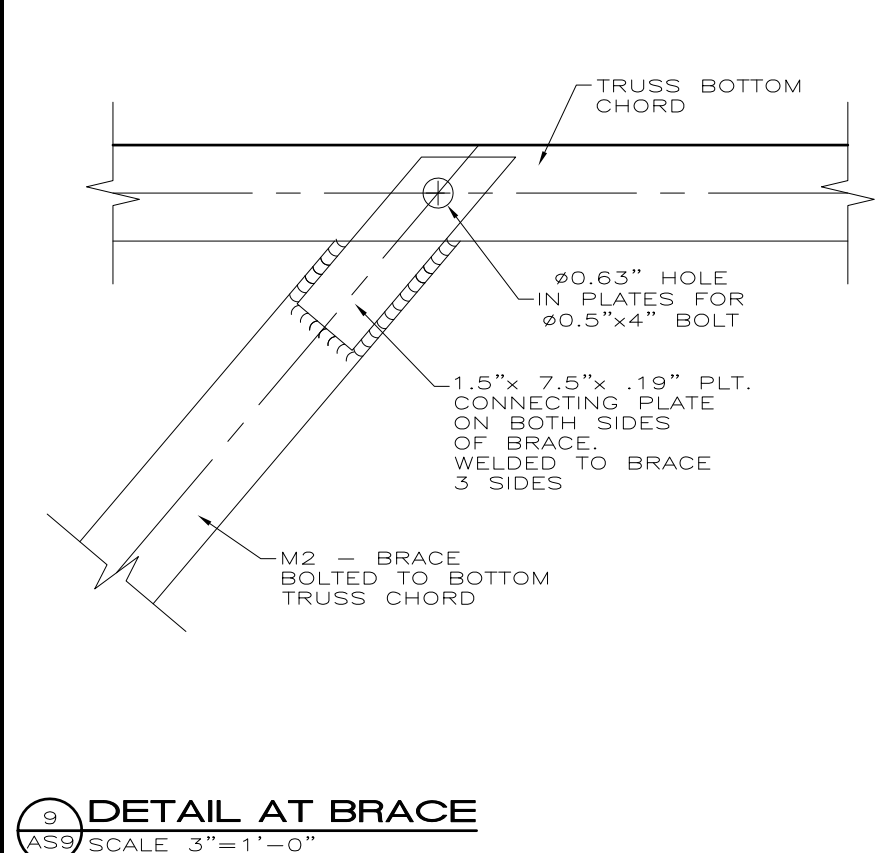
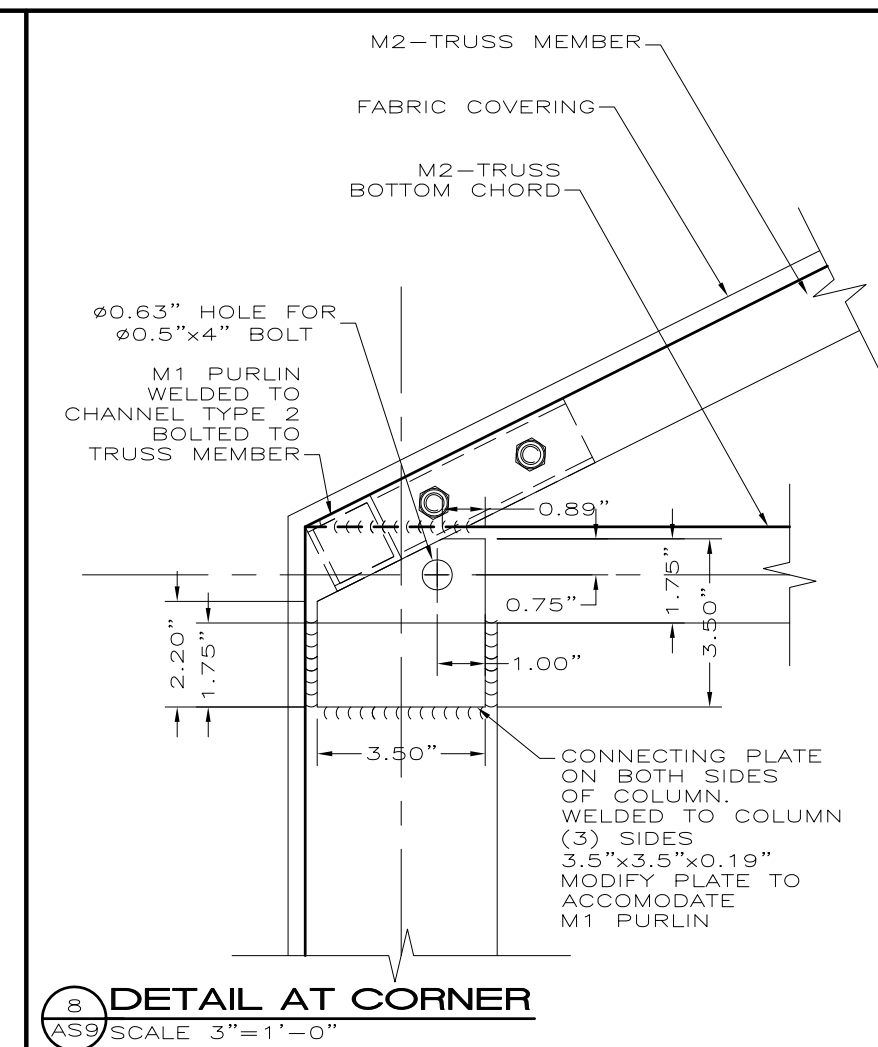
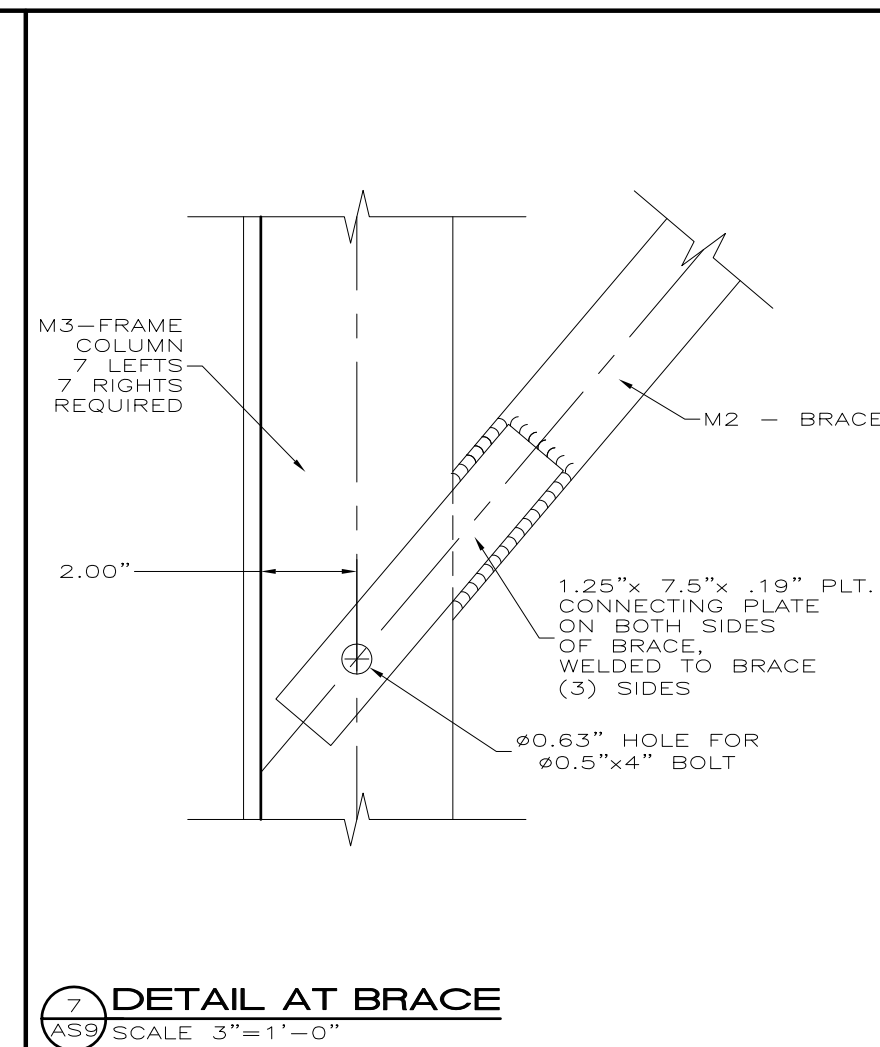
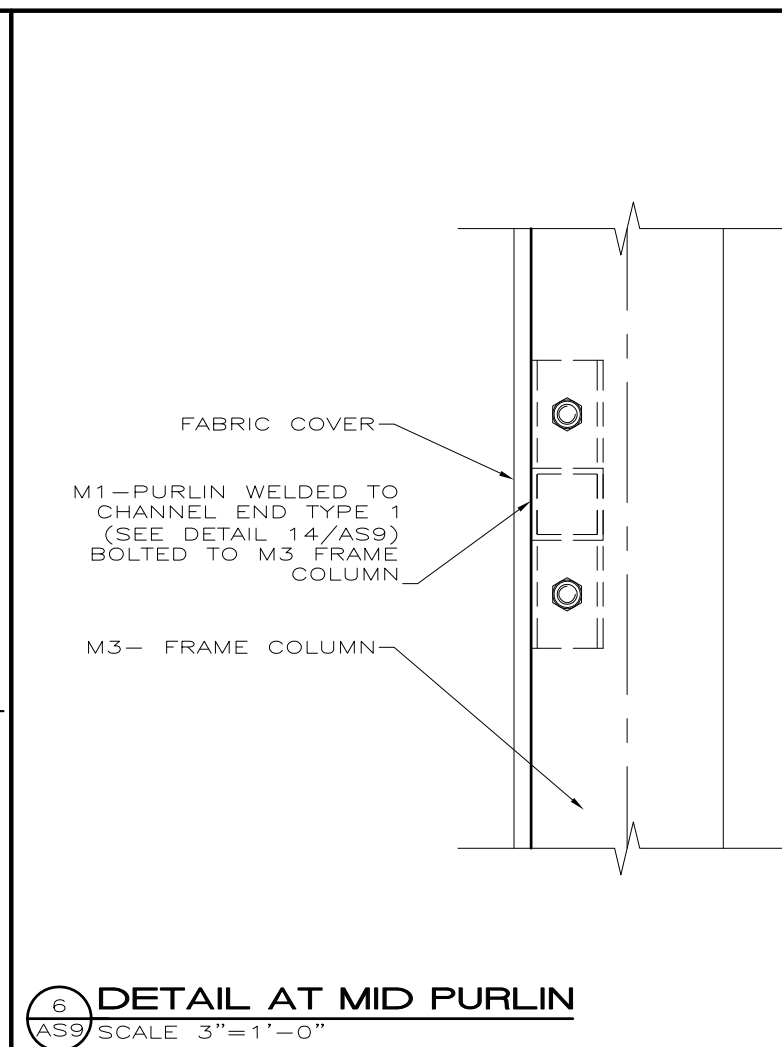
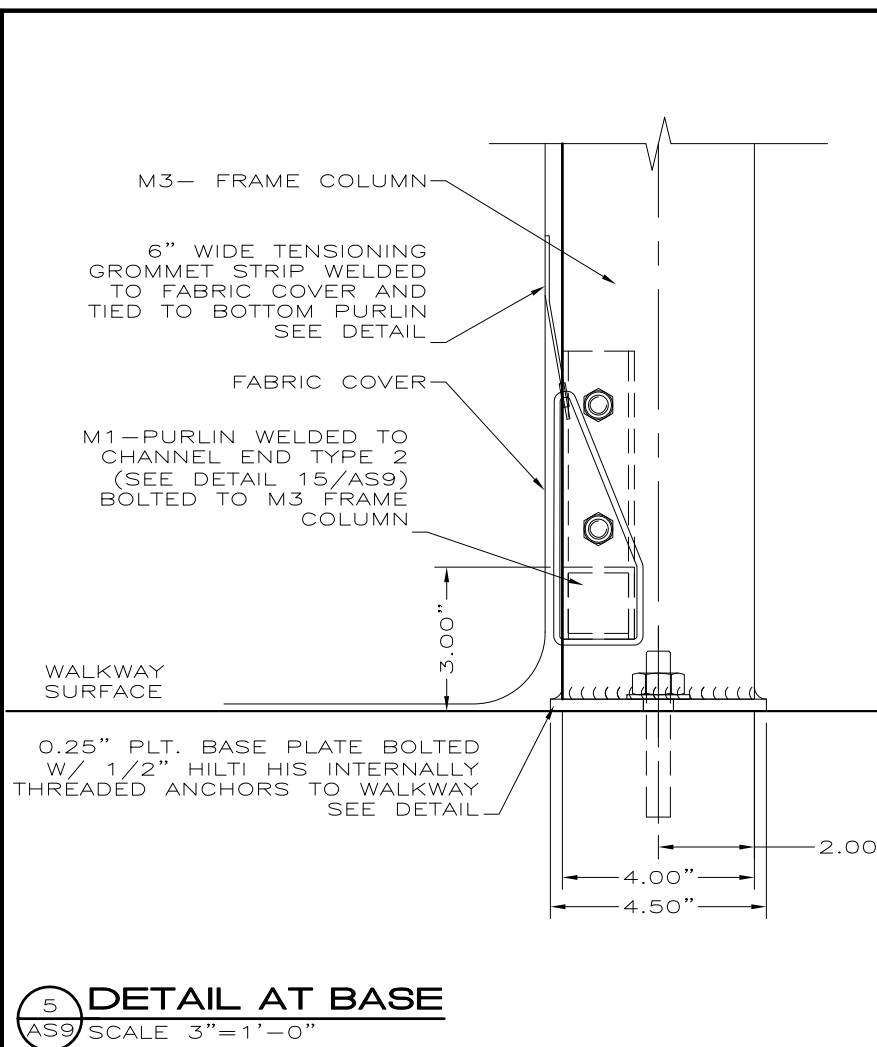
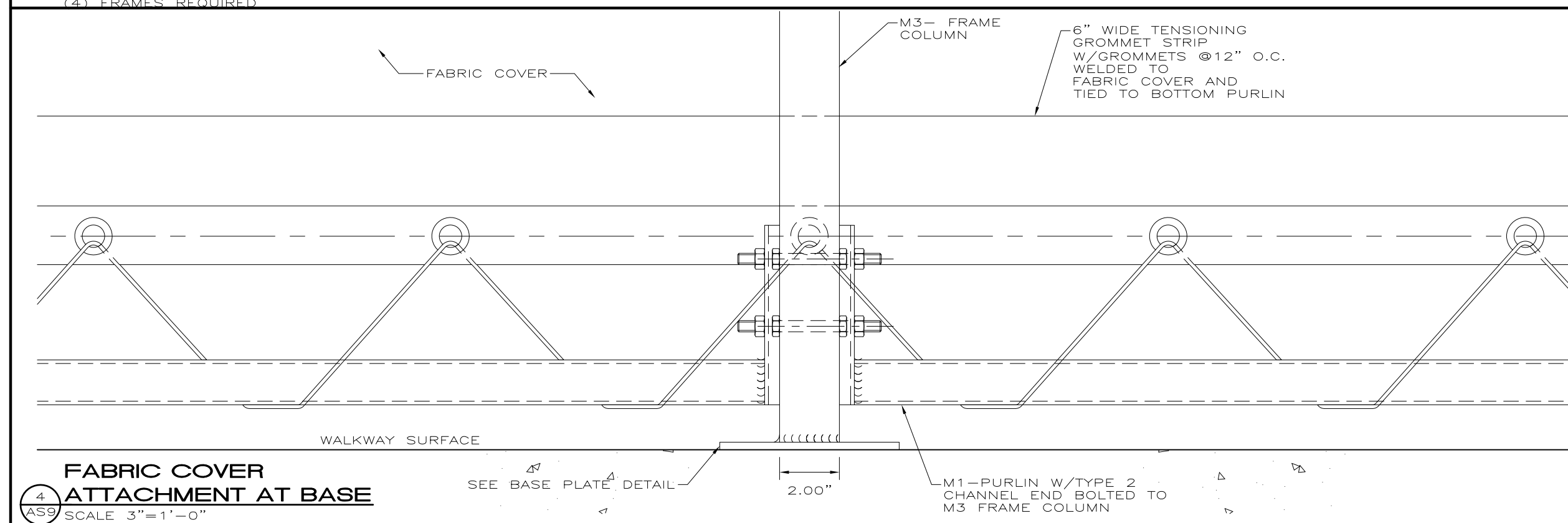
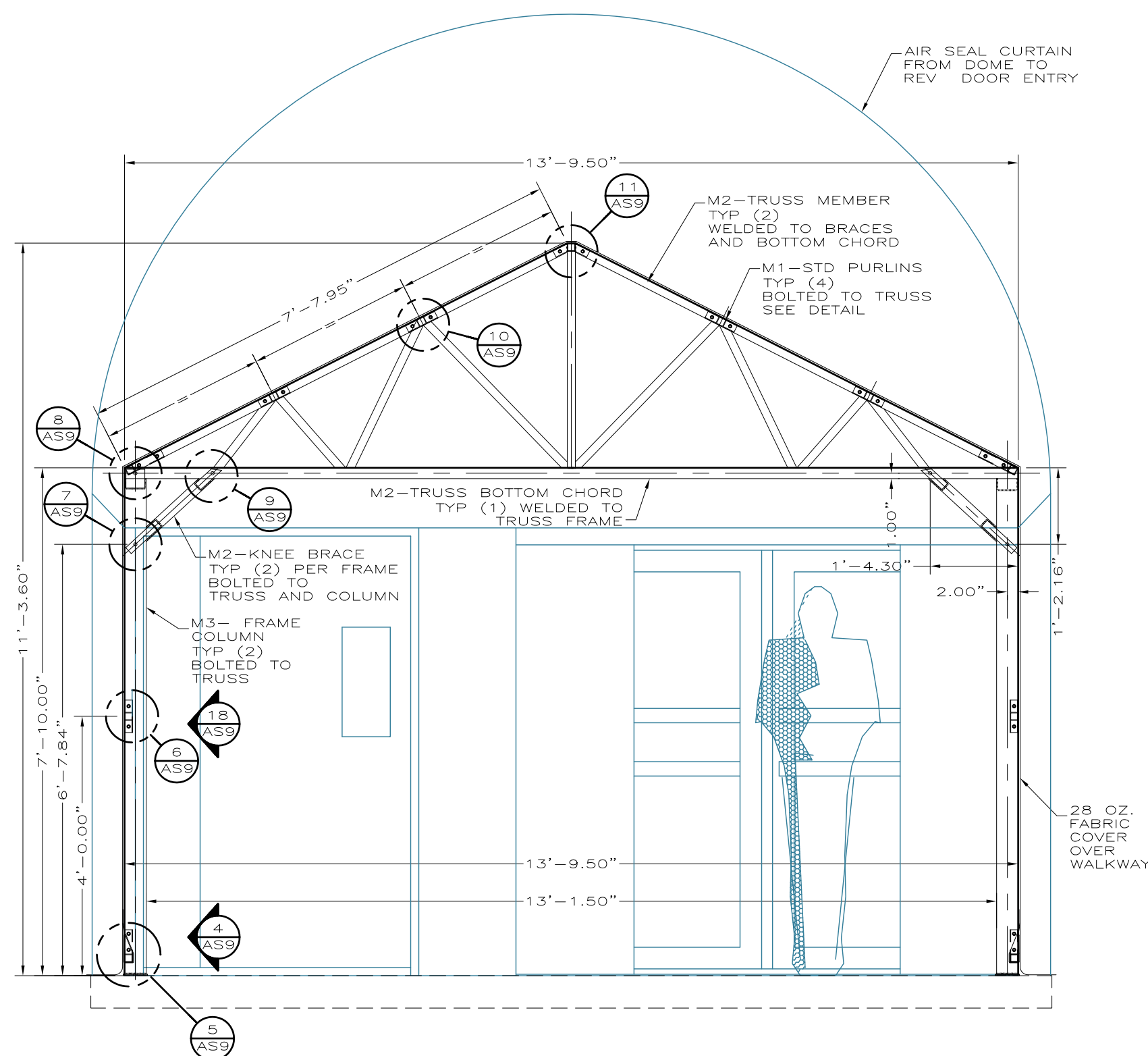
3. ALL PLATE TO BE 250 MPa MINIMUM.

- 4 ALL WELDING TO BE COMPLETED AS PER W47.1 AND W59 BY THE CWB.

5. BOLTS SHALL BE HIGH STRENGTH,
GRADE A325 BOLTS.

6. GALVANIZING FOR METALS SHALL CONFORM TO CSA G164.

7. GROUT UNDER COLUMN BASES WITH NON-SHRINK GROUT AS REQUIRED FOR LEVELING.

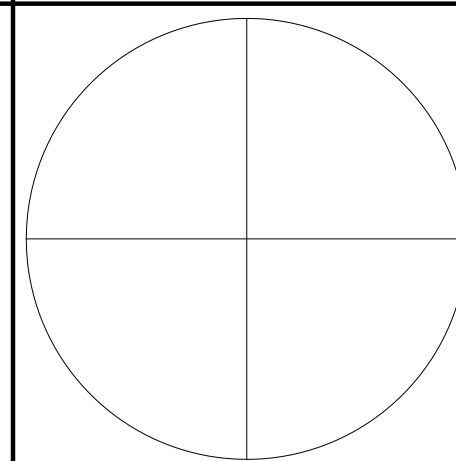
The Yeadon logo, featuring the word "YEADON" in a bold, sans-serif font, with a registered trademark symbol (®) to its upper right. A thick, dark, curved line arches over the text.

KERR INDUSTRIAL PARK R.R.#3 GUELPH, ONT. N1H 6H9

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DRAWINGS SHALL NOT BE SCALED

[illegible]

SEAL:

PROJECT:

PROJECT LOCATION:

DRAWING:
**WALKWAY
DETAILS**

SCALE:
AS NOTED

DATE:

DRAWN BY:	APPROVED BY P.K.
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PROJECT NO.:	DWG. NO:
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AS-?

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Membrane options:

PVDF Exterior Coating: This is the standard finish applied to the membrane. Creates resistance to the elements and enhances snow shed. 15-year warranty. Standard (White) and custom colors are available.

TEDLAR® Exterior Coating: Upgrade premium performance option. DuPont TEDLAR® film will provide maximum membrane protection from pollution, dirt and UV rays, and is self-cleaning. 20-year warranty. Standard (White) and custom colors are available.

Translucent Skylight: Options available.

- ² *Thermal/ Acoustical Interior Membrane:* The inner thermal/acoustical fabric liner, which is welded to the dome's outer membrane.

Color: The standard Yeadon Blue color provides superior reflective characteristics and is extended from the ground to 15'. White is used throughout the rest of the dome to provide the brightest interior possible. Other contrasting colors are available and can be matched to your program colors.

- ³ *Sections:* The dome may be manufactured in sections for ease of handling. When more than one section is required, field connections are needed and 8" aluminum clamps are used. These seam clamps form a strong, airtight and flexible connection. Seams are protected from outside weather conditions through use of an exterior fabric VELCRO-sealed flap.
- ⁴ *Cable System:* White PVC coated steel cables with thimble attachment. Cable anchors are provided for embedment into the concrete beam.
- ⁵ *Aluminum Channel:* Our exclusive anodized aluminum channel will be provided for installation into the concrete grade beam by your contractor. This unique anchoring system was developed by Yeadon® to provide the most air-tight, energy-efficient, economical and easy to install system.
- ⁶ *Insulation:* Two types of insulation are available to aid in the heating and cooling efficiency of the dome. If insulation is needed, the membrane will be prepared to accept and attach the selected insulation. More commonly found in permeant structures, accommodations for seasonal structures are also available.

Insulation options:

Foil Faced Fiber Glass Insulation: A 3 1/2" thick fiber glass insulation customized for each dome. The insulation gives an average R-13 value. The insulation is field installed.

Double Bubble Foil Faced Insulation: A double layer of 5/32" barrier bubble film laminated between two layers of reflective metalize film and gives the dome an R-6 to R-8 value. The insulation is field installed.

⁷ *Netting:* The ability to change field layouts quickly and efficiently are valuable in day-to-day operations. Standard color black.

Netting Options:

Divider Net(s): All netting accessories, batting cages, back stops, field goal dividers, field dividers and perimeter curtains are custom made to provide versatility in your structure. The ability to change field layouts quickly and efficiently are valuable in day-to-day operations.

Divider Curtain(s): Typically used to provide a solid back-court closure allowing for movement between courts with minimal distraction. Color to matched interior backdrop fabric.

Perimeter Divider Net(s): To separate field(s) from walk-around space on perimeter of dome interior.

⁸ *Mechanical Unit:* Each system is custom designed and configured to meet the air pressure, and heat or A/C requirements of each dome. The inflation system includes fans, motors, motorized dampers, and controls to modulate the internal pressure. Unit carries ETL approvals.

Configuration Options:

Bottom-discharge: The addition of an underground vault is needed to exchange the air. Bottom discharge allows the units to be located a variable distance from the dome providing a quieter system and simplifies snow removal.

Over Under: The unit is located next to dome and uses a single ventilation duct to exchange air

Side-discharge: The unit will be located next to dome and requires dual ventilation ducts to exchange air. The side-discharge configuration is ideal where space is limited, and snow removal is less of a concern

Heating: The units come complete with a full modulating indirect burner, stainless steel heat exchanger, temperature and thermostat controls.

Air Conditioning: Options are available.

Backup Inflation Generator: A natural gas-powered generator is used to provide electric power in the event of system or utility outages. Sizing options may include power for emergency lighting, and/or heat. Includes transfer switch.

Natural Gas Driven Engine: The unit consists of 1 electric motor and 1 natural gas direct drive engine connected to a makeup inflation fan (separate from main inflation fan). They are controlled by a photohelic pressure switch, which detects low-pressure situations or power outages and automatically starts the appropriate fan and motor system. The system meets the intent of the building code to provide multiple redundant inflation.

Controls: Controls located within unit, within dome or support building.

Control Options:

Standard Control System: Includes operator-controlled pressure by return air duct modulation.

Weather Controls: Includes Wind Sensor and Snow Sensor. The wind sensor is designed to increase dome pressure as wind speed increase and reduce pressure as wind speed decreases. The result is the most energy efficient and optimal operating pressure. The snow sensor is designed to increase pressure to design maximum and ramp up heat to its system maximum. The system is designed to give the operator a backup should inclement weather occur.

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Automation/Controls:

- DDC Controller
- Web-based graphical interface for controlled equipment.
- Scheduling of DDC-controlled inflation unit and dome pressure and temperature.
- Programming, testing, check-out, and start-up of the control system
- First year parts warranty for all new controls equipment
- Snow sensor for automatic pressure and heat increase
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Fixture Options:

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T9: The MH-XL-ISC mount fixture is perfect for air structures and sports facilities with white ceilings 15 -100 feet high. Two T9-315-Watt Ceramic Metal Halide lamps are full bright in two Minutes. Lamp life 30,000 hours with 10% light loss at 12,000 hours. Silent dimmable electronic ballasts. Ballast life 60,000 hours. The Ballasts are mounted in

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Egress lighting: Fire codes require a minimum of 1 fc throughout dome. Lighting can be configured to achieve code minimums when connected to a generator. Wiring included, fixtures by other unless specified.

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- ¹⁴ *Vehicle Airlocks:* (VAL), complete with two (2) insulated panel doors, automatic openers, steel frame, fabric cover and attaching hardware. Allow access for vehicles, lifts, portable spectator stands and athletic equipment. Personnel/Service doors are available for ease of access.

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Drawings: Yeadon will provide construction drawings, calculations and specifications of the dome for permit application. These drawings may require local engineering stamps.

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.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-06-2019: 6880 North Frontage Road (Vine Academy); Requests a text amendment to Section X.E of the Burr Ridge Zoning Ordinance to add “private school” as a special use in the L-I Light Industrial District and a special use as per the amended Section X.E to permit a special use for a private school in the L-I Light Industrial District.

HEARING:

May 6, 2019

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Vine Academy

PETITIONER STATUS:

Prospective Tenant

PROPERTY OWNER:

Burr Ridge WLG, LLC

EXISTING ZONING:

L-I Light Industrial PUD

LAND USE PLAN:

Recommends Industrial and
Commercial Uses

EXISTING LAND USE:

Commercial Building

SITE AREA:

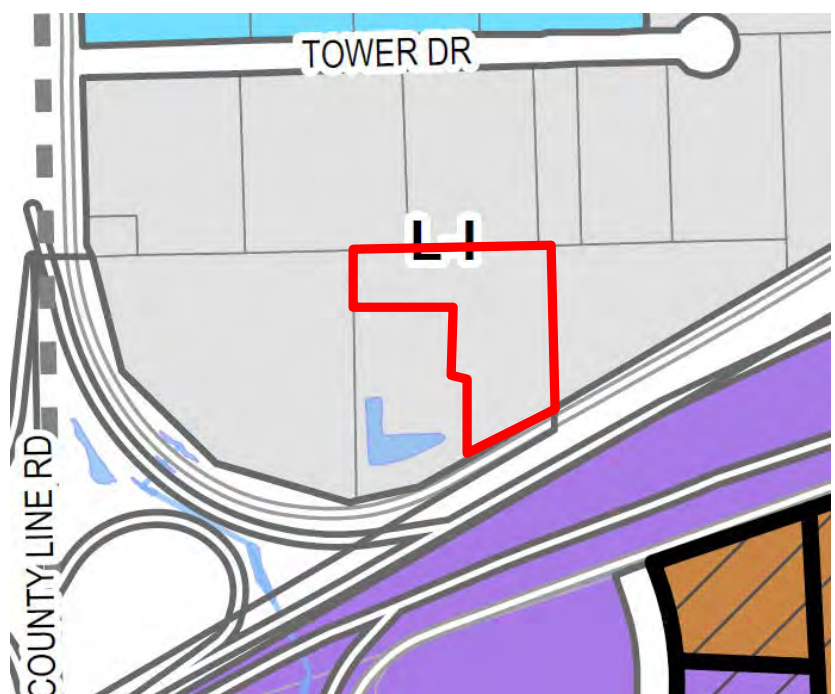
3.35 Acres

SUBDIVISION:

High Ridge

PARKING:

192 Spaces



The petitioner is Vine Academy, the proprietor of a private grade school and prospective tenant of 6880 North Frontage Road. The petitioner is requesting a text amendment to Section X.E of the Burr Ridge Zoning Ordinance to add “private school” as a special use in the L-I Light Industrial District and a special use as per the amended Section X.E to permit a special use for a private school in the L-I Light Industrial District. At this time, the Zoning Ordinance only lists “schools, commercial or trade schools which are conducted entirely within enclosed buildings” as a permitted educational use in the L-I District. Vine Academy is a private school which has been dual-accredited through AdvancEd and the National Independent Private School Association (NIPAS). Vine Academy serves K-12 students in a full-time, small-group setting, and is in the process of relocating from their present location in Hinsdale. Vine Academy would occupy 13,671 square feet within the building and has no immediate plans to expand beyond this footprint due to the self-limiting structure of the school’s educational approach. The building on the subject property is 53,731 square feet in size.

The petitioner states in their special use application that Vine Academy currently educates approximately 75 students with 16 full-time equivalent staff, including a school administrator, nurse, front-desk administrator, and teachers, and plans to grow at a rate of ten students per year, capping out at 200 students and 30 staff members. The petitioner has listed three primary components of its educational approach: class size, mixed-age groupings, and projected learning. First, class sizes are determined based on skills or content; smaller classes are employed for skills, such as literature and math, while larger classes are employed for content, such as science and languages. Second, mixed-age groupings are considered, allowing children to learn at a pace and challenge level that is appropriate for their current abilities. Finally, projected learning, which emphasizes hands-on exploration of topics through critical thinking as well as executive functioning.

The petitioner states that their hours of operation are 7:45am-4:15pm during the typical school year calendar, 8:00am-3:00pm for four weeks in the summer, as well as a few select evenings each year. These times include the drop-off and pick-up times that occur as a part of operations. Vine Academy owns and operates no buses, with transportation to and from school conveyed by parents of students or other private means, meaning that no vehicles will be stored on site. Vine Academy has proposed a one-way traffic flow around the building to more efficiently convey ingress and egress throughout the property. A specifically-designated drop-off space with access door is shown on the petitioner’s plans, and has been located so as to maximize the amount of stacking space between this area and the public right-of-way. The petitioner has stated that in the rare case of stacking occurring in the street, cars would be directed to park within the lot as they wait. As part of their request, the petitioner has requested a small, 2,500-square foot outdoor play area to be used for recess and other activities for younger students be included in their special use request. This area is proposed to include a small playground designed and installed by a licensed manufacturer. No inter-school athletic programs are directly sponsored by the school; however, Vine Academy does state that a multi-purpose space is included in its proposed building design to accommodate fitness electives and other large group activities.

Land Use and Site Analysis

The subject property is just under 3.5 acres in size and includes one commercial building with parking located primarily to the west of the building. The property is zoned L-I Light Industrial and is surrounded by like zoning on all sides. The subject property is accessible only by the traffic signal at the intersection of County Line Road and Carriage Way Drive/North Frontage Road. The

property is unique in that its western property line bisects a shared parking lot located on both 6860 and 6880 North Frontage Road, with the same property owner owning both parcels. There are 192 parking spaces located on the parcel at 6880 North Frontage Road; if the outdoor play area is permitted, the parking capacity will be reduced by 22 spaces. The Zoning Ordinance states that one parking space for every faculty member and other full-time employee as well as one parking space per six high school-aged students based on maximum design capacity of the school must be provided. Other tenants at the subject property include Seasons Hospice and Advanse, who collectively must provide 36 spaces per the Zoning Ordinance. If Vine Academy were permitted to occupy the space requested with their maximum staff need of 30 persons and 36 total high-school aged students, 98 spaces would be available for the remaining 31,000 square feet of commercial space on site per the Zoning Ordinance.

Public Hearing History

In 2001, the property at 6880 North Frontage Road received a variation to allow a side lot line between the two parcels at 6860 and 6880 North Frontage Road to traverse a parking lot drive aisle rather than the requirement that parking lots be 8 feet from the side lot line and that driveways be 2 feet from a side lot line. This variation allowed the two properties to remain legally separate but share a parking lot. This property also previously housed an educational use, Everest College, which acted as a technical school but closed around approximately 2015. A vocational school is a permitted use in this District and, thus, required no public hearing.

Public Comment

No public comment was received on this 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. If the Plan Commission chooses to recommend an amendment to Section X.E of the Zoning Ordinance to add a special use to the L-I Light Industrial District, the following changes are suggested:

Section X.E.2 (Special Use in the L-I Light Industrial District): *Private school*

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 for a “private school” subject to a text amendment, staff recommends that the special use be granted subject to the following conditions:

1. The special use shall be limited to Vine Academy in a manner consistent with the submitted business plan.
2. The special use shall be null and void if Vine Academy no longer operates a private school at 6880 North Frontage Road.
3. The private school shall be limited to 200 total students on site, comprised of any age or grade level.
4. The outdoor play area shall have a single point of access and shall be surrounded by a fence, to be secured with a child-proof locking mechanism at all times.

Appendix

Exhibit A – Petitioner’s Materials

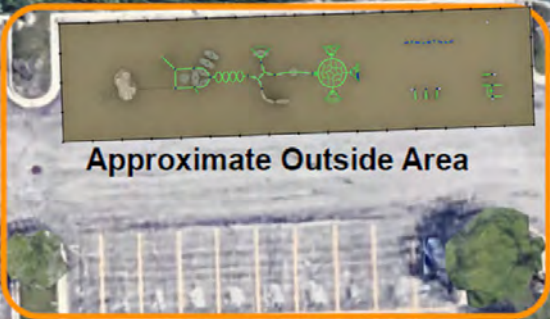


YELLOW HIGHLIGHTED AREA: EXISTING CONDITIONS

WORK TO BE DONE:

- NEW STAIR ON WEST SIDE OF ENTRANCE PLATFORM
- EXTENDED OVERHEAD CANOPY
- CONFIRM WEST ENTRANCE IS ADA ACCESSIBLE
(PENDING BUILDING DEPARTMENT APPROVAL)

EXHIBIT A

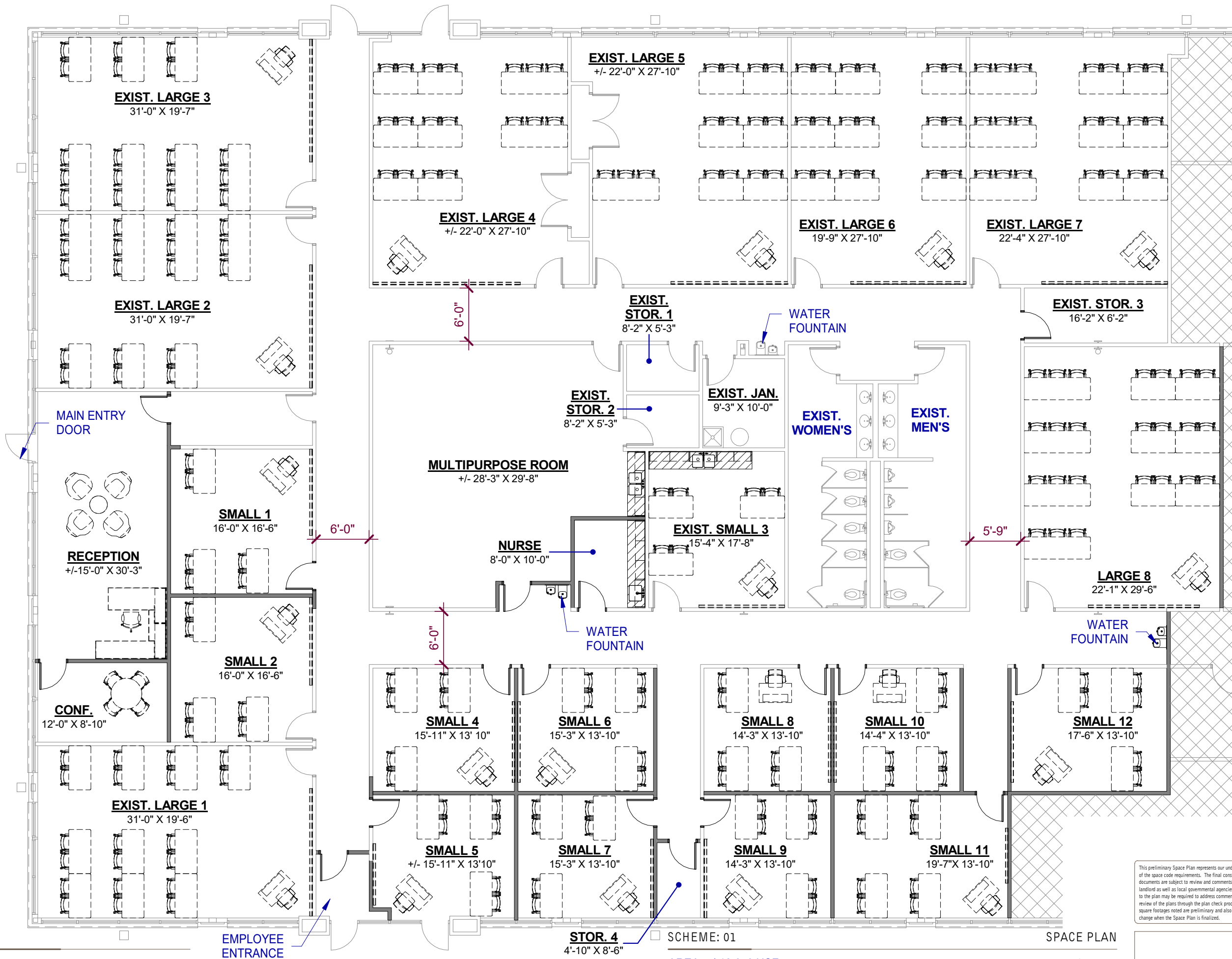


6880 North
Frontage Road

Google

PROPOSAL: 129-114613-1-R3

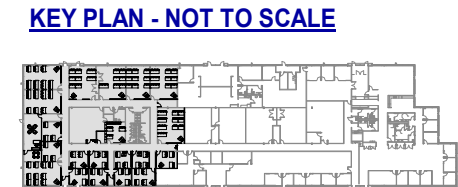
VINE ACADEMY



- WALL LEGEND**
- EXISTING PARTITION TO REMAIN
 - NEW PARTITION

COUNTS:

SMALL CLASSROOMS:	12
LARGE CLASSROOMS:	8
MULTI-PURPOSE SPACE:	1
BATHROOMS:	2
RECEPTION:	1
CONFERENCE:	1
NURSE'S OFFICE:	1

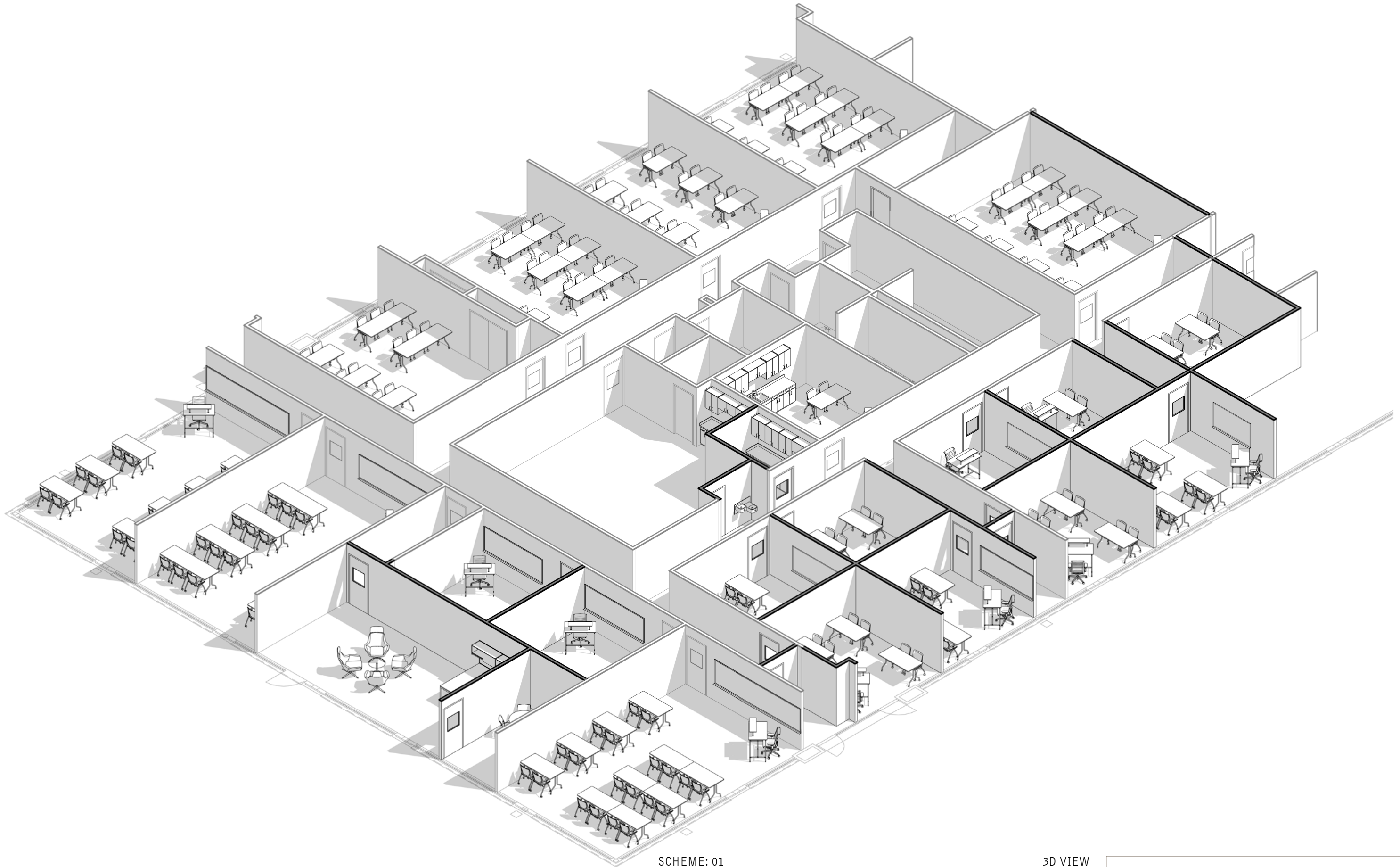


This preliminary Space Plan represents our understanding of the space code requirements. The final construction documents are subject to review and comments from the landlord as well as local governmental agencies. Changes to the plan may be required to address comments after review of the plans through the plan check process. All square footages noted are preliminary and also may change when the Space Plan is finalized.



SCHEME: 01
AREA: +/-12,670 USF

SPACE PLAN
VINE ACADEMY
6880 N. FRONTAGE RD.
BURR RIDGE, IL 60527



SCHEME: 01

AREA: +/-12,670 USF

3D VIEW

VINE ACADEMY
6880 N. FRONTAGE RD.
BURR RIDGE, IL 60527

WARE MALCOMB

CH18-6215-00
10/25/2018

SHEET
SP2

Findings of Fact
Special Use
Burr Ridge Zoning Ordinance

Address:
6880 N Frontage Drive, 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.

A private school that expands the educational options to the community benefits the residents.

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

Vine Academy maintains a high level of safety and morals geared toward the benefit of the students and parents. The safety record and adequacy of Vine Academy as a small, private school was thoroughly evaluated and confirmed through the process of accreditation by the National Independent Private School Association (NIPSA) and AdvancEd.

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.

Vine Academy maintains a high level of safety in and out of the premises and upholds a professional atmosphere. Furthermore, the special use permit would continue the use of this space into a similar use as its previous usage.

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.

Vine Academy maintains a low profile of parking and vehicle usage, as there is no bussing of students and all students are picked up by parents. The proposed site also provides more than ample space for drop off and pick up of students without impediment to traffic flow of any surrounding streets.

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

Easy access and easements to the property allow for proper traffic flow for pick up and drop off. The facilities will have adequate restroom facilities and plumbing necessary to operate a clean learning environment

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

Correct.

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

Correct.

Detailed Description of the Special Use: Vine Academy

Business Name: Vine Academy, LLC

Business Type: Vine Academy is a private school for students in grades K-12. Vine Academy provides a full time education to in a customized, small group setting.

Hours of Operation:

- 7:45-4:15 on a typical school year calendar
- a few evenings each year
- 8:00-3:00 for four weeks in the summer

Business History: Vine opened in August of 2012 with just eleven students in two classrooms. Vine Academy was named Nurturing Wisdom Academy in the first two years of its operation. Since then, Vine has added about ten students each year over the course of seven years. We have also been honored to gain recognition for the quality of our services through two different accreting bodies: the National Independent Schools Association (NIPSA) and AdvanceEd. Those honors were earned in 2018.

Size: Currently, Vine Academy is a school of about 75 students. Our total staff (teachers, administrators, and support staff) is 16 full time equivalent people. Our staff includes teachers, a bookkeeper and front desk administrator, a full time school nurse, and a school administrator.

Expected Growth: Vine's plan is to continue to add about ten students per year each year until we reach a size of no greater than 200 students and 30 staff members. This means we are looking to have about 18 students in each grade level of K-8 and nine students in each high school grade level. As far as the space for which we are looking to have this special use permit, we may add additional space over the years, but 192 students fit easily into the design of the space. Here's how:

- Our students take three very small group classes per day, in class sizes of only six. Those classes are literature, writing, and math. Our design includes twelve such classrooms. Since those classrooms can be used eight times each per day, that means 192 students can be served by those rooms.
- Our students take three large group classes per day, in class sizes of up to eighteen. We have four classrooms designed for such classes, and those rooms can be used eight times per day as well. That means those rooms can also accommodate 192 students.
- Our students take two periods of projected learning each day, in class sizes of up to twelve. We have designed four classrooms reserved for this type of class as well. Since those can be used ten periods each day, those can also accommodate 192 periods.
- Students also take two periods of electives and a lunch each day. The classrooms described above each have two additional periods reserved for these usages.
- A large, multi-purpose space is also included in our design to accommodate fitness electives and large group activities.

Ownership: Our director and founder is Amanda Vogel. The school is also partially owned by Pari Schacht. Through Pari's company, Nurturing Wisdom Tutoring, Pari and Amanda built a reputation in the Chicago area for excellence in tutoring for a decade prior to the start of opening Vine Academy. The western suburbs, including Burr Ridge, was one of the primary places where Nurturing Wisdom offered high quality, one on one, in home tutoring for academic subjects and test preparation.

Parking, Pick Up, Drop Off: Vine Academy has selected the proposed location with ease of parking, drop off, and pick up in mind. In addition to have very generous parking, this particular building has an ideal drop off/pick up loop that would not impede the flow of traffic into any streets. In general, drop off is a gradual process that lasts from 7:30-8:00 and does not result in a line of cars. Pick up at the end of the school day can result in a line of cars, which lasts from 3:50-4:10. If the pick up line were to get close to the street, however, overflow pick up could easily be kept in the ample parking around the building.

Outdoor Space: In the proposed space, Vine has planned for a newly designed 2,500 square foot outdoor play area. Vine is working in conjunction with Play Illinois! to design an all-ages playground facility that will provide both outdoor recess and fitness space in a safe and well designed playground.

Population: Vine is not a special needs or therapeutic school, but we do accept students with a range of abilities and challenges. Students are accepted, unless excluded based on specific criteria:

- We do not accept students with severe behavioral challenges. This would include students with disorders such as oppositional-defiant disorder or a history of repeated misbehavior resulting in suspension or disciplinary action.
- We do not accept students who are severely disabled, such as an autistic child with limited verbal capabilities or any child who would require a one on one aide.
- We do not accept students who are more than two years behind grade level throughout all subjects.

Additional Information about Vine

Additional information about Vine's history, design, and unique features is available on the pages that follow.

A Brief History of Vine

Our Start: Education is our passion, and providing the best in education is our obsession. Vine Academy started as an offshoot of Nurturing Wisdom Tutoring, which began in 2005 and is still a thriving tutoring company today. Amanda Vogel was the Vice President of Nurturing Wisdom for its first decade. Working closely with the company president, Pari Schacht, she developed much of the tutoring curriculum, trained tutors, and helped lead the company. In that time, Nurturing Wisdom offered 1:1 in-home tutoring to thousands of students. We felt so proud of the amazing results we received in helping students earn high marks on the ACT, get into the high school of their choice, develop executive functioning skills, and much more, but, something was missing.

It's so rewarding to help a student with one tough class or test. Other times though, tutoring sometimes felt like trying to fit a square peg into a round hole. We realized what some of these students needed wasn't tutoring but a different approach to learning. Our dream to start our own school was born.

The Patterns: In our typical compulsion to collect data, we started to look closely at the students who didn't seem to be best served by traditional schools. Here's what we saw:

- Bright and gifted students who were not working to their potential.
- Students who had been inquisitive in their elementary years but had lost their intellectual curiosity.
- Students who were falling behind at school not because they were missing the knowledge or skills, but because of waning motivation and lack of executive functioning skills.

Next, we looked at traditional schools. Traditional schools have many merits and serve many talented students. In each school though, we saw a number of students fall through the cracks and not achieve their potential. At the heart of this problem are the things that traditional schools are lacking:

- development of advanced writing skills in students
- customization for all students, including those with giftedness and special needs, without stigmatization
- direct instruction of executive functioning skills
- opportunities for students to pursue their academic passions and interests

Our Dream: From this reflection and research, we designed our school and named it Nurturing Wisdom Academy. We took the best of everything we could find in traditional and alternative education formats. We addressed every major weakness we saw in traditional schools. We designed our school for students whose amazing potential was not being actualized. When the school opened in August of 2012, we had eleven students and rented two classrooms.

Our Growth: Since then, Vine has achieved its growth goals of adding about ten students each year. We have focused on slow, steady growth to make sure that we have an amazing staff who is ready for the challenges that each set of new students brings. As we grew, Pari also offered Amanda an amazing opportunity. Pari felt that Amanda was ready for the task of being an entrepreneur and made it possible for Amanda to become the owner of the school. With that gift, the name of the school was changed to Vine. Pari is still involved as an investor, advisor, and resource today, and she has recently opened her Mission Montessori School in San Francisco.

What Makes Vine Unique

Vine Academy is a special place for students and teachers for many reasons. Here are just a few of the things that cause our school to stand out from the crowd:

Teacher-Led Customization: Every student works at his or her own pace, and our teachers are able to customize each class to fit each student. When a student masters a skill, it's time to move on to the next level of challenge; when a student struggles with a skill, they are given the time and instruction needed to master it before moving on.

Learning is Fun: We believe that if learning is structured correctly it can be genuinely fun on its own! Students are much more likely to enjoy learning when the curriculum is tailored to suit their individual interests and skill levels. When a student is asked to focus on something that's challenging enough to be interesting, but never so challenging that it becomes overwhelming, he finds himself in the "zone of proximal development" - a place that facilitates enjoyable, exciting learning.

Hierarchical Curriculum: We carefully structure each class so that new knowledge builds upon previous knowledge while new skills develop organically from prior skills. By paying attention to the order in which information is presented and new skills are introduced, we enable students to integrate new knowledge with what they've already learned, thereby gaining a deeper understanding rooted in solid foundations. Our hierarchical approach ensures that we address each student at his or her own level, presenting new concepts, information, and skills only when the student is ready to understand them.

Passion & Curiosity: We believe that students should be allowed and encouraged to pursue their own interests during school. To foster passion and curiosity in our students, we devote two periods each day for project based learning. During this time, students take on intensive, graded projects focused towards their areas of interest. Students learn key executive functioning skills such as managing time and working toward larger goals, while enjoying freedom within an overarching structure to create projects that they love.

Ownership: We believe that students should have ownership over their learning. Teachers are in charge of structuring learning and challenging students, but students must also take ownership of their learning and school. From setting goals to decorating classrooms to planning field trips, any opportunity that arises in which students can take ownership is embraced. We want our students to be invested in their own success, both at our school and beyond.

Rigor Without Anxiety: We believe that parents don't have to choose between a high quality academic education and their child's mental health. The American education system has not shown any significant improvement in academic outcomes over the last few decades, but more and more of our children are suffering from anxiety. What has changed is an increase in working hours outside of school, taxing our children's mental and psychological energy. In fact, the rate of clinical anxiety among children has been increasing steadily for three decades.

In his 2010 *Psychology Today* article "The Decline of Play and Rise in Children's Mental Disorders," Peter Grey, Ph.D, reports that "by at least some estimates, five to eight times as many high school and college students meet the criteria for diagnosis of major depression and/or anxiety disorder as was true half a century or more ago." Students are spending countless hours doing homework and schoolwork that is burdensome, but not stimulating or challenging. More work does not mean better work; children crave intellectual stimulation, but find themselves overwhelmed by long lists of relatively boring tasks.

At Vine, we believe that children are best able to learn in a comfortable, relaxed state of mind. Our intentionally low-stress, homework-free structure supports a rigorous education beneficial to each of our students. We seek to maximize each student's executive functioning skills by gradually increasing the difficulty of work according to individual ability. Through this model, our students learn how to handle more rigorous work, leading to an education that is challenging and engaging, not overwhelming.

No Homework Policy: Homework teaches very little, creating far more problems than it solves. Arguments, late nights, stress, and time away from essential childhood activities are all consequences of homework, and research continues to show they are not worth it. When our students leave school in the afternoon, we have created conditions so that they can go home and relax, spend time with family, and participate in a variety of after school activities. We want our students to have time to be kids! The only responsibility students have beyond the school day is 15 to 30 minutes of reading, the activity that's after school merit has been proven truly beneficial.

At Vine, we believe that the skills needed to complete homework can be taught, and we actively instruct our students to develop them. A sustained focus on independent work, breaking down large tasks into manageable pieces, and developing study techniques are some of the essential skills we prioritize as we ready our students for their next level of education. Prior to graduation, we spend a few weeks making sure the skills each student has developed and honed at school translate to their ability to work at home. We take this responsibility very seriously, knowing we're preparing our students for future learning in a wide variety of educational environments.

Vine's Design: Three Components

#1 Class Size:

At Vine, our school is designed for customized learning. The classroom set up reflects this. First, class size is a major part of our organization. We keep our class sizes very small for skills based classes, where it matters most, and we expand our class sizes for content classes. In our advertising, we explain to our families that since content and skills are taught differently, class sizes reflect that. We know that individualized instruction works. We also know it's important for students to develop the skills they need to thrive in a traditional classroom environment. Students get the benefits of both learning environments at Vine Academy:

BIGGER CLASSES FOR CONTENT—Science, history, and Spanish follow a more traditional set-up:

At Vine, our students are exposed to the benefits of larger classes (up to 18 students) for science and history. In these groups, students learn essential, real-world skills such as note-taking, studying, and active listening.

If you were to walk into one of Vine's large-group classes, what would you find? To start, you'd probably see a teacher in the midst of delivering a dynamic lecture created to hold attention and encourage student engagement. You will likely see students taking notes, offering answers to related questions, or taking assessments to measure their knowledge.

SMALL CLASSES FOR SKILLS—Literature, writing, and math are individualized:

At Vine, we firmly believe that a student should work at his or her own pace in skill-based classes, such as literature, writing, and math. Because of this, class sizes in these subjects are kept to five to eight students and learning is fully individualized. We make sure that all our students are heavily engaged in reading, writing, and math every day.

If you were to walk into one of Vine's small-group classes, what would you find? Most likely, you'd see the teacher working directly with two students. The teacher might be introducing customized math problems, discussing a novel that's being read, or actively teaching a student to revise a paragraph. You'd witness the other students in the room actively engaged in independent work that's been customized to their level of independent functioning.

#2: Mixed Age Groupings

Another key element of our classroom organization is that students are in mixed aged groupings. The age groupings contain no more than a three-year age span, but this mixing is a critical part of our design. Research strongly supports the idea that mixed-age classrooms are better for students. Not only do students out-perform peers of the same age academically, studies also show that they thrive socially. Here's why:

Competition is removed from the classroom: In mixed-age classrooms, children are more likely to cooperate than compete. This spirit makes it possible for children to see each other as individuals as opposed to competitors.

Children are not labeled according to ability: Children in same-grade classrooms may be labeled as "below grade level" or "low." As a result, these children may stop trying. Conversely, students labeled as "above grade level" or "high" may not feel challenged, also resulting in a lack of effort. Mixed-age classrooms free students to take pride in their abilities as individuals, giving them constant motivation to improve.

The pace of learning is individualized: In mixed-age classrooms, teachers tailor instruction for each student, rather than setting the instruction pace for a whole group. This is a striking difference from traditional education in which, for example, every child might turn to page 33 of the book and stay there until every child understands the concept. Our model allows students who are ready for the next challenge to advance without becoming bored; it also provides students needing extra time the opportunity to learn at their own pace without feeling rushed or pressured to move on prematurely.

Children are viewed as individuals: When classrooms contain students of varied ages, teachers concentrate on what children *can* do, rather than what they *can't* do. Teachers focus on instructing each child according to his or her own strengths. This differs from a same-grade classroom in which teachers often expect all children to be at the same place at the same time with regard to ability.

Self-esteem blossoms: Multi-age classrooms promote friendship and provide extended contact with peers of varying ages. These groups show a notable increase in self-esteem.

#3: Projected Learning:

A third critical component of our design is our projected learning class. At Vine, every student has two full periods of *project based learning* each day. This interdisciplinary class encourages in-depth and hands-on exploration of topics using relevant, real-world methods of research, preparation, and presentation. These projects encourage creative thinking, independent learning, and the development of discipline-specific skills. This is not an elective, but rather an integral part of our design. Project based learning involves projects that are part of our school curriculum. They intentionally connect to students' studies in all subjects, especially history and science.

What are the projects? Half of the projects are linked to history, writing, literature, and the arts. The other half are linked to science, math, and engineering. Examples of student projects have included building and testing toothpick bridges, various historical expositions, the construction of dioramas, science fair experiments, writing screenplays, engineering catapults, writing creative stories and fairy tale variants, and planning trips around the world... just to name a few!

Additionally, this class is designed to teach critical areas of executive functioning through the planning and execution of these projects. By taking all the projects that students do across our curriculum and concentrating them in one class, our teachers have a unique opportunity to teach executive functioning skills. Through an ongoing series of projects, teachers gradually teach each student to break down work into manageable tasks, stay focused, meet deadlines, and produce high-quality results.



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 6880 North Frontage Road, Burr Ridge, IL 60527 PIN # 18-30-100-011-0000

GENERAL INFORMATION

PETITIONER: Vine Academy, LLC

(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS 317 Clover Ridge Drive, Lockport, IL 60441

PHONE: 630-423-5916

EMAIL: amanda@vineacademyhinsdale.com

PROPERTY OWNER: TBD

STATUS OF PETITIONER: TBD

OWNER'S ADDRESS: TBD

PHONE: TBD

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 53,731 SF EXISTING ZONING: TBD

EXISTING USE/IMPROVEMENTS: VACANT, Prior use was a professional school

SUBDIVISION: TBD

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)

Vine Academy is a small, accredited private school for students in grades K-12, focusing on offering a customized education in small class settings.

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.

Aud Voul

Petitioner's Signature

4/8/19

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

April 12, 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 Vine Academy for a text amendment to Section X.E of the Burr Ridge Zoning Ordinance to add "private school" as a special use in the L-I Light Industrial District and a special use as per the amended Section X.E to permit a special use for a private school in the L-I Light Industrial District. The petition number and property address is **Z-06-2019: 6880 North Frontage Road** and the Permanent Real Estate Index Number is **18-30-100-011**.

A public hearing to consider this petition is scheduled for:

Date: Monday, May 6, 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 Tuesday preceding the public hearing.

Apr 12, 2019 10:32:43 AM
6860 North Frontage Road
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
7660 County Line Road
(630)654-8181, Extension

Ask for Information Re Z-06-2019

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



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant Village Administrator

DATE: May 1, 2019

RE: Board Report for May 6, 2019 Plan Commission Meeting

At its April 22, 2019 meeting, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-02-2019: 16W241 South Frontage Road (Brines); The Board of Trustees approved an Ordinance permitting a special use for a health and wellness clinic in a G-I General Industrial District.

Z-03-2019: 601 Burr Ridge Parkway (LifeTime Fitness); The Board of Trustees approved an Ordinance permitting a PUD amendment for the expansion of a health club.

Z-04-2019: 7875 Wolf Road (Mihailovic); The Board of Trustees directed staff to prepare an Ordinance approving a variation for a front-yard setback reduction from 50 feet to 40 feet at a vacant property in the R-2A Residential District.

04/30/2019

Permits Applied For March 2019



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-19-045	03/05/2019	15W 60 FRONTAGE RD	CR Panico & Associates	15W060 North Frontage Rd Burr Ridge IL 60527	Com Alteration
JCA-19-049	03/08/2019	8236 Madison ST	Korman/Lederer	3100 Dundee Rd. Northbrook IL 60062	Com Alteration
JCA-19-055	03/20/2019	180 Harvester Dr	Architrave Ltd		Com Alteration
JCA-19-067	03/29/2019	101 Tower Dr	Medwest Associates, Inc.	4425 W. Harrison Hillside IL 60162	Com Alteration
JCPE-19-063	03/26/2019	161 Tower Dr	TJ Electric		Com Electrical Permit
JDEK-19-056	03/22/2019	7321 Lakeside Cir	D&M Outdoor Living Spaces	P.O. Box 54 Western Springs IL 60558	Deck
JDEK-19-064	03/27/2019	105 Lakewood Cir	K & D Landscape Mgmt	2128 Gould Ct Rockdale IL 60436	Deck
JDS-19-044	03/05/2019	6975 Commonwealth Ave	KLF Enterprises	2044 W. 163rd St. Suite 2 Markham IL 60428	Demolition Structure
JGEN-19-043	03/06/2019	404 Ambriance	Justin Telige	7153 N. Austin Ave Niles IL 60714	Generator
JPAT-19-025	03/18/2019	425 Parkview Pl	MJ Concrete	308 Honeytree Dr Romeoville IL 60446	Patio
JPF-19-062	03/25/2019	8S 331 Soper Rd	Cedar Mill	1805 Ashley Rd Morris IL 60450	Fence Permit
JPF-19-066	03/29/2019	140 Circle Ridge Dr	K Brothers Fence, Inc	19008 S. Wolf Road Mokena IL 60448	Fence Permit
JPR-19-030	03/11/2019	ROWs DuPage Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way
JPR-19-050	03/22/2019	ROWs DuPage Locations	AT & T	1000 Commerce Dr Oak Brook IL 60523	Right-of-Way
JPR-19-057	03/22/2019	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	Right-of-Way
JPR-19-058	03/22/2019	ROWs Ck Cty Locations	AT & T	1000 Commerce Dr Oak Brook IL 60523	Right-of-Way
JPR-19-059	03/22/2019	ROWs DuPage Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way

04/30/2019

Permits Applied For March 2019



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPR-19-060	03/29/2019	ROWs DuPage Locations	LTS Managed Technical Servic	723 N Oaklawn Ave Elmhurst IL 60126	Right-of-Way
JPR-19-061	03/26/2019	ROWs DuPage Locations	ComEd Engineering Dept.	1910 S. Briggs St. Joliet IL 60433	Right-of-Way
JRAD-19-042	03/05/2019	8120 Lake Ridge Dr	Mach 1, Inc.	602 Academy Dr. Northbrook IL 60065	Residential Addition
JRAD-19-046	03/12/2019	8734 Johnston Rd	Anthony Saracco	1065 Zygmund Cir Westmont IL 60559	Residential Addition
JRAL-19-041	03/01/2019	7500 Drew Ave	GRNE Solar	230 N. Hicks Place Palatine IL 60067	Residential Alteration
JRAL-19-047	03/14/2019	8501 Clynderven Rd	Mike Chowanec	8425 S. Park Ave Burr Ridge IL 60527	Residential Alteration
JRAL-19-054	03/20/2019	148 Easton PL	Haga Remodeling	4503 Fisherman Terrace Lyons IL 60534	Residential Alteration
JRDB-19-052	03/15/2019	7730 Wolf Rd.	James & Debbie Martin	7730 Wolf Rd. Burr Ridge IL 60527	Residential Detached Building
JRES-19-048	03/08/2019	15W 20 91st ST	Premier Landscape Contractors	16W179 Jeans Rd. Lemont IL 60439	Residential Miscellaneous
JRPF-19-051	03/12/2019	68 Cabernet CT	Rosebrook Pools, Inc.	543 North Avenue Libertyville IL 60048	Pool and Fence
JRSF-19-053	03/20/2019	7379 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family
JRSF-19-065	03/28/2019	6555 Shady Lane	Rose Real Estate Development	7851 W. Ogden Ave, Suite 200 Lyons IL 60534	Residential New Single Family
TOTAL:	29				

04/30/2019

Permits Issued March 2019



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-19-002	03/12/2019	16W 361 South Frontage R	Lagestee-Mulder Inc.	17005 Westview Ave South Holland IL 60473	Com Alteration \$159,888	1,838
JCMSC-18-300	03/21/2019	7600 Grant St	Rose Paving LLC	1539 Paving LLC Streamwood IL 60107	Commercial Miscellaneous	
JDS-19-017	03/21/2019	6500 Elm St	Dave Knecht Homes LLC	15 Spinning Wheel Rd., #425 Hinsdale IL 60521	Demolition Structure	
JDS-19-044	03/28/2019	6975 Commonwealth Ave	KLF Enterprises	2044 W. 163rd St. Suite 2 Markham IL 60428	Demolition Structure	
JPAT-19-025	03/20/2019	425 Parkview Pl	MJ Concrete	308 Honeytree Dr Romeoville IL 60446	Patio \$9,675	129
JPR-19-011	03/11/2019	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	Right-of-Way	
JPR-19-030	03/11/2019	ROWs DuPage Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way	
JPR-19-050	03/22/2019	ROWs DuPage Locations	AT & T	1000 Commerce Dr Oak Brook IL 60523	Right-of-Way	
JPR-19-057	03/22/2019	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	Right-of-Way	
JPR-19-058	03/26/2019	ROWs Ck Cty Locations	AT & T	1000 Commerce Dr Oak Brook IL 60523	Right-of-Way	
JPR-19-059	03/22/2019	ROWs DuPage Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way	
JPR-19-060	03/29/2019	ROWs DuPage Locations	LTS Managed Technical Servic	723 N Oaklawn Ave Elmhurst IL 60126	Right-of-Way	
JPS-19-013	03/08/2019	200 Burr Ridge Pkwy	QA Prints	3420 S. Morgan St Chicago IL 60608	Sign	
JRAL-19-022	03/15/2019	6201 Wildwood Ln	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration \$36,225	483
JRAL-19-025	03/20/2019	425 Parkview Pl	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Residential Alteration \$9,675	129
JRAL-19-027	03/28/2019	805 Burr Ridge Club Dr	ProOne Builders Group	75W 61st St Westmont IL 60559	Residential Alteration \$34,950	466

04/30/2019

Permits Issued March 2019



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRAL-19-033	03/18/2019	8311 Arrowhead Farm Dr	Abruzzo Kitchen & Bath	1105 Remington Rd. Suite E Schaumburg IL 60173	Residential Alteration \$43,500	580
JRAL-19-034	03/12/2019	124 Carriage Way Dr	Zia Construction	1097 95th St Oak Lawn IL 60454	Residential Alteration \$7,950	106
JRAL-19-036	03/20/2019	136 Carriage Way DR	Absolute Construction, Inc.	954 Kennedy Av. Schereville IN 46375	Residential Alteration \$6,300	84
JRAL-19-039	03/18/2019	8625 Dolfor Cove	Chuck Peterson	8625 Dolfor Cove Burr Ridge IL 60527	Residential Alteration \$10,950	146
JRPE-19-040	03/20/2019	8965 Glenmora Ln	ABC Electric	220 W. Campus Dr. Arlington Heights IL 60004	Res Electrical Permit	
JRSF-18-137	03/06/2019	8600 S County Line Rd	LM Custom Homes	115 W 55th Street Clarendon Hills IL 60514	Residential New Single Family \$869,850	5,799
JRSF-18-185	03/21/2019	6500 Elm St	Stillwater Architecture	1657 N Rockwell Chicago IL 60647	Residential New Single Family \$1,077,300	7,182
JRSF-18-203	03/13/2019	9161 Garfield Av	Moncy Chacko	6721 N. LeMai Ave. Lincolnwood IL 60712	Residential New Single Family \$1,090,500	7,270
JTRLR-19-021	03/07/2019	9101 Kingery Hwy	Peter Schwabe, Inc.	13890 Bishops Dr. Suite 100 Brookfield WI 53005	Construction Trailer	
TOTAL:	25					

04/30/19

Occupancy Certificates Issued March 2019

CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF19009	03/07/19	Paul and Teuta Petersen	7295 Lakeside Cir
OF19010	03/13/19	Charles and Patricia Papp	7276 Lakeside Cir
OF19012	03/14/19	Unique Wealth Strategies, Inc.	570 Village Center Dr.

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2019

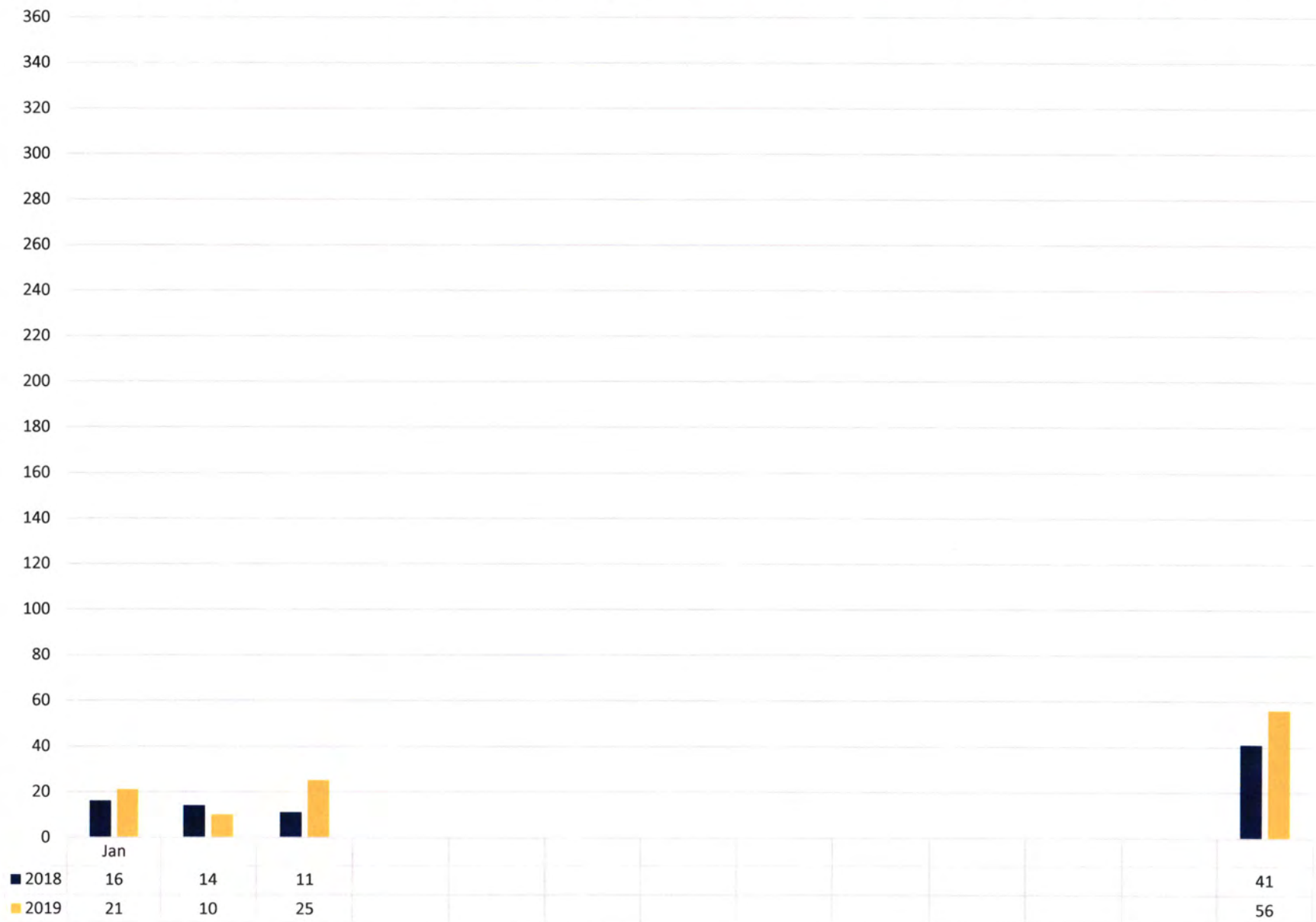
(Does not include miscellaneous Permits)

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	\$3,037,650	\$149,550		\$159,888	\$3,347,088
	[3]	[7]		[1]	
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
2019 TOTAL	\$5,327,850	\$2,189,225	\$0	\$7,247,337	\$14,764,412
	[7]	[12]		[5]	

Village of Burr Ridge New Housing Permits 2018 Compared to 2019

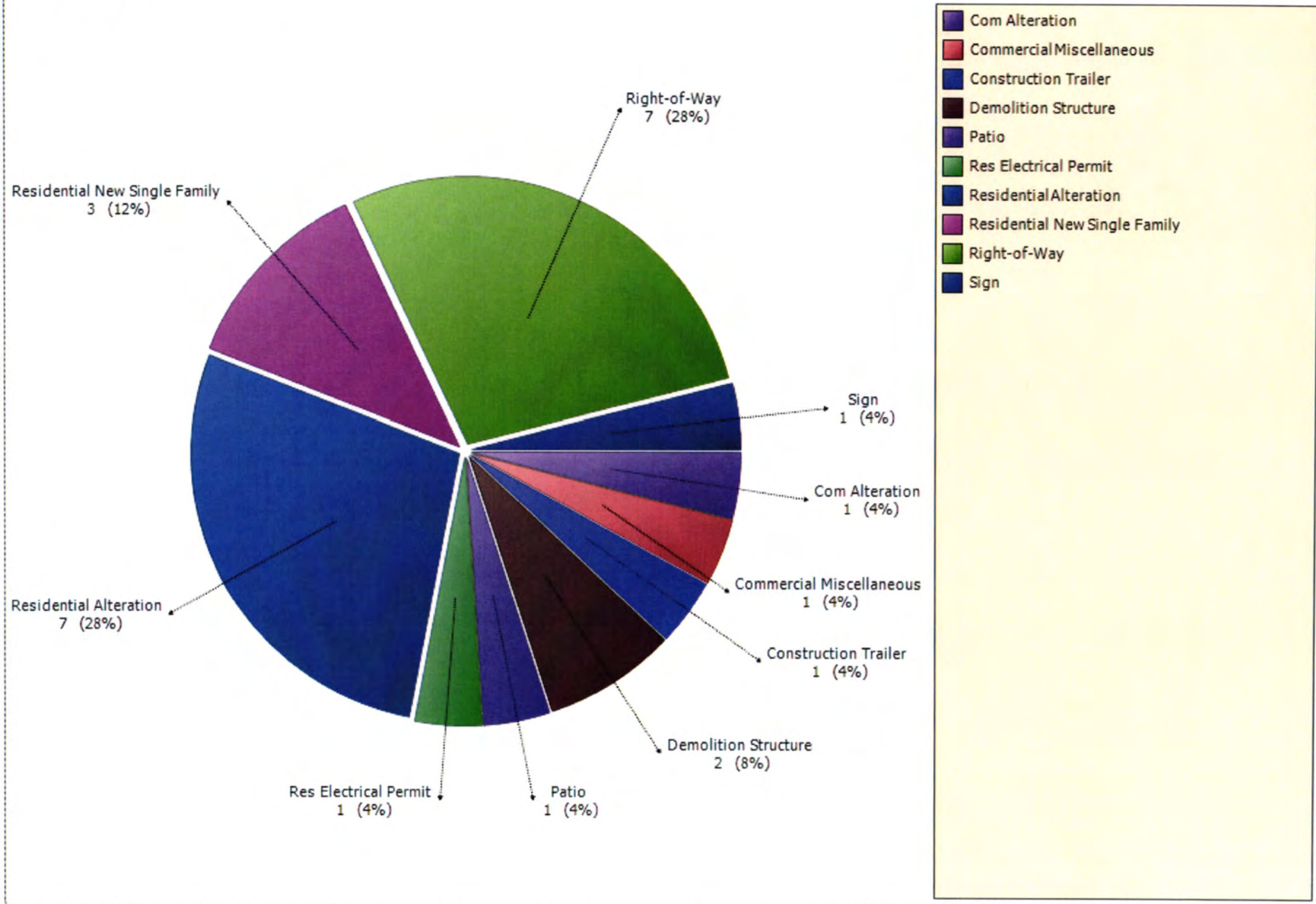


Village of Burr Ridge Building Permits Issued 2018 Compared to 2019



Breakdown of Permits by Project Type

Permits Issued March 2019





VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

S-03-2019: 6901 Madison Street (Five Seasons); Requests a variation to permit a ground sign in addition to a permitted ground sign and conditional approval to permit two ground signs with more than three colors at a property in the L-I Light Industrial District.

HEARING:

May 6, 2019

TO:

Plan Commission
Greg Trzupek, 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:

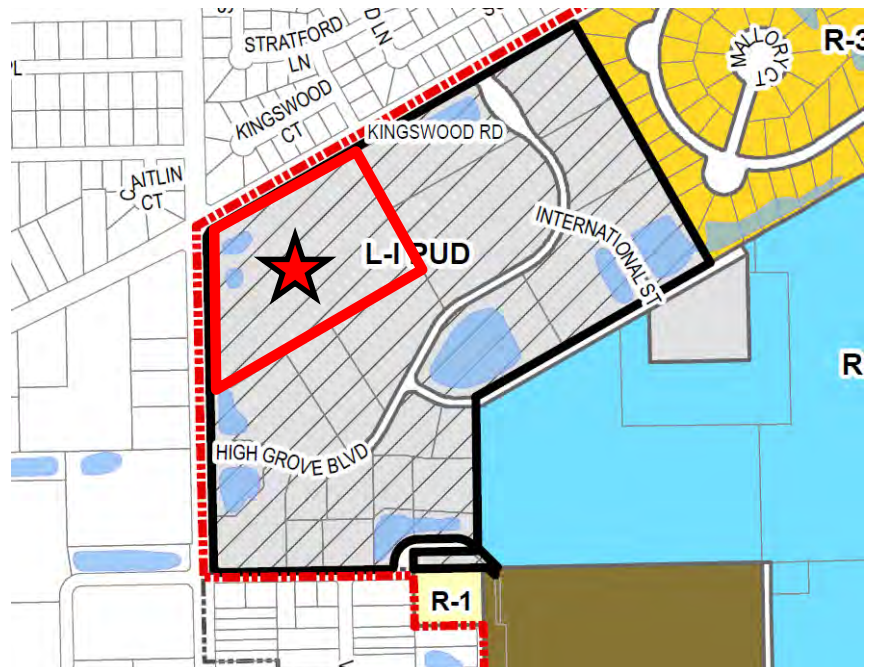
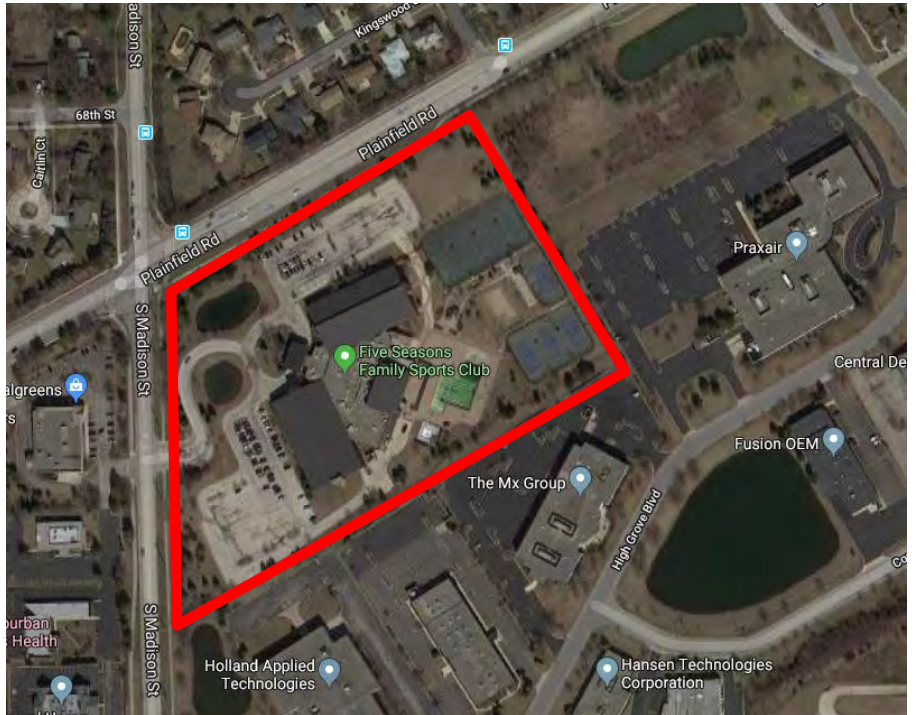
15 Acres

SUBDIVISION:

High Grove

PARKING:

~200 Spaces



The petitioner is Five Seasons Sports Club, owner and sole tenant of the property located at 6901 Madison Street. The petitioner is requesting a variation to permit a ground sign in addition to a permitted ground sign and conditional approval to permit two ground signs with more than three colors at a property in the L-I Light Industrial District. Sign #1 is proposed to be located at the entrance of the facility, measuring 4 feet in height and 12 square feet in area and double-sided, while sign #2 is proposed to be located on the corner of the property, measuring 68 inches in height and 27 square feet in area and single-sided. Both signs will have identical Five Seasons logos with a white panel field and be erected on free-standing metal posts, which is permitted by the Sign Ordinance.

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.

Applicable Sign Ordinance Section(s)

Section 55.07.A.4 of the Sign Ordinance states the following:

- “4. *All Manufacturing District properties are permitted one ground sign, subject to the following conditions:*
- a. The ground sign may not exceed 75 square feet in gross surface area, including any monument base.*
 - b. The total height of any ground sign measured to the top of the sign shall not exceed eight feet (8') above the level of the street upon which said sign faces.”*

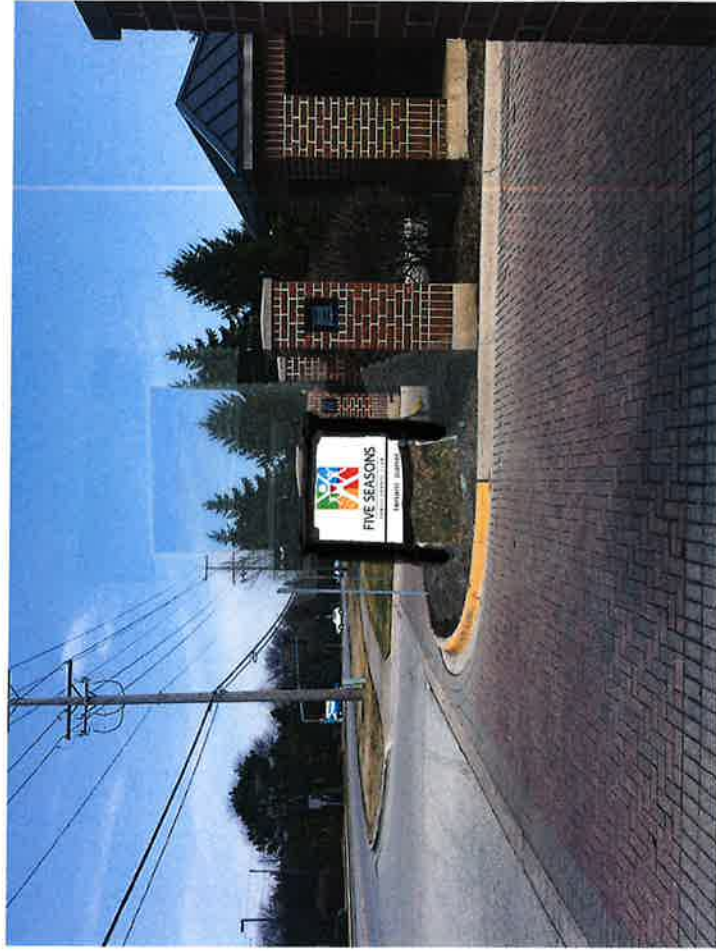
Findings of Fact and Recommendation

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval of the variation for a ground sign in addition to a permitted ground sign along with conditional approval to permit two ground signs with more than three colors, the approval should be made subject to the elevations and site plans submitted. As the petitioner is permitted to erect one wall sign and one ground sign on the property, the Plan Commission may wish to consider treating a second ground sign as a “sign in lieu” of a permitted wall sign, prohibiting permitted (but not exempt) wall signage on the property as part of its recommendation.

Appendix

Exhibit A – Petitioner’s Materials

EXHIBIT A



ENTRANCE



CORNER





FINDINGS OF FACT
**FOR A VARIATION PURSUANT TO THE VILLAGE OF
BURR RIDGE SIGN ORDINANCE**

The Plan Commission's recommendation to approve or deny a Sign Variation request is determined by the following standards (as per Section 55.40 of the Burr Ridge Sign Ordinance). The applicant must provide a response to each of the following findings by indicating the facts supporting such findings.

- a. The variation is in harmony with the general purpose and intent of the Sign Ordinance;

Due to the large acre of the property with having multiple street frontages, a single ground sign does not provide for adequate signage for the use.

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

See Question (a).

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

Yes, traffic from Plainfield Rd cannot always see the entrance or direction to the entrance adequately.

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

Correct.



FINDINGS OF FACT

FOR CONDITIONAL SIGN APPROVAL PURSUANT TO THE VILLAGE OF BURR RIDGE SIGN ORDINANCE

The Plan Commission's recommendation to approve or deny a Conditional Sign request is determined by the following standards (as per Section 55.42 of the Burr Ridge Sign Ordinance). The applicant must provide a response to each of the following findings by indicating the facts supporting such findings.

- a. The conditional sign request is in harmony with the general purpose and intent of the Sign Ordinance;

Correct; No additional columns are requested due to the logo of the use.

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

Correct. The use is located on a non-residential corner and provide way finding.

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

Correct.

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

Correct.



VILLAGE OF BURR RIDGE

APPLICATION FOR SIGN VARIATION OR CONDITIONAL SIGN APPROVAL PLAN COMMISSION

ADDRESS OF PROPERTY: 6901 S Madison Street PIN # _____

GENERAL INFORMATION

APPLICANT: Barb Potter o/b/o Five Seasons Family Sports Club
(All correspondence will be directed to the Applicant)

APPLICANT'S ADDRESS: 6901 Madison Street PHONE: 630-570-5200
Burr Ridge, IL 60527 EMAIL: bpotter@5ssc.com

FAX: _____

PROPERTY OWNER: Bill Butler STATUS OF APPLICANT: Property Lessee

OWNER'S ADDRESS: Covington KY PHONE: _____

PROPERTY INFORMATION

SITE AREA: 13 Acres EXISTING ZONING: L-I Light Industrial

EXISTING USE/IMPROVEMENTS: Health Club

SUBDIVISION: High Grove

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

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

Additional ground sign for property

Conditional approval for 2 signs with 3+ colors

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
Applicant's Signature

4/22/19
Date Application is Filed



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant Village Administrator

DATE: May 1, 2019

RE: 6100 South Grant Street (Mendi); Preliminary Plat of Subdivision and Variation

Attached is a request for review of a preliminary plat of subdivision for the above referenced property. The plat proposes to subdivide a parcel 2.15 acres in area into two single-family residential lots. The following review comments are provided:

- Two single-family residential lots are proposed; each lot complies with the minimum 20,000 square foot lot area and 100' width as required in the R-3 District. The subject property has a current Grant Street address; if a subdivision were created, the western lot would receive its access via Keller Drive, while the eastern lot would receive its access via Grant Street.
- The extension of Keller Drive with a terminus at the north end is required to facilitate travel for vehicles along Keller Drive. Two properties located directly south of the subject property on either side of the street, 6081 and 6086 Keller Drive, were created via a re-subdivision in 1992 (Wildwood's 1st Addition). That subdivision was permitted without the creation of a terminus, as it was assumed that at least one more subdivision would be created north of these new lots, with the next subdivision providing the necessary turnaround infrastructure. This petition represents the next and likely final subdivision extending north on Keller Drive.
- The purpose of the required turnaround is to provide ease of access for emergency vehicles, snow plows, and other vehicles.
- To create this subdivision, the petitioner is required to provide a cul-de-sac terminus with a 90' pavement width and 120' right-of-way per the Subdivision Ordinance. A cul-de-sac terminus meeting the requirements of the Subdivision Ordinance is shown as "Alternate #2" in the petitioner's exhibits. The petitioner has requested a variation from this requirement, stating that since a standard cul-de-sac's physical presence would be located on a single parcel, a reduction in the size of the terminus would allow for greater use of the property. The petitioner has provided two options for a variation, shown as "Alternate #1" and "Alternate #3". Alternate #1 shows a reduced size cul-de-sac with 54' wide pavement and right-of-way, while Alternate #3 shows a T-type terminus with 60' wide and 24' deep pavement and right-of-way.
- The following are examples of dead end streets in the Village that were approved without compliance with the cul de sac turnaround requirements:
 - There are several in the R-4 District in the vicinity of 83rd and 87th Streets. They include Wedgewood Drive and Heather Court, north of 87th Street and Windsor Court north of 83rd Street. All of these were approved in the 1980's.
 - Thurlow Drive in the Madison Club Subdivision was approved in 1997 without a turnaround but with the expectation that it would be extended through at a later date.
 - The Esther Court Subdivision was approved in 2016 (Drew Avenue south of 91st Street) with a reduction in the required right-of-way width (from 120 feet to 100 feet) but with compliance with the required 90 foot turn around pavement width. Drew Avenue south of 91st Street serves nine current homes. This subdivision has not yet been constructed.

- If a variation were desired, the Village's Public Works Department and Pleasantview Fire Protection District have stated that while they both prefer that the standard cul-de-sac required by the Subdivision Ordinance be constructed, a T-type terminus is preferred to a sub-standard cul-de-sac if a variation were desired, with any T-type constructed be at least 120' wide and 25' deep to permit ease in conducting three-point turns. Public Works has also requested that a covenant be placed on the property which precludes a driveway being constructed at the end of the street facing Keller Drive to allow for greater ease in pushing snow off the street.

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

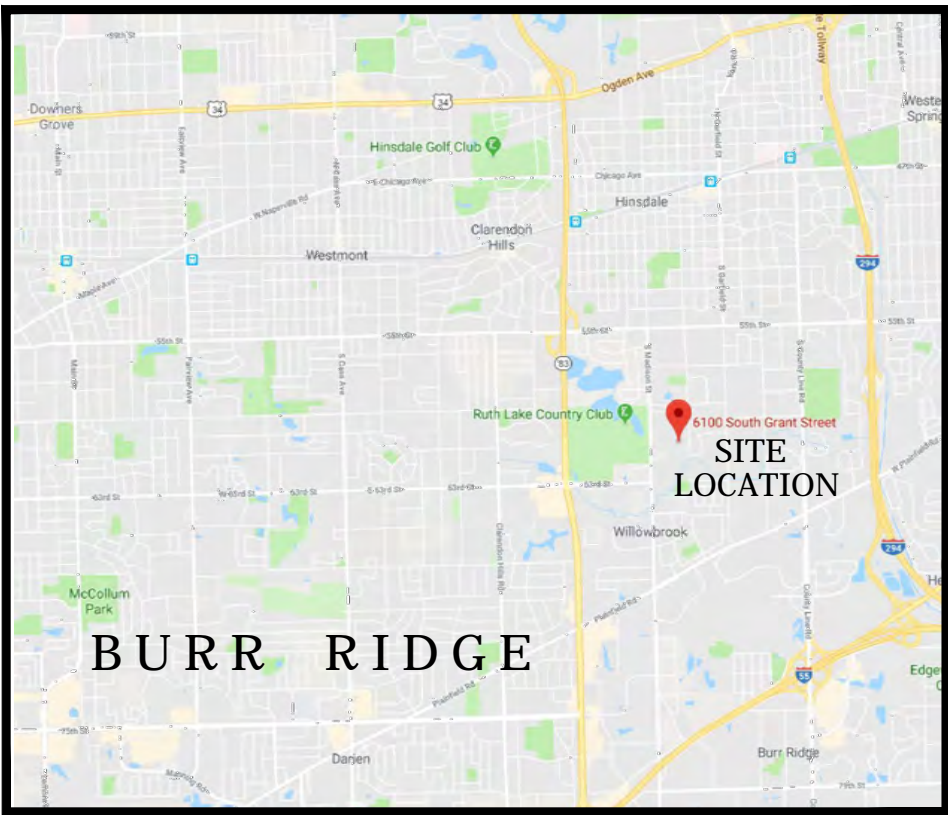
PROPOSED IMPROVEMENTS

FOR

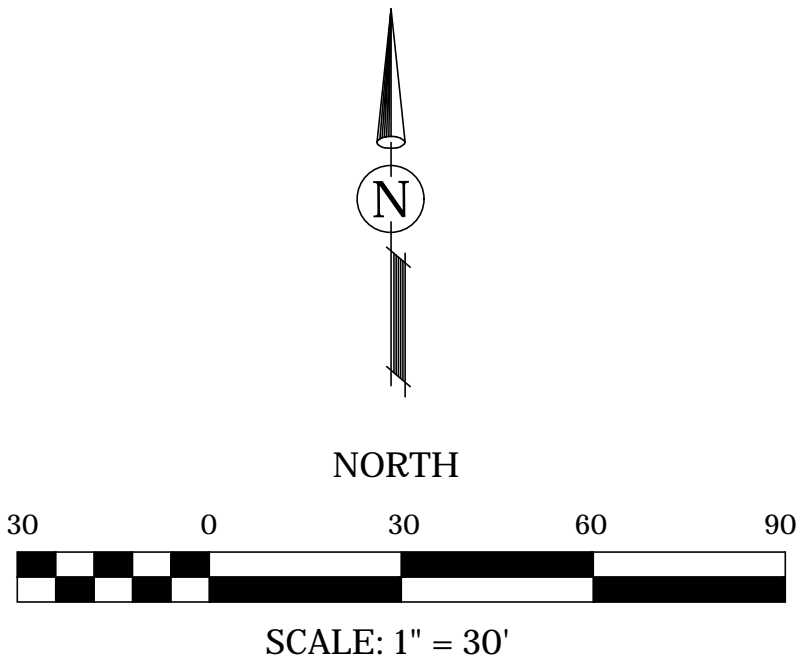
6100 SOUTH GRANT STREET, BURR RIDGE, ILLINOIS

THE NORTH 150 FEET OF LOT 5 IN BLOCK 5 IN BRANIGAR BROTHERS HINSDALE FARMS, A SUBDIVISION IN THE SOUTHWEST 1/4 (EXCEPT THE EAST 1/2 OF THE NORTHWEST 1/4 SAID NORTHWEST 1/4) OF SECTION 13, TOWNSHIP 38, NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5TH, 1920 AS DOCUMENT 141390, ON DUPAGE COUNTY, ILLINOIS

KELLER DRIVE CUL-DE-SAC ALTERNATE #2



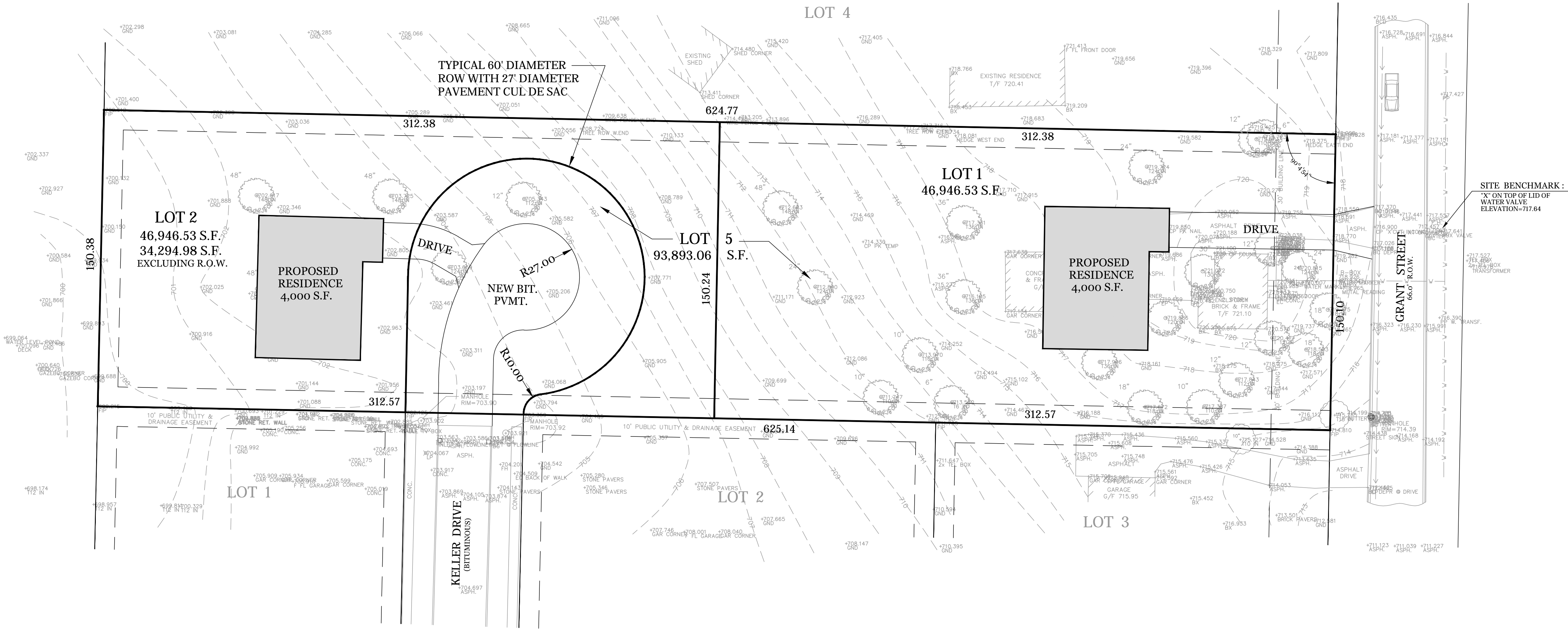
NORTH LOCATION MAP
N.T.S.



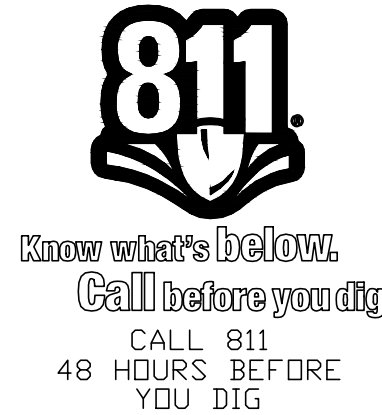
LEGEND

EXISTING	PROPOSED

FOR BURIED AND OVERHEAD UTILITIES:
E-ELECTRIC T-TELEPHONE C-COMMUNICATIONS G-GAS



WARNING
CALL JULIE TOLL FREE
OPERATES 24 HOURS A
DAY 365 DAYS A YEAR



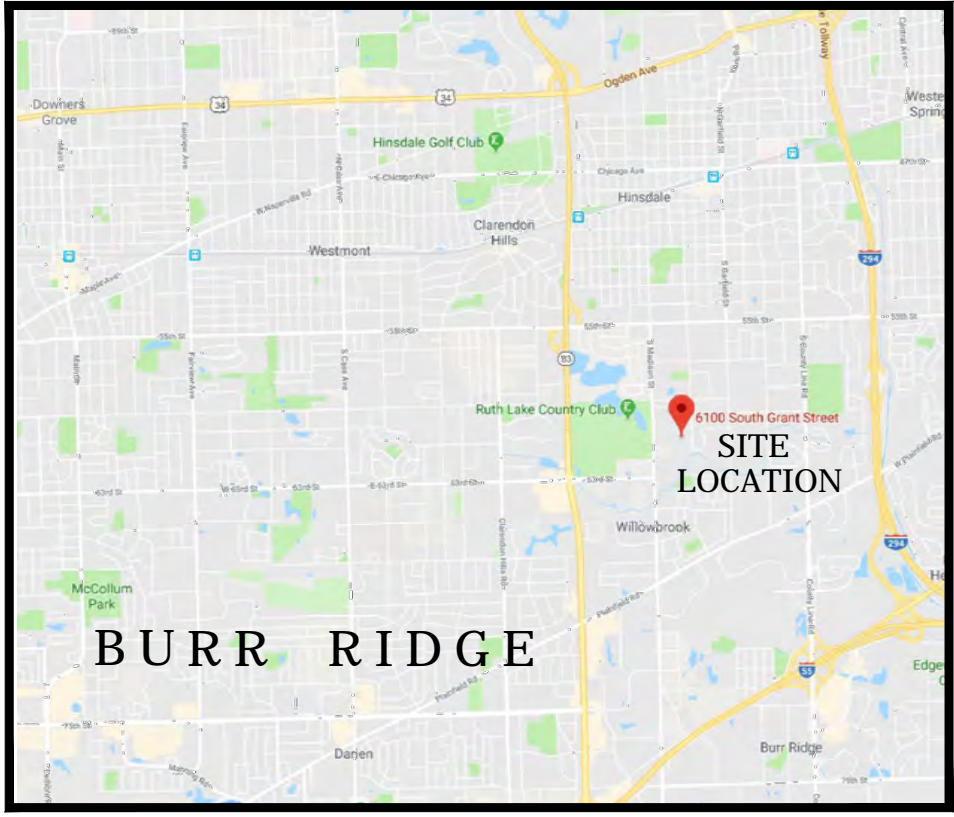
SITE DATA

SITE AREA : 93,893.06 S.F.
EXISTING IMPERVIOUS AREA
HOUSE AND GARAGE: 2,831.69 S.F.
PORCH/SIDEWALK/DRIVEWAY : 3,473.16 S.F.
TOTAL : 6,305.15 S.F.



STATE OF ILLINOIS
COUNTY OF DuPAGE) S.S.
I, WARREN D. JOHNSON, HEREBY CERTIFY THAT I HAVE
SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON
DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED AT WHEATON, IL. THIS 5TH DAY OF APRIL, A.D. 2019.
ILLINOIS REGISTERED LAND SURVEYOR NO. 2971
EXPIRES NOVEMBER 30, 2020

REVISIONS:				DRAWN BY:				DJA CIVIL ENGINEERS & SURVEYORS DAVE JOHNSON AND ASSOCIATES, Ltd. 312 S. Hale Street Wheaton, IL 60187 ph. 630 752 8800 fax. 630 752 9556 e-mail: DJA@DJAnonline.net	CLIENT:	TITLE: KELLER DRIVE CUL-DE-SAC ALTERNATE #2 MENDI RESIDENCE 6100 SOUTH GRANT STREET BURR RIDGE, ILLINOIS	SCALE: 1" = 30' DATE: 04-05-19 JOB NO: 3363 SHEET 1 OF 1
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	CHECKED BY:	DATE:				
04-05-19	D.J.	PER VILLAGE REVIEW				WDJ	04-05-19				
04-29-19	D.J.	PER VILLAGE REVIEW				WDJ	04-05-19				



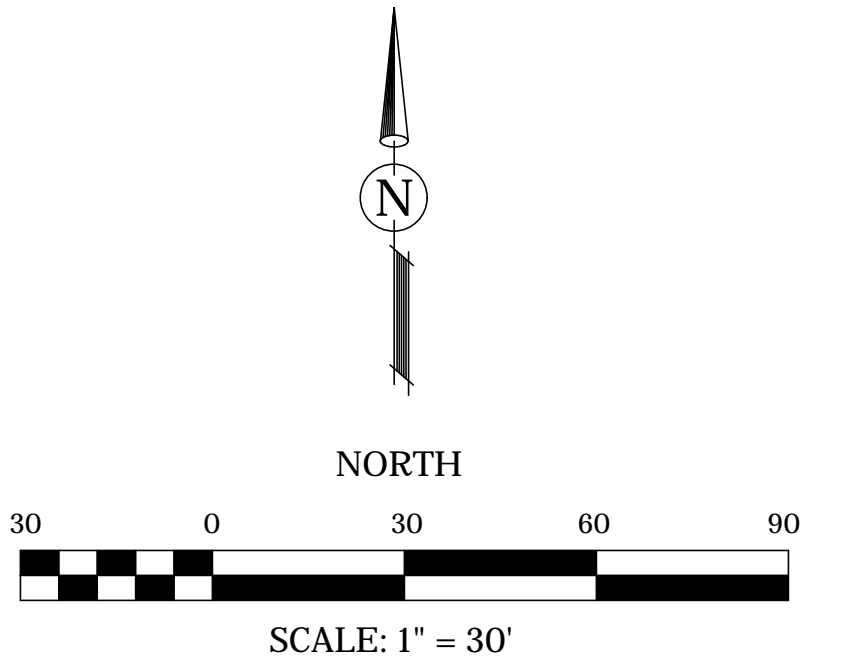
NORTH
LOCATION MAP
N.T.S.

PROPOSED IMPROVEMENTS

FOR
6100 SOUTH GRANT STREET, BURR RIDGE, ILLINOIS

THE NORTH 150 FEET OF LOT 5 IN BLOCK 5 IN BRANIGAR BROTHERS HINSDALE FARMS, A SUBDIVISION IN THE SOUTHWEST 1/4 (EXCEPT THE EAST 1/2 OF THE NORTHWEST 1/4 SAID NORTHWEST 1/4) OF SECTION 13, TOWNSHIP 38, NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5TH, 1920 AS DOCUMENT 141390, ON DUPAGE COUNTY, ILLINOIS

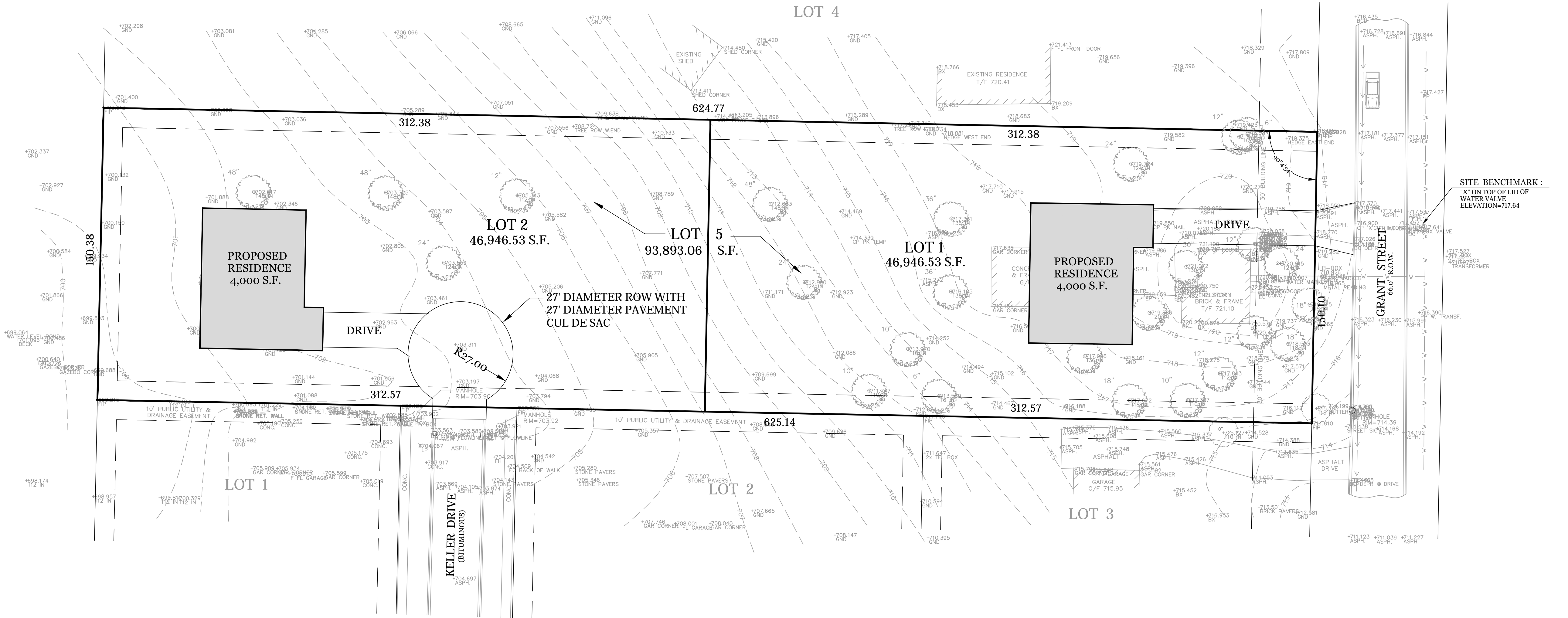
KELLER DRIVE CUL-DE-SAC ALTERNATE #1



LEGEND

EXISTING		PROPOSED
	CURB & GUTTER	
	WATER MAIN	
	COMBINATION SEWER	
	STORM SEWER	
	SANITARY SEWER	
	STORM MANHOLE	
	SANITARY MANHOLE	
	CATCHBASIN	
	INLET	
	VALVE & VAULT	
	VALVE & BOX	
	BUFFALO BOX	
	FIRE HYDRANT	
	FLARED END SECTION	
	HANDICAPPED RAMP	
	SPOT ELEVATION	
	CONTOUR	
	DRAINAGE FLOW	
	CULVERT	
	CONCRETE MONUMENT	
	PARKING SPACE COUNT	
	SURVEY CONTROL POINT	
	ELECTRIC METER	
	ELECTRIC TRANSFORMER	
	LIGHT STANDARD	
	STREET LIGHT	
	TRAFFIC LIGHT	
	POWER POLE	
	SIGN	
	TREE	
	GAS METER	
	GAS VALVE	
	FENCE	
	BURIED UTILITY LINE	
	OVERHEAD UTILITY LINE	

FOR BURIED AND OVERHEAD UTILITIES:
E-ELECTRIC T-TELEPHONE C-COMMUNICATIONS G-GAS



WARNING
CALL JULIE TOLL FREE
OPERATES 24 HOURS A
DAY 365 DAYS A YEAR



CALL 811
48 HOURS BEFORE
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SITE DATA

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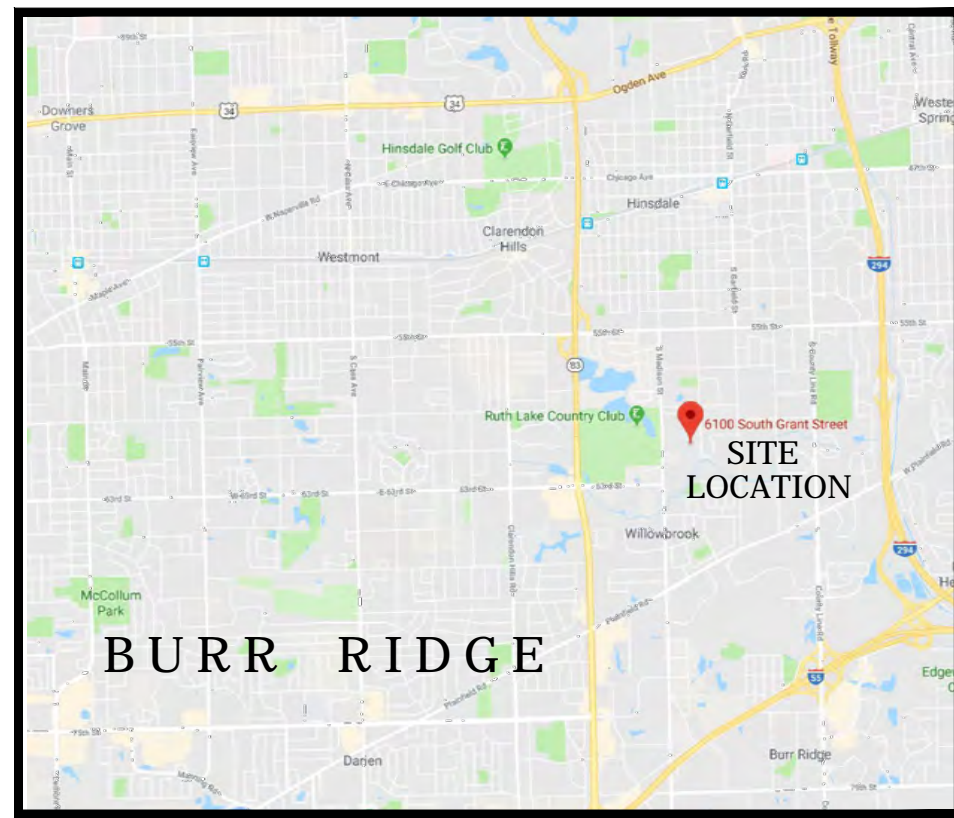
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COUNTY OF DuPAGE) S.S.

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DATED AT WHEATON, IL. THIS 5TH DAY OF APRIL, A.D. 2019.

ILLINOIS REGISTERED LAND SURVEYOR NO. 2971
EXPIRES NOVEMBER 30, 2020

REVISIONS:				DRAWN BY: DJ DATE: 04-05-19				CLIENT:				TITLE: KELLER DRIVE CUL-DE-SAC ALTERNATE #1				SCALE: 1" = 30'			
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	CHECKED BY: WDJ DATE: 04-05-19		DJA CIVIL ENGINEERS & SURVEYORS DAVE JOHNSON AND ASSOCIATES, Ltd. 312 S. Hale Street Wheaton, IL 60187 ph: 630.752.8600 fax: 630.752.9556 e-mail: DJA@DJAonline.net				MENDI RESIDENCE 6100 SOUTH GRANT STREET BURR RIDGE, ILLINOIS				DATE: 04-05-19			
						APPROVED BY: WDJ DATE: 04-05-19										JOB NO: 3363			
																SHEET 1 OF 1			



N O R T H
LOCATION MAP
N.T.S.

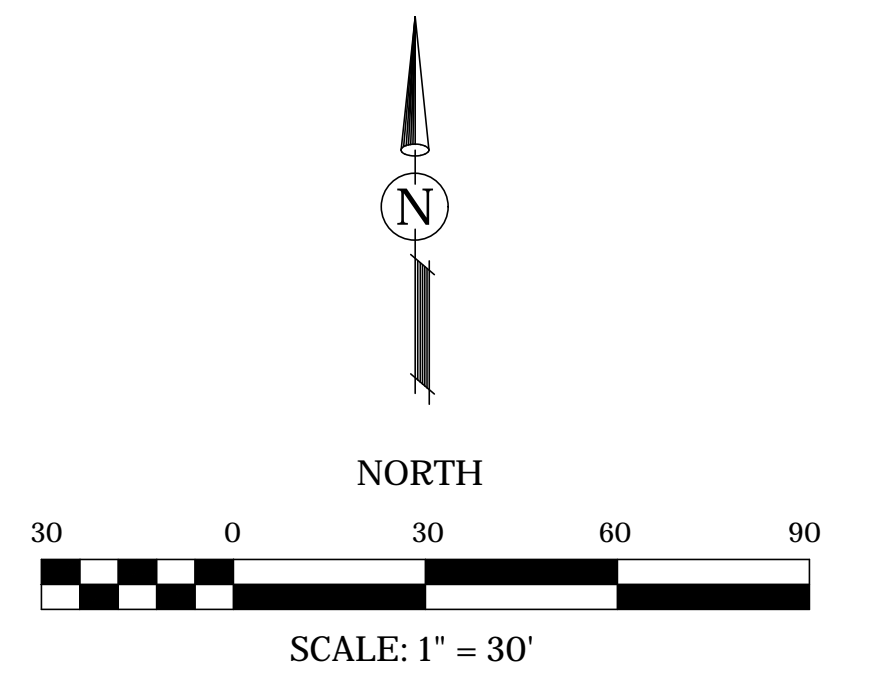
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6100 SOUTH GRANT STREET, BURR RIDGE, ILLINOIS

THE NORTH 150 FEET OF LOT 5 IN BLOCK 5 IN BRANIGAR BROTHERS HINSDALE FARMS, A SUBDIVISION IN THE SOUTHWEST 1/4 (EXCEPT THE EAST 1/2 OF THE NORTHWEST 1/4 SAID NORTHWEST 1/4) OF SECTION 13, TOWNSHIP 38, NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5TH, 1920 AS DOCUMENT 141390, ON DUPAGE COUNTY, ILLINOIS

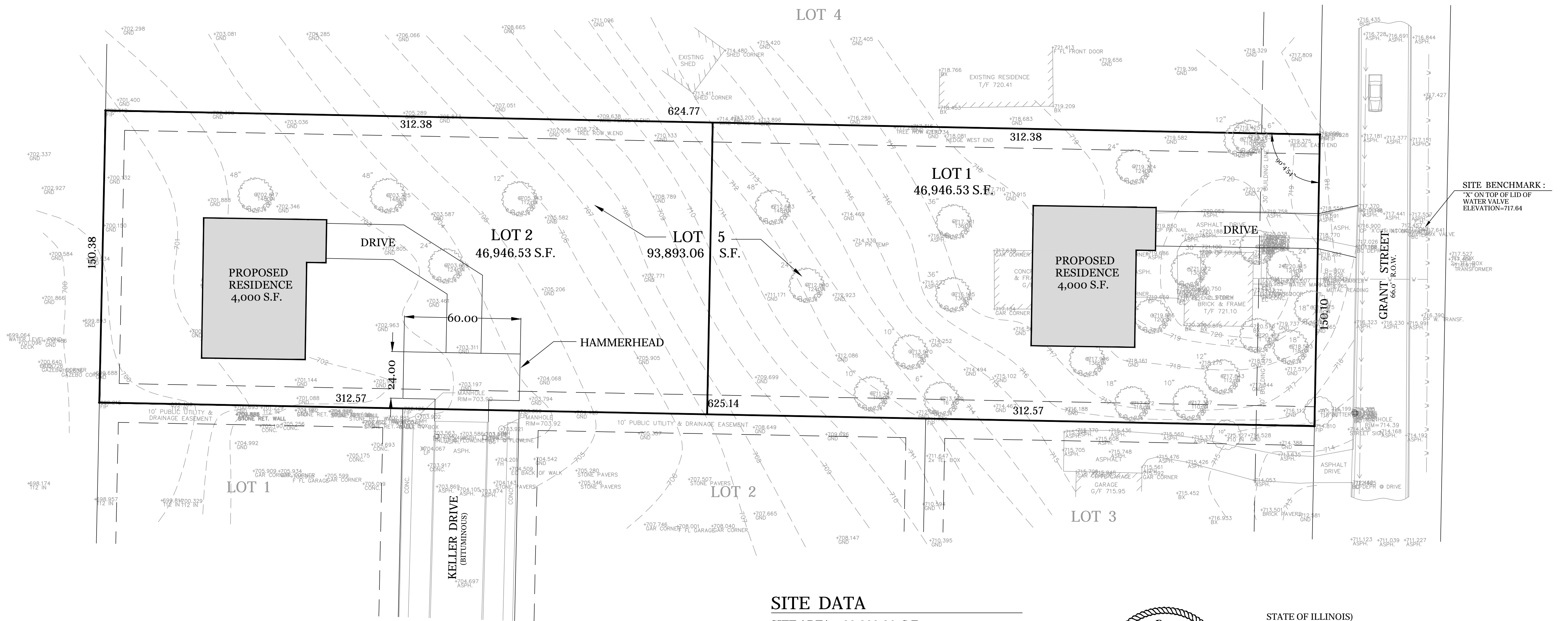
KELLER DRIVE CUL-DE-SAC ALTERNATE #3



LEGEND

EXISTING		PROPOSED
W	CURB & GUTTER	W
W	WATER MAIN	W
W	COMBINATION SEWER	W
W	STORM SEWER	W
W	SANITARY SEWER	W
W	STORM MANHOLE	W
W	SANITARY MANHOLE	W
W	CATCHBASIN	W
W	INLET	W
W	VALVE & VAULT	W
W	VALVE & BOX	W
W	BUFFALO BOX	W
W	FIRE HYDRANT	W
W	FLARED END SECTION	W
W	HANDICAPPED RAMP	W
W	SPOT ELEVATION	W
W	CONTOUR	W
W	DRAINAGE FLOW	W
W	CULVERT	W
W	CONCRETE MONUMENT	W
W	PARKING SPACE COUNT	W
W	SURVEY CONTROL POINT	W
W	ELECTRIC METER	W
W	ELECTRIC TRANSFORMER	W
W	LIGHT STANDARD	W
W	STREET LIGHT	W
W	TRAFFIC LIGHT	W
W	POWER POLE	W
W	SIGN	W
W	TREE	W
W	GAS METER	W
W	GAS VALVE	W
W	FENCE	W
W	BURIED UTILITY LINE	W
W	OVERHEAD UTILITY LINE	W

FOR BURIED AND OVERHEAD UTILITIES:
E-ELECTRIC T-TELEPHONE C-COMMUNICATIONS G-GAS



WARNING
CALL JULIE TOLL FREE
OPERATES 24 HOURS A
DAY 365 DAYS A YEAR

811
Know what's below.
Call before you dig.
CALL 811
48 HOURS BEFORE
YOU DIG

SITE DATA

SITE AREA : 93,893.06 S.F.

EXISTING IMPERVIOUS AREA

HOUSE AND GARAGE: 2,831.69 S.F.

PORCH/SIDEWALK/DRIVEWAY : 3,473.16 S.F.

TOTAL : 6,305.15 S.F.



STATE OF ILLINOIS
COUNTY OF DuPAGE) S.S.

I, WARREN D. JOHNSON, HEREBY CERTIFY THAT I HAVE
SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON
DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED AT WHEATON, IL. THIS 5TH DAY OF APRIL, A.D. 2019.

Warren D. Johnson

ILLINOIS REGISTERED LAND SURVEYOR NO. 2971
EXPIRES NOVEMBER 30, 2020

REVISIONS:				DRAWN BY:				CLIENT:				TITLE:				SCALE: 1" = 30'			
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	CHECKED BY:	DATE	APPROVED BY:	DATE	DAVE JOHNSON AND ASSOCIATES, Ltd.	312 S. Hale Street Wheaton, IL 60187	KELLER DRIVE CUL-DE-SAC ALTERNATE #3	DATE:	04-05-19	JOB NO:	3363	SHEET 1 OF 1		
04-05-19	D.J.	PER VILLAGE REVIEW				WDJ	04-05-19	WDJ	04-05-19	ph. 630.752.8600 fax. 630.752.9556		MENDI RESIDENCE							
										e-mail: DJA@DJOnline.net		6100 SOUTH GRANT STREET							
												BURR RIDGE, ILLINOIS							





Windsor



Thurlow Dr



