



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE HALL – 7660 COUNTY LINE ROAD
FEBRUARY 17, 2020
7:00PM**

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. All Plan Commission actions are advisory and are submitted to the Board of Trustees for final action.

I. ROLL CALL

II. APPROVAL OF FEBRUARY 3, 2020 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from February 3, 2020

Requests a special use for a site plan and building elevation review for the purpose of erecting a 10,000-square foot, 2-story office building with associated parking in the T-1 Transitional District. The request requires the following variations from the Zoning Ordinance: a principal building that exceeds the maximum FAR requirements; insufficient setbacks for a principal building on the interior side, corner side, and rear yards; a driveway which exceeds the maximum allowable width in a non-residential district; insufficient setbacks for a driveway from a property line; an off-street loading berth in a yard adjoining a residential district that is not fully enclosed; a trash dumpster located partially in the side yard and nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for an office use; and insufficient setbacks for off-street parking as well as off-street parking located in the front and corner side yards of the subject property.

B. Z-05-2020: 410 Village Center (Abboud); Special Use and Findings of Fact

Requests an amended special use to accommodate an expansion of an existing “Dental Office with Ancillary Retail Sales” use at the subject property.

C. Z-02-2020: 166 Shore Drive (Smit); Text Amendment, Special Use, and Findings of Fact

Requests a text amendment to Section X.F of the Zoning Ordinance add “Accessory Building to a Principal Building” as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District, if necessary; and a special use as per Section X.F of the amended Zoning Ordinance to permit an “Accessory Building to a Principal Building” on the subject property.

IV. CORRESPONDENCE

- A. Board Report – February 10, 2020**
- B. Building Report – January 2020**

V. OTHER PETITIONS AND CONSIDERATIONS

- A. S-01-2020: 78 Burr Ridge Parkway (Manderscheid); Sign Variation and Findings of Fact**

VI. PUBLIC COMMENT

VII. FUTURE SCHEDULED MEETINGS

- B. March 2, 2020**

- **Z-06-2020: Zoning Ordinance Amendments; Planned Landscaping**

Requests amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in Residential zoning districts.

- B. March 16, 2020**

- **Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact**

Legal description noted above.

- **Z-01-2020: 6101 County Line Road (King-Bruwaert House); PUD Amendment and Findings of Fact**

Requests an amendment to Planned Unit Development Ordinance #A-834-22-16 to accommodate additions to the primary buildings and site reconfiguration on the subject property.

VIII. ADJOURNMENT

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF FEBRUARY 3, 2020

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: 4 – Stratis, Broline, Petrich, and Trzupek

ABSENT: 3 – Hoch, Irwin, and Farrell

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

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Stratis to approve the minutes of the January 20, 2020 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 4 – Petrich, Stratis, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

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

V-01-2020: Oak Creek Club Subdivision (Curelo); Variation and Findings of Fact; continued from January 20, 2020

Chairman Trzupek asked for a summation of the petition's status. Mr. Walter said that the Plan Commission continued this discussion from its January 20 meeting to provide for the findings of fact to be further elaborated, as well as for additional consideration to provide for an alternate storage location for the proposed vehicle. Mr. Walter said that the findings had been further clarified and that staff and Ken Curelo, petitioner, had determined that the location originally proposed would be least impactful due to the fact that it was not visible from any unit's front door. Chairman Trzupek asked for public comment. None was given.

Commissioner Petrich asked if the current snow removal contractor was still willing to mobilize the vehicle for the additional \$500 cost of each occurrence, the cost that was mentioned during the previous meeting. Mr. Curelo indicated that the current contractor would not perform the services unless the vehicle is stored at the subdivision. Commissioner Petrich also asked if Oak Creek has solicited bids from other contractors. Mr. Curelo indicated they reached out to one other contractor, and they were not interested in bidding the work. Commissioner Petrich clarified for the record, contrary to what was previously stated, that the vehicle is visible from the living area and deck of at least one unit, which is across from where the vehicle is stored. Mr. Curelo indicated that the resident in that unit has lived there prior to and since the vehicle has been stored at that location. Commissioner Broline asked how many residents of Oak Creek Club were senior residents. Mr. Curelo said that over 75% of their residents were aged 65 and over.

Commissioner Stratis said that he could support the concept of the request but wished that there was a better location for storage. Commissioner Stratis said that unanimity in the HOA's Board was a factor in determining the appropriateness of the variation.

Chairman Trzupek said that he could support the concept of the request due to the geographic nature of the subdivision as well as due to the fact that there were unique snow-clearing issues to the site. Chairman Trzupek asked if there were any other subdivisions that could be compared to Oak Creek Club in terms of layout and HOA responsibility. Mr. Walter said that only Burr Ridge Club was identified; Mr. Walter elaborated by saying that this was the only other subdivision to his knowledge that was private, had a fully-staffed guardhouse, in which the subdivision was responsible for plowing both roads, driveways, and walkways. Mr. Walter said that while Burr Ridge Club was identified on these grounds, that subdivision also had cluster driveways made of clay and dirt and not pavement, and a different method of snow removal was used that would not be used in Oak Creek Club.

At 7:12pm, a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Broline, Petrich, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to recommend that the Board of Trustees adopt the Findings of Fact and approve a request by Oak Creek Club Subdivision for a variation from Section IV.K.2 of the Zoning Ordinance to permit outdoor storage of one commercial vehicle and relevant attachments and implements to be used for snow removal on a seasonal, annual basis in a guest parking spot in the subject subdivision, subject to the following conditions:

1. The variation shall be limited to one commercial vehicle; the commercial vehicle may vary in exact make and model but be no larger than a traditional “Bobcat” utility vehicle.

2. The commercial vehicle shall be permitted to be stored in the designated guest parking area as noted within the petitioner's submitted materials. The commercial vehicle may not be parked within any public or private roadway when not in use.
3. The commercial vehicle shall be permitted to be located at the designated guest parking area from November 15 through April 1 on an annual basis.

Commissioner Broline requested that the letter in the packet from the HOA Board be included in the findings of fact. There was consensus on this request.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Petrich, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact

Prior to discussion, Commissioner Broline stated that he represented the seller of the subject property, and would be recusing himself from any discussion or voting on the petition. Commissioner Broline's recusal was noted by the Plan Commission, and he returned to the audience at this time.

Due to Commissioner Broline's recusal, there were only three Commissioners present, meaning that a quorum was no longer present. Chairman Trzupek explained that no action could be taken, but because residents had attended the meeting, he wished to begin the discussion of the petition and receive feedback from both residents and Plan Commission.

Chairman Trzupek asked Mr. Walter to review the public hearing request. The petitioner is John Bobak, prospective purchaser of the property commonly known as 15W230 North Frontage Road. The petitioner is requesting a special use consisting of a site plan and building elevation review for the purpose of erecting a 10,000-square foot, 2-story office building with associated parking in the T-1 Transitional District. Accommodation of the request requires the following variations from the Zoning Ordinance:

- A principal building that exceeds the maximum FAR requirements
- Insufficient setbacks for a principal building on the interior side, corner side, and rear yards
- A driveway which exceeds the maximum allowable width in a non-residential district
- Insufficient setbacks for a driveway from a property line
- An off-street loading berth in a yard adjoining a residential district that is not fully enclosed
- A trash dumpster located partially in the side yard and nonadjacent to the rear wall of the principal building
- An insufficient number of parking spaces for an office use

- Insufficient setbacks for off-street parking as well as off-street parking located in the front and corner side yards of the subject property

Mr. Walter explained each variation required, noting specifically that even if no variations were required to construct a building, the petition would still require a special use due to it being a new building in a T-1 Transitional District. Mr. Walter said that a previous petition for an office building on the subject property was approved in 2008, and staff included the parameters of said petition in the staff report to add context for the present petition. Mr. Walter said that the petition was incomplete in that the landscaping plan was incomplete and no engineering plans were provided, and so he stated that the petition was incomplete.

Jonathan Hague, representative of the petitioner, stated that there were challenges in the size of the subject property, which resulted in so many variations being required to build the proposed building.

Chairman Trzupek said that he strongly opposed the presence of a drive aisle on the north side of the site plan. Mr. Hague said that because a vacated alley was previously located in this area, it seemed like a natural area for such infrastructure. Mr. Hague noted that while semi-trucks were drawn on the site plan, deliveries would come via box trucks.

Chairman Trzupek asked for public comment.

Frank Mensik, 7339 Hamilton, said he lived directly adjacent to the northwest of the subject property and was concerned with truck traffic as well as the impacts of water runoff. Mr. Mensik opposed the plan as shown but felt that a small office building would be appropriate.

Ken Burnett, 7339 Park, said that he felt the site was inappropriate for truck traffic and opposed the plan as shown. Mr. Burnett said that the roads in the area were not engineered for major truck traffic.

Scott Madsen, 7309 Hamilton, said that he concurred with the previous statements made about the plan, opposing it as shown. Mr. Madsen said that the roads in the area were very narrow and had very little sub-base, therefore being inappropriate for truck traffic.

Oscar Pederson, 7250 Elm, said that the area has a “no truck traffic” ordinance, prohibiting streets in the area from being used for truck traffic, thus making the plan incompatible with the area. Mr. Pederson said he opposed the plan as shown.

Linda Bedoe, 321 79th Street, said that she opposed the plan as shown, stating that the building being proposed for the area did not make sense as a sound wall would eventually be built between the subject property and I-55. Some discussion followed regarding this topic.

Holly Adkins, 7219 Hamilton, said that she opposed the plan as shown. Ms. Atkins felt that the lack of sidewalks in the area made pedestrian access challenging, which would be incompatible with further truck traffic.

Susan Pederson, 7250 Elm, said that the use being used partially as a warehouse was not appropriate for the area or the T-1 Transitional District. Ms. Pederson said she also opposed the plan because of the truck traffic that would be present if developed.

Julie Mensik, 7339 Hamilton, said that she opposed the plan due to the presence of trucks on site. Ms. Mensik said that she was opposed to any use that would not be residential in character.

Commissioner Stratis disclosed that he and Mr. Hague once shared a common client many years ago, but felt that the relationship did not rise to the level requiring a recusal. The Plan Commission concurred with Commissioner Stratis' assertion.

Commissioner Stratis asked for clarification as to proposed truck traffic on the site. Mr. Hague said that an error was made and he would correct the issue. Commissioner Stratis asked how the neighbor received legal access to their driveway, which was shown to terminate on the subject property. Mr. Mensik said that the driveway previously terminated into the common alley that had been vacated and that no access easement was ever established to permit such movement. Commissioner Stratis asked if there would be a service wall separating the loading dock from the office. Mr. Hague confirmed that such a feature would be present on any later plan. Commissioner Stratis asked where the driveway that exceeded the maximum width was located. Mr. Walter identified the driveway in the northeast corner as being too wide. Commissioner Stratis asked what percentage of the building was office and warehouse. Mr. Hague said that about 60% of the building would be office. Commissioner Stratis asked what the parking requirement would be if it were more specifically calculated, nothing that the staff report was the most conservative estimate. Mr. Walter said that the office portion would be 24 spaces, while the warehouse space depended on the number of employees. Mr. Walter estimated that it would likely be around 30-32 total spaces, not knowing the number of total employees who would be working on site. Commissioner Stratis concurred with this estimate. Commissioner Stratis said that the building was designed beautifully, but did not meet the character of the neighborhood. Commissioner Stratis said that he understood the design but ultimately said that the design was too much for the neighborhood.

Commissioner Petrich asked where the power lines shown on the site plan would be relocated. Mr. Hague said that they attempted to retain the power lines on the site plan as shown. Commissioner Petrich said that he agreed with Commissioner Stratis' comments and felt that the site plan was not feasible as shown based upon the bulk, non-transitional design, and presence of a loading dock facing the residential properties to the north.

Chairman Trzupek concurred with Commissioners Stratis and Petrich, noting that of 10 major regulations comparing the 2008 and 2020 petitions, eight of the 2020 petition's plan were less compliant than the 2008 petition. Chairman Trzupek said that the encouragement of trucks to the north of the property was a major issue with the site plan.

As a quorum was not present, automatic continuation of the meeting was required. Mr. Hague requested that the next discussion take place on March 16, 2020. Mr. Walter said that the petition would appear on the February 17 agenda but only to continue the petition to March 16.

No further discussion was held on this petition.

IV. CORRESPONDENCE

V. OTHER PETITIONS

VII. FUTURE SCHEDULED MEETINGS

A. February 17, 2020

- **Z-02-2020: 166 Shore Drive (Smit); Text Amendment, Special Use, and Findings of Fact**

Requests text amendment to Section X.F of the Zoning Ordinance add “Accessory Building to a Principal Building” as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District, if necessary; and a special use as per Section X.F of the amended Zoning Ordinance to permit an “Accessory Building to a Principal Building” on the subject property.

- **Z-05-2020: 410 Village Center (Hassan); Special Use and Findings of Fact**

Requests an amended special use to accommodate an expansion of an existing “Dental Office with Ancillary Retail Sales” use at the subject property.

B. March 2, 2020

- **Z-07-2020: Zoning Ordinance Amendments; Planned Landscaping**

Requests amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in Residential zoning districts.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to **ADJOURN** the meeting at 8:15p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:15p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant Village Administrator



VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Evan Walter, Assistant Village Administrator

DATE: February 17, 2020

RE: **Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact**

At the February 3, 2020, meeting of the Plan Commission, initial discussion of petition Z-04-2020 occurred. The meeting began with four Commissioners present, thus creating a quorum, but Commissioner Broline recused himself during this petition due to a legitimate financial conflict, thus removing the quorum that was present for the balance of the meeting. Resident comments and Plan Commission feedback was given but no action could be taken in terms of approving, denying, or continuing the petition to a future date, therefore the petition was automatically continued to the February 17 meeting. On February 3, the petitioner and Plan Commission agreed by consensus to keep the petition on the February 17 agenda but continue the discussion to the March 16, 2020, meeting agenda. This was done for the benefit of the residents who had attended the meeting.

Staff recommends that the Plan Commission continue Z-04-2020 to the March 16, 2020 meeting agenda.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-05-2020: 410 Village Center Drive (Hassan); Requests an amendment to an existing special use to expand a Dental Office with Ancillary Retail Sales use at the subject property.

HEARING:

February 17, 2020

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Ramzi Hassan o/b/o First Family
Dental

PETITIONER STATUS:

Property Owner

EXISTING ZONING:

B-2 Business PUD

LAND USE PLAN:

Recommends Mixed-Uses

EXISTING LAND USE:

Mixed-Use Center

SITE AREA:

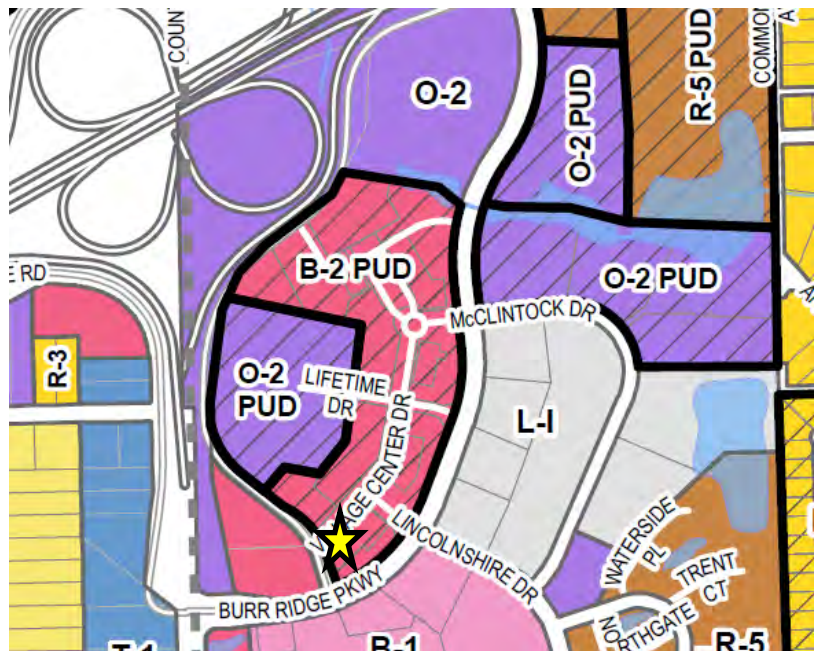
20 Acres

SUBDIVISION:

Burr Ridge Village Center

PARKING:

Over 1,200 Spaces



The petitioner is Ramzi Hassan, co-owner of the Village Center mixed-use center in downtown Burr Ridge. The petitioner requests an amendment to an existing special use to expand a “Dental Office with Ancillary Retail Sales” use at 410 Village Center Drive. The subject use, First Family Dental, received approval for a text amendment to add “Dental Office with Ancillary Retail Sales” as a special use on the first floor Building 1 of the Village Center and a special use as per the amendment in 2015. The original special use permitted First Family Dental to operate within a 4,237-square foot facility at the subject property. The current petition requests a 1,266-square foot expansion of the subject use for a total use size of 5,503 square feet.

Compatibility with the PUD

In 2015, the Village approved a text amendment to the Village Center PUD to permit “Dental Office with Ancillary Retail Sales” as a special use on the first floor of Building 1 of the Village Center. The use has maintained ancillary retail sales as part of its core dentistry practice since it opened. The petitioner’s findings of fact state that the expansion will allow for the expansion of total ancillary retail sales at the subject use through its expansion of its general practice. Other medical uses with ancillary retail sales have been previously permitted on the first floor of the Village Center, such as Lenscrafters. The Village assigned four conditions to First Family Dental’s original special use 2015; the business has operated in compliance of these conditions since its opening to the best of staff’s knowledge and observation.

The Zoning Ordinance requires six parking spaces per dentist or doctor for medical and dental offices. The Village Center PUD Ordinance assumes a sufficient amount of shared parking for any combination of uses throughout the development. In summary, the minimum required parking for the proposed use complies with the PUD.

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 the PUD, staff recommends it be done subject to the following conditions:

1. The special use shall be limited to First Family Dental in a manner consistent with the submitted business plan.
2. The special use approval shall be limited to Dr. Ghassan Abboud and any related business partners and shall expire at such time that Dr. Abboud and his business partners no longer occupy the space at 410 Village Center Drive or at which time there is an assignment or termination of the lease for the space at 410 Village Center Drive.
3. The special use approval shall be limited to 5,503 square feet within the tenant space commonly known as 410 Village Center Drive.

Appendix

Exhibit A – Petitioner’s Materials

Exhibit B – Ordinance #A-834-03-15

EXHIBIT A



Findings of Fact – Special Use
Burr Ridge Zoning Ordinance

Address:

410 Village Center Drive

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.

It will allow 1st Family to expand its state of the art dental office as well as ancillary retail space.

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

The special use will expand dental services for Village residents and visitors.

- 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.

Expanding the professional dental office will not diminish or impair property values.

- 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.

Expanding current dental office will bring additional patients to dental office as well as visitors to Village Center.

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

There are sufficient utilities, access roads, drainage and other facilities serving property in question.

- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The Village Center was designed to provide ingress and egress to the property. There

is sufficient nearby parking to accommodate the expansion of 1st Family Dental.

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

The use is in keeping with the Official Comprehensive Plan.

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

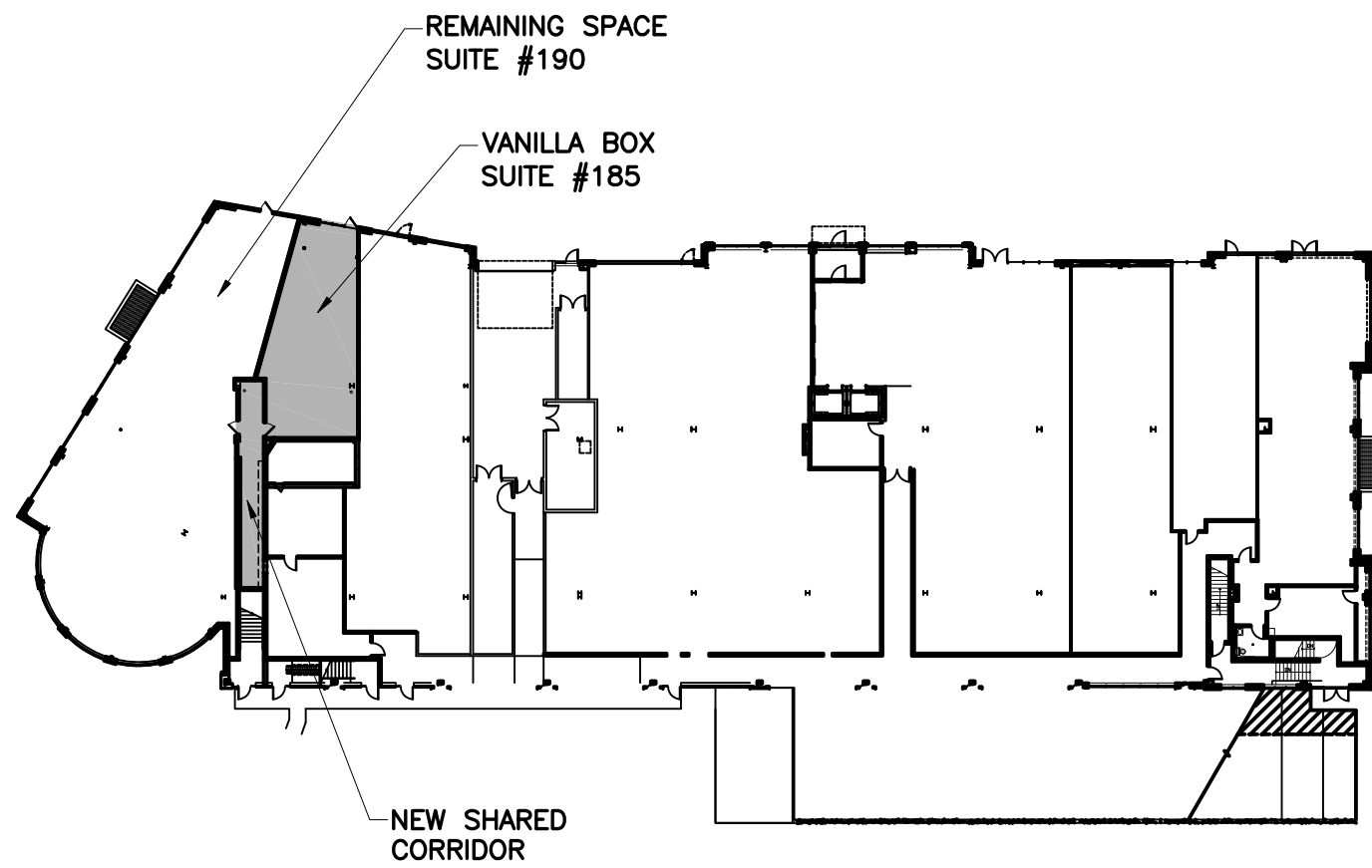
The expansion of 1st Family Dental shall conform to the rules and regulations of the Village Center.

NOTE:

THE INTERIOR DESIGN GROUP LTD. IS NOT RESPONSIBLE FOR THE PREPARATION OF ANY MECHANICAL, PLUMBING OR STRUCTURAL ENGINEERING DRAWINGS AND DOES NOT TAKE ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DOCUMENTS PREPARED AND PROVIDED BY OTHERS.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE COPIES OF THE **FULL SET OF ARCHITECTURAL AND ENGINEERING DRAWINGS** TO EACH SUBCONTRACTOR PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND ENGINEERING DRAWINGS ARE DISCOVERED, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY **THE INTERIOR DESIGN GROUP LTD.** OF SUCH CONFLICTS, BEFORE PROCEEDING WITH ANY WORK.

KEY PLAN: 



VANILLA BOX #185

BURR RIDGE VILLAGE CENTER
450 VILLAGE CENTER DRIVE
SUITE #185
BURR RIDGE, ILLINOIS 60527

NOTE:

ALL CONTRACTORS ARE RESPONSIBLE FOR READING THROUGH THE NOTES ON THE "N-1" SHEET. ALL INFORMATION OUTLINED IS TO BE INCLUDED IN ALL BIDS.

BUILDING INFORMATION

BURR RIDGE VILLAGE CENTER
450 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527

- HEIGHT OF BUILDING: 4 STORIES
- BUILDING/CONSTRUCTION CLASSIFICATION: IIB
- USE GROUP: "B" - BUSINESS
- FIRE CONTROL:
 - SPRINKLER: YES
 - MONITORED: YES
 - ALARMED: YES
- EMERGENCY GENERATOR: NO
- EVACUATION:
 - ALARMED (HORN/STROBE): YES
 - VENDOR:
- INTELLIGENT SERVICES SYSTEMS
JOHN CONSIGLIO
(630) 973-3459
email: john@iss-fire.com
- FIRE RESISTANT RATING OF TENANT WALLS: UL#465
- AREA OF SUITE: 1,090 S.F.
- OCCUPANCY LOAD: 11 PEOPLE
100 S.F. PERSON (PER CODE)
- OCCUPANCY LOAD OF SUITE: 11
- NUMBER OF EXITS REQUIRED: 11 X .2" = 2.2"
- EXIT WIDTH REQUIRED: 3" < 72" ACTUAL
- NUMBER OF EXITS INDICATED: 2
(36" WIDE X 2 = 72" INDICATED)
- MAX. TRAVEL DISTANCE: 300'

VILLAGE CODES OBSERVED

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2012 INTERNATIONAL CONSERVATION CODE
- 2004 ILLINOIS STATE PLUMBING CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL FIRE CODE
- 2011 NFPA 70, NATIONAL ELECTRICAL CODE
- 2012 NFPA 101, LIFE SAFETY CODE
- 1997 ILLINOIS ACCESSIBILITY CODE WITH AMENDMENTS
- 2012 INTERNATIONAL EXISTING BUILDING CODE

INTERIOR FINISH CLASSIFICATION

CLASS A:	FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B:	FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
CLASS C:	FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450
CEILING WALLS FLOORS	VERTICAL EXITS AND PASSAGEWAYS CORRIDORS ROOMS AND ENCLOSED SPACES B C C PER DOC FF-1 "PILL TEST" (CPSC 16CFR, PART 1630)

LICENSED ARCHITECT:
(SOLE PROPRIETOR)
REGISTERED
INTERIOR DESIGNER:

ILLINOIS 7488
EXPIRES - 11/30/2016
ILLINOIS 161-001461
EXPIRES - 08/31/2015

SCOPE OF WORK:

- DEMISING EXISTING SUITE CREATING TWO SEPARATE SUITES FOR FUTURE TENANTS
- CREATING BACK SHARED CORRIDOR FOR THE TWO NEWLY CREATED SUITES
- EXTENDING PLUMBING WASTE/SUPPLY LINES IN BASEMENT TO UNDER SLAB TO SUITE #185 AND STUBBING FOR FUTURE TENANT'S TIE-IN.
- EXTENDING ELECTRICAL SERVICE FROM BUILDING ELECTRICAL ROOM TO SUITE #185 AND STUBBING FOR FUTURE TENANT'S TIE-IN.
- NO OTHER ELECTRICAL WORK AT THIS TIME.
- NO OTHER PLUMBING WORK AT TIME TIME.
- NO SPRINKLER REVISIONS NECESSARY.
- NO CORING OR SAWCUTTING AT THIS TIME.
- PROVIDE LIGHTING IN NEW SHARED CORRIDOR.
- EXISTING TEMPORARY LIGHTING IN EACH SUITE IS TO REMAIN.
- PROVIDING NEW EXITING AND LIFESAFETY DEVICES AS SHOWN ON PLAN
- ADDITIONAL WORK AND PERMIT TO BE PROVIDED ONCE TENANT IS SECURED.

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AND MOUNTING HEIGHTS
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CONSTRUCTION, ELEVATIONS, SECTIONS AND DETAILS
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LIGHTING CUT SHEET AND COMCHECK

SHEET

N-1
N-2
A-1
A-2
AE-1
AE-2

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT CONTROL THE ATTACHED PLANS AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATIONS, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (ILL. REV. STAT. 1985 CH. 111 1/2, PARA. 3711 ET SEQ. AS AMENDED), THE ILLINOIS ACCESSIBILITY CODE, 71 ILL., AND CODES AND ORDINANCES OF _____, ILLINOIS.

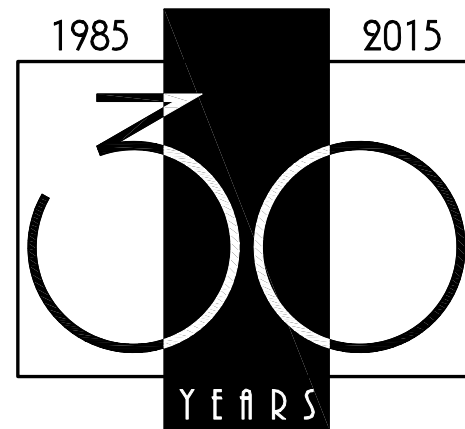
SIGNED
L. A. DOHRER, ARCHITECT
ILLINOIS #7488 EXPIRES 11/30/16
DATE _____

TRADEMARK 

701 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527

BUILDING MANAGEMENT

IDG



THE INTERIOR DESIGN GROUP LTD.

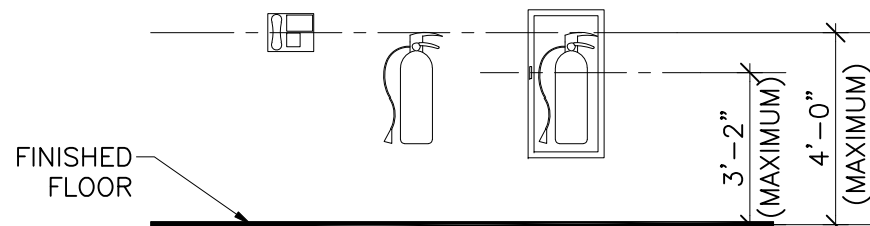
646 ROOSEVELT ROAD GLEN ELLYN, ILLINOIS 60137-5819
PHONE: (630) 348-0400 FAX: (630) 348-0388
WWW.IDGLTD.COM

DESIGN AND DRAWING

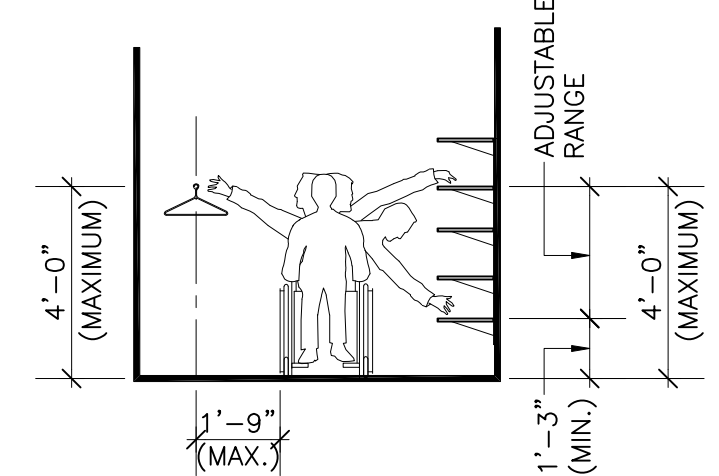
VANILLA BOX #185 - 450 VILLAGE CENTER DRIVE

REFLECTED CEILING NOTES

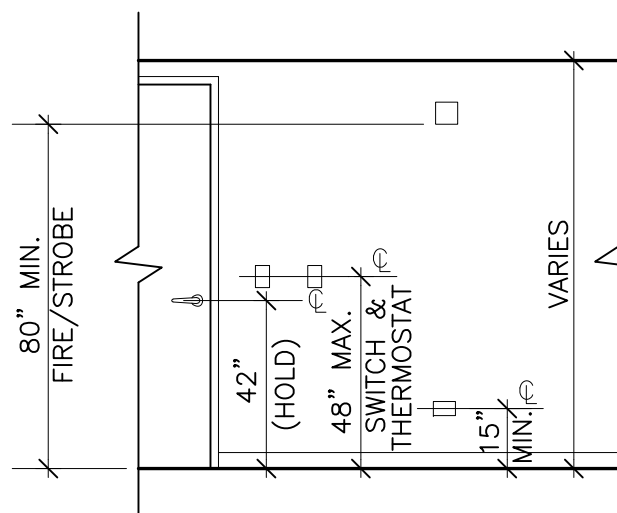
1. ALL NEW FIXTURES ARE TO BE BUILDING STANDARD 2' X 2' OR 2' X 4' RECESSED FLUORESCENT FIXTURES UNLESS OTHERWISE NOTED.
2. ALL DOWN LIGHTS ARE TO BE CENTERED IN 2' X 2' PORTION OF CEILING TILE, ESPECIALLY WHEN INSTALLED IN "SECOND LOOK" TILE.
3. ELECTRICAL CONTRACTOR SHALL REMOVE ALL LIGHTING FIXTURES, WIRING CONNECTORS, JUNCTION BOXES, ETC. WHICH CANNOT BE RE-USED AND ARE DEEMED UNNECESSARY BY THE ELECTRICAL CONTRACTOR.
4. ALL EXISTING, RELOCATED AND NEW LAY-IN LIGHT FIXTURES SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING GRID BY TWO (2) HEAVY GAUGE SUSPENDED CEILING WIRES AT OPPOSITE CORNERS OF EACH FIXTURE TO THE TOP CORD OF THE BAR JOIST OR THE DECK ABOVE.
5. ALL NEW WALL SWITCHES ARE TO BE LOCATED 48" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
6. ALL NEW WALL SWITCHES ARE TO BE LOCATED AT THE SAME HEIGHT ABOVE FINISHED FLOOR AS EXISTING HOWEVER THEY CAN NOT EXCEED 48" A.F.F. UNLESS OTHERWISE NOTED.
7. WHERE TWO (2) OR MORE DIMMERS AND/OR SWITCHES ARE SHOWN TOGETHER, THEY ARE TO BE GANGED IN ONE (1) BOX WITH ONE (1) COVER PLATE.
8. PROVIDE BUILDING STANDARD SPRINKLERS AS REQUIRED BY ALL STATE AND LOCAL CODES PER PARTITION LAYOUT. ALL SPRINKLER HEADS SHALL BE CENTERED WHERE POSSIBLE.
9. THIS BUILDING IS EQUIPPED WITH A SPRINKLER FIRE SUPPRESSION SYSTEM.
10. ALL SPRINKLER HEADS ARE TO BE THE SURFACE MOUNTED TYPE AND CENTERED IN CEILING TILE WHERE POSSIBLE.
11. FINAL DETERMINATION OF QUANTITY AND LOCATION OF EMERGENCY LIGHTING AND EXIT SIGNS IS SUBJECT TO APPROVAL OF THE BUREAU OF FIRE PREVENTION OF THE MUNICIPAL AGENCY HAVING JURISDICTION.
12. ALL EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE OPERATED OFF A BATTERY WHICH MEETS ALL STATE AND LOCAL BUILDING CODES WHEN UNDER EMERGENCY POWER.
13. ALL MEANS OF EGRESS LIGHTING / NIGHT LIGHTING IS TO PROVIDE AN INITIAL AVERAGE OF ONE (1) FOOT CANDLE AT THE FLOOR LEVEL FOR EGRESS OUT OF THE SPACE / SUITE.
14. IF CEILING DIFFUSERS, LIGHT FIXTURES OR OTHER ELEMENTS ON OR ABOVE THE CEILING CANNOT BE LOCATED AS SHOWN ON THE DRAWINGS, SUCH INTERFERENCE SHALL BE REPORTED IMMEDIATELY TO THE INTERIOR DESIGN GROUP LTD. FOR RELOCATION.
15. CONTRACTORS ARE TO MAKE SELF AWARE OF LOW CEILING HEIGHT CLEARANCE AND AVOID PLACEMENT OF DUCTS, CONDUITS AND PIPING THAT MAY INTERFERE WITH LIGHTING PLACEMENT SHOWN. NOTIFY THE INTERIOR DESIGN GROUP LTD. OF ANY POTENTIAL CONFLICTS BEFORE CONSTRUCTION BEGINS.
16. CONTRACTOR IS TO NOTE LOCATION OF GYPSUM BOARD CEILINGS AND SOFFITS. VAV, FAN POWERED BOXES ARE TO BE LOCATED AWAY FROM THESE AREAS AS TO PREVENT THE NEED FOR ACCESS PANELS.
17. ALL LIGHT FIXTURES REMOVED AND NOT RELOCATED ARE TO BE PLACED IN BUILDING STOCK. VERIFY STORAGE LOCATION WITH BUILDING OWNER/MANAGEMENT.
18. IF ROOMS/WALLS ARE ADDED/MOVED, SPRINKLER AND ALARM CONTRACTORS ARE TO SUBMIT COMPLETE DRAWINGS AND CALCULATIONS SHOWING TYPES AND LOCATIONS OF REVISIONS OR ADDITIONS TO SYSTEM FOR MUNICIPALITY REVIEW AND APPROVAL AND WORK IS TO BE COMPLETED UNDER A SEPARATE PERMIT.
19. ALL EXIT SIGNS ARE TO HAVE A MAXIMUM OUTPUT OF 5 WATTS ON EACH SIDE.



MOUNTING DEVICE HEIGHTS
SCALE: 1/4"=1'-0"



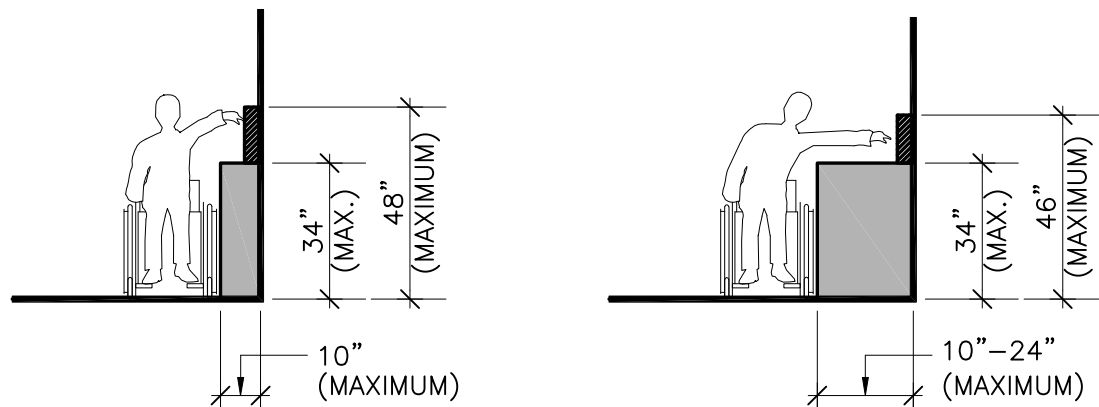
MAXIMUM REACH
SCALE: 1/4"=1'-0"



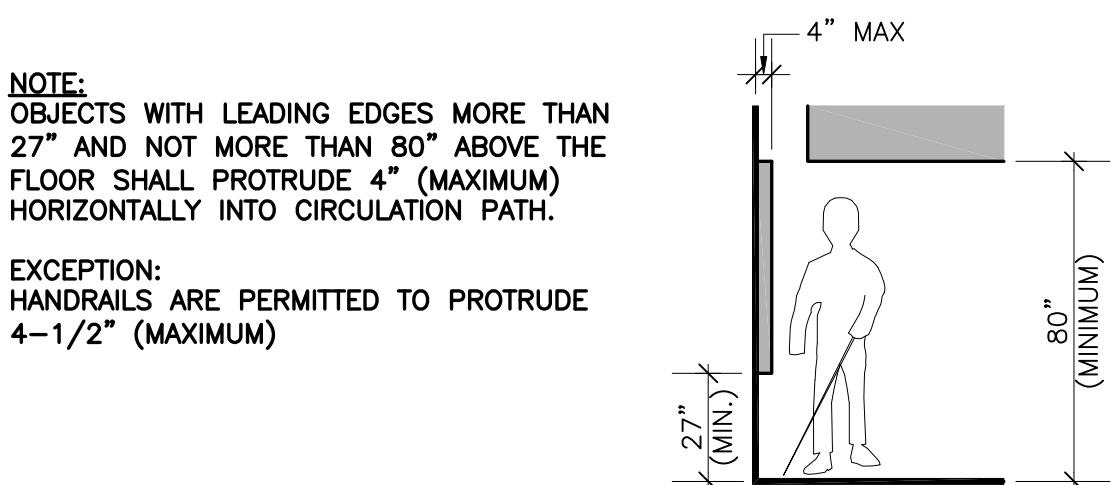
ACCESSIBLE ELECTRIC RECEPTACLES
SCALE: 1/4"=1'-0"

NOTE:
OBSTRUCTION HEIGHT: 34" (MAXIMUM)
REACH DEPTH 10" OR LESS = 48" HIGH (MAXIMUM)
REACH DEPTH 10" TO 24" = 46" HIGH (MAXIMUM)

EXCEPTIONS:
1. TOP OF WASHING MACHINES AND DRYERS CAN BE 36" MAX. HIGH.

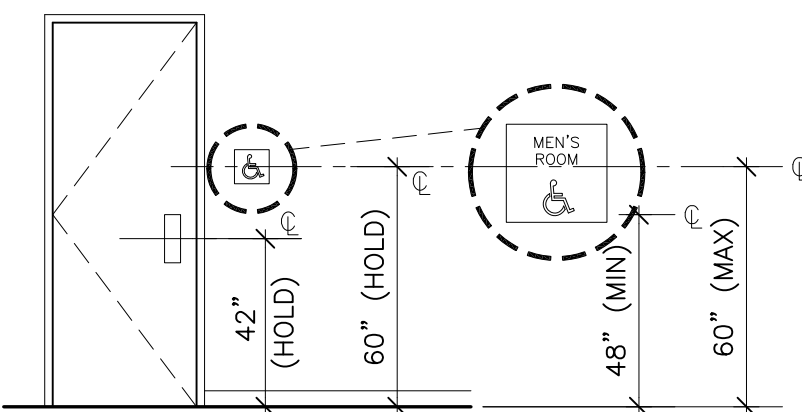


OBSTRUCTED HIGH REACH
SCALE: 1/4"=1'-0"

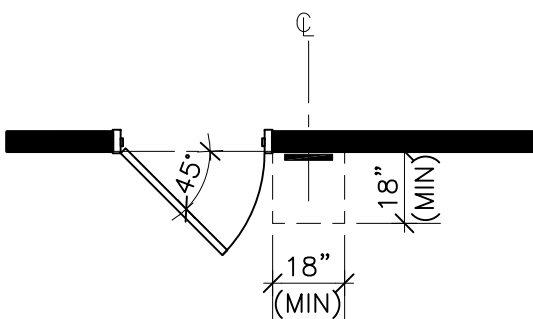


PROTRUSION LIMITS
SCALE: 1/4"=1'-0"

ACCESSIBLE MOUNTING HEIGHTS



ACCESSIBLE SIGNAGE LOCATION
SCALE: 1/4"=1'-0"



ACCESSIBLE SIGNAGE LOCATION
SCALE: 1/4"=1'-0"

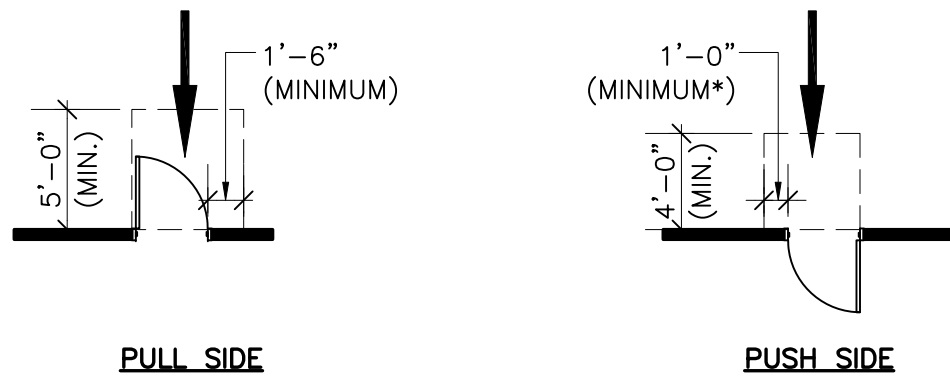
NOTE:
TACTILE SIGNS TO BE INSTALLED ON WALL ALONG SIDE DOOR AT LATCH OR PUSH/PULL SIDE.

• TACTILE SIGNS FOR DOUBLE DOORS WITH ONE INACTIVE LEAF: SIGNS TO BE LOCATED ON INACTIVE LEAF.

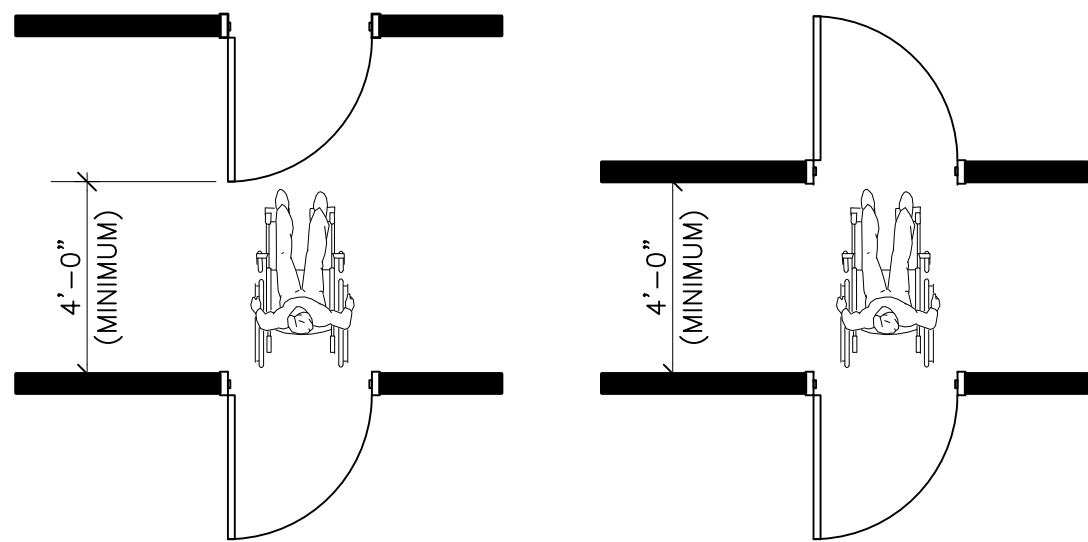
• TACTILE SIGNS FOR DOUBLE DOORS WHEN BOTH LEAVES ARE ACTIVE: SIGN IS TO BE LOCATED ON THE WALL TO THE RIGHT OF THE RIGHT HAND DOOR.

• WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR TO THE RIGHT OF DOUBLE DOORS: SIGNS TO BE LOCATED ON THE NEAREST ADJACENT WALL.

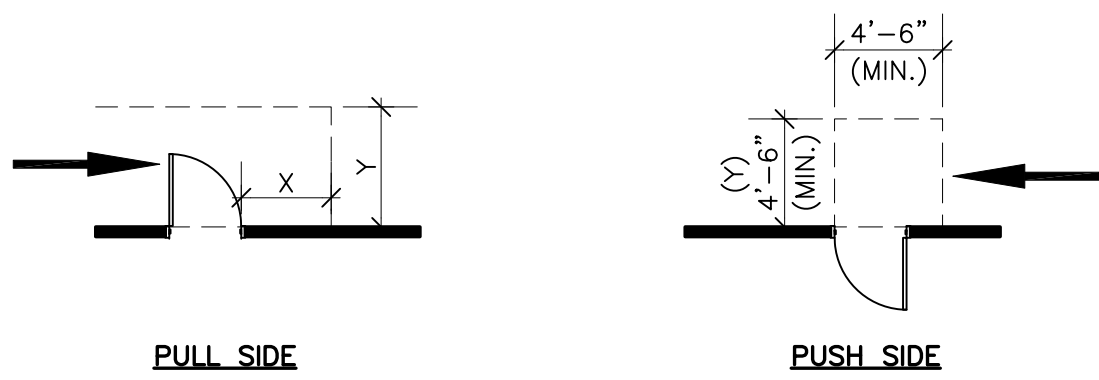
ACCESSIBILITY CLEARANCES



PULL SIDE
PUSH SIDE
* IF THE DOOR HAS BOTH A CLOSER AND A LATCH
FRONT APPROACHES — SWINGING DOORS
SCALE: 1/8"=1'-0"

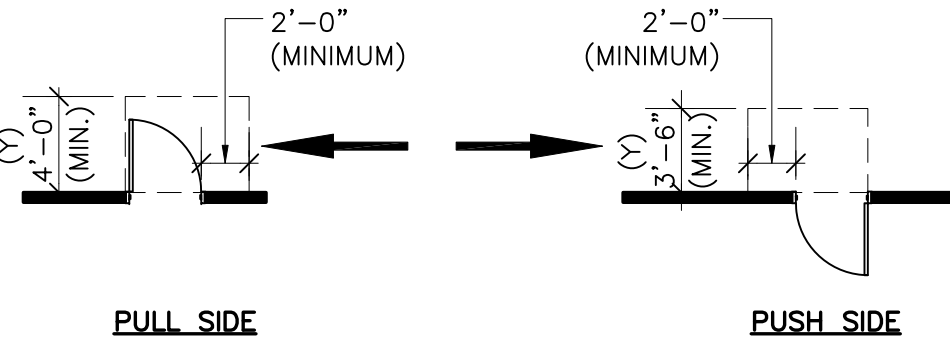


TWO HINGED DOORS IN A SERIES
SCALE: 1/4"=1'-0"

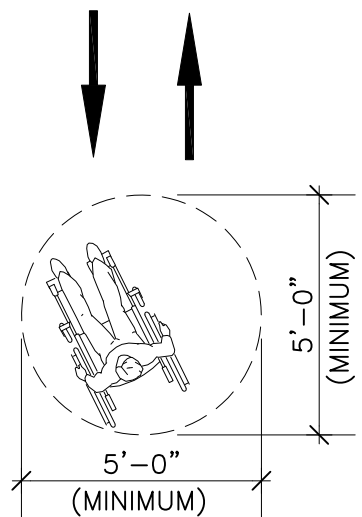


PULL SIDE
PUSH SIDE
NOTE:
IF Y=5'-0", THEN X=3'-0" (CLEAR).
IF Y=4'-6", THEN X=3'-6" (CLEAR).
NOTE:
IF THE DOOR HAS BOTH A CLOSER AND A LATCH, THEN (Y)=4'-0" (MINIMUM)
HINGE-SIDE APPROACHES — SWINGING DOORS
SCALE: 1/8"=1'-0"

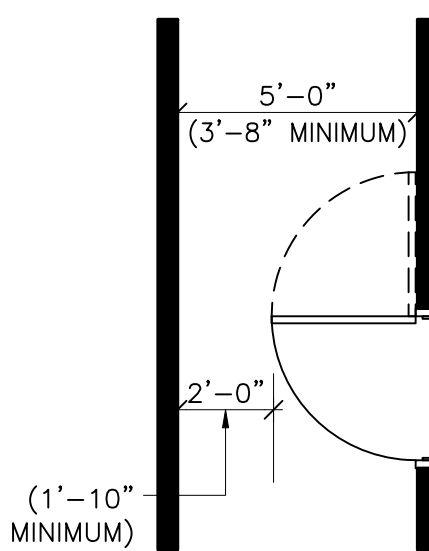
ALL DOORS IN ALCOVES SHALL COMPLY WITH CLEARANCES FOR FRONT APPROACHES.



PULL SIDE
PUSH SIDE
NOTE:
Y=4'-6" (MINIMUM) IF DOOR HAS A CLOSER
NOTE:
Y=4'-0" (MINIMUM) IF DOOR HAS A CLOSER
LATCH-SIDE APPROACHES — SWINGING DOORS
SCALE: 1/8"=1'-0"



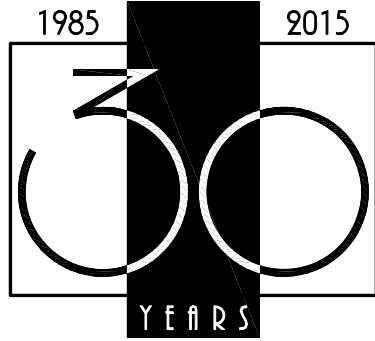
ACCESSIBLE TURNING RADIUS
SCALE: 1/4"=1'-0"



NOTE:
-3'-8" (MINIMUM) CORRIDOR WIDTH WITH 1/2 OF CORRIDOR FOR CLEARANCE = 1'-10" (MINIMUM).
-DOOR MUST BE ABLE TO OPEN 180°.

CORRIDOR CLEARANCE
SCALE: 1/4"=1'-0"

IDG



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PROJECT DESIGN TEAM

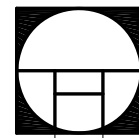
ARCHITECT: LARRY DOHRER

DESIGNER: RYAN DEBARI

REVIEWER: TERISIA WERNETT

DRAWN BY: RICH HEMMIG

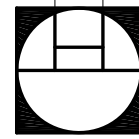
REVISED BY:



MANAGEMENT:

TRADEMARK

701 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527



TENANT:

VANILLA BOX #185

BURR RIDGE VILLAGE CENTER
450 VILLAGE CENTER DRIVE
SUITE #185
BURR RIDGE, ILLINOIS 60527

PROJ. NO. 20211-15 G.L.A. 1,090

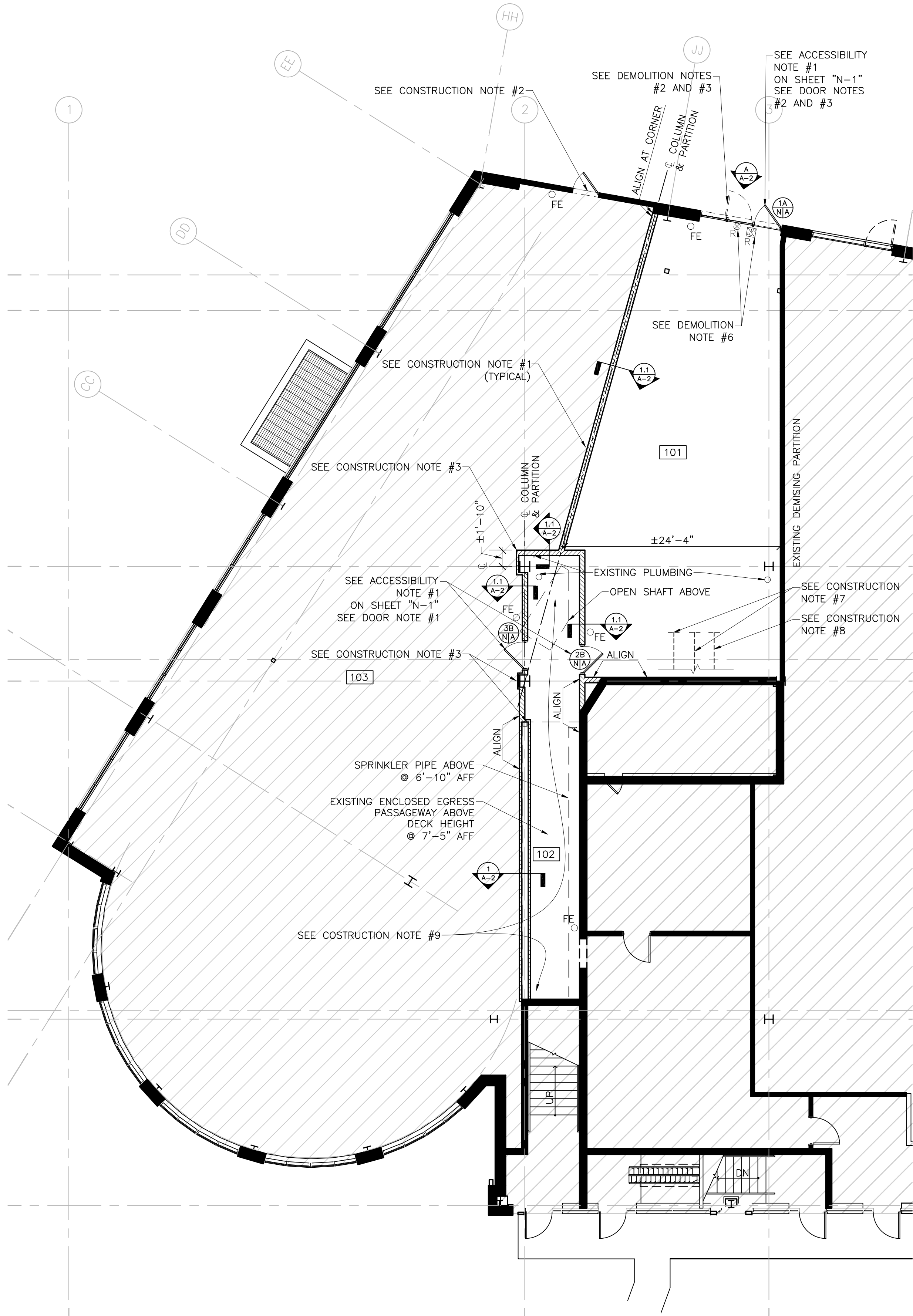
SUBMITTED: DATE:

FOR PERMIT: 07/13/15
NO CHANGE: 07/09/15
FOR APPROVAL: 07/09/15
DRAWN: 07/09/15

SHEET TITLE:
TYPICAL ACCESSIBILITY
CLEARANCES, OUTLET/DEVICE
MOUNTING HEIGHTS AND NOTES
CONTINUED

SHEET NO.:

N-2



FIRST FLOOR — DEMOLITION, CONSTRUCTION PLAN

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



DOOR TYPES

DOOR STATUS	DOOR NUMBER/DOOR TYPE	HARDWARE TYPE
EXISTING: E	SUITE ENTRY/EGRESS: A	PASSAGE: B
RELOCATED: R	OFFICE LOCKSET: C	STOREROOM LOCKSET: D
NEW: N	PRIVACY LOCKSET: E	WIREPULL: F
	DUMMY LEVERS: G	SPECIAL (SEE NOTE): H

ELEVATION	DESCRIPTION
A	STANDARD ENTRY/EGRESS STOREFRONT DOOR
SEE SHEET "A-2"	3'-0" X 7'-0" X 1 3/4" BLACK ANODIZED ALUMINUM AND TEMPERED GLASS
B	HOLLOW METAL EGRESS DOOR (60 MIN RATED)
SEE SHEET "A-2"	3'-0" X 7'-0" X 1 3/4" HOLLOW METAL

DOOR NOTES

- DOORS #2 AND #3, CONTRACTOR IS TO PROVIDE 3'-0" X 7'-0" 60 MINUTE RATED HOLLOW METAL DOOR IN A HOLLOW METAL FRAME WITH SCHLAGE LOCKSET #ND53PD ATH AND LCN #1071 CLOSER.
- PRICE AS ALTERNATE:** DOOR #1 IS A NEW ALUMINUM AND GLASS STORE FRONT DOORS TO MATCH EXISTING. DOOR IS TO RECEIVE OFFSET PULL AND PUSH BAR SET AND PADDLE RELEASE HARDWARE TO ALLOW EXITING FROM BUILDING'S INTERIOR THROUGHOUT THE DAY AND EMERGENCY SITUATIONS.
- CONTRACTOR IS TO PROVIDE DOORS #1, #2 AND #3 WITH PROPER WORKING CLOSER HARDWARE. HARDWARE IS TO MEET ACCESSIBILITY NOTES #11 AND #12, ON SHEET "N-1" UPON COMPLETING PROJECT.
- CONTRACTOR IS TO VERIFY THAT ALL HARDWARE CONFORMS TO ALL LOCAL, STATE, FEDERAL, MUNICIPALITY CODES, AND THE ILLINOIS ACCESSIBILITY CODES, WHICHEVER IS MOST STRINGENT.

CONSTRUCTION NOTES

- CONTRACTOR IS TO PROVIDE FIRE EXTINGUISHERS IN SUITE DURING CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE TACTILE EXIT SIGNS AT EGRESS DOORS.
- EXTEND PLUMBING WASTE/SUPPLY LINES IN BASEMENT CEILING AND STUB BELOW FLOOR SLAB AS NEEDED TO EASE FUTURE TENANT'S TIE-IN.
- EXTEND ELECTRICAL SERVICE FROM BUILDING ELECTRICAL ROOM INTO SUITE #185 AND STUB AS NEEDED TO EASE FUTURE TENANT'S ELECTRICAL SERVICE TIE-IN. NO PANEL OR METER INSTALLED UNDER THIS CONTRACT.
- WITHIN NEW SHARED CORRIDOR, CONTRACTOR IS TO PROVIDE 3/4" FIRE TREATED PLYWOOD FROM FLOOR TO 48" ABOVE FINISHED FLOOR ON ALL NEW DRYWALL PARTITIONS TO PROTECT DRYWALL PARTITION SURFACES.

ROOM SCHEDULE

NUMBER	ROOM NAME
101	VANILLA BOX SUITE #185
102	SHARED CORRIDOR
103	REMAINING SUITE #190

DEMOLITION LEGEND

=====	BUILDING CORE OR EXISTING PARTITION TO REMAIN
=====	EXISTING INTERIOR PARTITION TO BE DEMOLISHED
-----	EXISTING ITEM TO BE REMOVED
✂	REMOVED EXIT SIGN
✂	REMOVED HORN/STROBE
R	REMOVED

WALL LEGEND

=====	BUILDING CORE OR EXISTING PARTITION TO REMAIN
=====	NEW 1 HOUR FIRE RATED DEMISING PARTITION, FLOOR TO UNDERSIDE OF DECK ABOVE
=====	GLASS PARTITION

CONSTRUCTION LEGEND

	ELEVATION LETTER
	DIRECTION
	SHEET/DRAWING NO.
	SECTION NO.
	DIRECTION
	SHEET/DRAWING NO.
	FIRE EXTINGUISHER
	DOOR TAG — SEE SEE DOOR TYPES, THIS SHEET

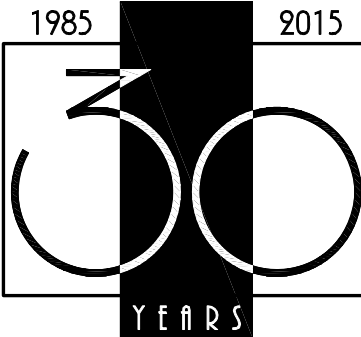
DEMOLITION NOTES

- ON EXISTING WALLS TO REMAIN ALL EXISTING VINYL BASE IS TO BE REMOVED AND WALLS REPAIRED TO CREATE A SMOOTH SURFACE READY TO RECEIVE NEW BASE AND PAINT.
- BASE BID:** EXISTING TEMPORARY STUD AND PLYWOOD ENCLOSURE WITH PLYWOOD DOOR ARE TO REMAIN. EXISTING EXIT SIGN AND HORN/STROBE BY DOOR IS TO REMAIN.
- PRICE AS ALTERNATE:** CONTRACTOR IS TO REMOVE TEMPORARY STUD AND PLYWOOD ENCLOSURE TO ALLOW FOR NEW STOREFRONT SYSTEM TO BE INSTALLED. COORDINATE WITH STOREFRONT CONTRACTOR. CONTRACTOR IS TO REMOVE EXIT SIGN AND HORN/STROBE BY TEMPORARY DOOR AND STORE ON SITE FOR LATER RELOCATION DURING CONSTRUCTION.
- CONTRACTOR IS **NOT** TO DISABLE ANY EXISTING FIRE SPRINKLER SYSTEM.
- CONTRACTOR IS **NOT** TO DISABLE ANY EXISTING LIFE SAFETY DEVICE WITHOUT PRIOR NOTIFICATION TO THE VILLAGE/CITY. THIS INCLUDES FIRE HORNS AND STROBES, BATTERY PACKS, AND 24 HOUR LIGHT FIXTURES.
- PRICE AS ALTERNATE:** IF NEW STOREFRONT SYSTEM IS TO BE INSTALLED FOR SUITE #185, CONTRACTOR IS TO REMOVE EXISTING EXIT SIGN AND HORN/STROBE DEVICE AND SAVE FOR REUSE. SEE SHEET "AE-1" FOR NEW LOCATION.

CONSTRUCTION NOTES

- CONTRACTOR IS TO DRYWALL, TAPE AND SAND, BOTH SIDES OF THE NEW DEMISING AND CORRIDOR PARTITIONS.
- PRICE AS ALTERNATE:** IF NEW STOREFRONT SYSTEM IS INSTALLED IN SUITE #185, CONTRACTOR IS TO CONSTRUCT AN OPENING AND RELOCATE PLYWOOD DOOR AND HARDWARE FROM SUITE #185 TO THIS LOCAION TO PROVIDE ACCESS TO SUITE #190. NEW STOREFRONT SYSTEM FOR SUITE #190 WILL BE INSTALLED UNDER A SEPARATE PERMIT.
- CONTRACTOR IS TO HOLD FINISHED COLUMNS AS TIGHT TO STRUCTURAL COLUMNS AS POSSIBLE.
- CONTRACTOR IS TO PROVIDE FIRE EXTINGUISHERS. IDG'S LOCATIONS ARE FOR REFERENCE ONLY. FINAL FIRE EXTINGUISHER QUANTITY AND LOCATIONS ARE SUBJECT TO APPROVAL OF THE FIRE PREVENTION AGENCY HAVING JURISDICTION.

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PROJECT DESIGN TEAM

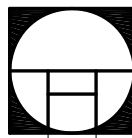
ARCHITECT: LARRY DOHRER

DESIGNER: RYAN DEBARI

REVIEWER: TERISIA WERNETT

DRAWN BY: RICH HEMMIG

REVISED BY:

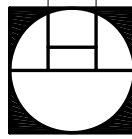
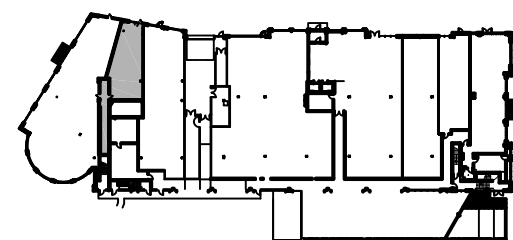


MANAGEMENT:

TRADEMARK

701 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527

KEYPLAN:



TENANT:

VANILLA BOX #185

BURR RIDGE VILLAGE CENTER
450 VILLAGE CENTER DRIVE
SUITE #185
BURR RIDGE, ILLINOIS 60527

PROJ. NO. 20211-15 G.L.A. 1,090

SUBMITTED:

DATE:

FOR PERMIT: 07/13/15

PER BLDG REVIEW: 07/09/15

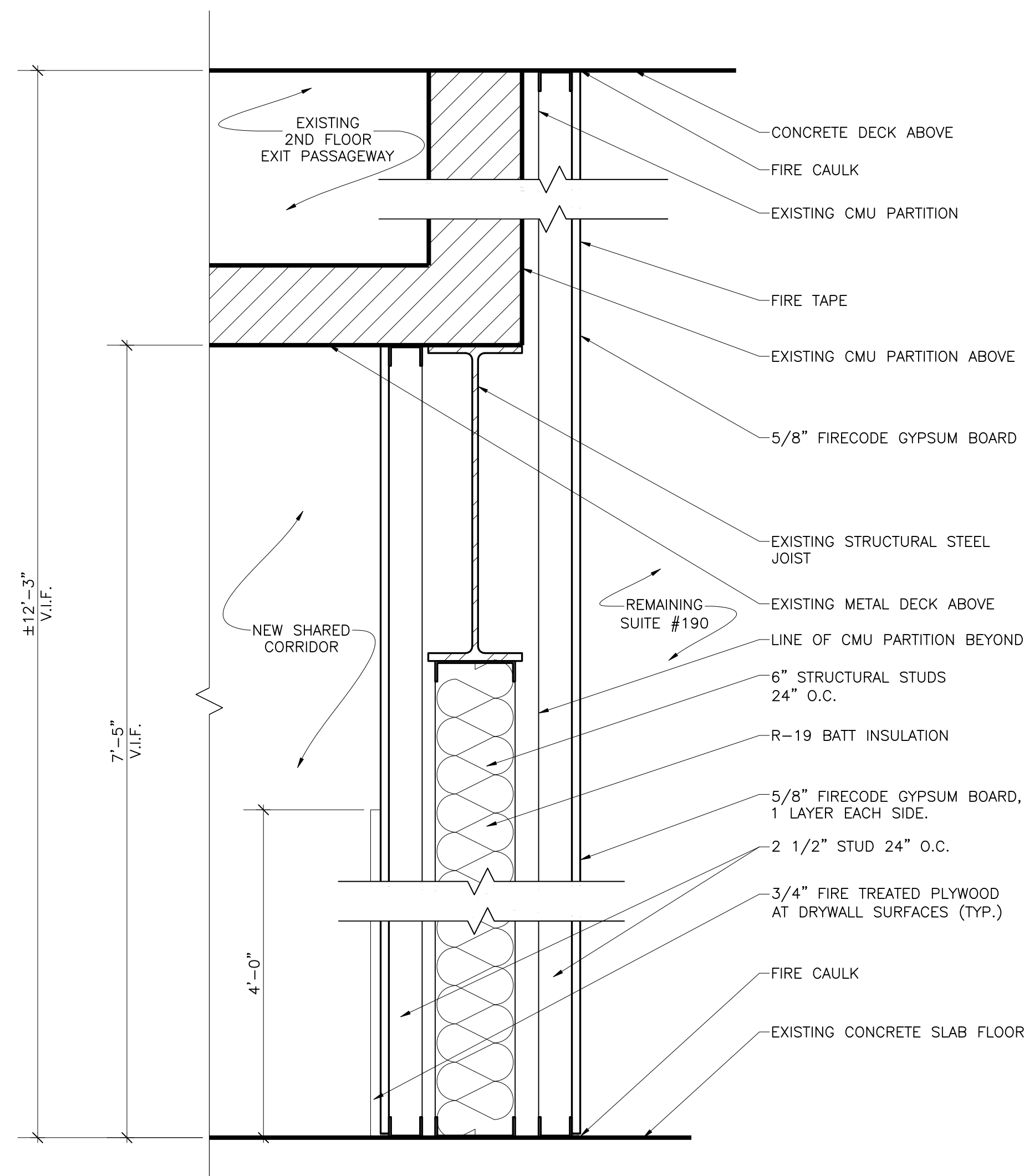
FOR APPROVAL: 07/09/15

DRAWN: 07/09/15

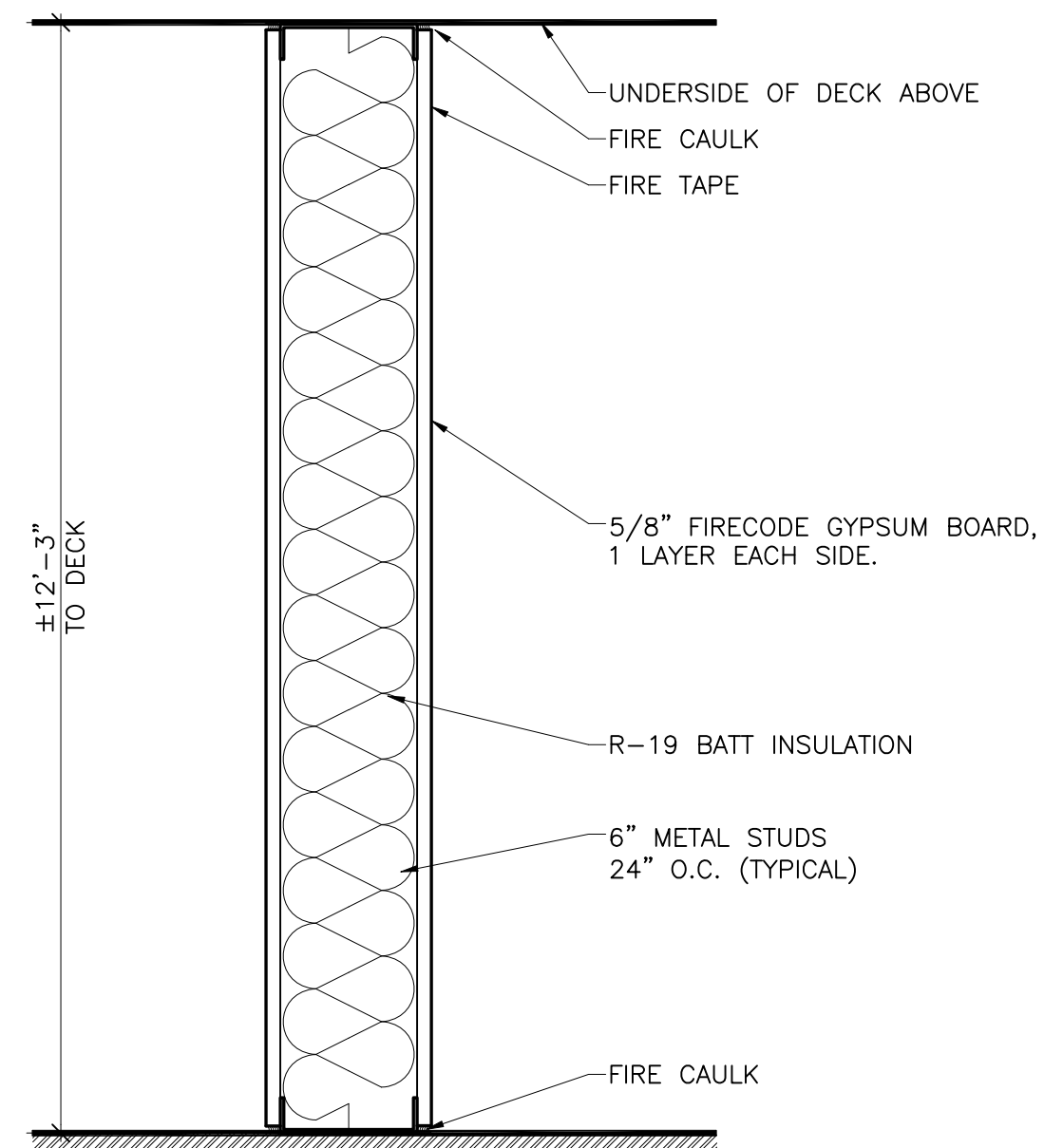
SHEET TITLE:
DEMOLITION,
CONSTRUCTION PLAN

SHEET NO.:

A-1

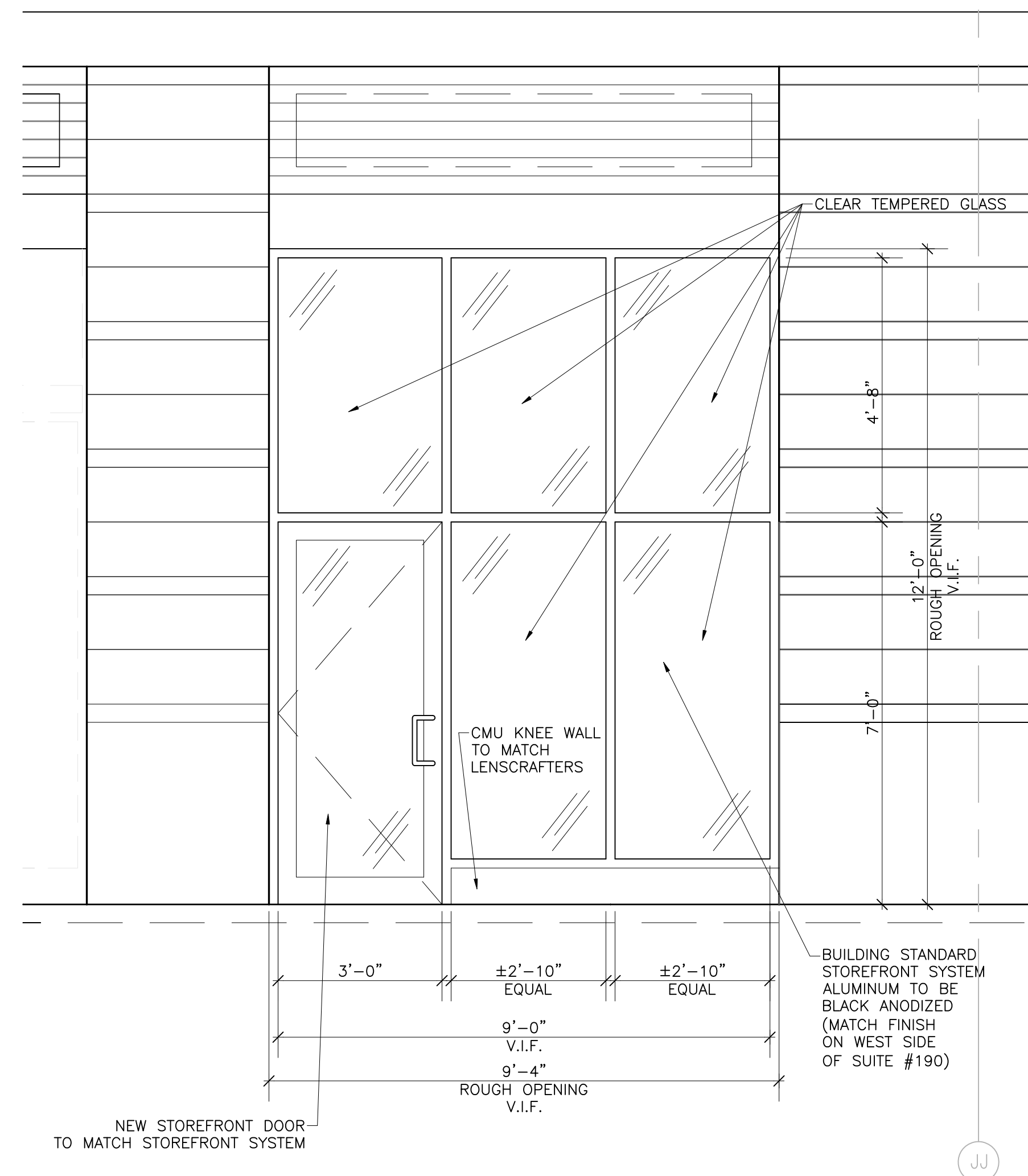


1 SECTION: 1 HOUR RATED CORRIDOR PARTITION
SCALE: 1 1/2" = 1'-0"



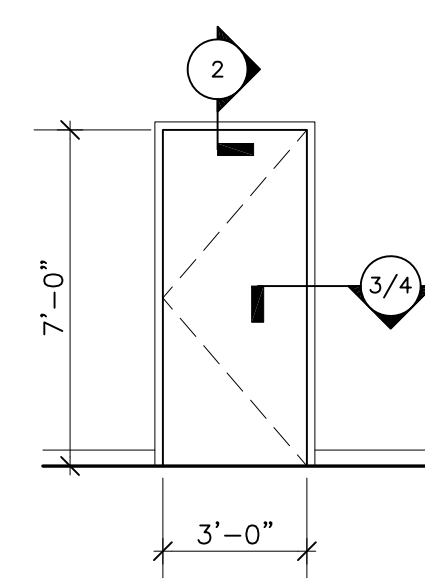
1.1 SECTION - 1 HOUR DEMISING PARTITION
UL# U465 SCALE: 1 1/2"=1'-0"

NEW 1 HOUR FIRE RATED DEMISING PARTITION, FLOOR TO UNDERSIDE OF DECK ABOVE

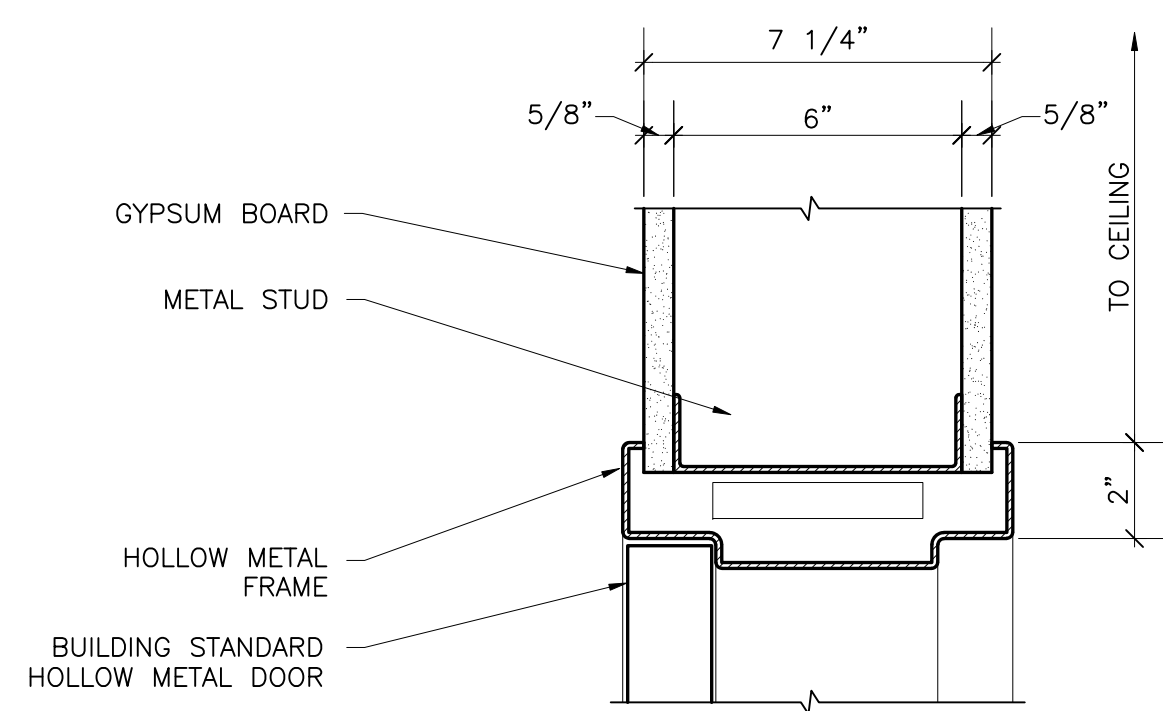


A ELEVATION: STOREFRONT DOOR AND WINDOWS
PRICE AS AN ALTERNATE SCALE: 1/2" = 1'-0"

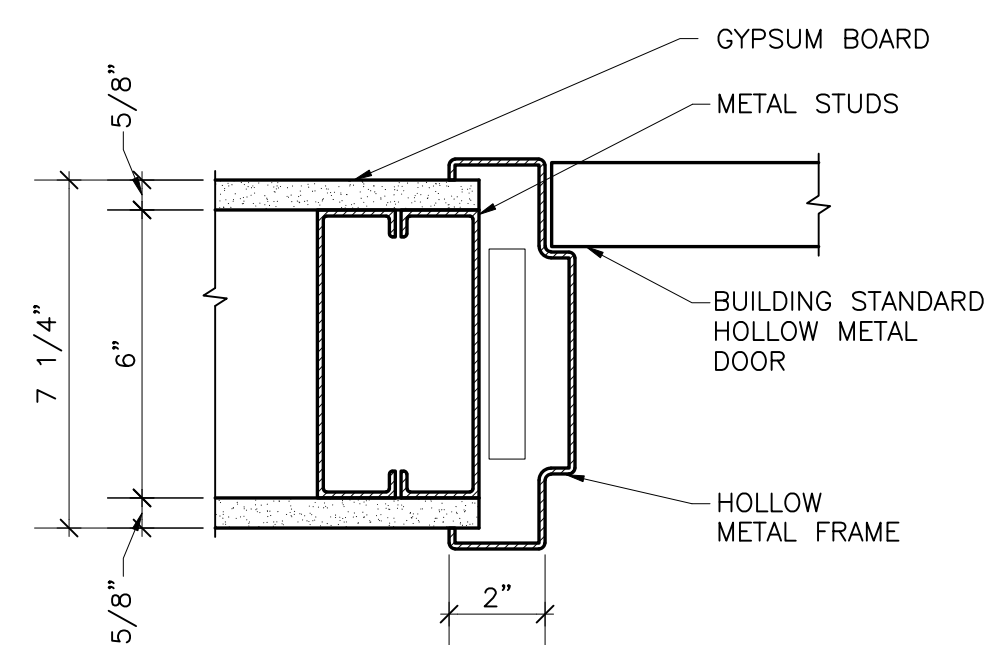
NOTE:
GENERAL CONTRACTOR IS TO PRICE NEW STOREFRONT GLASS, DOOR AND HARDWARE AS AN ALTERNATE.



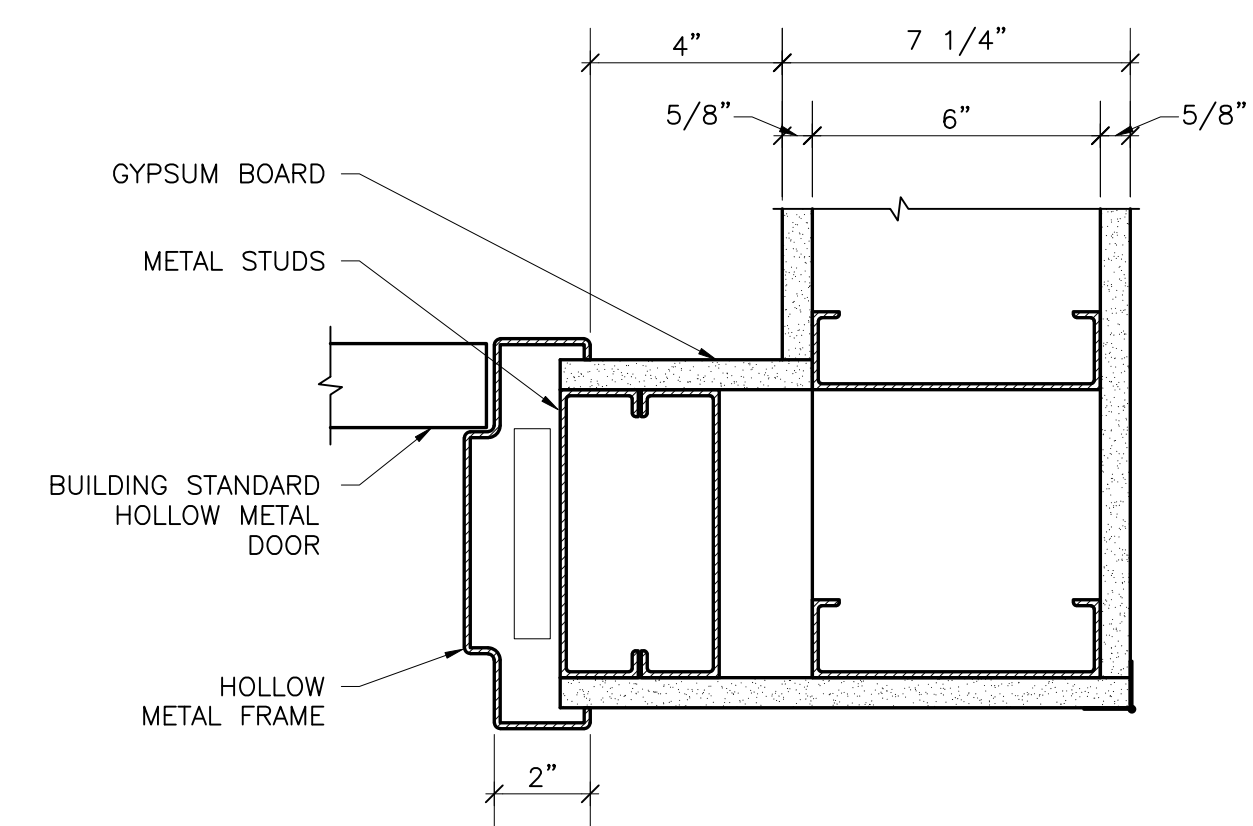
B HOLLOW METAL EGRESS DOOR
SCALE: 1/4" = 1'-0"



2 HEAD DETAIL
SCALE: 3"=1'-0"

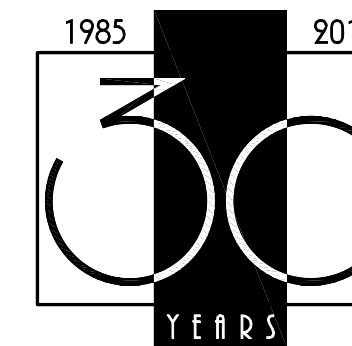


3 JAMB DETAIL
SCALE: 3"=1'-0"



4 JAMB DETAIL
SCALE: 3"=1'-0"

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PROJECT DESIGN TEAM

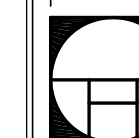
ARCHITECT: LARRY DOHRER

DESIGNER: RYAN DEBARI

REVIEWER: TERISIA WERNETT

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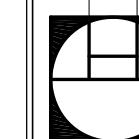
REVISED BY:



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TENANT:

VANILLA BOX #185

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SUITE #185
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PROJ. NO. 20211-15 G.L.A. 1,090

SUBMITTED:

DATE:

FOR PERMIT: 07/13/15

PER BLDG REVIEW: 07/09/15

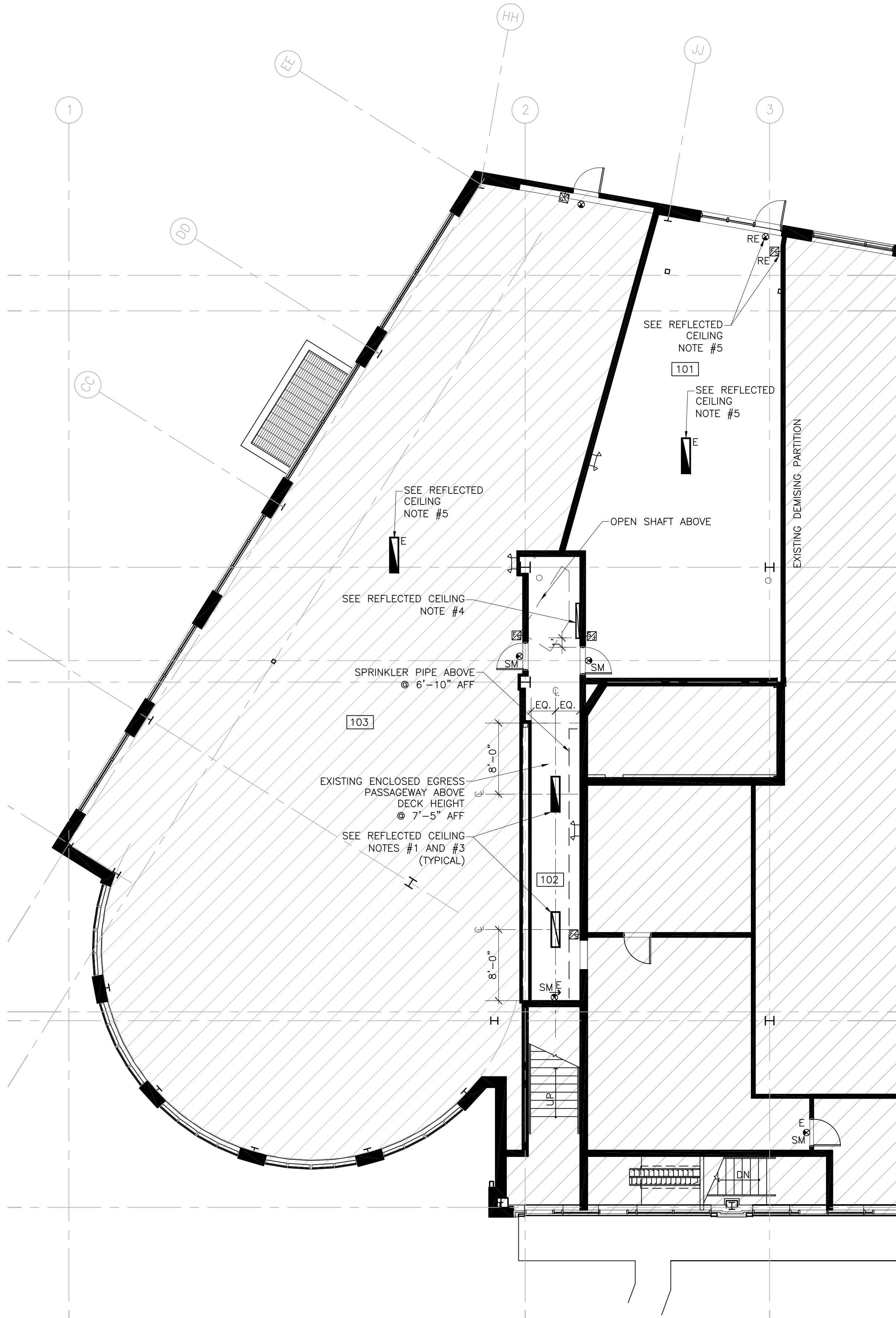
FOR APPROVAL: 07/09/15

DRAWN: 07/09/15

SHEET TITLE:
CONSTRUCTION ELEVATION,
SECTIONS AND DETAILS

SHEET NO.:

A-2



FIRST FLOOR — REFLECTED CEILING PLAN

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



NOTE:
ALL LIGHT FIXTURES AND SWITCHES ARE NEW,
UNLESS OTHERWISE NOTED.

NOTE:
ALL AREAS ILLUSTRATED WITH A
HATCH ARE NOT INCLUDED
IN THIS CONTRACT.

FIRE AND LIFE/SAFETY NOTES

1. ALARM CONTRACTOR IS TO PROVIDE DRAWINGS WITH SPECIFICATIONS FOR REVIEW AND APPROVAL BY THE GOVERNING MUNICIPALITY.
2. VISUAL ALARMS: STROBES ARE TO BE INSTALLED TO MEET THE ILLINOIS ACCESSIBILITY CODE.
3. AUDIBLE ALARMS: AUDIBLE ALARMS ARE TO MEET IBC, IFC, LIFE SAFETY CODES, WHICHEVER IS MOST STRINGENT.
4. AFTER OCCUPANCY, THE ALARM CONTRACTOR IS TO TEST AND CERTIFY IN WRITING THAT EACH ROOM OR SPACE MEETS THE MINIMUM AND MAXIMUM DECIBELS REQUIRED BY CODE. IF UPON TESTING, THE AUDIBLE ALARMS DO NOT REACH THE MINIMUM OR MAXIMUM REQUIRED DECIBELS, DEVICES SHALL BE ADDED OR DELETED AS REQUIRED.
5. A FINAL REPORT FROM THE ALARM CONTRACTOR SHALL BE PROVIDED TO THE BUILDING MANAGEMENT UPON COMPLETION.
6. LIFE SAFETY HORN AND STROBES ARE TO BE INSTALLED AS BUILDING CODE. ALL TO BE TESTED BY THE SECURITY COMPANY AND BUILDING ENGINEER/SECURITY AFTER BEING INSTALLED.
8. THE INTERIOR DESIGN GROUP, LTD.'S. HORN AND STROBE LAYOUT IS FOR REFERENCE ONLY. CONTRACTOR IS TO VERIFY EXACT QUANTITIES AND LOCATIONS WITH THE FIRE ALARM CONTRACTOR.
9. CONTRACTOR IS RESPONSIBLE FOR THE SYNCHRONIZATION OF ALL EXISTING AND NEW STROBE LIGHT SEQUENCING THROUGHOUT THE SPACE.
10. ENTIRE LIFE/SAFETY SYSTEM TO BE FURNISHED **BY GENERAL CONTRACTOR**. SYSTEM TO BE INSTALLED AND HARDWIRED TO BUILDING SYSTEM BY THE APPROVED BUILDING LIFE/SAFETY VENDOR.
11. UPON COMPLETION OF SPRINKLER WORK, CONTRACTOR IS TO PROVIDE BUILDING MANAGEMENT WITH SPRINKLER AS BUILT DOCUMENTS.
12. CONTRACTOR IS **NOT** TO DISABLE ANY EXISTING LIFE SAFETY DEVICE WITHOUT PRIOR NOTIFICATION TO THE VILLAGE. THIS INCLUDES FIRE HORNS AND STROBES, BATTERY PACKS, AND 24 LIGHT FIXTURES.
13. CONTRACTOR IS **NOT** TO DISABLE ANY EXISTING FIRE SPRINKLER SYSTEM.

ROOM SCHEDULE

NUMBER	ROOM NAME
101	VANILLA BOX SUITE #185
102	SHARED CORRIDOR
103	REMAINING SUITE #190

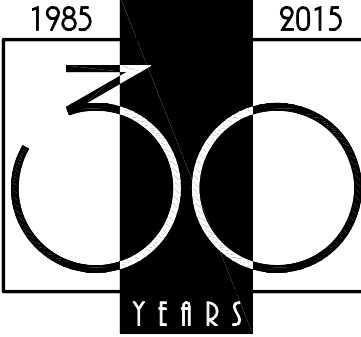
LIGHTING LEGEND

- DECK MOUNTED FLOURESCENT STRIP LIGHT
- DECK MOUNTED FLOURESCENT STRIP LIGHT ON 24 HOUR NON-SWITCHED CIRCUIT
- EXIT SIGN/SINGLE FACED W/ BATTERY PACK MINIMUM 2 HOUR BATTERY ILLUMINATION LIFE
- EXIT SIGN/SINGLE FACED W/ DIRECTION ARROW AND BATTERY PACK MINIMUM 2 HOUR BATTERY ILLUMINATION LIFE
- EMERGENCY BATTERY PACK W/ 2 HEADS MINIMUM 2 HOUR BATTERY ILLUMINATION LIFE
- FIRE HORN/STROBE WIRED TO BUILDING LIFE/SAFETY SYSTEM MOUNT AT +80" ABOVE FINISHED FLOOR
- E EXISTING TO REMAIN
- RE RELOCATED
- SM SURFACE MOUNTED
- EXISTING/RELOCATED/NEW (UPPER CASE LETTERS)
- LIGHT TYPE (NUMBER, IF APPLIES)
- SWITCH/FIXTURE CIRCUITRY (LOWER CASE LETTERS)

REFLECTED CEILING NOTES

1. CONTRACTOR IS TO CIRCUIT NEW CORRIDOR LIGHT FIXTURE(S) TO THE SAME BUILDING COMMON AREA PANEL AS THE EXISTING CORRIDOR LIGHTING.
2. CONTRACTOR IS TO REPAIR ANY SPRAY ON FIREPROOFING REMOVED OR DISTURBED DURING CONSTRUCTION.
3. PROVIDE TWO (2) LAMP "T-8" FLUORESCENT STRIP FIXTURES WITH ONE (1) ELECTRONIC BALLAST AS ILLUSTRATED ON PLAN. FIXTURES TO SURFACE MOUNTED SECURELY TO DECK ABOVE. (SEE CUT SHEET ON SHEET "AE-2")
4. CONTRACTOR IS TO SURFACE MOUNT FLUORESCENT STRIP FIXTURE TO WALL AT 8'-0" ABOVE FINISHED FLOOR.
5. EXISTING TEMPORARY LIGHTING IN SUITES #185 AND #190 ARE TO REMAIN.
6. **PRICE AS ALTERNATE:** IF NEW STOREFRONT SYSTEM IS INSTALLED, RELOCATE EXISTING EXIT SIGN AND HORN/STROBE DEVICE TO NEW LOCATION AS SHOWN ON PLAN.

IDG

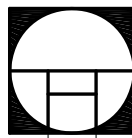


THE INTERIOR DESIGN GROUP LTD.

646 ROOSEVELT ROAD 6TH FLOOR, ILLINOIS 60157-5819
PHONE: (630) 348-0400 FAX: (630) 348-0388
WWW.IDGLD.COM

PROJECT DESIGN TEAM

ARCHITECT: LARRY DOHRER
DESIGNER: RYAN DEBARI
REVIEWER: TERISIA WERNETT
DRAWN BY: RICH HEMMIG
REVISED BY:

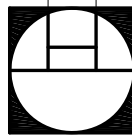
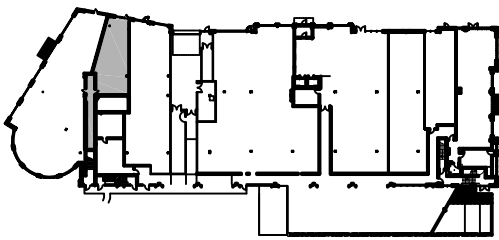


MANAGEMENT:

TRADEMARK

701 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527

KEYPLAN:



TENANT:

VANILLA BOX #185

BURR RIDGE VILLAGE CENTER
450 VILLAGE CENTER DRIVE
SUITE #185
BURR RIDGE, ILLINOIS 60527

PROJ. NO. 20211-15 G.L.A. 1,090

SUBMITTED: DATE:

FOR PERMIT: 07/13/15
PER BLDG REVIEW: 07/09/15
FOR APPROVAL: 07/09/15
DRAWN: 07/09/15

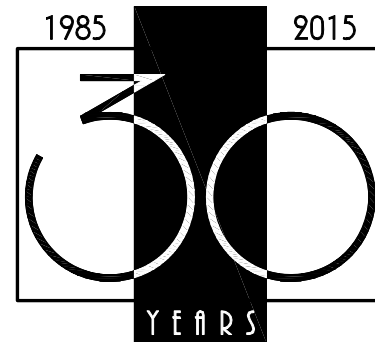
SHEET TITLE:

REFLECTED CEILING PLAN

SHEET NO.:

AE-1

IDG



THE INTERIOR DESIGN GROUP LTD.

646 ROOSEVELT ROAD GLEN HILL, ILLINOIS 60137-5819
PHONE: (630) 348-0400 FAX: (630) 348-0388
WWW.IDGLD.COM

PROJECT DESIGN TEAM

ARCHITECT: LARRY DOHRER

DESIGNER: RYAN DEBARI

REVIEWER: TERISIA WERNETT

DRAWN BY: RICH HEMMIG

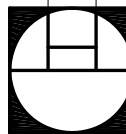
REVISED BY:



MANAGEMENT:

TRADEMARK TM

701 VILLAGE CENTER DRIVE
BURR RIDGE, ILLINOIS 60527



TENANT:

VANILLA BOX #185

BURR RIDGE VILLAGE CENTER
450 VILLAGE CENTER DRIVE
SUITE #185
BURR RIDGE, ILLINOIS 60527

PROJ. NO. 20211-15 G.L.A. 1,090

SUBMITTED: DATE:

FOR PERMIT: 07/13/15
PER BLDG REVIEW: 07/09/15
FOR APPROVAL: 07/09/15
DRAWN: 07/09/15

SHEET TITLE:
LIGHTING CUT SHEET
AND COMCHECK

SHEET NO.:

AE-2



FEATURES & SPECIFICATIONS

INTENDED USE — For applications that require the clean appearance of a low-profile, brightness-controlled wraparound. Provides broad distribution of light for offices, schools and corridors. Certain airborne contaminants can diminish integrity of acrylic. Click here for Acrylic Environmental Compatibility table for suitable uses.

Attributes: Linear side prisms control brightness, pyramid bottom prisms minimize lamp image. Diffuse hangers open from either side for easy maintenance. Full depth, white enamel end plates.

CONSTRUCTION — Die formed from end gauge cold rolled steel. Channel cover snap interface without use of tools. Full end cap factory installed to reduce job site labor. Diffuser is extruded clear acrylic. Finish: Five-stage iron-phosphate pretreatment ensures superior paint adhesion and rust resistance. Finished with high-gloss, baked white enamel.

ELECTRICAL — Thermally protected, overrating. Class 2, HPS, UL listed, CSA Certified ballast is standard. Energy saving and electronic ballasts are sound rated A.

INSTALLATION — For surface or stem mounting. Individual or row installation.

WARRANTY — 1 year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

Square-Basket Wraparound

(OR EQUAL)

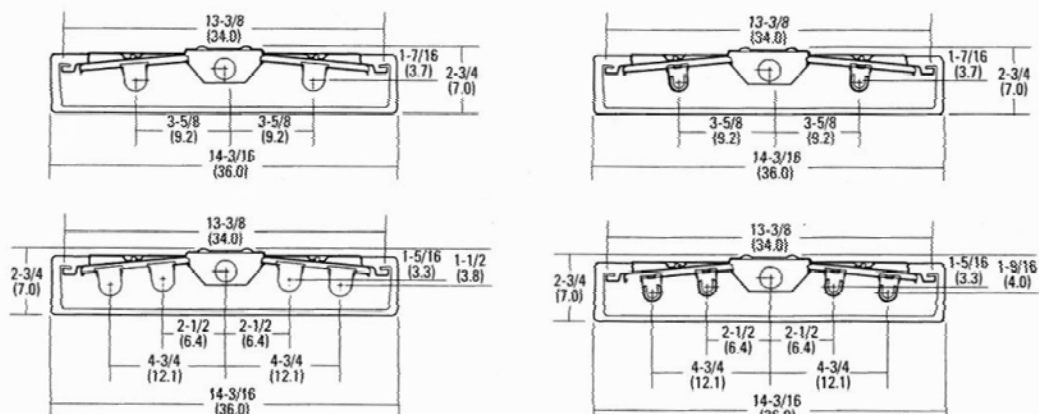
SB

T5 and T8

WIDE BODY

4" length

2 or 4 lamps



Specifications

T8 Length: 48 (121.9)

T5 Length: 46-1/2 (118.1)

Width: 14-3/16 (36.0)

Height: 2-3/4 (70)

All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION

For shortest lead times, configure product using standard options (shown in bold).

Example: SB 4 32 MVOLT GEB10TS

Series	Number of lamps	Lamp type	Voltage	Options
SB	4 lamps, 14-3/16" wide	32	32W T5 (148")	120
TSB	2 lamps, 14-3/16" wide	4	28TS 28W T5 (46-1/2")	277
			54TS10 54W T5H0 (46-1/2")	347
			NVOLT*	Others available.
			GLR	Internal fast-blow fuse*
			GAF	Internal slow-blow fuse*
			RL	120V residential electronic ballast*
			CSA	UL listed and labeled to comply with Canadian Standards
			NOM	NOM certified
			SSR	Specular silver interior finish (95% reflective)

Accessories: Order as separate catalog number.
SQ Swivel-stem hanger (specify in 2" increments).
TB Ceiling spacer (adjusts from 1-1/2" to 2-1/2" from ceiling).

Notes

1 T5H0 only available in two-lamp configuration.

2 Electronic ballast 120 through 277V only.

3 Must specify voltage, 120V or 277V.

4 Must specify voltage, 120V.

FLUORESCENT

SB-W

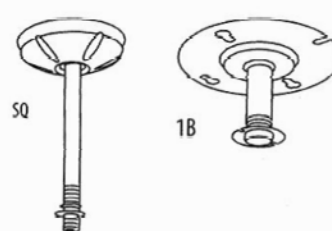
SB Square Basket Wraparound, Wide Body

MOUNTING DATA

For unit or row installation. Surface or stem mounting.

UNIT INSTALLATION — Minimum of two hangers required.

ROW INSTALLATION — One hanger per fixture plus one per row required.



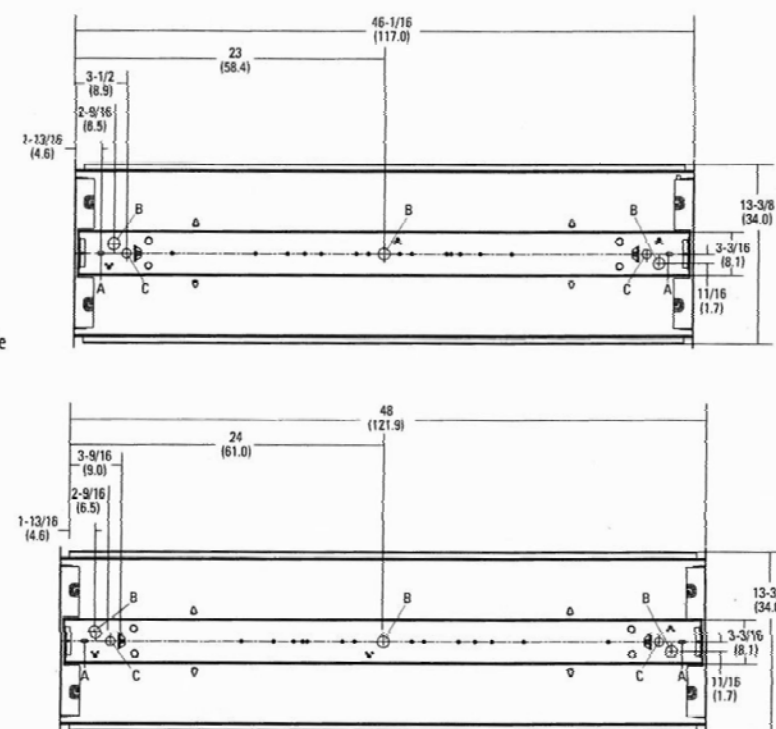
A = 1/4 x 1/2 (.635 x 1.27) Oval Hole

B = 7/8 (2.22) Dia. K.O.

C = 11/16 (1.74) Dia. K.O.

DIMENSIONS

All dimensions are inches (centimeters) unless otherwise indicated. Specifications subject to change without notice.



PHOTOMETRICS

Calculated using the zonal cavity method in accordance with IESNA LM79 procedure. Floor reflectances are 20%. Lamp configurations shown are typical. All data based on 25°C. Full photometric data on these and other configurations available upon request.

SB 4 32

Report LTL 5659 — Lumens per lamp = 2900

S/MM (along) 1.2 (across) 1.3

Coefficient of Utilization

Ceiling	70%	50%	30%	20%	10%	5%	0%
0	83	83	83	81	81	76	76
1	77	73	71	74	71	69	67
2	70	65	61	68	63	59	56
3	65	58	53	63	56	52	54
4	60	52	46	58	51	45	48
5	55	46	40	53	45	40	38
6	51	42	36	49	41	35	34
7	47	38	32	45	37	31	27
8	43	34	28	42	33	28	27
9	40	30	25	38	30	24	20
10	37	28	22	36	27	22	18

Zonal Lumens Summary

Zone	Lumens	% Lamp	% Fixture
0-30	2289	18.7	27.7
0-40	3753	30.4	45.4
0-60	6182	50.3	74.7
0-80	7541	60.0	91.1
90-100	723	5.3	8.9
0-100	8275	71.3	100.0



An Acuity Brands Company

FLUORESCENT: One Lithonia Way, Geryers, GA 30012 Phone: 800-858-7703 Fax: 770-929-8788 www.lithonia.com © 1986-2013 Acuity Brands Lighting, Inc. All rights reserved. Rev. 02/06/13

SB-W



Generated by COMcheck-Web Software Interior Lighting and Power Compliance Certificate

2012 IECC

Section 1: Project Information

Project Type: Alteration

Project Title: BRVC SPEC SUITE #185

Construction Site:

Owner/Agent:

Designer/Contractor:

Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B x C)
NEW COMMON CORRIDOR (Common Space Types: Corridor / Transition)	286	0.7	200
Total Allowed Watts =			200

Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C x D)
NEW COMMON CORRIDOR (Common Space Types: Corridor / Transition, 286 sq ft.)				
Linear Fluorescent: 48" T8 32W; Electronic:	2	3	61	183
Total Proposed Watts =			183	

Interior Lighting PASSES

Section 4: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2012 IECC requirements in COMcheck-Web and to comply with the mandatory requirements in the Requirements Checklist.

LARRY DOHRER - ARCHITECT

Name - Title

Signature

Date

Section 5: Post Construction Compliance Statement

Record Drawings and Operating and Maintenance Manuals:

☐ 1. Construction documents with record drawings and operating and maintenance manuals provided to the owner.

Lighting Designer or Contractor Name

Signature

Date

Project Title: BRVC SPEC SUITE #185

Data filename:

Report date: 07/09/15

Page 1 of 1

NOTICE OF PUBLIC HEARING

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

Z-05-2020: 410 Village Center Drive The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Ramzi Hassan o/b/o First Family Dental for an amendment to an existing special use to expand a Dental Office with Ancillary Retail Sales use at the subject property.

The public hearing to consider this petition is scheduled for:

Date: Monday, February 17, 2020

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

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

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

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

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



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

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

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

January 23, 2020

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Ramzi Hassan o/b/o First Family Dental for an amendment to an existing special use to expand a Dental Office with Ancillary Retail Sales use at the subject property. The petition number and property address is **Z-05-2020: 410 Village Center Drive** and the Permanent Real Estate Index Number is **18-30-300-042**.

A public hearing to consider this petition is scheduled for:

Date: Monday, February 17, 2020

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

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

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

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

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

LENSCRAFTERS



Jan 31, 2020 11:44:28 AM
410 Village Center Drive
Burr Ridge
Cook County
Illinois



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Ramzi Hassan on the behalf
STATUS OF PETITIONER: Owner of BRVC of 1st Family Dental
PETITIONER'S ADDRESS: 701 Village Center Drive, Burr Ridge
ADDRESS OF SUBJECT PROPERTY: 410 Village Center Drive
PHONE: (630) 654-2782
EMAIL: Ramzi@edwardsrealtyco.com
PROPERTY OWNER: Ramzi Hassan Br BRVC Owner, LLC
PROPERTY OWNER'S ADDRESS: 701 Village Center Drive PHONE: (630) 654-2782
PUBLIC HEARING REQUESTED: ☒ Special Use ☐ Rezoning ☐ Text Amendment ☐ Variation(s)

DESCRIPTION OF REQUEST:

Allow existing dental office, 1st Family Dental, to
expand current special use to include adjacent
1,266 SF. Total square feet including expansion
space is 5,503 SF.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 21.373 EXISTING ZONING: B2 Planned Unit Development
EXISTING USE/IMPROVEMENTS: Village Center-Retail, restaurants, office and residential condos.
SUBDIVISION: Burr Ridge Village Center
PIN(S) # 18-30-300-042-0000

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

Petitioner's Signature

Date of Filing



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

Consent to Install Public Notice Sign

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

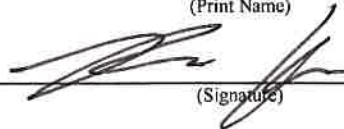
Street Address of Subject Property:

410 Village Center Drive

Property Owner or Petitioner:

Ramzi Hassan

(Print Name)



(Signature)

EXHIBIT B

ORDINANCE NO. A-834-03-15

AN ORDINANCE GRANTING A SPECIAL USE PURSUANT TO THE BURR RIDGE ZONING ORDINANCE AND THE BURR RIDGE VILLAGE CENTER PUD TO ALLOW A DENTAL OFFICE WITH ANCILLARY RETAIL SALES

(Z-01-2015: 410 Village Center Drive - 1ST Family Dental)

WHEREAS, an application for a special uses for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special uses on January 5, 2015 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly

considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 450 Village Center Drive, Burr Ridge, Illinois, is 1st Family Dental (hereinafter "Petitioner"). The Petitioner requests a special use approval to permit a Dental Office with Ancillary Retail Sales within the tenant space at 410 Village Center Drive.
- B. That retail uses that depend on walk in customers have not shown interest in the space because it is at the far end of the shopping center and it does not have on-street parking directly in front of the store and fewer on-street parking places in the vicinity of the storefront. Other spaces even within this same building do not have the same parking limitations.
- C. That the business will include retail sales and will attract customers to the facility that will generate

potential customers for other retail stores and restaurants.

Section 3: That special use approval to permit a Dental Office with Ancillary Retail Sales within the tenant space at 410 Village Center Drive ***is hereby granted*** for the property commonly known as 410 Village Center Drive and identified by the Permanent Real Estate Index Numbers (PIN) of: **18-30-300-042**

Section 4: That the approval of this special use is subject to compliance with the following conditions:

- A. The special use approval shall be limited to the petitioner and not transferable to another entity.
- B. The special use approval shall be limited to 4,237 square feet within the tenant space commonly known as 410 Village Center Drive.
- C. The dental office with ancillary retail sales shall operate in substantial compliance with the plans attached hereto as **Exhibit A**.
- D. That window treatments that are to be provided to block visibility of patient exam rooms shall be subject to staff review and approval prior to issuance of a permit for any interior build-out of the tenant space.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.


PASSED this 26th day of January, 2015, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 4 - Trustees Manieri, Bolos, Paveza, Ruzak

NAYS: 1 - Trustee Grasso


ABSENT: 1 - Trustee Franzese

APPROVED by the President of the Village of Burr Ridge on this 26th day of January, 2015.



Village President

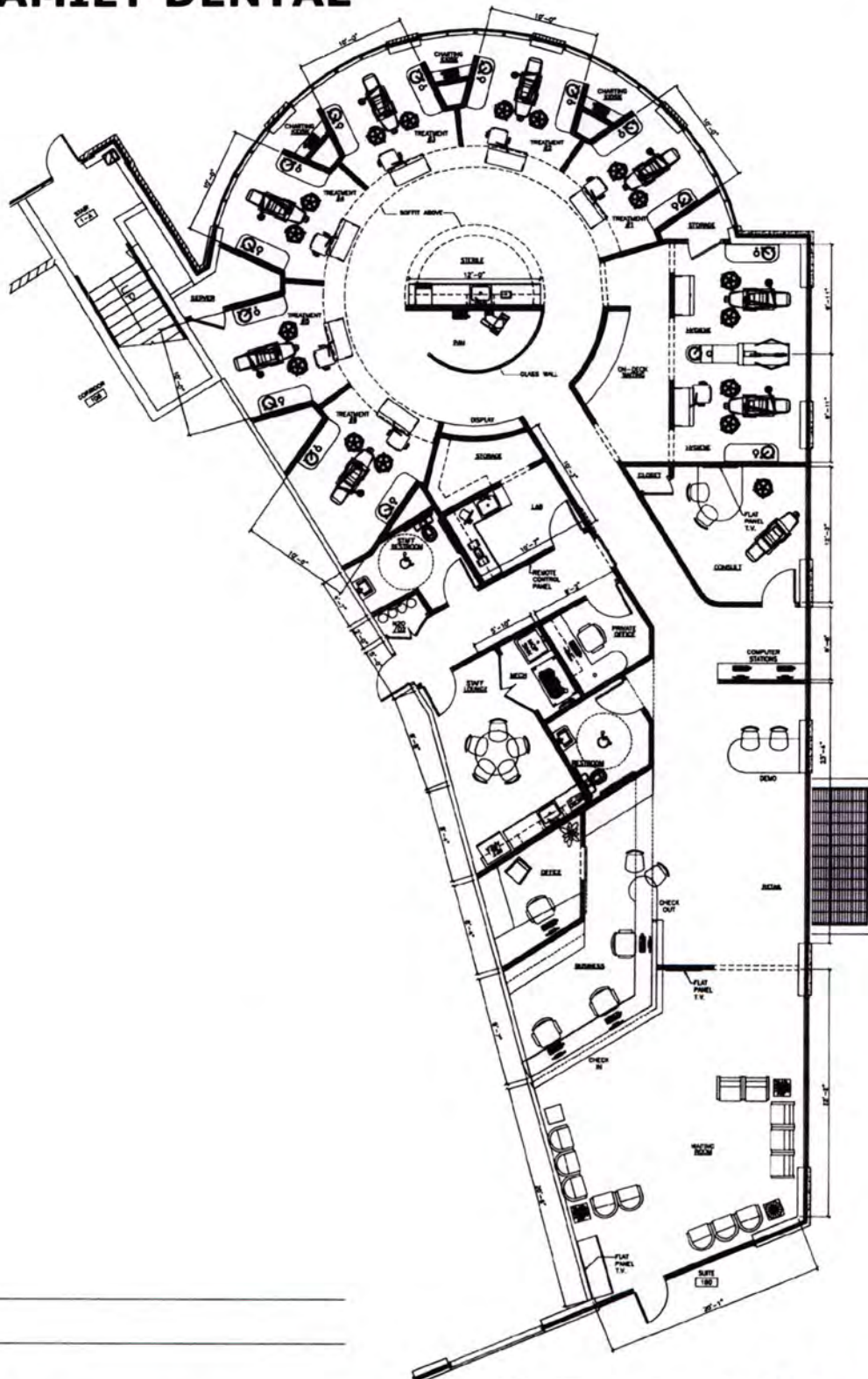
ATTEST:



Village Clerk

1ST FAMILY DENTAL

410 Village Center Drive, Suite 190 Burr Ridge, IL. 60527



APPROVED _____


DATE _____

Benco Dental
 We deliver success smile after smile.
 BENCO.COM • 1.800.GO.BENCO



REVISION 2
PROJECT #: S01445-MEH
DRAWN BY: MEH
DATE: 9.18.14
SCALE: N.T.S.

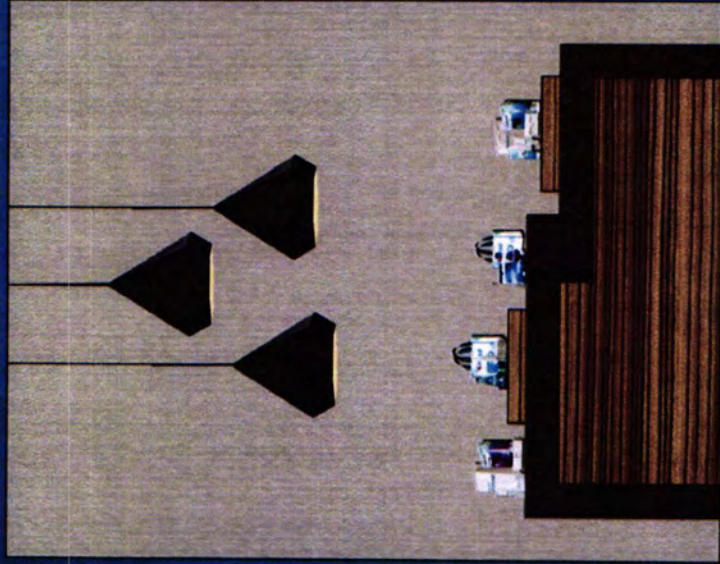
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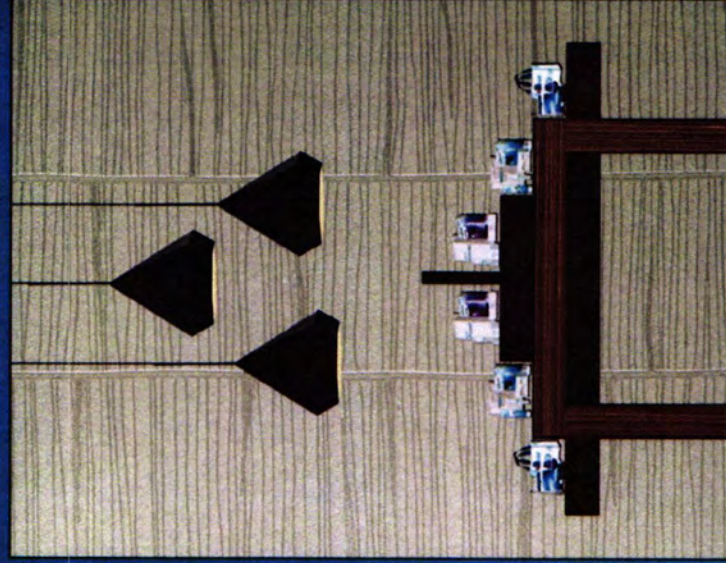
1st Family Dental of Burr Ridge

Retail & Reception Areas Concept Development

Merchandise Display Table



Display Table - Opt. 1

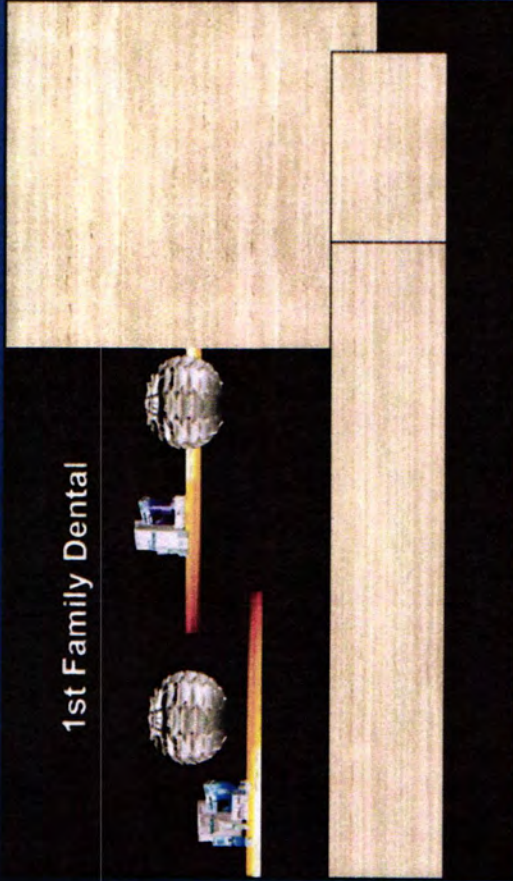


Display Table - Opt. 2

Two Large Merchandise Display Tables in the Space to feature the Product
Materials: Zebra Wood Veneers ,

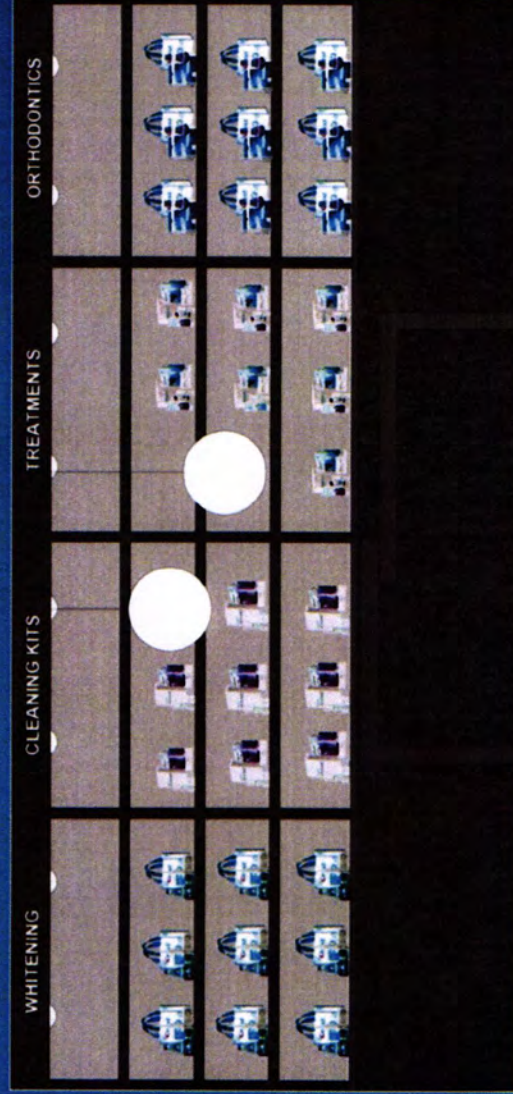
Reception Desk and Retail Wall

1st Family Dental



Reception Counter : High End
Materials: Zebra Wood Veneer,
Natural Travertine Stone

Merchandise Display Casework
featuring the Product:
Materials: Zebra Wood Veneers



1ST FAMILY DENTAL BURR RIDGE

Retail Concept

DESIGN MODE

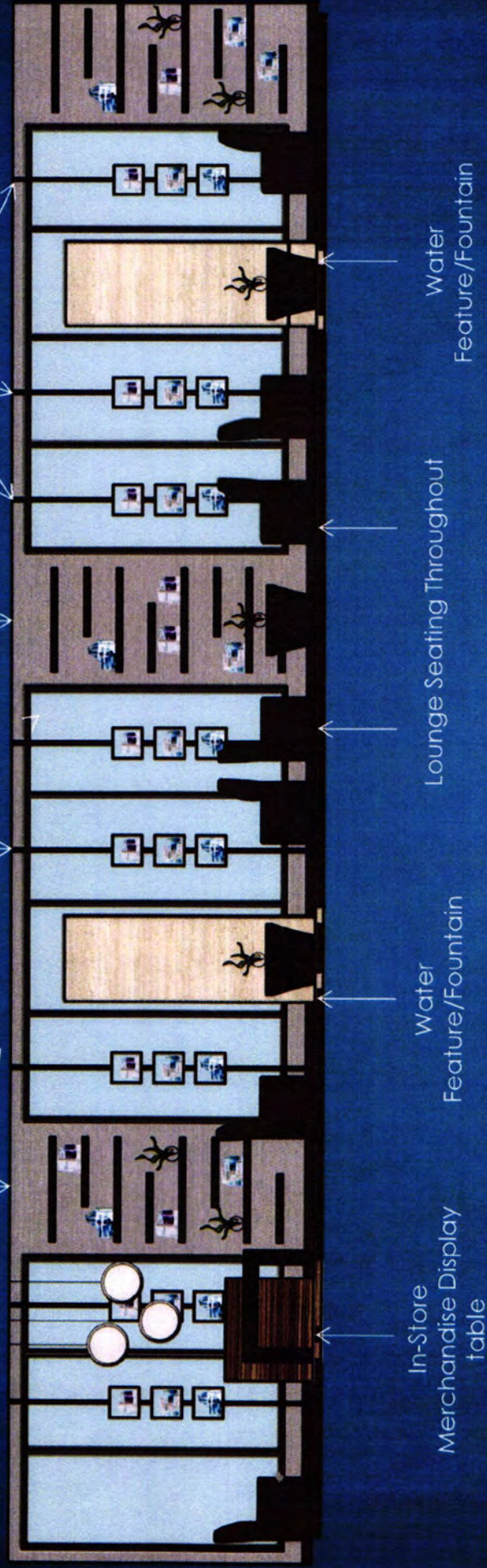
Window Display and Retail Wall

In-Store Merchandise Display Shelving

Merchandise Display to the Outside of the Store

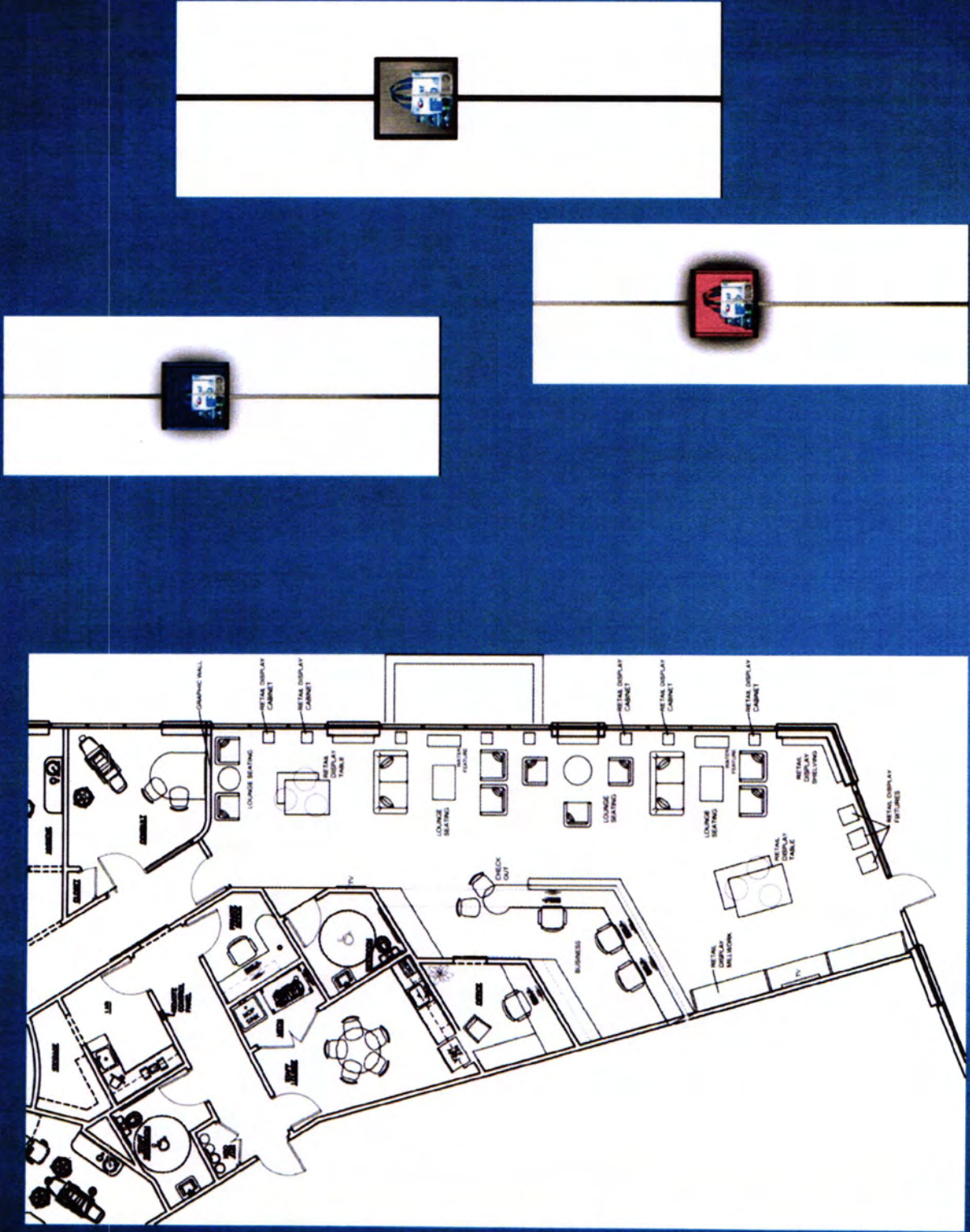
Merchandise Display to the Outside of the Store

In-Store Merchandise Display Shelving

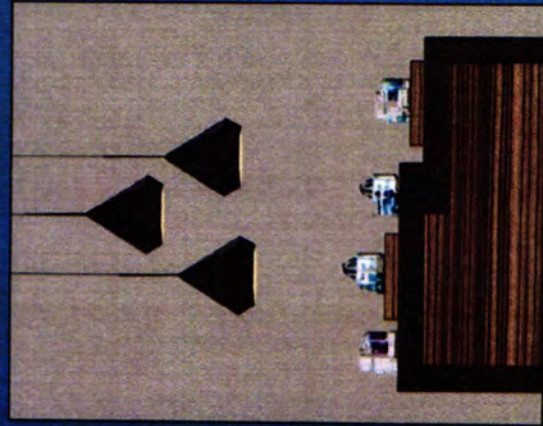
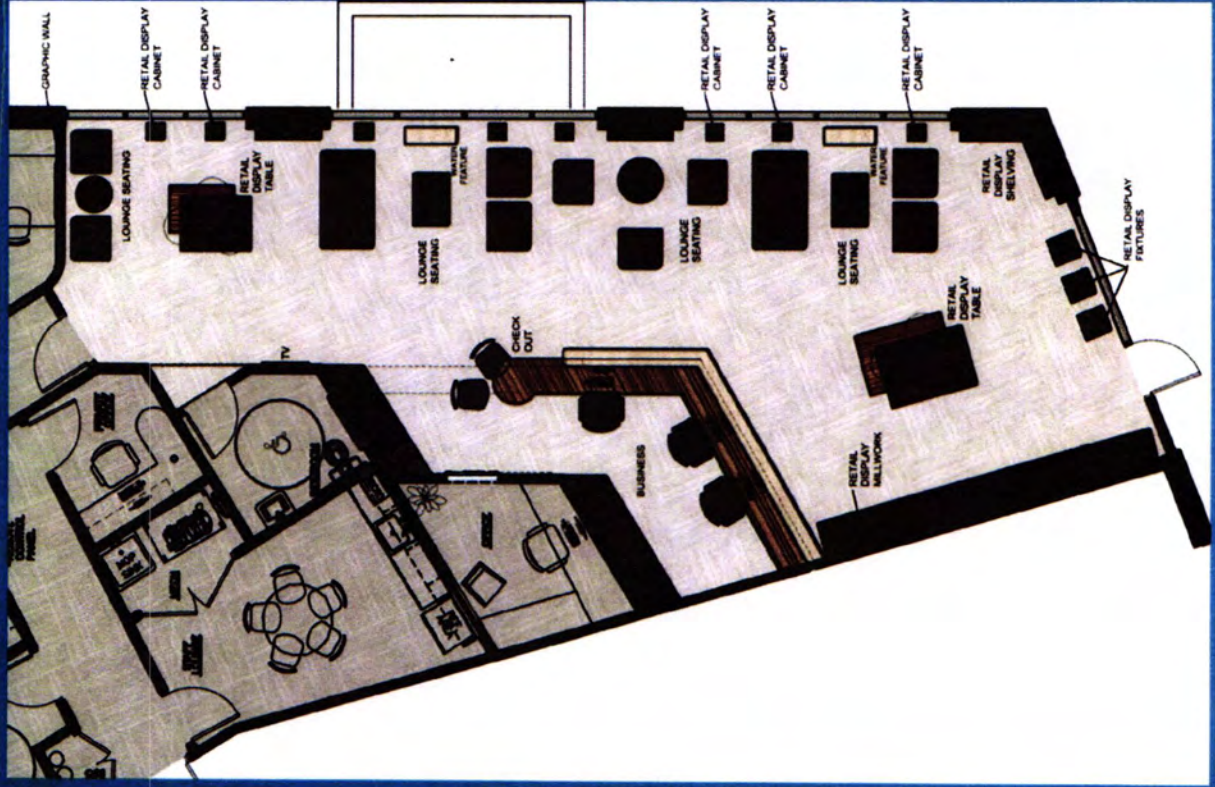


Window Display / Water Feature Merchandise Display Casework featuring the Product; Materials: Zebra Wood Veneers

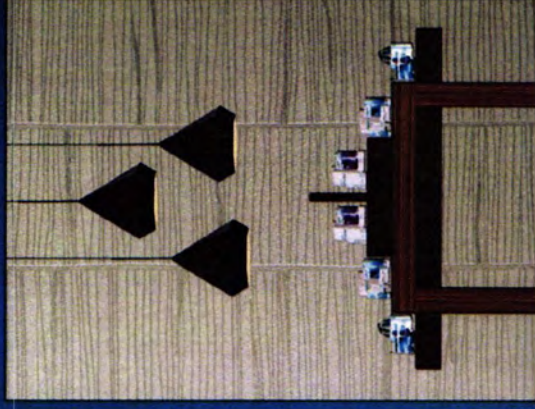
Floor Plan & Window Display



Floor Plan



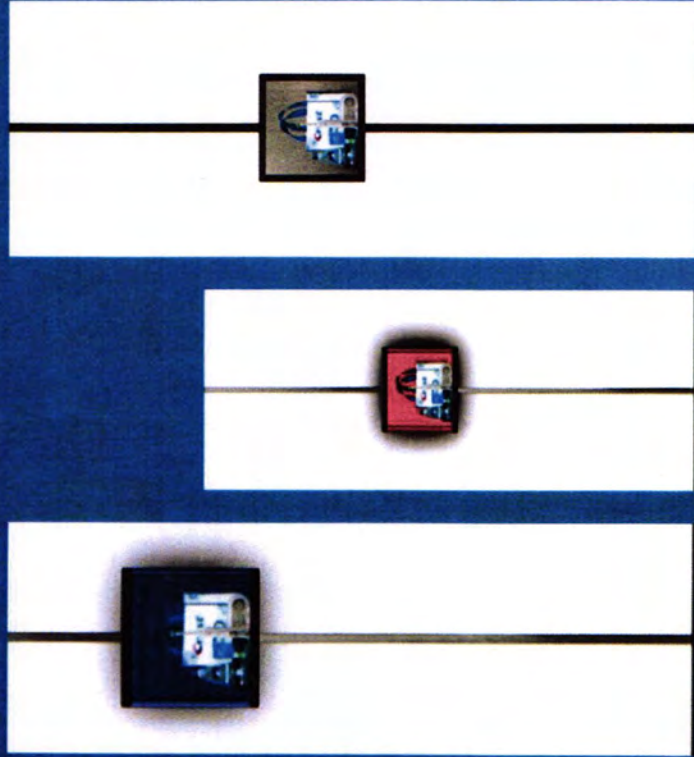
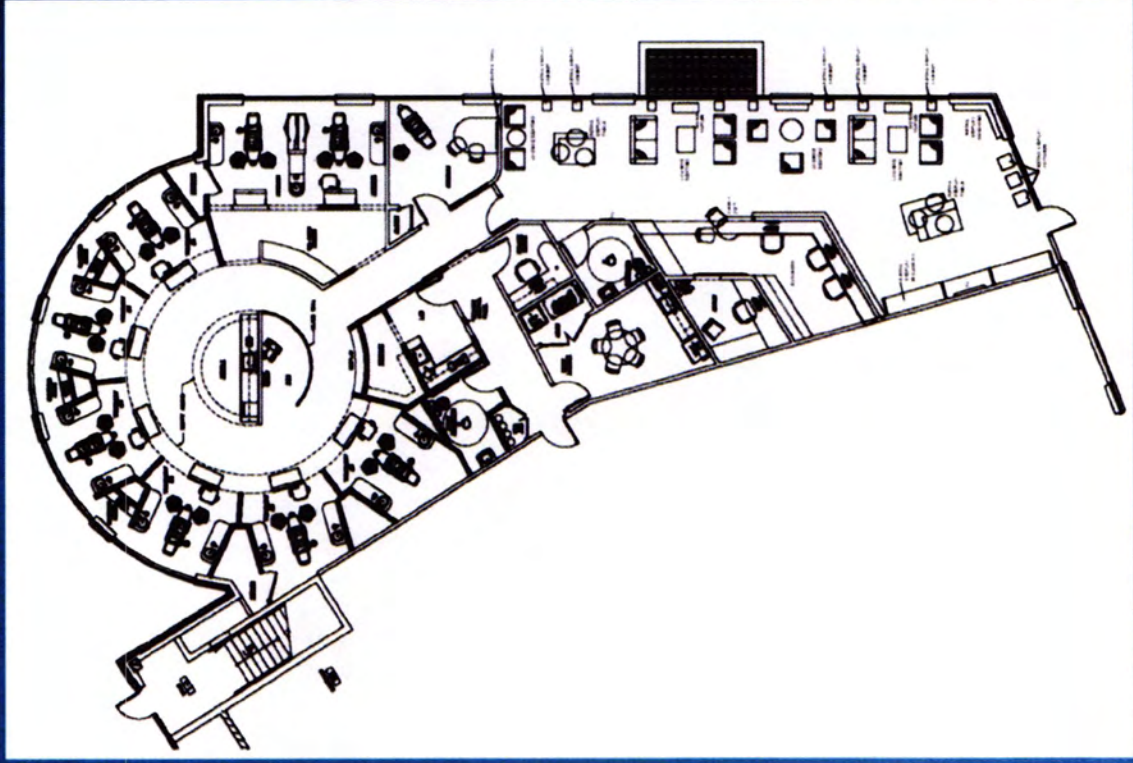
Display Table - Opt. 1



Two Large Merchandise Display Tables in the Space to feature the Product

Materials: Zebra Wood Veneers

Full Floor Plan & Window Display

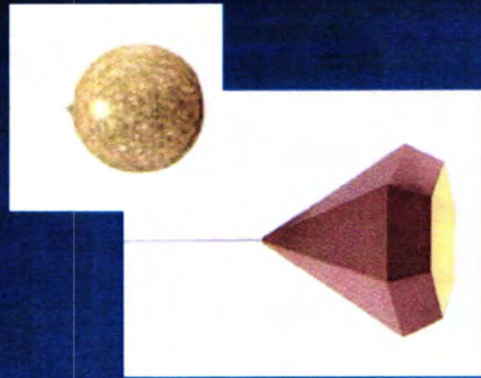


1ST FAMILY DENTAL BURR RIDGE

Retail Concept

DESIGN MODE

Furniture & Lighting Ideas



1ST FAMILY DENTAL BURR RIDGE

Retail Concept

DESIGN MODE



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-02-2020: 166 Shore Drive (Smit); Requests a text amendment to Section X.F of the Zoning Ordinance add “Accessory Building to a Principal Building” as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District, if necessary; and a special use as per Section X.F of the amended Zoning Ordinance to permit an “Accessory Building to a Principal Building” on the subject property.

HEARING:

February 17, 2020

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Mikie Smit

PETITIONER STATUS:

Representative of Property Owner

PROPERTY OWNER:

Greg Ginger

EXISTING ZONING:

G-I General Industrial

LAND USE PLAN:

Recommends Industrial Uses

EXISTING LAND USE:

Commercial Building

SITE AREA:

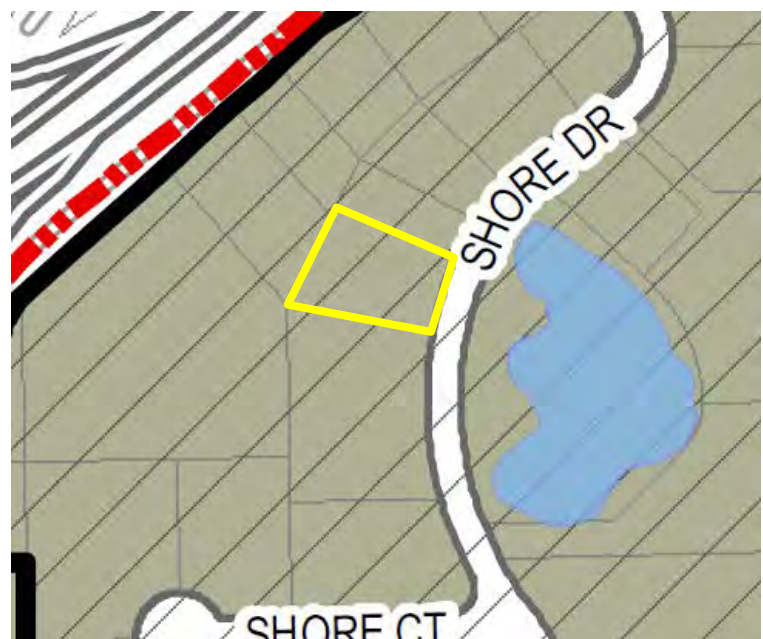
1.13 Acres

PARKING:

40 Spaces

SUBDIVISION:

Hinsdale Industrial Park



The petitioner is Mikie Smit, representative of a property owner at 166 Shore Drive. The petitioner requests a text amendment to Section X.F of the Zoning Ordinance add “Accessory Building to a Principal Building” as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District, if necessary; and a special use as per Section X.F of the amended Zoning Ordinance to permit an “Accessory Building to a Principal Building” on the subject property at 166 Shore Drive. The purpose of the request is to seek approval to build a 576-square foot accessory building in the rear yard of the subject property.

Land Use and Site Plan

The subject property is an approximately 49,000-square foot property located on Shore Drive in the Hinsdale Industrial Park. The subject property is 152 feet wide at the front lot line along Shore Drive; 295 feet deep on its southern interior lot line; 259 feet deep on its northern interior lot line; and 213 feet wide at its western rear lot line.

The subject property is zoned G-I General Industrial, as well as all properties surrounding the subject property. The site plan currently contains one 14,000-square foot building acting as a flex office/warehouse use with a 40-space parking lot; seven spaces are located in the front yard. The sole tenant of the property is a company who designs and builds research laboratories; the minimum parking requirement for such a research-based use is two spaces for every three employees present at the site. The use reported having 15 employees on its Certificate of Occupancy issued in 2014, meaning that it must provide 10 parking spaces. Since the petition was received in mid-January, staff has performed routine observation of the subject property to observe real-world parking needs; the lot was never observed to be more than half-full during this period.

Text Amendment Concepts

Section IV.E of the Zoning Ordinance states that “*there shall be not more than one...building on a lot [in the Manufacturing Districts].*” An accessory building is defined by the Zoning Ordinance as follows:

An accessory building, structure or use is one which:

- 1. Is clearly incidental to, subordinate in purpose to, and serves the principal building or use.*
- 2. Is subordinate in building area, intensity of use or purpose to the principal building or principal use served.*
- 3. Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served.*
- 4. Is located on the same zoning lot as the principal building or principal use served, except as may be specifically provided for elsewhere in this Ordinance or by separate Ordinance.*

Accessory buildings are presently not permitted in any non-residential district in the Village. The following elements have been established controlling the size, height, location, and setbacks of accessory buildings in residential districts as conceptual comparables:

- Number. Each lot is permitted two accessory structures at minimum, but is permitted one additional accessory building for every 2 acres above 5 acres in minimum property size.
 - The petition proposes to erect one accessory building on the subject property.
- Size. There are several regulations that limit the size of accessory buildings in residential districts. Primarily, these include either a maximum square footage or a percentage of the lot area (depending on the residential district). Generally, the permitted size of accessory buildings in residential districts range from 750 square feet to 3,000 square feet.

- All accessory buildings in residential districts are also subject to the 30 percent maximum rear lot coverage for all accessory buildings and structures.
 - The rear area of the subject property is 19,000 square feet. The existing parking lot covers more than 60% (approximately 12,000 square feet) of the rear area. This is typical of Office and Manufacturing District properties as parking lots are required to be located in rear yards.
- Height. Except for the R-1 Residential District, accessory buildings are not permitted to exceed 15 feet in mean height or exceed the height of the principal building.
 - The proposed accessory building is shown as 12 feet in height, as it is shown flat-roofed. The height of the principal building is approximately 14 feet tall, and is flat-roofed.
- Location. Accessory buildings are required to be located in the rear yard of the principal building with at least a 10-foot separation between buildings.
 - The proposed accessory building is shown in the rear yard of the subject property and 100 feet from the principal building.
- Setbacks. All accessory buildings must be setback at least 10 feet from all property lines.
 - The proposed accessory building is shown as being 11 feet from the rear property line and approximately 40 feet from the nearest side lot line.

Other considerations regarding potential permitting of accessory buildings in Manufacturing Districts include the following:

- Reduction of parking on lots. The Zoning Ordinance restricts the location of parking spaces to the rear yard in Manufacturing Districts. While this petition does not propose any reduction in the number of parking spaces, consideration should be given as to the impacts of co-locating accessory buildings in the only yard presently permitted to house parking spaces in this zoning district. The Zoning Ordinance states that all parking lots must be setback at least 8 feet from all property lines with permanent screening present between each use. If accessory buildings are given a more stringent setback requirement than this, such as the 10-feet-from-all-lot-lines rule, it is conceivable that accessory buildings would replace parking spaces on a lot. If the development of an accessory building results in a loss of parking, this could result in the need for a variation if the use could then not provide the minimum number of spaces to satisfy the minimum parking requirements of the Zoning Ordinance. Thus, this is why staff has suggested that “Accessory Building” be designated as a special use in Manufacturing Districts rather than a permitted use in the case of Residential Districts.
- Access to accessory buildings. In residential districts, vehicular access to accessory buildings is not always present. In the case of the G-I General Industrial District, it is much more likely that these buildings may store vehicles, or at least be regularly used to store materials that are later transported by vehicles. If amendments are desired, the Plan Commission may wish to consider requiring that all accessory buildings in the G-I General Industrial District have a concrete apron meeting the minimum specifications of commercial parking lot construction (Section XI.C.9.b of the Zoning Ordinance) leading to all exterior garage doors on an accessory building.

Public Hearing History

1994 – A variation was approved to build eight parking spaces in the front yard of the subject property. The current petitioner did not own the building during this previous petition.

Public Comment

No public comment was received regarding 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 desires to recommend adoption of an amendment to the Zoning Ordinance to add “Accessory Building to a Principal Building” as a special use in the G-I General Industrial District, staff recommends the following elements as general zoning concepts for such an amendment:

- Accessory buildings may be approved by special use with an approved site plan and architectural standards review. No accessory buildings may be permitted without the development of a principal building.
- Number. Each lot is permitted to erect one accessory building.
- Size. Accessory buildings may not exceed 5% of the FAR of the entire lot or 1,000 square feet in total size, whichever is smaller. Accessory buildings may not exceed the size of the principal building on the lot.
- Height. Accessory buildings may not exceed 15 feet in height as defined by the Zoning Ordinance. Accessory buildings may not exceed the height of the principal building on the lot.
- Door Height. The vertical distance from the bottom of one exterior overhead door shall not exceed 12 feet in height; otherwise, the vertical height of all other exterior overhead doors shall not exceed 9 feet in height.
 - It is possible that accessory buildings, if permitted as a special use, will be used to store commercial vehicles indoors, a requirement that is found in the Zoning Ordinance. Not all industrial buildings in Burr Ridge have the logistical capability to keep vehicles indoors, and even then, such action will increase the insurance rate for building owners. An accessory building may be a more attractive alternative to outdoor vehicle and material storage.
- Location. Accessory buildings may be located in the rear yard of the principal building with at least a 10-foot separation between buildings.
- Setbacks. All accessory buildings must be setback at least 10 feet from all property lines. Accessory buildings on lots bordering residential districts must abide by the setback requirements set forth for principal buildings.
- Access. All accessory buildings must be accessible via a paved apron meeting the minimum specifications of commercial parking lot construction (Section XI.C.9.b of the Zoning Ordinance) leading to all exterior garage doors on an accessory building.

Staff requests feedback on the conceptual elements listed previously. If the Plan Commission desires amendments such as those listed previously, staff will return exact amendment language to the Plan Commission for final review.

Appendix

Exhibit A – Petitioner’s Materials

EXHIBIT A



Findings of Fact – Special Use
Burr Ridge Zoning Ordinance

Address:

166 Shore Drive

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.

The special use application as described would allow for an expansion of the property's useful life and value while providing minimal additional bulk on the site plan.

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

The accessory building will be located in the rear yard of the principal building and will not bring harm to anyone using or in the proximity of the premises.

- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.

The special use will not diminish the property values of any adjacent or nearby parcel.

- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The special use will not impede development as the neighborhood is already built out.

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

Affirmed. This property is already built out.

- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Affirmed. No impact on the circulation of traffic will occur by the granting of this special use.

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

Affirmed. Accessory buildings and uses are commonly found in the Village and are encouraged to support development without adding significant bulk.

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

Affirmed. The special use will work in harmony with the G-I General Industrial District and the Hinsdale Industrial Park.



**FINDINGS OF FACT
FOR AN AMENDMENT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;


The proposed amendment is to allow the construction of a detached 2-car garage in a G-I district. The proposed building will adhere to the other standards of zoning ordinance such as setbacks, building size, height, use, and off-street parking. see attached drawings (sheet A0-2) for details

- b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

The allowed uses of the subject zoning district already include warehousing, storage, and off street parking. The proposed amendment is to allow the construction of an accessory building to be used for these same uses.

(Please transcribe or attach additional pages as necessary)

MUNICIPAL APPROVAL STAMPS

SUNDRIFT

DESIGN LLC
ADDRESS: 3835 ARTHUR AVE, BROOKFIELD, IL 60513
PHONE: (312) 573-0360

ARCHITECT

LBI DETACHED GARAGE
166 SHORE DRIVE
BURR RIDGE, IL 60527

PROJECT

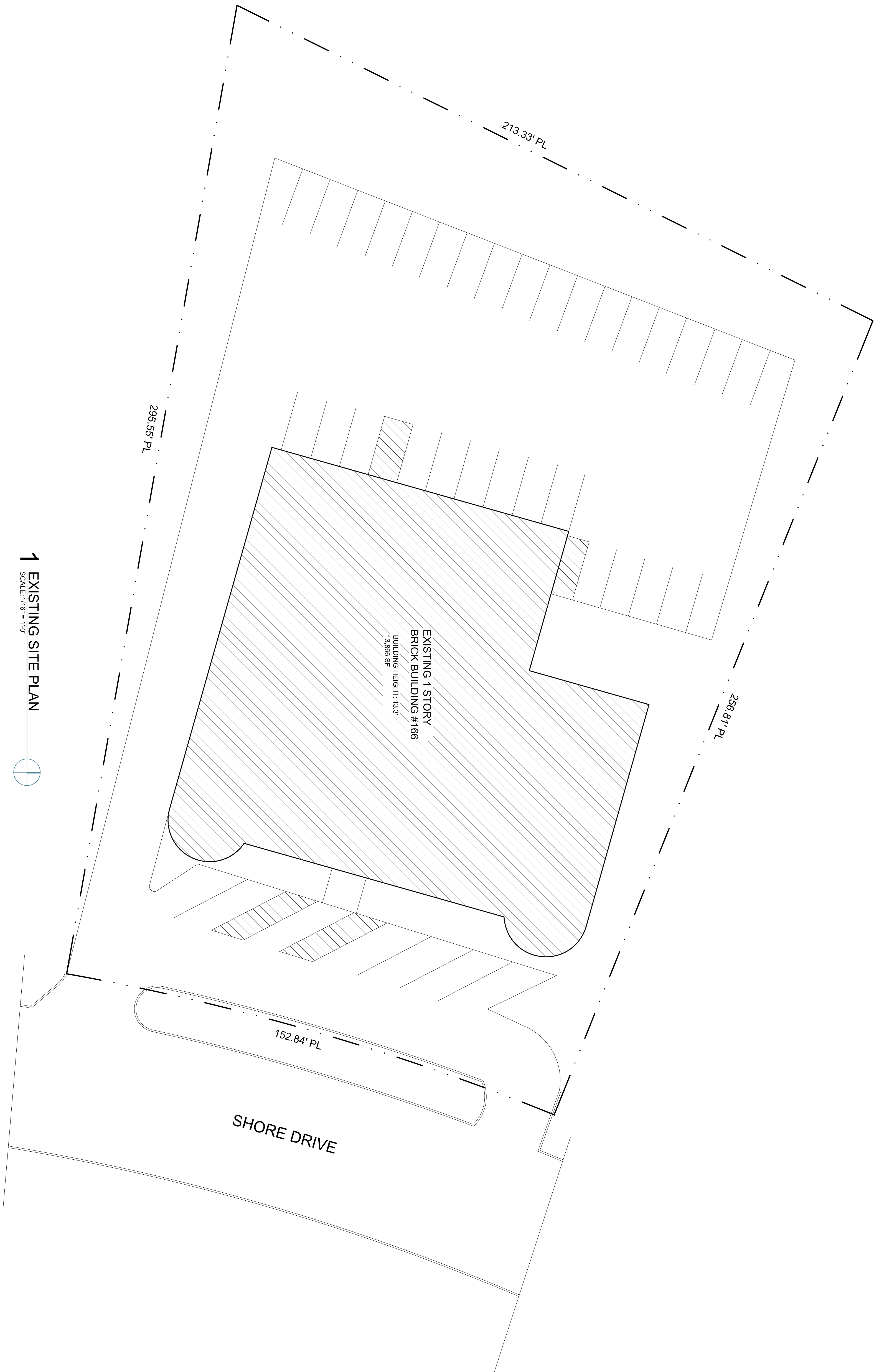
ISSUE LOG

ISSUED FOR:

DATE: 01/22/2020

A0-01
EXISTING SITE PLAN

SHEET:



GENERAL ZONING REGULATIONS:

ZONING DISTRICT:

G-1

PERMITTED USES:

SEE BURR RIDGE ZONING ORDINANCE SECTION X.1 FOR FULL LIST
A. Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping and storing of material products, and the like.

G. Offices, business, professional, governmental or institutional

CURRENT USE:

OFFICE, WAREHOUSING

PROPOSED USE:

NO CHANGE

OFF-STREET PARKING:

NO CHANGE

ACCESSORY BUILDING ZONING:

SETBACKS:

PER SECTION W/H.4

REQUIRED REAR:

10'

REQUIRED SIDE:

20' PER SECTION X.F.6.a

HEIGHT:

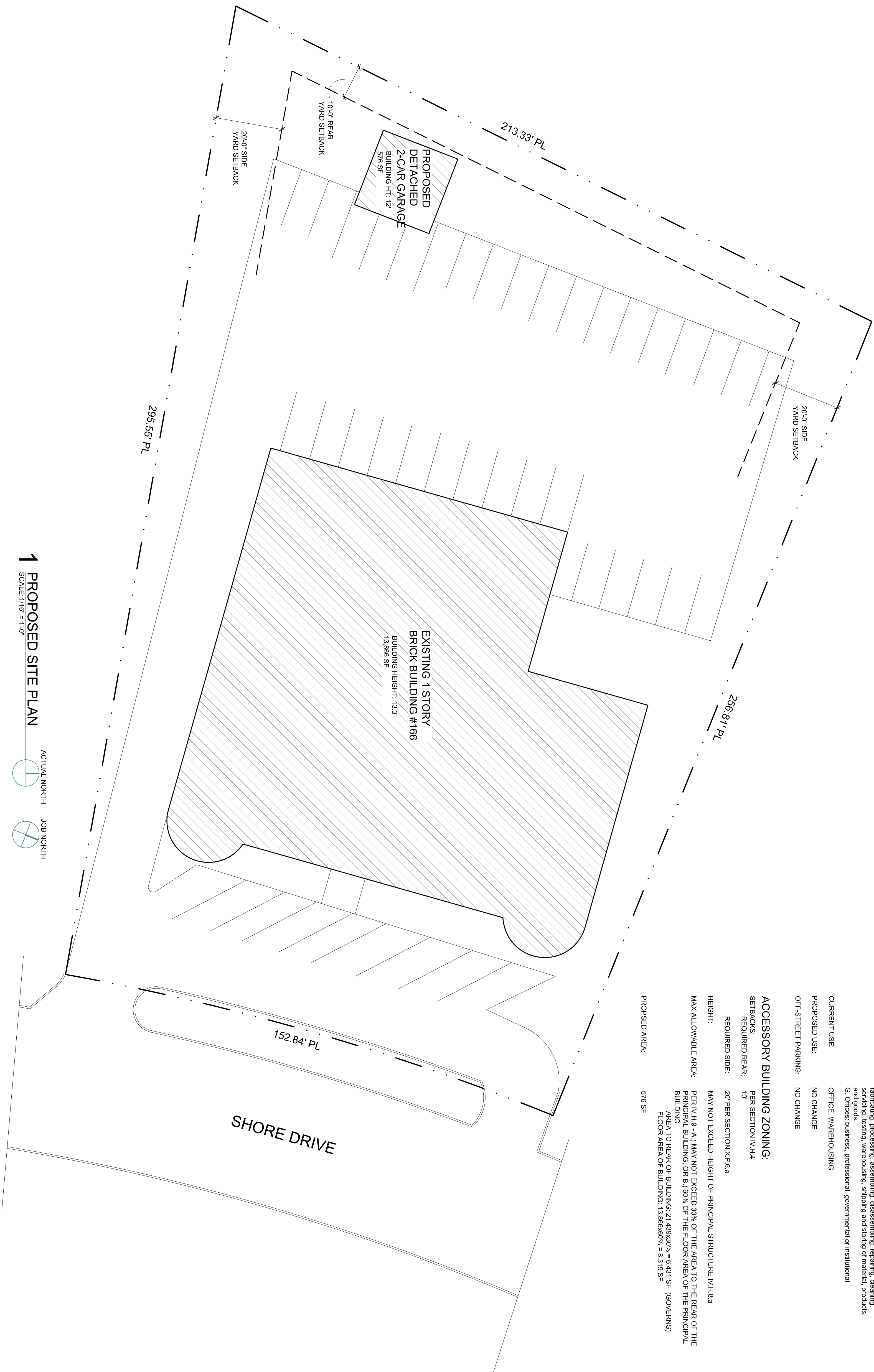
MAY NOT EXCEED HEIGHT OF PRINCIPAL STRUCTURE W/H.8.a

MAX ALLOWABLE AREA:

PER W/H.9 - A) MAY NOT EXCEED 30% OF THE AREA TO THE REAR OF THE PRINCIPAL BUILDING, OR B) 60% OF THE FLOOR AREA OF THE PRINCIPAL BUILDING AREA TO REAR OF BUILDING: 21,438.20% = 6,431 SF (GOVERNS) FLOOR AREA OF BUILDING: 13,686.60% = 6,319 SF

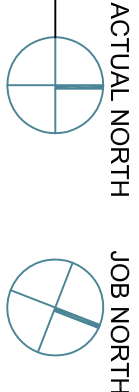
PROPOSED AREA:

576 SF

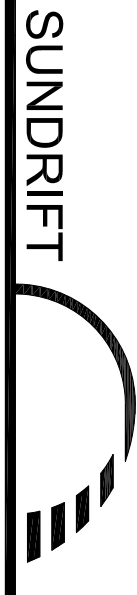


1 PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"



MUNICIPAL APPROVAL STAMPS



ADDRESS: 3835 ARTHUR AVE. BROOKFIELD, IL 60513
PHONE: (312)-373-0360

ARCHITECT

LBI DETACHED GARAGE

166 SHORE DRIVE
BURR RIDGE, IL 60527

PROJECT

ISSUE LOG

ZONING REVIEW

ISSUED FOR:

DATE: 01/22/2020

A0-02
PROPOSED
SITE PLAN

SHEET:

MUNICIPAL APPROVAL STAMPS

SUNDRIFT
DESIGN LLC
ADDRESS: 3835 ARTHUR AVE, BROOKFIELD, IL 60513
PHONE: (312)-373-0360

ARCHITECT

LBI DETACHED GARAGE
166 SHORE DRIVE
BURR RIDGE, IL 60527

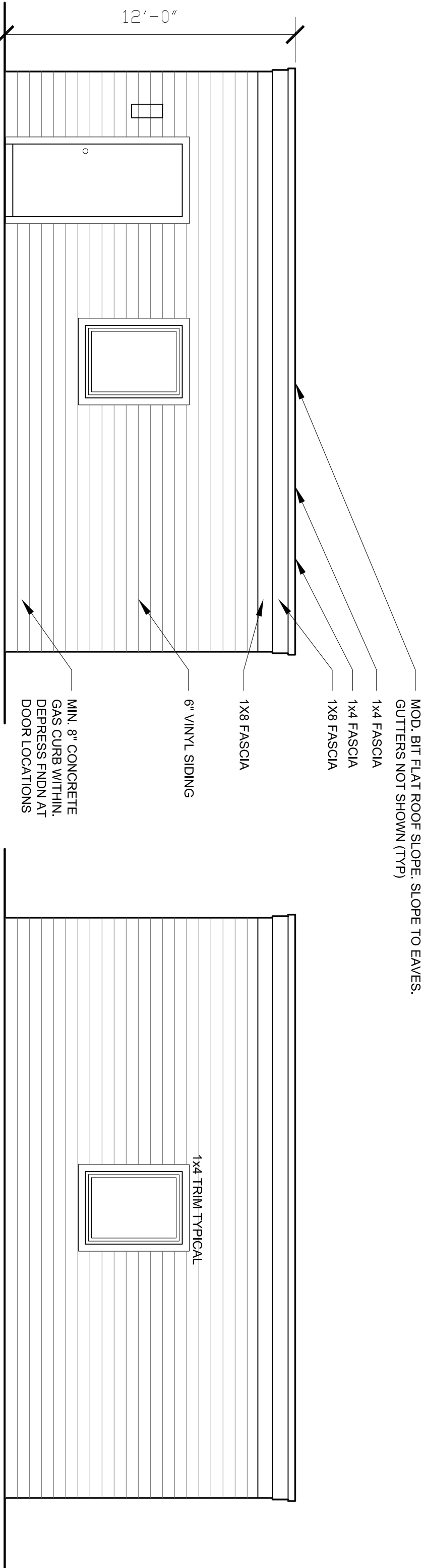
PROJECT

ISSUE LOG

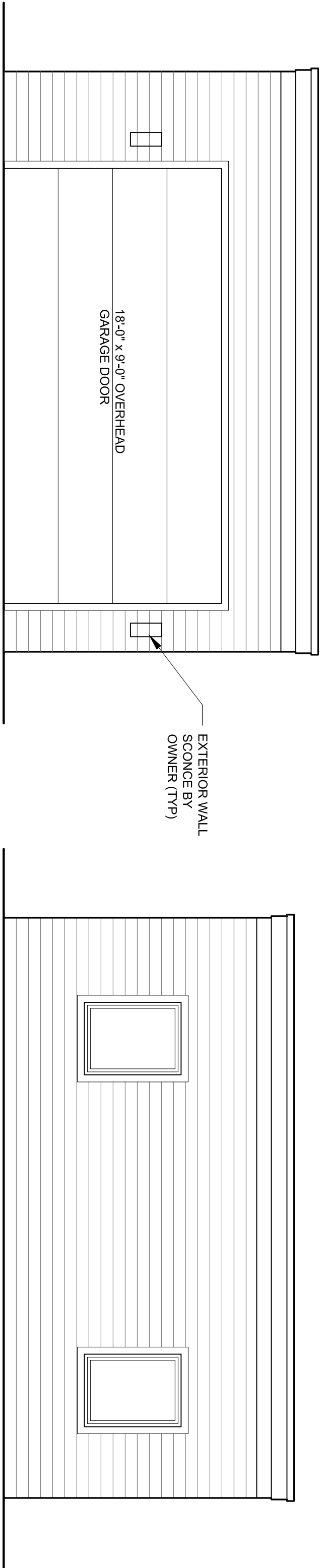
ZONING REVIEW
ISSUED FOR: DATE: 01/22/2020

A1-01
PROPOSED
PLAN + ELEVATIONS
SHEET:

NOTE:
THESE ARE DESIGN DRAWINGS TO CONVEY
DESIGN INTENT ONLY. FINAL FRAMING LAYOUT /
DETAIL TO BE BY CONTRACTOR APPLIED FOR
UNDER SEPARATE PERMIT

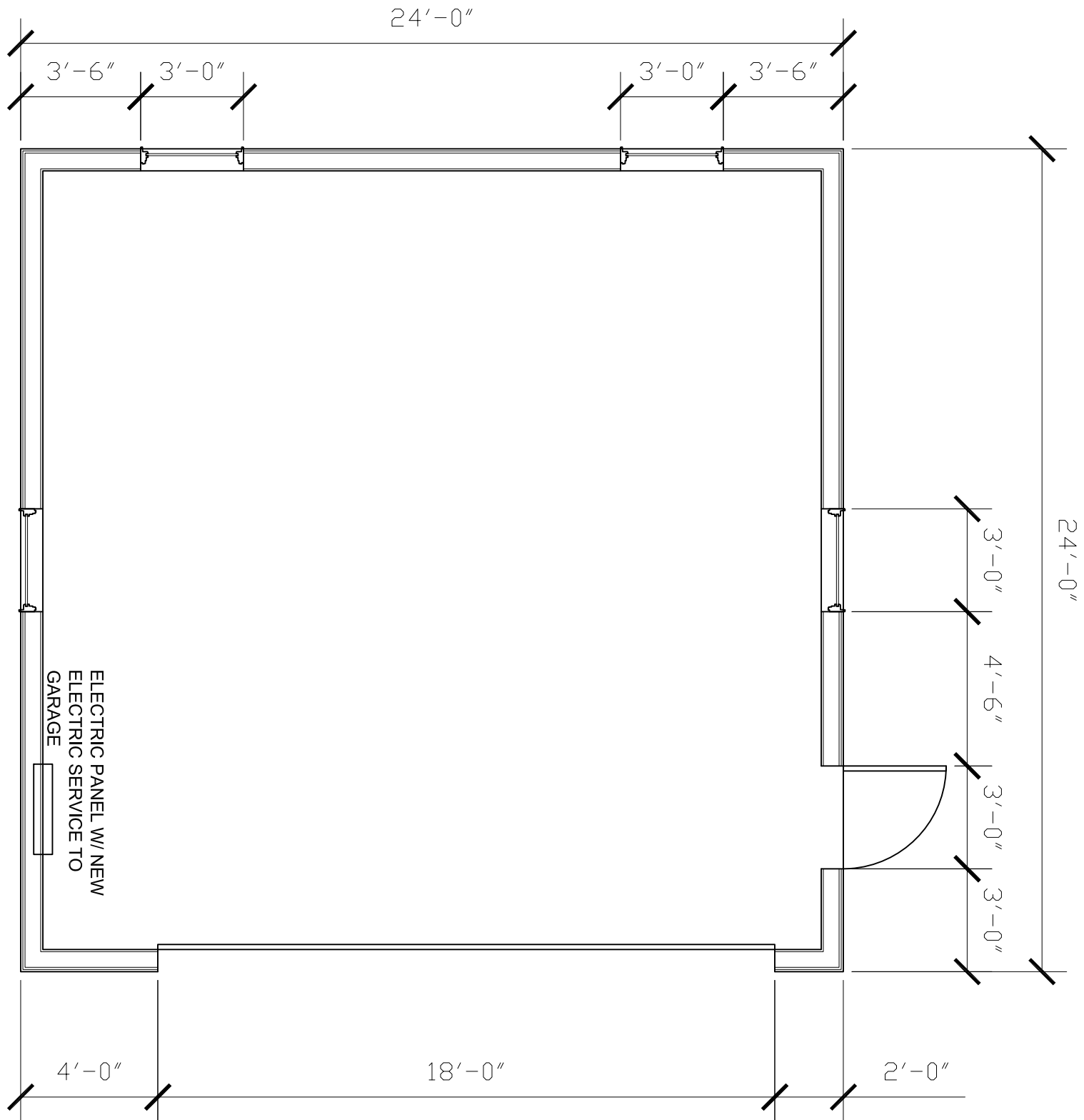


2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

5 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

LOT 18 IN PLAT OF HINSDALE INDUSTRIAL PARK, UNIT TWO, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1969 AS DOCUMENT R69-42012, IN DUPAGE COUNTY, ILLINOIS.

LAND AREA

49,323 SQUARE FEET = 1.1323 ACRES

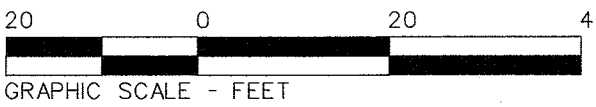
PARKING INFORMATION

- 38 REGULAR STRIPED PARKING SPACES
2 HANDICAPPED STRIPED PARKING SPACES
40 TOTAL STRIPED PARKING SPACES



BASIS OF BEARINGS

ILLINOIS STATE PLANE, NAD 83, EAST ZONE 1201



LEGEND

○	SANITARY MANHOLE	○	MAILBOX
⊙	SANITARY CLEANOUT	○	DOWNSPOUT
⊙	STORM MANHOLE	⊙	LIGHT POLE
⊙	STORM CATCH BASIN	⊙	OVERHEAD LIGHT POLE
⊙	STORM INLET	⊙	ELECTRIC MANHOLE
⊙	STORM CLEANOUT	⊙	TRAFFIC SIGNAL POLE
⊙	FLARED END SECTION	⊙	TRAFFIC CONTROL BOX
⊙	TRANSFORMER	⊙	TRAFFIC SIGNAL VAULT
⊙	ELECTRIC BOX	⊙	RAILROAD SIGNAL POLE
⊙	CABLE T.V. BOX	⊙	RAILROAD SIGNAL VAULT
⊙	TELEPHONE BOX	⊙	UTILITY POLE
⊙	TRAFFIC CONTROL BOX	⊙	OVERHEAD WIRES
⊙	ELECTRIC HANDHOLE	⊙	UNDERGROUND ELECTRIC
⊙	COMMUNICATION MANHOLE	⊙	UNDERGROUND GAS
⊙	TELEPHONE MANHOLE	⊙	UNDERGROUND TELEPHONE
⊙	ELECTRIC METER	⊙	UNDERGROUND CABLE T.V.
⊙	GAS METER	⊙	WATER MAIN
⊙	GAS VALVE	⊙	SANITARY SEWER
⊙	B-BOX	⊙	STORM SEWER
⊙	WATER VALVE	⊙	FENCE LINE
⊙	WATER VALVE VAULT	⊙	GUARD RAIL
⊙	FIRE HYDRANT	⊙	DECIDUOUS TREE
⊙	POST INDICATOR VALVE	⊙	PINE TREE
⊙	WATER METER	⊙	DROVE IRON PIPE
⊙	PARKING METER	⊙	FOUND IRON PIPE
⊙	SIGN	⊙	CROSS CUT IN CONCRETE
⊙	FLAG POLE	⊙	M - MEASURED DIMENSION
⊙	PIPELINE MARKER	⊙	R - RECORD DIMENSION

LOT 1

LOT 19

LOT 18

LOT 26

LAKE

#166
1-STORY
BRICK BUILDING
BUILDING HEIGHT - 13.3'
13,868 SQUARE FEET
(AS CALCULATED FROM EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL)

FLOOD ZONE CLASSIFICATION

BY SCALE OF MEASUREMENT, THE SURVEYED PROPERTY HAS A FLOOD ZONE CLASSIFICATION OF ZONE X - UNSHADED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NUMBER 17043C0909H, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, FOR THE VILLAGE OF BURR RIDGE, IN DUPAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

SCHEDULE B SURVEY EXCEPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1412 SA3905402 LP1, WITH AN EFFECTIVE DATE OF OCTOBER 4, 2013)

- (11) 40 FOOT BUILDING LINE PER DOCUMENT R69-42012 IS SHOWN HEREON.
(12) PUBLIC UTILITY EASEMENTS PER DOCUMENT R69-42012 IS SHOWN HEREON.
(13) EASEMENT FOR ROAD PURPOSES PER DOCUMENT R69-42012 IS SHOWN HEREON.

BREAK IN SCALE
(TYPICAL)

SHORE COURT

SHORE DRIVE

TO:
166 SHORE DRIVE, BURR RIDGE JOINT VENTURE, AN ILLINOIS GENERAL PARTNERSHIP;
UNITED UNION WATERPROOFERS AND ALLIED WORKERS LOCAL 11;
CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b, 8, 9 AND 11a OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 23, 2013.

DATED THIS ____ DAY OF _____, 20 ____

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. ____
LICENSE EXPIRES: NOVEMBER 30, 2014
WEBSTER, McGRATH & AHLBERG, LTD.
207 SOUTH NAPERVILLE ROAD
WHEATON, ILLINOIS 60187
630-668-7603

Rev	Date	Description	By	A.L.T.A. / A.C.S.M. LAND TITLE SURVEY			
				LOCATION: 166 SHORE DRIVE BURR RIDGE, ILLINOIS			
				PREPARED FOR: STAHL COWEN CROWLEY ADDIS LLC 65 WEST MONROE, SUITE 1200 CHICAGO, IL 60603 T: (312) 377-7861 ATTN: THOMAS G. MOFFITT			
WEBSTER, McGRATH & AHLBERG LTD.				JOB #	43017	DATE	10/23/13
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE				SURV.	GLA	DRAWN	BC
Over a Century of Service to our Clients 207 South Naperville Road - Wheaton, Illinois 60187 (630) 668-7603 Fax: (630) 682-1780 Email: wmaltd@wmaltd.com Design Firm License No. 184-003101				FILE #	D-32089	DESIGN	
				SHEET #		1 of 1	



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

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

January 23, 2020

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Mikie Smit for text amendment to Section X.F of the Zoning Ordinance add "Accessory Building to a Principal Building" as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District, if necessary; and a special use as per Section X.F of the amended Zoning Ordinance to permit an "Accessory Building to a Principal Building" on the subject property. The petition number and property address is **Z-02-2020: 166 Shore Drive** and the Permanent Real Estate Index Number is **09-35-203-010.**

A public hearing to consider this petition is scheduled for:

Date: Monday, February 17, 2020

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

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

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

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

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

Vip Morgan Llc
970 Oaklawn Ave
Elmhurst, IL 605210000
PIN 09352050350000

Ccc Burr Ridge Llc
3100 Dundee Rd
Northbrook, IL 0
PIN 09352050300000

Public Storage Inc

Glendale, CA 605210000
PIN 09352040100000

Rush Truck Centers Of Il

Chicago, IL 605270000
PIN 09352000060000

Village Of Burr Ridge
7660 S County Line Rd
Burr Ridge, IL 605210000
PIN 09352050060000

7900 Madison Llc
3100 Dundee Rd
Northbrook, IL 605270000
PIN 09352050230000

Matlashevskia, Olena
150 Shore Dr
Burr Ridge, IL 605275819
PIN 09352030090000

Randolph Properties Llc
51 Shore Dr
Burr Ridge, IL 605270000
PIN 09352050020000

8040 Madison Llc
3100 Dundee Rd
Northbrook, IL 605270000
PIN 09352050370000

Bcl-Gemini Llc
450 Skokie Blvd
Northbrook, IL 605210000
PIN 09352030050000

Cmi Group Llc
1 Ridge Farm Rd
Burr Ridge, IL 605210000
PIN 09352040200000

Karlyn Bldg Jnt Venture
10204 Werch Dr
Woodridge, IL 605210000
PIN 09352030010000

Willowbrook 2012 Llc
50W580 N Frontage Rd
Burr Ridge, IL 605160000
PIN 09264010050000

Meinke, Eric
16W281 79Th St
Willowbrook, IL 605270000
PIN 09352000050000

Wood Creek li Venture Llc
10204 Werch Dr
Woodridge, IL 605210000
PIN 09352040180000

Ccc Burr Ridge Llc
3100 Dundee Rd
Northbrook, IL 605210000
PIN 09352050400000

Morgan Realty Partners
10204 Werch Dr
Woodridge, IL 605270000
PIN 09352050200000

Ctltc Bv11880
10 S Lasalle St
Chicago, IL 605210000
PIN 09352050140000

Guido, Marguerite M
223 W Maple St
Hinsdale, IL 605270000
PIN 09352030280000

8080 Madison Llc
3100 Dundee Rd
Northbrook, IL 605210000
PIN 09352050390000

Ctltc Mbob 2929
10 S Lasalle St
Chicago, IL 605270000
PIN 09352050040000

La Salle Natl 113122
3100 Dundee Rd
Northbrook, IL 605210000
PIN 09352050380000

Standard Bk & Tr 11848
16W221 Shore Ct
Burr Ridge, IL 605210000
PIN 09352040160000

8040 Madison Llc
3100 Dundee Rd
Northbrook, IL 605270000
PIN 09352050240000

,
PIN 09352030070000

Drk Real Estate Invest
19W451 Deerpath Ln
Lemont, IL 605210000
PIN 09352010030000

St Of Il - Idot
2300 S Dirksen Pkwy
Springfield, IL 605270000
PIN 09352030260000

Marine Trust & Investment
7900 Joliet Rd
Willowbrook, IL 605210000
PIN 09352010040000

Sparrowhawk Chicago Ind
377 E Butterfield Rd
Lombard, IL 605210000
PIN 09352050360000

Mc Caig, Kent & Cynthia
815 79Th St
Willowbrook, IL 605270000
PIN 09352010020000

Bronson & Bratton
240 Shore Dr
Burr Ridge, IL 605210000
PIN 09352030240000

Randolph Properties Llc
51 Shore Dr
Burr Ridge, IL 605270000
PIN 09352050010000

Bcl-Gemini Llc
450 Skokie Blvd
Northbrook, IL 605210000
PIN 09352030040000

Mrs Trust

Mt Prospect, IL 605210000
PIN 09352040170000

Ginger, Betsy A
15 Deer Path Tr
Burr Ridge, IL 605270000
PIN 09352030100000

Ccc Burr Ridge Llc
3100 Dundee Rd
Northbrook, IL 605270000
PIN 09352050270000

Alco Sales & Service Co
6851 High Grove Blvd
Burr Ridge, IL 605270000
PIN 09352030030000

Guido, Marguerite M
223 W Maple St
Hinsdale, IL 605270000
PIN 09352030290000

Watson, Linda S
1426 Gunderson Ave
Berwyn, IL 605270000
PIN 09352040090000

Cook Financial Llc
5600 N River Rd
Rosemont, IL 605270000
PIN 09352030140000

Rhea, Patrick
1122 Timber Trails Rd
Downers Grove, IL 605270000
PIN 09264010010000

Meaden, Thomas
16W210 83Rd St
Burr Ridge, IL 605270000
PIN 09352040210000

Packaging Design Corp
101 Shore Dr
Burr Ridge, IL 605210000
PIN 09352050030000

Ssc Property Holdings Inc

Glendale, CA 605210000
PIN 09352020010000

Bronson & Bratton Inc
220 Shore Dr
Burr Ridge, IL 605210000
PIN 09352030170000

Ccc Burr Ridge Llc
3100 Dundee Rd
Northbrook, IL 605210000
PIN 09352050290000

Cook Financial Llc
5600 N River Rd
Rosemont, IL 605270000
PIN 09352050050000

Complete Supply Inc
16W281 79Th St
Hinsdale, IL 605210000
PIN 09352010010000

Ssc Property Holdings Inc

Glendale, CA 605210000
PIN 09264010020000

Lm Burr Ridge Holdings
20 Danada Sq W
Wheaton, IL 605275830
PIN 09352040110000

Ccc Burr Ridge Llc
3100 Dundee Rd
Northbrook, IL 605270000
PIN 09352050280000

Lewandowski, Donald
12231 S Coach Rd
Palos Hts, IL 605210000
PIN 09352030220000

L C & F Enterpries Inc
20 Willow Bay Dr
S Barrington, IL 605270000
PIN 09352040190000

Layko Properties
100 Shore Dr
Burr Ridge, IL 605210000
PIN 09352030060000

Matlashevskia, Olena
150 Shore Dr
Burr Ridge, IL 605275819
PIN 09352030230000

M.T. Real Estate Holdings
136 Shore Dr
Burr Ridge, IL 605270000
PIN 09352030080000

Anzilotti, Chas&Geraldine
11385 W 77Th St
Burr Ridge, IL 605210000
PIN 09352040360000

Zbp
4 S Washington Cir
Hinsdale, IL 605210000
PIN 09352050080000

166



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 Z-02-2020

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan
Commission Agenda)



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

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

STATUS OF PETITIONER: Licensed Architect

PETITIONER'S ADDRESS: 3835 Arthur Ave Brookfield IL 60513

ADDRESS OF SUBJECT PROPERTY: 166 Shore Dr. Burr Ridge, IL 60527

PHONE: 312.373.0360

EMAIL: mikie@sundriftdesign.com

PROPERTY OWNER: Greg Ginger

PROPERTY OWNER'S ADDRESS: _____ PHONE: _____

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

DESCRIPTION OF REQUEST:

requesting a text amendment to allow construction of an accessory building on an
existing G-I zoned lot. Proposed accessory building to be a detached 2 car garage
no change to lot use or parking, structure to comply with all other area / setback requirements

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 49,728 sf EXISTING ZONING: G-I

EXISTING USE/IMPROVEMENTS: office/ warehouse building

SUBDIVISION: _____

PIN(S) # 0935203010

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.

Mikie Smit

01.19.2020

Petitioner's Signature

Date of Filing



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

Consent to Install Public Notice Sign

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

Street Address of Subject Property:

166 Shore dr. Burr Ridge, IL 60527

Property Owner or Petitioner:

Mikie Smit

(Print Name)

A handwritten signature in blue ink that reads 'Mikie Smit'.

(Signature)



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant Village Administrator

DATE: February 17, 2020

RE: Board Report

At its February 10, 2020 meeting, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

V-01-2020: Oak Creek Club Subdivision (Curelo); The Board of Trustees directed staff to prepare an ordinance approving a variation from Section IV.K.2 of the Zoning Ordinance to permit outdoor storage of one commercial vehicle and relevant attachments and implements to be used for snow removal on a seasonal, annual basis in a guest parking spot in the subject subdivision. The Board instructed that the ordinance include all conditions prescribed in the Plan Commission's recommendation.

02/12/2020

Permits Applied For January 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-19-224	01/30/2020	582 Village Center Dr	Bergmeyer Associates, Inc.	51 Sleeper St. Boston MA 02210	Com Alteration
JCA-19-315	01/27/2020	16W 361 South Frontage RD	LM Custom Homes LLC	361 S. Frontage Rd. Burr Ridge IL 60527	Com Alteration
JCA-20-010	01/27/2020	6880 North Frontage Rd	Klein Construction	15700 w. 103rd St. Lemont IL 60439	Com Alteration
JCA-20-011	01/27/2020	7020 High Grove Blvd	The Mx Group	7020 High Grove Blvd Burr Ridge IL 60527	Com Alteration
JCMSC-20-008	01/20/2020	8500 Madison St	Tuthill Corp	8500 Madison St Burr Ridge IL 60521	Commercial Miscellaneous
JDEK-20-004	01/13/2020	10S 560 Oak Hill CT	SG Home Builders	1800 Wedgewood Ln. Schaumburg IL 60193	Deck
JDEK-20-005	01/15/2020	167 Pheasant Hollow DR	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JPR-19-337	01/02/2020	ROWs DuPage Locations	Ledcor Technical Services		Right-of-Way
JRAL-19-324	01/30/2020	31 Stonehenge Ct	Lamantia Design & Constructi	20 E. Ogden Av Hinsdale IL 60521	Residential Alteration
JRAL-20-001	01/10/2020	ROWs DuPage Locations	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way
JRAL-20-002	01/06/2020	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRAL-20-003	01/07/2020	ROWs DuPage Locations	Always Underground Inc.	17644 Morse St Lowell IN 46356	Right-of-Way
JRAL-20-006	01/17/2020	11617 Briarwood Ln	Sweet Homes Decorating Inc.	Algonquin IL 60102	Residential Alteration
JRAL-20-009	01/23/2020	ROWs Ck Cty Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way
JRSF-19-327	01/24/2020	7245 Lakeside Cir	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family

TOTAL: 15

02/12/2020

Permits Issued January 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-19-315	01/13/2020	16W 361 South Frontage R	LM Custom Homes LLC	361 S. Frontage Rd. Burr Ridge IL 60527	Com Alteration \$282,262	3,213
JCA-19-332	01/31/2020	6800 North Frontage Rd.	Pinnacle Contractors, LLC	537 S. Vermont Palatine IL 60067	Com Alteration \$324,012	
JCPE-19-326	01/09/2020	15W 460 North Frontage R	Electric guard dog	550 Assembly Street Columbia SC 29201	Com Electrical Permit \$31,280	
JDEK-19-329	01/02/2020	15W 116 79TH ST	Hursthouse, Inc.	751 N Bolingbrook Dr. Bolingbrook IL 60440	Deck	
JDEK-20-004	01/27/2020	10S 560 Oak Hill CT	SG Home Builders	1800 Wedgewood Ln. Schaumburg IL 60193	Deck \$4,000	
JDS-19-333	01/23/2020	9381 Fallingwater Dr W	Pool Busters LLC	1201 Laura Lane Lake Bluff IL 60044	Demolition Structure	
JPR-19-265	01/10/2020	ROWs Ck Cty Locations	AT&T	1000 Commerce Dr. Oak Brook IL 60523	Right-of-Way \$1	
JPR-19-337	01/02/2020	ROWs DuPage Locations	Ledcor Technical Services		Right-of-Way	
JRAL-19-324	01/03/2020	31 Stonehenge Ct	Lamantia Design & Constructi	20 E. Ogden Av Hinsdale IL 60521	Residential Alteration \$85,000	361
JRAL-20-001	01/10/2020	ROWs DuPage Locations	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way	
JRAL-20-002	01/28/2020	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way \$1,418	
JRES-19-317	01/14/2020	6726 Fieldstone Dr	Tesla, Inc	2201 Arthur Avenue Elk Grove Village IL 60007	Residential Miscellaneous	
JRSF-19-327	01/17/2020	7245 Lakeside Cir	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family \$366,300	2,442
JRSF-19-328	01/20/2020	7233 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$366,300	2,442

TOTAL: 14

02/12/20

Occupancy Certificates Issued January 2020

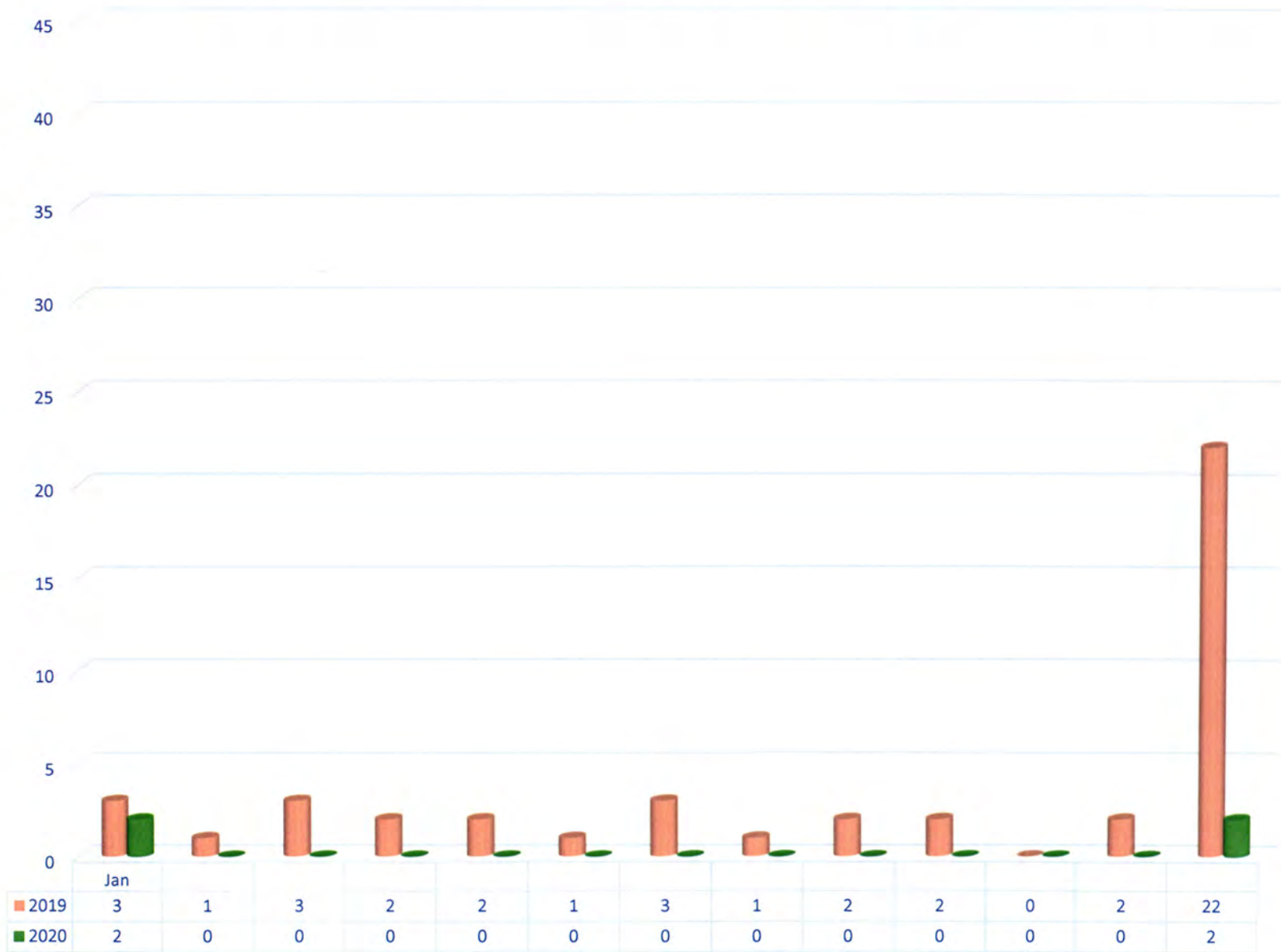
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF20001	01/03/20	Vine Academy	6880 North Frontage Rd
OF20005	01/10/20	Centene Illinicare	1333 Burr Ridge Pkwy
OF20002	01/14/20	Olusegun & Mobolaji E. Adefioye	8310 Waterview CT

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2020

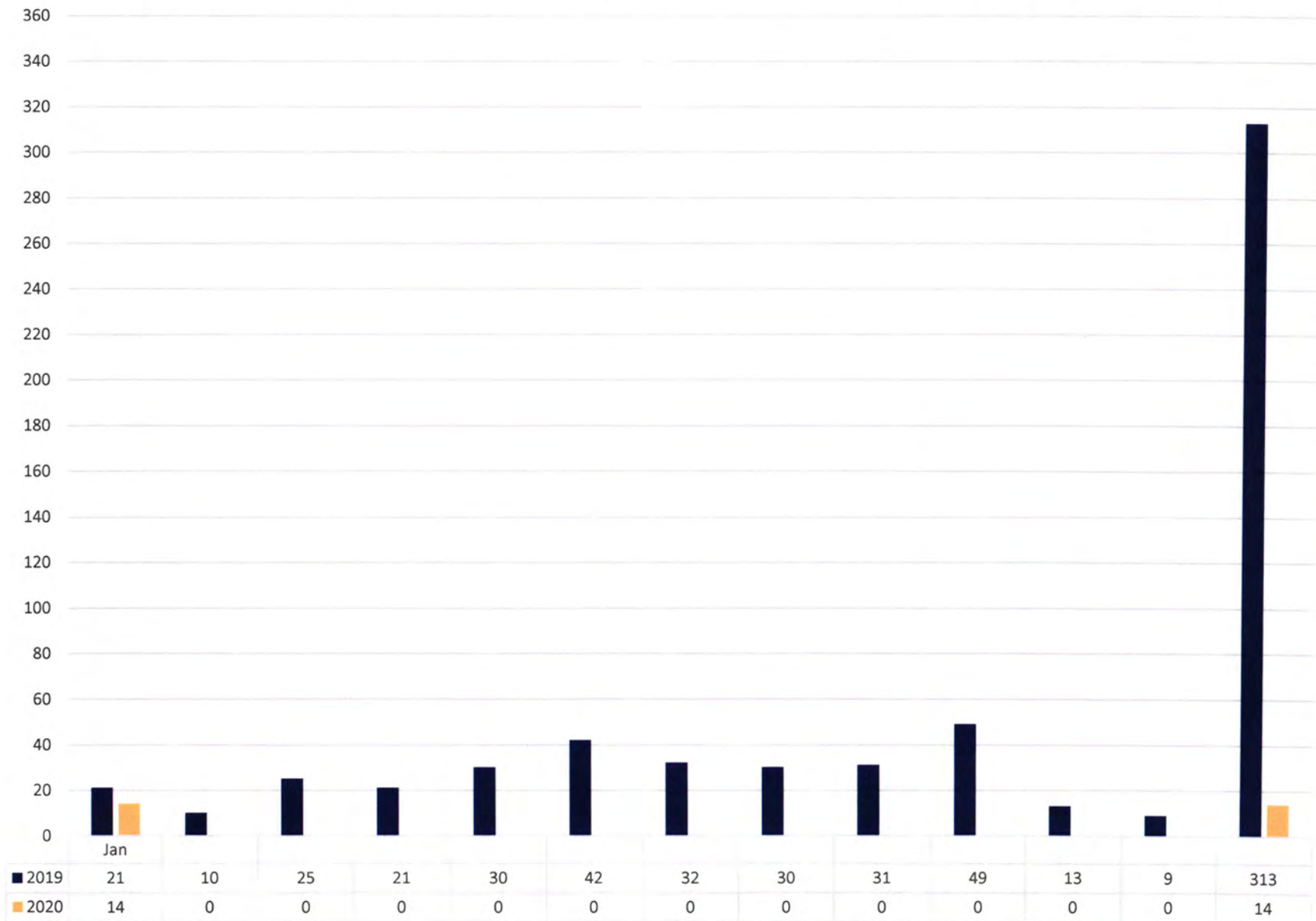
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$732,600	\$85,000		\$606,274	\$1,423,874
	[2]	[1]		[2]	
FEBRUARY					\$0
MARCH					\$0
APRIL					\$0
MAY					\$0
JUNE					\$0
JULY					\$0
AUGUST					\$0
SEPTEMBER					\$0
OCTOBER					\$0
NOVEMBER					\$0
DECEMBER					\$0
2020 TOTAL	\$732,600	\$85,000	\$0	\$606,274	\$1,423,874
	[2]	[1]		[2]	

Village of Burr Ridge New Housing Permits 2019 Compared to 2020

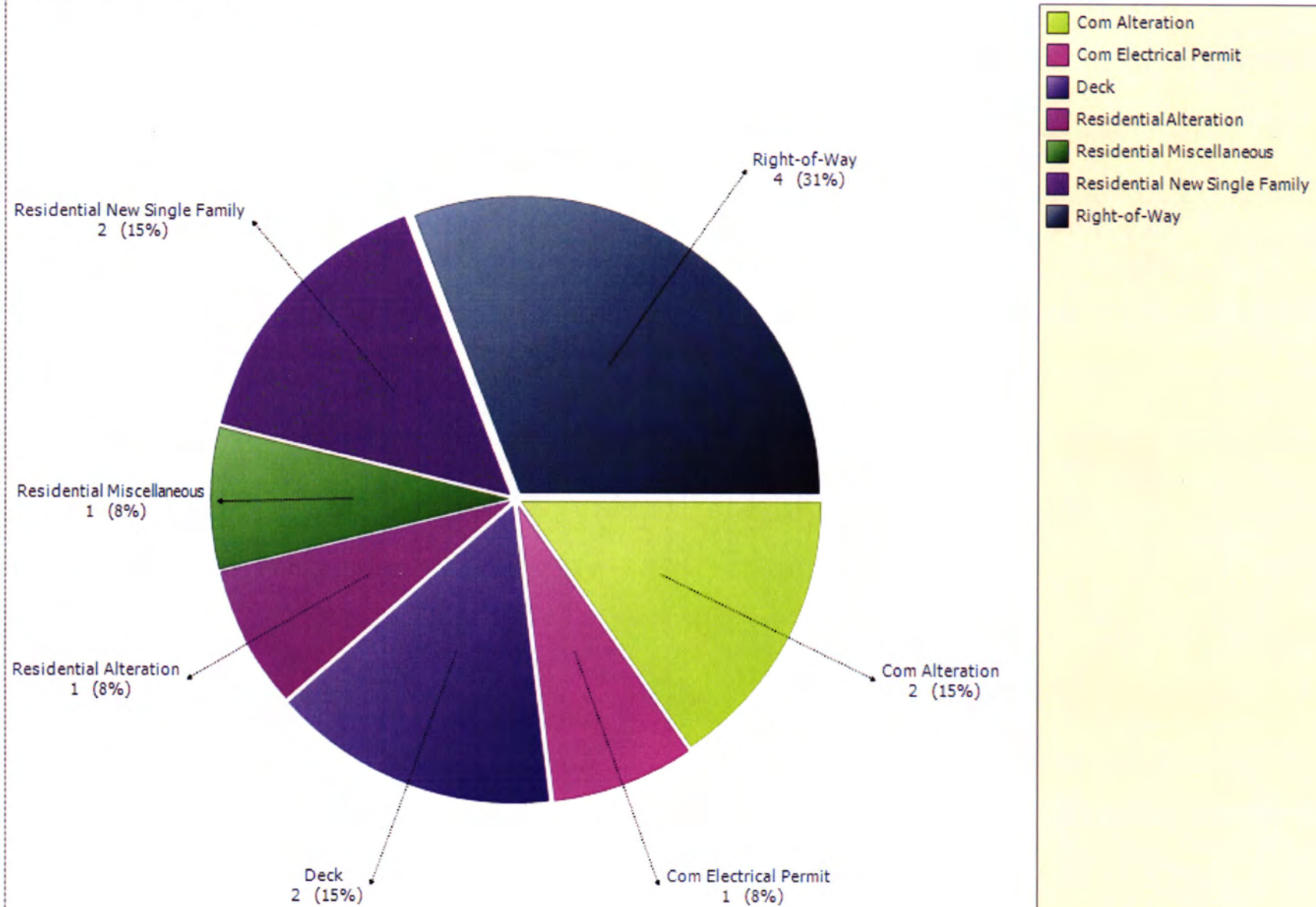


Village of Burr Ridge Building Permits Issued 2019 Compared to 2020



Breakdown of Projects by Project Type

Permits Issued January 2020





VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

S-01-2020: 78 Burr Ridge Parkway (Manderscheid); Requests a variation approval from the County Line Square sign plan to permit a third wall sign with alternative design features and a conditional sign approval to approve a sign with more than three colors at the subject property.

HEARING:

February 10, 2020

TO:

Plan Commission
Greg Trzupsek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

John Manderscheid

PETITIONER STATUS:

Current Tenant

PROPERTY OWNER:

Reegs Properties, LP

EXISTING ZONING:

B-1 Business

LAND USE PLAN:

Recommends Commercial Retail
and Restaurant Uses

EXISTING LAND USE:

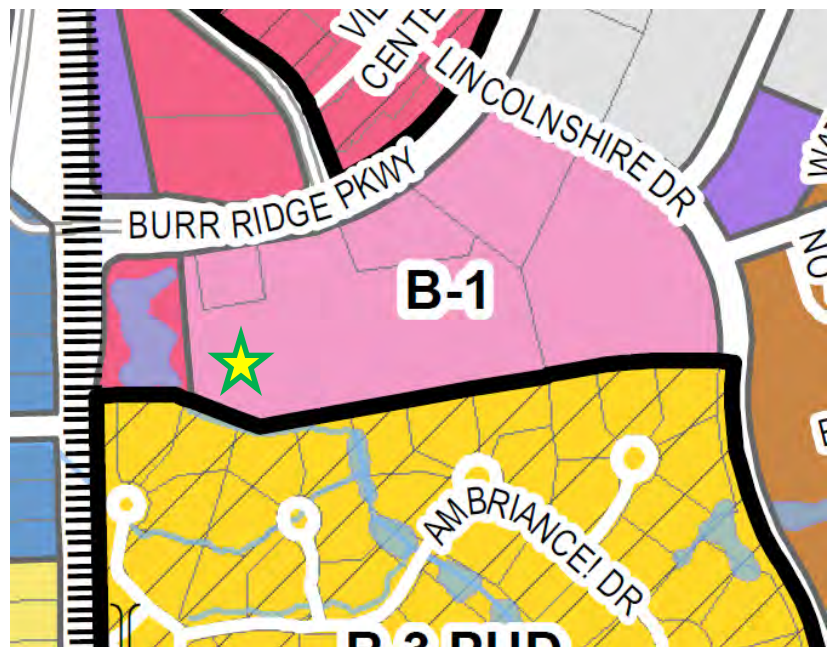
Commercial Building

SITE AREA:

10 Acres

SUBDIVISION:

County Line Square



Staff Report and Summary

S-01-2020: 78 Burr Ridge Parkway (Manderscheid); Sign Variation, Conditional Sign Approval, and Findings of Fact

The petitioner is John Manderscheid, owner of Patti's Sunrise Café located at 78 Burr Ridge Parkway within the County Line Square shopping center. The petitioner requests a variation approval from the County Line Square sign plan to permit a third wall sign with alternative design features and a conditional sign approval to approve a sign with more than three colors at the subject property. The County Line Square sign plan was established in 1988 to provide a property-specific set of sign regulations for the shopping center, as County Line Square was a first-of-its-kind retail location in the Village at the time of its development in the late 1980s. In summary, each store is permitted to have one sign per wall of its demised premises; if tenants have more than one side, the property owner is permitted to administratively approve additional signs based on the number of walls at the subject property. Signs are required to be colored #313 Duranodic Bronze and be no more than 16' in length and 18" in height, and may only contain a trade name of the subject business. Complete regulations of the County Line Square sign plan have been provided in the packet.

Patti's Sunrise Café currently has two permitted wall signs on its demised premises based upon its having two frontage walls; the petitioner is requesting to erect a third sign on a brick pole in the front of the property. The petitioner states that the purpose of the variation is due to the presence of the brick pole near the subject property, which blocks some of the view of the business' storefront. The additional sign would be 12 square feet in size and be approximately 8 feet in height; have a field colored #313 Duranodic Bronze to match the shopping center's existing signs; with black print and a small colored picture of a sun. Because the sign has more than three colors, it requires a conditional sign approval as well as a variation to approve.

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 conditional sign approval and a variation, the recommendation should be made subject to the elevations and sign location submitted by the petitioner.

Appendix

Exhibit A – Petitioner's Materials

EXHIBIT A



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 55.39 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.

The sign is in harmony with the surrounding tenants. The background color of the sign matches the facade of the building. Since the sign is mounted to the existing structure, it does take away from the look of the building.

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

Most people enter the shopping center through the center entrance facing Brookhaven. As you stand in front of Brookhaven, there is no possible way you can see Patti's; the pillars that are in front of Patti's prevent anyone from seeing the restaurant. Just in the last week, people came into the restaurant, and said they did not even know we were in the center.

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

The reason for the sign being placed on the pillar is two-fold. First, a sign attached to front of the building is blocked by the awning of the adjacent store. Second, a logo put on Patti's awning is blocked by the pillar that the proposed sign would be located.

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

The proposed sign is tastefully designed and will attract people to the end of the center. We believe it will help to enhance the look of the property.



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 Sign Variation request is determined by the following standards (as per section 55.41 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.

The conditional sign matches the design elements of the existing shopping center in color, size, and intent.

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

The sign will draw additional visitors to the shopping center by making one of the larger restaurants more visible.

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

The sign will be small in size as well as match other signs in the area.

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

The sign will not alter the essential character of the locality.

20 in

8.75 in

P
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T
T
I
'
S



C
A
F
E

96 in

20.22 in





PATTI'S SUNRISE CAFE





VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

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

STATUS OF PETITIONER: PROPERTY TENANT

PETITIONER'S ADDRESS: 78 Burr Ridge Parkway

ADDRESS OF SUBJECT PROPERTY: _____

PHONE: 630-825-5931

EMAIL: JOHNMQ.PATRISSE@RISECAFE.COM

PROPERTY OWNER: ~~BOB~~ BOB GABER

PROPERTY OWNER'S ADDRESS: 115 Vine Street PHONE: (630) 920-9612

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

DESCRIPTION OF REQUEST:

REQUEST TO ADD BLADE SIGN AT
SUBJECT PROPERTY

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 10.5 Acres EXISTING ZONING: B-1 Business

EXISTING USE/IMPROVEMENTS: Shopping Center

SUBDIVISION: County Line Square

PIN(S) # 18-30-305-003-0000

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.

John Manderschied
Petitioner's Signature

2/5/20
Date of Filing

EXHIBIT B

Exhibit E

Sign Criteria

Reverse Channel Letters (Backlit)

Signage on the exterior of the Demised Premises shall be provided as herein specified, and Tenant shall not erect or maintain, nor suffer to remain, any sign on the exterior of the Demised Premises except as permitted herein. Tenant shall, prior to the Commencement Date of this Lease, erect one sign (the "Store Front Sign") on the front of the Demised Premises. The Store Front Sign shall comply with local sign ordinances and the Landlord's requirements.

I General Requirements

- A. The Store Front Sign shall be the only sign permitted at the front of the Demised Premises. (If the Demised Premises fronts on more than one side, an additional sign may be allowed if approved by Landlord in writing.)
- b. All sign transformers, raceways and ballast boxes and decals shall be concealed behind sign band wall. Manufacturer's names, stamps and decals shall not be exposed.
- C. No exposed neon or incandescent bulbs or flashing, blinking, rotating, or moving signs or makers shall be permitted.
- D. No Store Front Sign or other signing on the Demised Premises shall be of a type wherein the signing is housed or contained within an illuminated or non-illuminated sign can or box mounted on the exterior of the sign area, unless expressly approved by Landlord in writing.
- E. Small-scale signs stating store hours, which are fabricated of die-cut vinyl, adhering on the inside surface of the glass of the storefront, shall be permitted subject to Landlord's approval. The maximum letter height shall be 1 1/2", the print style shall be Helvetica medium and the color shall be white.
- F. No sign shall be painted on the exterior of the walls, doors, windows or any other surface of the Demised Premises, nor erected, maintained or suffered to remain on the roof or parapet of the Demised Premises.
- G. No sign shall be erected until written specifications and drawings of such sign are first approved in writing by Landlord. Such specifications and drawings shall show the size, construction, materials, colors, script, name of sign manufacturer and proposed location of such sign in conformity with the requirements stated herein and shall include a cross section drawing.

Reverse Channel Letters (cont.)

- H. Wording on large scale signs shall be limited to store or trade name only. Each party's customary signature or logo, hallmark, insignia, or other trade identification will be respected within the guidelines set forth.
- I. All signs erected by tenant pursuant to the provisions hereof shall be erected at Tenant's own risk and expenses (including final electrical connections and connections to time clock), shall be in accordance with applicable law, and shall concern only the business of Tenant. Tenant shall secure and pay any necessary permits and fees. Tenant shall maintain said signs in a good state of repair and save the Landlord harmless from any loss, cost or damage as a result of the erection, maintenance, existence or removal of the same, and Tenant shall repair any damage which may have been caused by the erection, existence, maintenance or removal of such signs. Upon vacating the Demised Premises, Tenant shall remove all such signs and repair all damage caused by such removal. The contractor, materials and methods for repair must be approved in writing by the Landlord in advance of the work.
- J. All electrical hook-ups shall be performed by a licensed electrician, approved by Landlord and installed in accordance with all government requirements.
- K. Any damage caused to Landlord's work by signage installation shall be repaired by the Landlord and charged to the Tenant.
- L. Public safety decals or art work on glass in minimum sizes to comply with applicable Code, subject to the approval of Landlord, may be used, as required by building codes or other government regulations.
- M. Paper signs, stickers, banners or flags are prohibited.

II Specific Requirements

- A. Type - Aluminum letters, individually backlit with 3/16" clear plexi backface.
- B. Size -
 - 1. Suggested letter height for single row is 15" for upper case and 12" for lower case. Maximum total letter height for single row is 18" for upper or lower case letters and/or logos.
 - 2. Multiple rows are not to exceed 18" total height, including space.
 - 3. Depth of the letter to be 4".
 - 4. Total horizontal measurement shall not exceed a length of 16'.
 - 5. Base line and center line of sign to be located by Landlord's Architect.

Reverse Channel Letters (cont.)

C. Colors and Materials

1. Letters to be constructed of welded aluminum and painted with acrylic polyurethane to match a #313 Duranodic Bronze color.
2. All letters shall be illuminated with white neon tubes powered by normal factory transformers installed in the letter. A conduit for electric will be provided by Landlord contractor. All letters shall be approved by Underwriter Laboratories and carry a seal of approval.
3. Signs shall be attached to building with stainless steel bolts.
4. As part of Tenant's electrical work, Tenant shall install a seven-day timing device to control the sign so that hours of illumination can be controlled in accordance with the overall shopping center policy.

D. Three (3) complete sets of sign drawings must be submitted to the Landlord for approval before fabrication. Tenant's sign drawings must include the following:

1. Provide a complete listing and verbal description of every sign to be erected at the Premises.
2. Provide elevation views of storefront showing all signs (drawn to accurate scale) with dimensions of height of letters and length of signs.
3. Provide color samples of acrylic polyurethane.
4. Provide a cross section view through sign letter and sign panel showing location of sign relative to the storefront line, mounting height, and the dimensioned protection of the face of the letter from the face of the sign panel.

E. No front door signage shall be permitted, Landlord shall affix 2 1/2" letters to front door in accordance with attached exhibit A.

F. No rear building signage shall be permitted, Landlord shall affix 2 1/2" letters to rear door indicating Tenant name and address, in accordance with attached exhibit B.

Landlord shall not be responsible for the cost of refabrication of signs fabricated, ordered or constructed, that do not conform to the sign criteria and the local sign ordinances.