



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
JUNE 1, 2020 - 7:00PM
VILLAGE HALL - BOARD ROOM / ONLINE PLATFORM**

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.

Regarding Public Comments: Due to the current state of emergency and consistent with the Governor's Executive Order #2020-07, participation at this meeting will primarily be virtual. While Village Hall will be open for the meeting, no more than 10 persons may be present at Village Hall at any one time. [Here is a link](#) to watch and listen to the meeting live beginning at 7 PM on Monday, June 1, 2020. Public comments will be taken in advance of the meeting via email at ewalter@burr-ridge.gov. Public comments may also be made at the applicable time during the meeting by calling (224) 441-6894 and entering the conference identification number (634 050 244#). All participants will be muted upon entering the virtual meeting and be unmuted at the direction of the Chairman. Prior to voting on each agenda item, email comments for that agenda item will be read into the record, and the Chairman will pause to receive virtual comments. The same procedure will be followed for any person seeking to address the Plan Commission under Section VI - Public Comment.

I. ROLL CALL

II. APPROVAL OF APRIL 20, 2020 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-07-2020: 7000 County Line Road (Wiegand); PUD Amendment and Findings of Fact

Requests an amendment to PUD Ordinance #A-452-03-94 to permit an addition to an existing building to accommodate a birthing center at the subject property

IV. CORRESPONDENCE

A. Building Report – February 2020

V. OTHER PETITIONS

A. S-02-2020: 7000 County Line Road (Wiegand); Amendment to Sign Variations

VI. PUBLIC COMMENT

VII. ADJOURNMENT

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF APRIL 20, 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. Due to the State's Declaration of Emergency, this meeting was held via web conferencing system consistent with the Governor's Executive Order #2020-07.

ROLL CALL was noted as follows:

PRESENT: 8 – Stratis, Broline, Petrich, Farrell, Hoch, Irwin, Parrella, and Trzupek

ABSENT 0 – None

Commissioner Stratis joined the meeting at 7:10pm.

Assistant Village Administrator Evan Walter was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to approve the minutes of the March 2, 2020 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Parrella

MOTION CARRIED by a vote of 7-0.

III. PUBLIC HEARINGS

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

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

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is King-Bruwaert House, a senior living facility consisting of assisted living, memory care, skilled nursing and independent living care options located at 6101 County Line Road. The petitioner requests an amendment to PUD Ordinance #A-452-14-92 to permit a new independent living

apartment building, additions to several additional existing buildings, additional parking spaces, and ancillary revisions of the interior roadways and related engineering features of the subject property. The purpose of the amendment is to renovate and expand the three primary buildings developed in the 1980s on the northern side of the subject property. Because the amendments to the PUD are limited to a specific area of the subject property, the petition is limited to said area. King-Bruwaert House has operated a skilled nursing facility in its present location since 1933 and has been part of the Village since its annexation in 1975. The annexation did not include a rezoning; under State law, when a property is annexed into a municipality without being rezoned, it is automatically zoned to the least dense zoning classification, which in the case of the Village is R-1 Residential. In 1992, KBH was granted a PUD that permitted the development of the subject property as is presently observed. The subject property is zoned R-1 PUD and is approximately 35 acres in size. The subject property is surrounded by residential developments within Burr Ridge of varying density on all sides, except for Katherine Legge Park (KLP) to the north, which is owned by the Village of Hinsdale.

The petition proposes to add 144,016 square feet of building space to the subject property, although the net square footage will be slightly less due to the proposed removal of three smaller outbuildings. There are three main buildings in which meaningful work will occur to add bulk to the subject property; for clarity, staff will refer to these buildings as “Building A”; “Building B”; and “Building C”. A map designating these buildings is designated as Exhibit A. Most of the new square footage will be located within the all-new Building A that will be connected to the main house; the proposed use of the main building will shift from skilled nursing to apartment-style independent living. New amenities will be added to Building A, including a fitness center, grill-style dining room, bar/lounge, game room, and event space that can accommodate up to 200 persons. Building B currently contains primary medical center offices; the use of Building B will not change except for interior renovations and upgrades as well as the addition of a grade-level porte cochere on the north side permitting close-proximity vehicle access to the building. The porte cochere will be 13 ½ feet tall with a 17’ wide roadway, which will allow two vehicles to pass through simultaneously. Building C represents a new addition, which will include employee lounge areas in the basement, 14 memory care rooms on the first floor, and 14 skilled nursing rooms on the second floor.

Cathleen Keating, attorney for King-Bruwaert House, introduced the petitioner’s team, who presented a summary of the petition that included a short 3D flyover of the additions.

Chairman Trzupek asked for public comment.

Patricia Jahn, 134 Dragonfly, said she was concerned about the construction damaging the value of her townhome because King-Bruwaert would not agree to indemnify the purchase price of the home. Ms. Keating said that indemnification would not be possible because King-Bruwaert would need to indemnify all 58 townhome units equally if such action was to occur, an economic risk that was deemed unfeasible. Ms. Keating said that at no point in King-Bruwaert’ history had there been a recorded instance of a townhome losing value, even during the 2008 recession. Chairman Trzupek and Commissioner Stratis concurred with the petitioner in stating that such an issue was not within the scope of the petition or Plan Commission.

Donald Gralen, 113 Clover Meadow, said he favored the petition due to the necessary nature of the project. It was his belief that the project would yield additional value for residents that would not be realized if the project were not built.

Commissioner Stratis said he felt that parking was not an issue, that a solid fence should be added along the eastern property line, and that additional landscaping be made along the new parking bank on the southwest side of the subject property. Commissioner Stratis complimented the petition for its attention to detail and the staff report for its completeness.

Commissioner Farrell agreed with the recommendations within the staff report and seconded the need for additional landscaping buffer between the southwest parking bank and the townhomes. Commissioner Farrell asked if there would be lawn or ground cover on the parking lot island near Dragonfly. Nick Patera, Teska and Associates, said it would be a sod rim with shrubs in the core of the island. Commissioner Farrell asked if any comments were received from the Village of Hinsdale. Mr. Walter said that the Village was concerned about light spillage, which was addressed with the staff recommendation, as well as adding a substantial noise wall made of stone. Both staff and petitioner felt that a noise wall would not be appropriate along the northern property line and thus opted not to recommend said improvement as an enhancement to the petition. Commissioner Farrell asked how light shielding would occur with the decorative light fixtures proposed. Joe Mayer, Kimley-Horn, said that a shield would be able to be fabricated to match the style of light.

Commissioner Petrich asked where construction access would be located. Danny Martin, SAS Architects, said that the northern road would be primarily used for construction access to keep the impacts on residents to a minimum. Commissioner Petrich asked if any market studies were done to understand the demand for the amenities proposed. Ms. Keating said that at least four market studies had been performed within the previous six years, with all indicating that a higher demand for independent living existed in the market than was presently being supplied. Commissioner Petrich asked if the site would be fully ADA-compliant. Mr. Mayer said all of the areas were fully compliant. Commissioner Petrich asked if there was a history of vehicular accidents near the main entrance. Terri Bowen, executive director of King-Bruwaert House, said that no accidents had occurred for many years at the intersection. Commissioner Petrich asked who would have access to the new 200-person event facility. Ms. Keating said it would be limited for use by King-Bruwaert residents or other community senior groups.

Commissioner Broline said he was impressed by the letters of support from the residents. Commissioner Broline asked if the Pathway Commission had reviewed the proposed walking paths on the property. Mr. Walter said that because the walking paths were privately owned and intended only for private use, the Pathway Commission would not review or make a recommendation on said land use.

Commissioner Irwin said that he was concerned about the amount of parking along the northern property line and suggested that the quantity of parking be reduced. Ms. Keating said that the amount of parking in this area was proposed due to its proximity to the geriatric care facility, which is open to the public. Commissioner Irwin said that he wanted to see parking reduced along the

northern property line. Mr. Patera said that attempts were made to break up parking along the northern property line, as well as the fact that the petitioner had little concern about a non-residential use going in across the lot line to the north. Commissioner Irwin asked if a parking deck could be constructed in the larger eastern parking lot. Mr. Mayer said that this would be inadvisable due to the cost and unsightliness of said structure. Commissioner Irwin asked what the required setback would be for parking in this area. Mr. Walter said that the required setback was 8' and that the actual setback was less than 1' in most areas. Commissioner Irwin requested that the petitioner reduce the number of parking space along the northern property line.

Commissioner Hoch said that she would prefer to see a reduction in the number of parking spaces along the northern property line. Mr. Martin said that some of the parking spaces would be used for construction use. Commissioner Hoch asked about the proposed water main on the northeast side of the property still being an option for a public benefit qualification. Mr. Walter said that staff had opted to remove all recommendations regarding defining public benefits. Ms. Bowen said that because King-Bruwaert is a non-profit organization that does not accept public financing, she asked for consideration of that fact be taken into account when the Plan Commission makes its recommendation. The Plan Commission agreed that this should be considered. Mr. Mayer said that King-Bruwaert would be providing an additional water line to the east, which would be stubbed off for Village use later. Mr. Walter said that this water line would make it simpler and cheaper for the Village to provide additional connections to Dougshire and Gregford in the future.

Chairman Trzupek concurred with other Commissioners about the parking quantities along the northern property line. Chairman Trzupek asked if any rooftop mechanical equipment could be seen from ground level. Mr. Martin said that none would be visible. Chairman Trzupek asked if there was a meaningful difference between open space of 70.6% and 66% as was proposed by the petition. Mr. Walter said that the loss of open space was limited to an area that was already generally built-up and that a 4% decrease was not a significant detracting within the area. Chairman Trzupek asked that the petitioner work with staff to design a custom construction-staging plan.

Commissioner Petrich said that he remained concerned about parking quantities and locations. Commissioner Stratis said he did not favor any parking deck for a number of reasons but suggested that the petitioner engage in a proof of parking analysis at a later date. Mr. Walter suggested that the petitioner be permitted to land bank 15 spaces, as the petitioner proposed 258 parking spaces but be required to build no more than 243 spaces at the outset. Mr. Walter also suggested that there be a limit on the number of spaces before a landscaping island be built; he suggested that the limit along the northern property line be seven instead of 14.

A discussion was held about reducing parking. The petitioner agreed to reduce the amount of spaces to 243 by eliminating 15 spaces along the northern property line while adhering to a limit of no more than seven parking spaces between landscaping islands. The Plan Commission supported this concept and did not feel that additional Plan Commission review was necessary on this point.

At 9:04pm, a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 7 – Hoch, Broline, Stratis, Farrell, Petrich, Irwin, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to recommend approval of an amendment to PUD Ordinance #A-452-14-92 to permit a new independent living apartment building, additions to several additional existing buildings, additional parking spaces, and ancillary revisions of the interior roadways and related engineering features at the subject property subject to the following conditions:

1. The amendment be made subject to the submitted site plans, building elevations, and engineering plans.
2. Additional landscaping shall be installed beyond what is shown in the landscaping plan between the new parking spaces on the southwest side of the subject property, subject to staff approval.
3. The parking count shall be reduced by 15 spaces, with the reductions occurring along the northern property line, subject to staff approval.
4. Not more than seven consecutive parking spaces shall be permitted along the northern property line without inclusion of a landscape island.
5. All light fixtures within 20' of the northern and eastern property line shall have a light shield installed directing light back towards the subject property.
6. A 6' solid fence shall be installed along the lot lines shared with the lots on Dougshire Court adjacent to the subject property, subject to staff approval.
7. A detailed construction-staging plan shall be submitted to, approved, and managed by staff, with emphasis placed on protecting residents living within The Woods (townhome) developments south of the proposed subject buildings from traffic access, dust, noise, and property damage.

ROLL CALL VOTE was as follows:

AYES: 7 – Hoch, Irwin, Stratis, Farrell, Petrich, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

V. OTHER PETITIONS

VII. FUTURE SCHEDULED MEETINGS

VII. ADJOURNMENT

Plan Commission/Zoning Board Minutes
April 20, 2020 Regular Meeting

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to **ADJOURN** the meeting at 9:07p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:07p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-07-2020: 7000 County Line Road (Weigand); Requests an amendment to PUD Ordinance #A-452-03-94 to permit an addition to an existing building to accommodate a birthing center at the subject property.

HEARING:

June 1, 2020

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Laura Weigand o/b/o
Birth Partners, Inc.

PETITIONER STATUS:

Approved Tenant

EXISTING ZONING:

B-1 Business PUD

LAND USE PLAN:

Recommends Retail, Service, and
Office Uses

EXISTING LAND USE:

Commercial Building

SITE AREA:

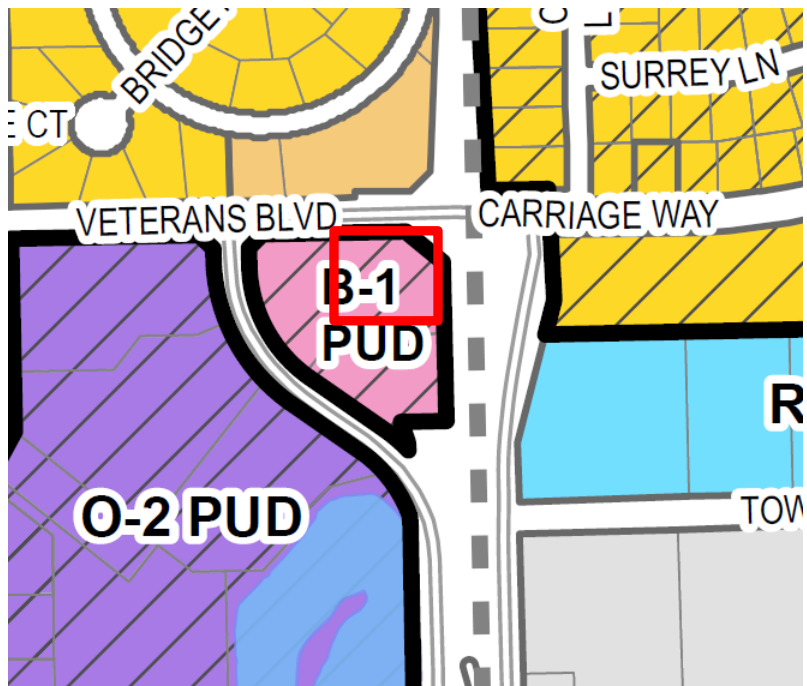
1.59 Acres

SUBDIVISION:

Oak Grove

PARKING:

25 Spaces



The petitioner is Laura Weigand on behalf of Birth Partners, Inc., a Birthing Center at 7000 County Line Road. The petitioner requests an amendment to PUD Ordinance #A-452-03-94 to permit an addition to an existing building to accommodate a birthing center at the subject property. The aforementioned ordinance created the Oak Grove PUD as is presently constituted; the proposed addition thus requires an amendment to the PUD.

The petitioner is proposing to expand the existing 3,000-square foot building at the subject property to create a 5900-square foot building solely housing the use that was approved in 2019. In general, the expansion would remove the existing drive-thru canopy stalls on the building and enclose said area. The proposed addition would result in the west eaves being in the same location of the current drive-thru canopy; the proposed addition otherwise complies with all required setbacks in the B-1 Business District. The proposed addition also meets the Floor Area Ratio Requirements of 40% in this zoning district (8.5%) as well as the maximum height requirements of 35 feet. No parking would be eliminated by the addition, while a one-way drive aisle would be maintained to allow for patient access, etc. to the building. Additional impervious surface would not be added to the site, thus necessitating no alterations to the development's stormwater capacity. The elevations of the proposed addition would be masonry and stone to match the existing building's elevations. No emergency access areas would be constructed by the proposed additions, as the use of emergency vehicles to routinely transport patients was prohibited by the petitioner's 2019 special use. Finally, the Village's building consultant has already completed the permitting review of the proposed addition and identified no issues that would require any site alterations not otherwise proposed by the petitioner.

Land Use and Site Analysis

The subject property is 1.59 acres on a shared parcel with two other commercial buildings at the Oak Grove PUD. The subject property is bounded by O-2 Office uses to the west, a church zoned R-2B Residential to the north, and a mixture of residential and industrial uses to the east zoned R-3 Residential, R-A Research Assembly, and L-I Light Industrial. The other tenants of the Oak Grove PUD include Cadence Preschool and Busey Bank.

Public Hearing History

In 2019, the Village approved a text amendment to add "Birthing Center" as a special use in the B-1 Business District and a special use to the petitioner to operate a Birthing Center as per the amended Zoning Ordinance.

Several sign variations have been granted for the Oak Grove PUD, which is unusually limited in the number of signs permitted due to three buildings being located on a single parcel.

Public Comment

No public comment was received on this petition.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact for the PUD Amendment. If the Plan Commission chooses to recommend approval of a PUD Amendment to accommodate the proposed expansion, staff recommends that it be made subject to the petitioner's submitted site plans.

Appendix

Exhibit A – Petitioner's Materials



Findings of Fact – Special Use
Burr Ridge Zoning Ordinance

Address:

7000 County Line Road

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.

*Expansion of the building will allow the first of its kind
bikini center to occupy the 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.

*Correct. There will be limited land use changes once the
project is completed.*

- 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.

*Correct. All ingress/egress will be maintained and setbacks will
not materially be altered.*

- 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.

Correct. All surrounding properties are presently developed.

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

Correct. None will change on this point.

- 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.

Correct. See statement c.

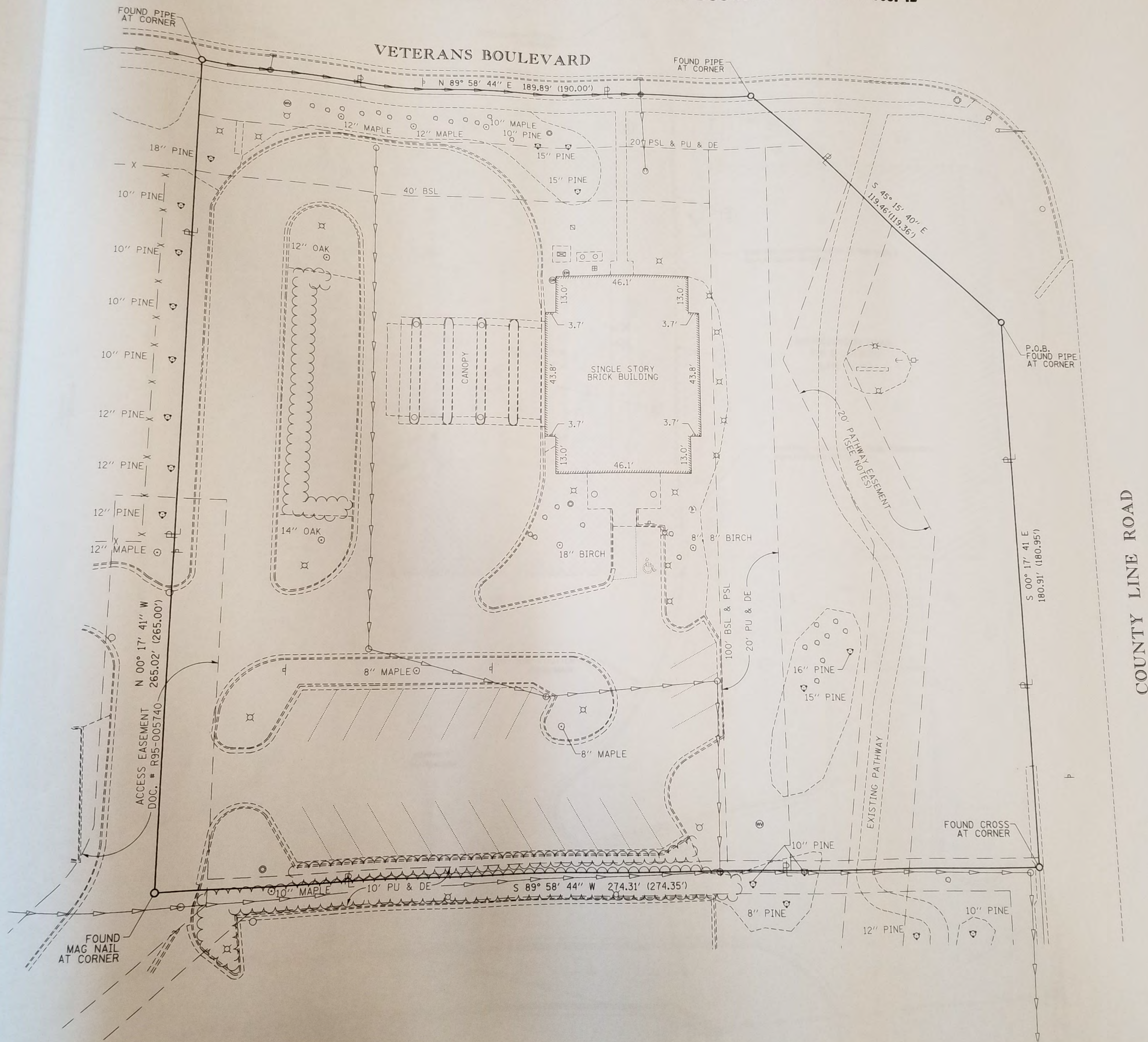
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

*Correct. The special use ~~prop to~~ occupy the space has
already been approved.*

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

Correct.

OAK GROVE SUBDIVISION UNIT 1
RECORDED JANUARY 13, 1995 AS DOCUMENT NO. R95-005742



GRAPHIC SCALE:
20'
SCALE:
BEARING
DOCUMENT

LEGAL DESCRIPTION (DOCUMENT)

THAT PART OF LOT 1 OF O
THE SOUTHEAST QUARTER O
THIRD PRINCIPAL MERIDIAN
DOCUMENT R95-005742, DU

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00 DEGREES 17 MINUTES 4
1, A DISTANCE OF 180.95
WEST, A DISTANCE OF 27
WEST, 265.00 FEET TO A
FEET EAST OF THE NORT
89 DEGREES 58 MINUTES
THE NORTHERNMOST NORT
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DISTANCE OF 119.36 FEET

DUPAGE COUNTY P.I.N. M
ADDRESS

PUBLIC UTILIT

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DO HEREBY STATE THAT I HAVE
PREPARED UNDER MY DIRECT

VETERANS BOULEVARD

CADENCE ACADEMY
PRESCHOOL

EXISTING HMA
(TO REMAIN)

EXISTING HMA
(TO REMAIN)

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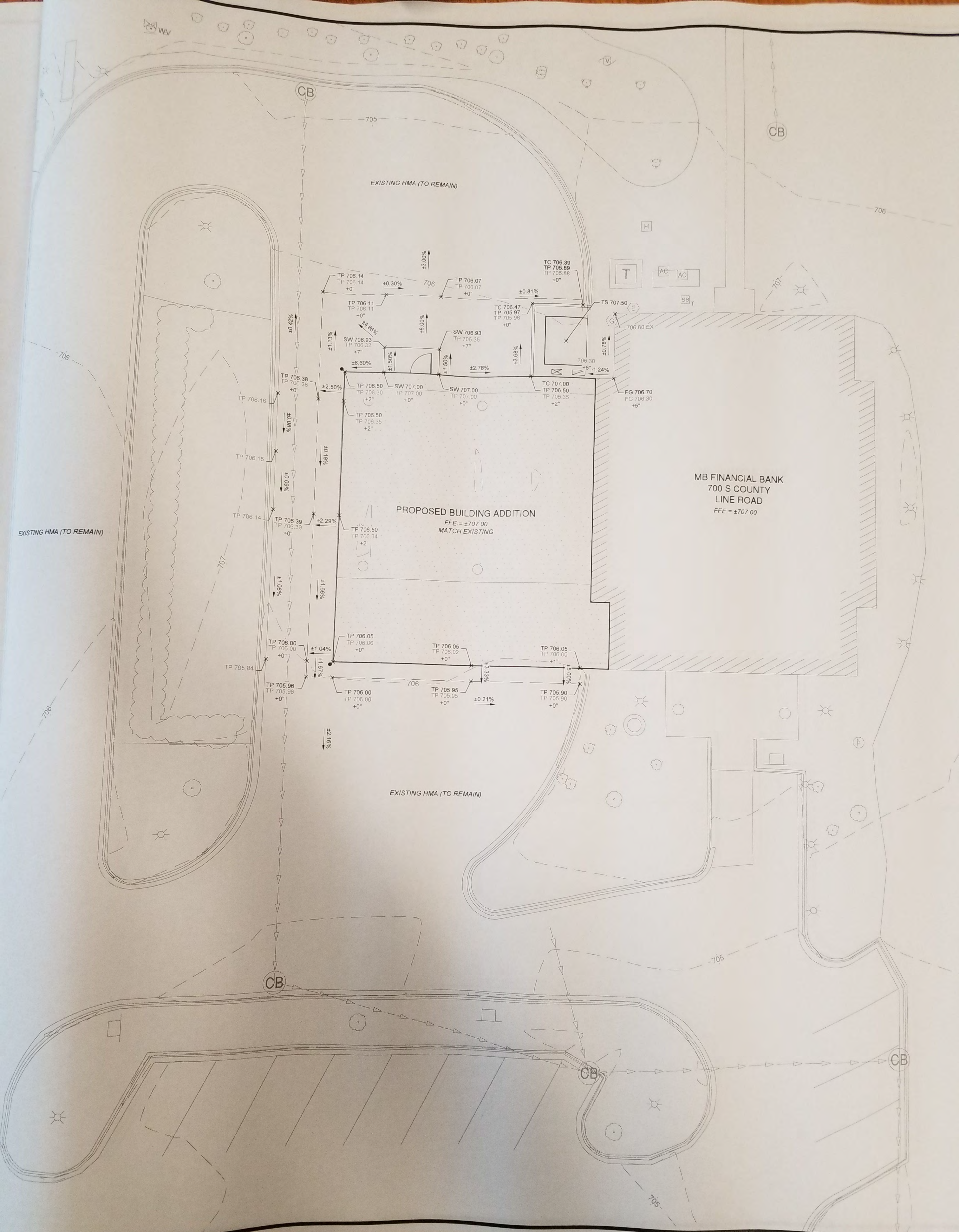
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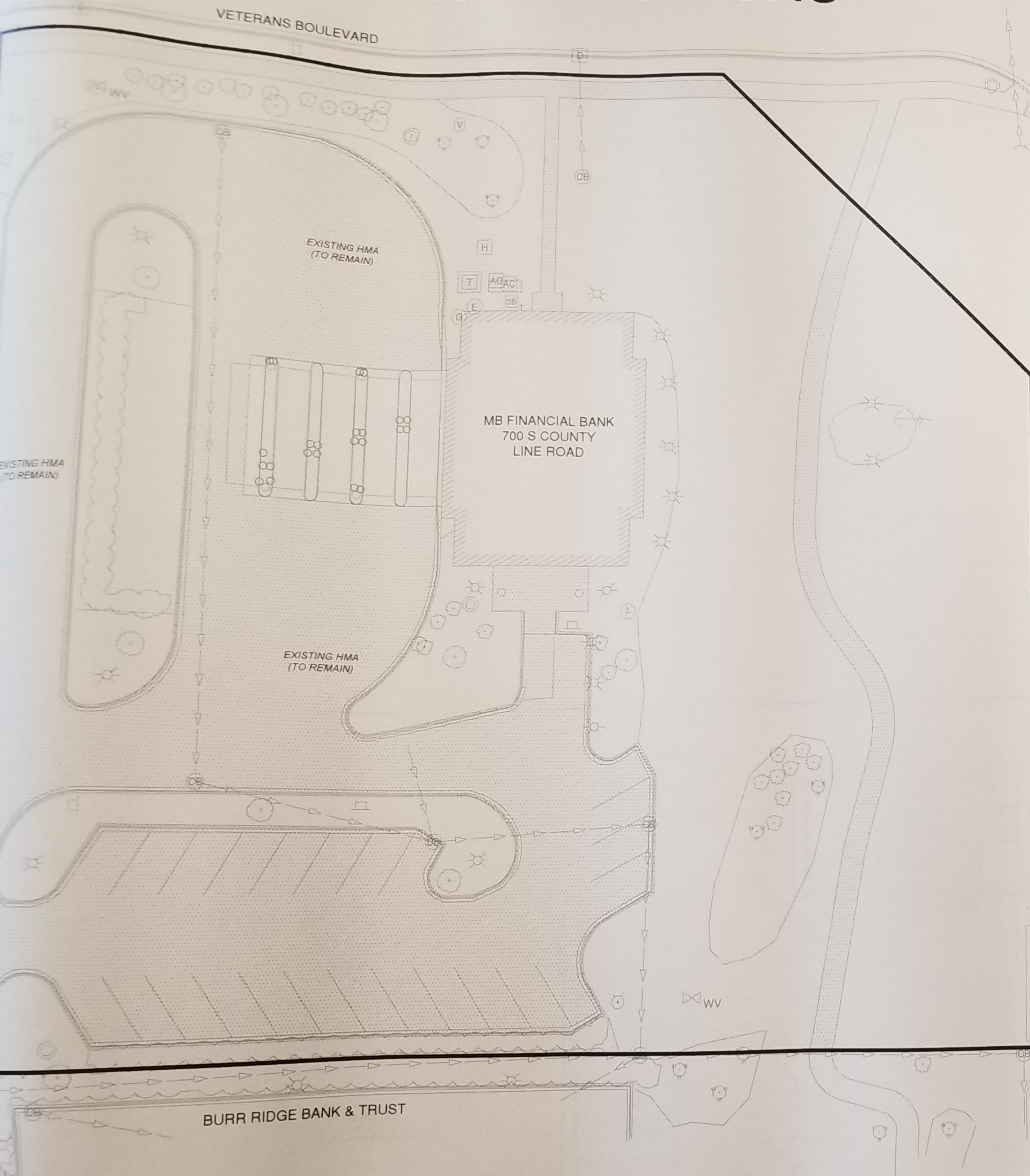
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EXISTING CONDITIONS



LEGEND

- EXISTING PROPERTY LIMITS
- EXIST STORM SEWER
- PERVIOUS AREA
(TURF OR LANDSCAPING)
- IMPERVIOUS AREA
(PAVEMENT OR SIDEWALKS)
- IMPERVIOUS AREA
(ROOFS)

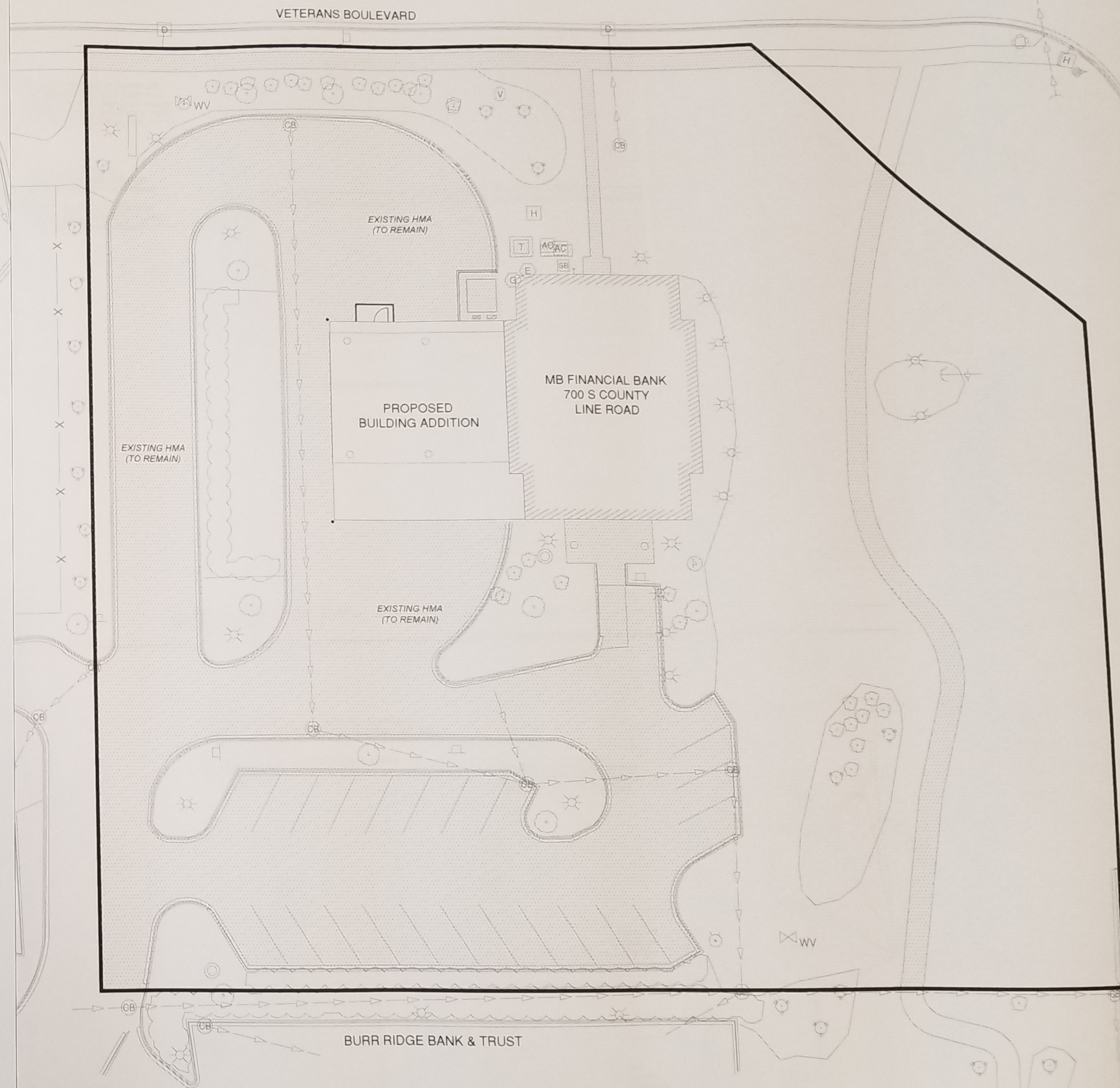
NORTH

0 20 40 Feet

EXISTING CONDITIONS

ROOF AREA =	0.12 AC
PAVEMENT AREA =	0.62 AC
TURF AREA =	0.77 AC
TOTAL AREA =	1.51 AC

PROPOSED CONDITIONS



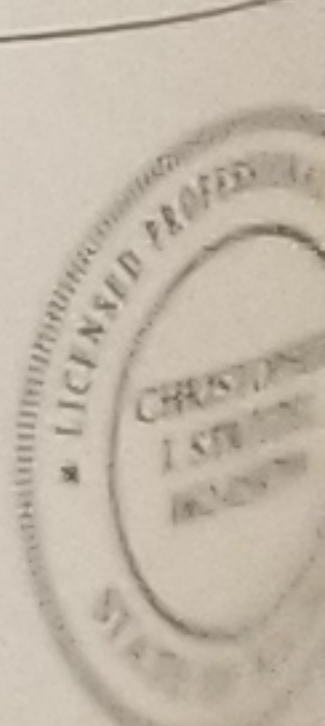
NORTH

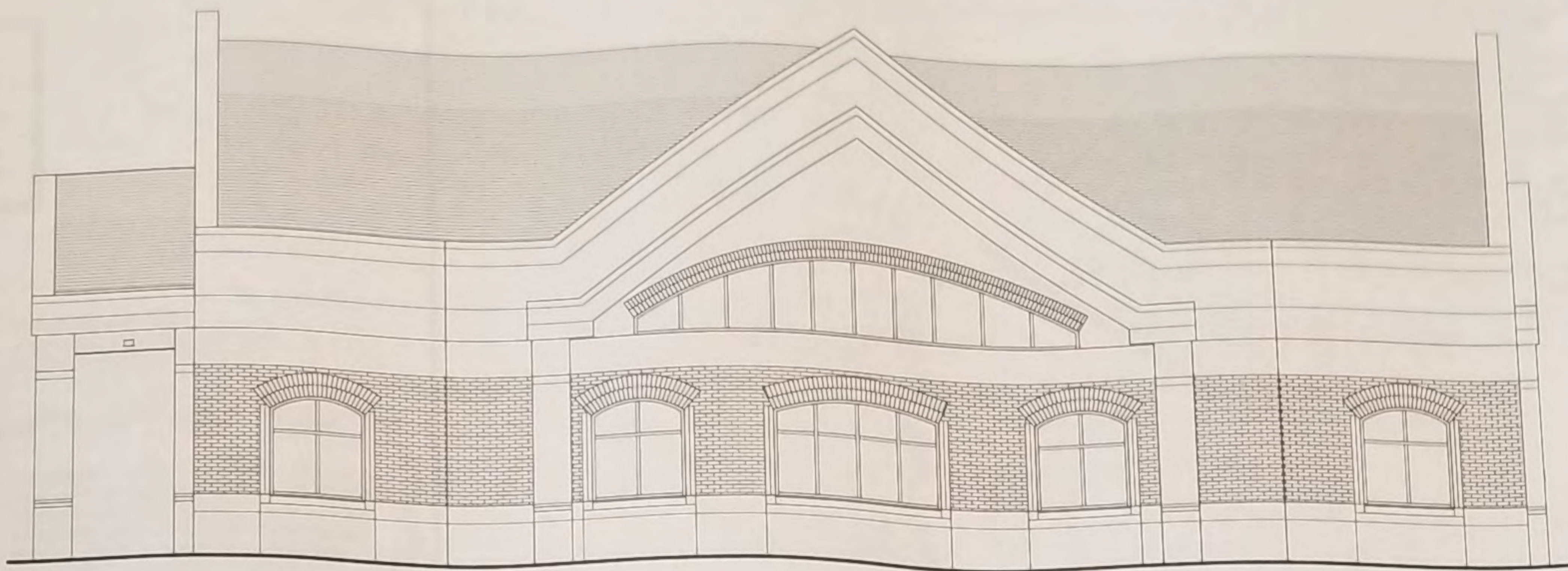
0 20 40 Feet

PROPOSED CONDITIONS

ROOF AREA =	0.14 AC
PAVEMENT AREA =	0.60 AC
TURF AREA =	0.77 AC
TOTAL AREA =	1.51 AC

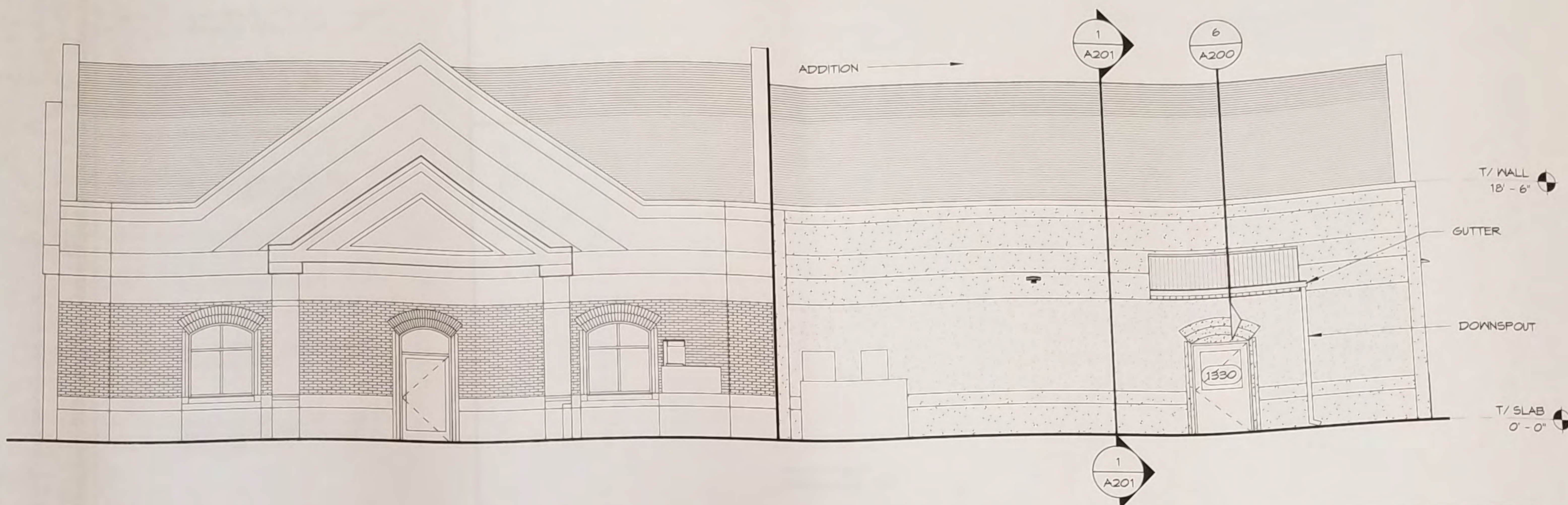
THE PROPOSED IMPROVEMENTS WILL INCREASE THE OVERALL IMPERVIOUS AREA OF THE SITE AND, THEREFORE, NO FURTHER STORMWATER MITIGATION WILL BE REQUIRED.



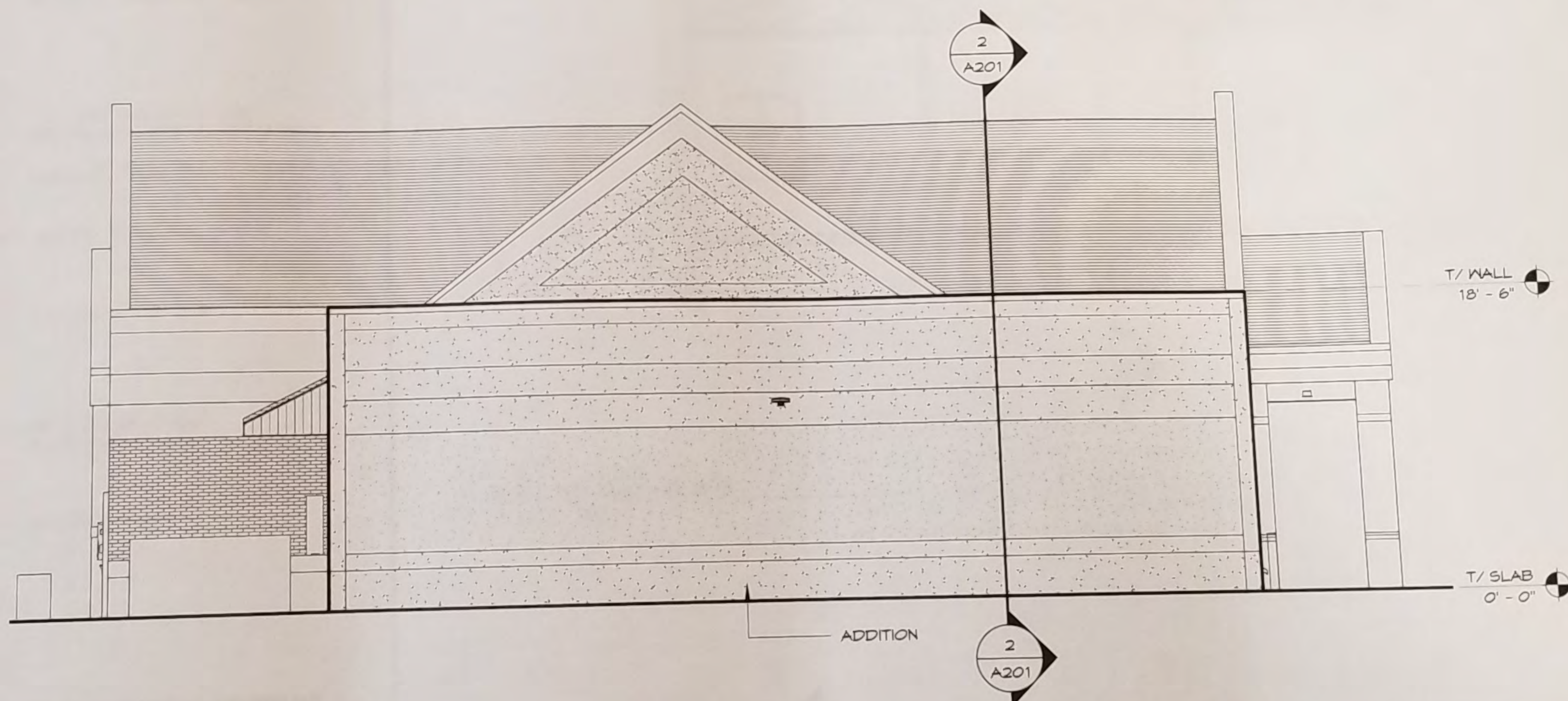


NOTE:
THIS ELEVATION IS
SHOWN FOR
INFORMATIONAL
PURPOSES. THERE IS
NO WORK ON THIS
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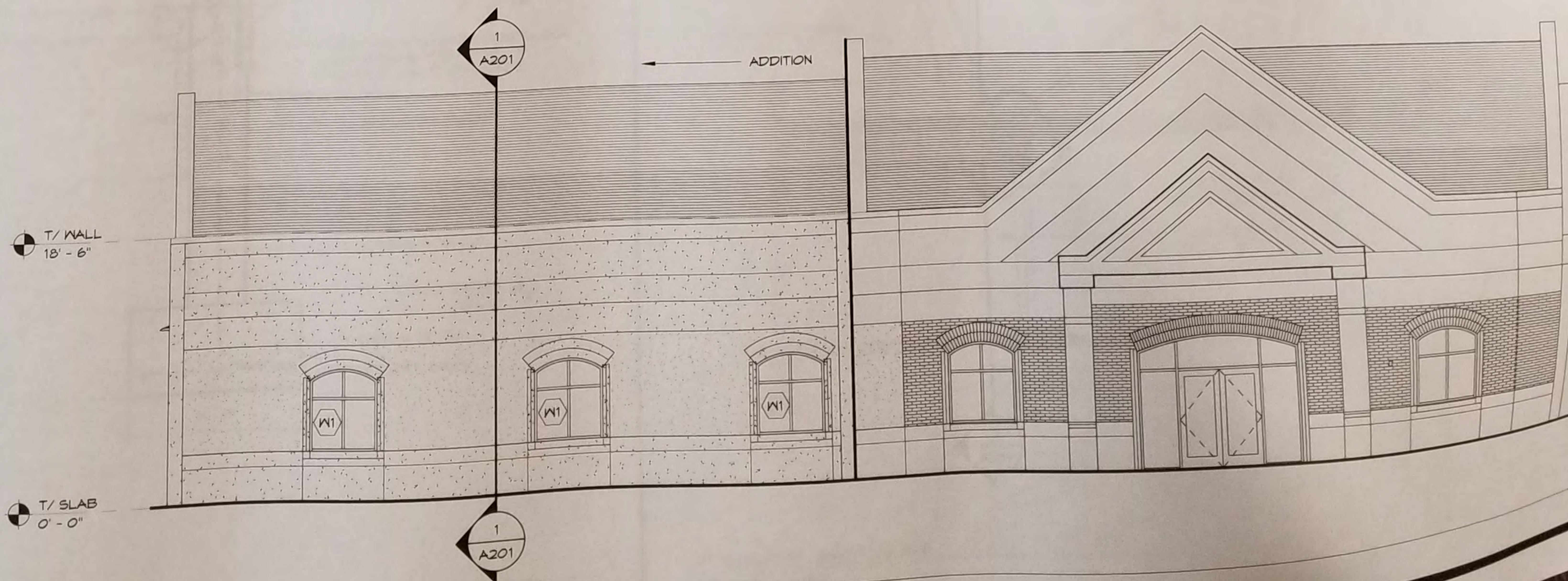
④ EAST ELEVATION - EXISTING ELEVATION
1/8" = 1'-0"



③ NORTH ELEVATION
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"



① SOUTH ELEVATION
1/8" = 1'-0"



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): Laura Wilgand

STATUS OF PETITIONER: Approved Tenant

PETITIONER'S ADDRESS: 2107 Crimson Lane Bloomington, IL 61704

ADDRESS OF SUBJECT PROPERTY: 7000 County Line Road

PHONE: (309) 361-9199

EMAIL: laurawilgand@obgyn.com

PROPERTY OWNER: Midland Equities, LLC

PROPERTY OWNER'S ADDRESS: 1 Transam Plaza Villa Park PHONE: (730) 620-1500

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

DESCRIPTION OF REQUEST:

Amendment to PUD to permit expansion of existing building

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 1.59 Acres EXISTING ZONING: B-1 PUD

EXISTING USE/IMPROVEMENTS: Commercial Building

SUBDIVISION: Oak Grove PUD

PIN(S) # 09-24-404-002; 09-24-404-004; 09-24-404-005

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.

Laura Wilgand
Petitioner's Signature

4-30-2020
Date of Filing

04/11/2020

Permits Applied For February 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-19-332	02/24/2020	6800 North Frontage Rd.	Pinnacle Contractors, LLC	537 S. Vermont Palatine IL 60067	Com Alteration
JCA-20-007	02/11/2020	410 Village Center Dr.	Castelli Construction, Inc.	2233 S. Highland Av. Lombard IL 60148	Com Alteration
JCA-20-013	02/11/2020	1333 Burr Ridge Pkwy	Siebert Construction	1440 Huntington Dr Calumet City IL 60409	Com Alteration
JCPE-20-021	02/25/2020	1333 Burr Ridge Pkwy	Siebert Construction	1440 Huntington Dr Calumet City IL 60409	Com Electrical Permit
JDEK-20-018	02/14/2020	5 Sylvan Glen Ct	Design A Deck, Inc.	254 Ian Ave. New Lenox IL 60451	Deck
JGEN-20-017	02/13/2020	1404 Burr Ridge Club Dr	Penco Electric Inc	7133 N Austin Ave Niles IL 60714	Generator
JRAD-14-356	02/24/2020	7556 Woodland Ct	Morse Enterprises	21 S Willmette Westmont IL 60559	Residential Addition
JRAL-20-012	02/03/2020	11998 Crosscreek CT	Sun Badger Solar, LLC	1134 W. Washington Blvd. Chicago IL 60607	Residential Alteration
JRAL-20-015	02/10/2020	103 Waterside PL	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Residential Alteration
JRAL-20-019	02/24/2020	7556 Woodland Ct	ANR Construction	3752 W. 111th Street Chicago IL 60655	Residential Alteration
JRAL-20-025	02/11/2020	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRSF-18-057	02/26/2020	16W 370 93rd Pl	JD Builders	6501 W. 81st St Burbank IL 60459	Residential New Single Family
JRSF-18-297	02/26/2020	7600 Hamilton Av	Raymond & Patricia Howe	5500 S. Elm St. Hinsdale IL 60521	Residential New Single Family
JRSF-19-320	02/12/2020	7264 Lakeside Cir	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family
JRSF-20-014	02/11/2020	6 Shenandoah Ct	McNaughton Development	11 S 220 Jackson St Burr Ridge IL 60527	Residential New Single Family
JRSF-20-020	02/25/2020	9785 Secret Forest Dr	RL Builders	913 State St Lemont IL 60439	Residential New Single Family

TOTAL: 16

04/11/2020

Permits Issued February 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-20-010	04/11/2020	6880 North Frontage Rd	Klein Construction	15700 w. 103rd St. Lemont IL 60439	DEMO	
JCA-20-013	02/17/2020	1333 Burr Ridge Pkwy	Siebert Construction	1440 Huntington Dr Calumet City IL 60409	Com Alteration	
JCMSC-19-141	02/25/2020	7600 County Line Rd	Renovation Associates, Inc.	527 N. Wailoa Ave La Grange Park IL 60526	Commercial Miscellaneous	
JRAL-19-296	02/14/2020	7895 Circle Dr	Vari & Associates		Residential Alteration	
JRAL-19-335	02/19/2020	6330 County Line Rd	Tesla, Inc	2201 Arthur Avenue Elk Grove Village IL 60007	Residential Alteration	
JRAL-20-009	02/25/2020	ROWs Ck Cty Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way	
JRSF-19-325	02/13/2020	41 Cabernet Ct	HJH Homes	2210 Midwest Rd # 212 Oak Brook IL 60523	Residential New Single Family	
TOTAL:	7					

04/11/20

Occupancy Certificates Issued February 2020

CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF20004	02/07/20	Nuruddin and Farhana Rajwany	7367 Lakeside Cir.
OF20006	02/10/20	Sephora	582 Village Center Dr
OF20008	02/26/20	Josef Dlugopolski	16W 370 93rd Pl
OF20009	02/27/20	Agata & Marcin Wojtyczka	7240 Park Ave
OF20010	02/28/20	University of Chicago Physicians Gr	180 Harvester Dr
OF20011	02/28/20	University of Chicago Physicians Gr	180 Harvester Dr
OF20012	02/28/20	Christopher Chalokwu	6587 Shady Ln

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2020

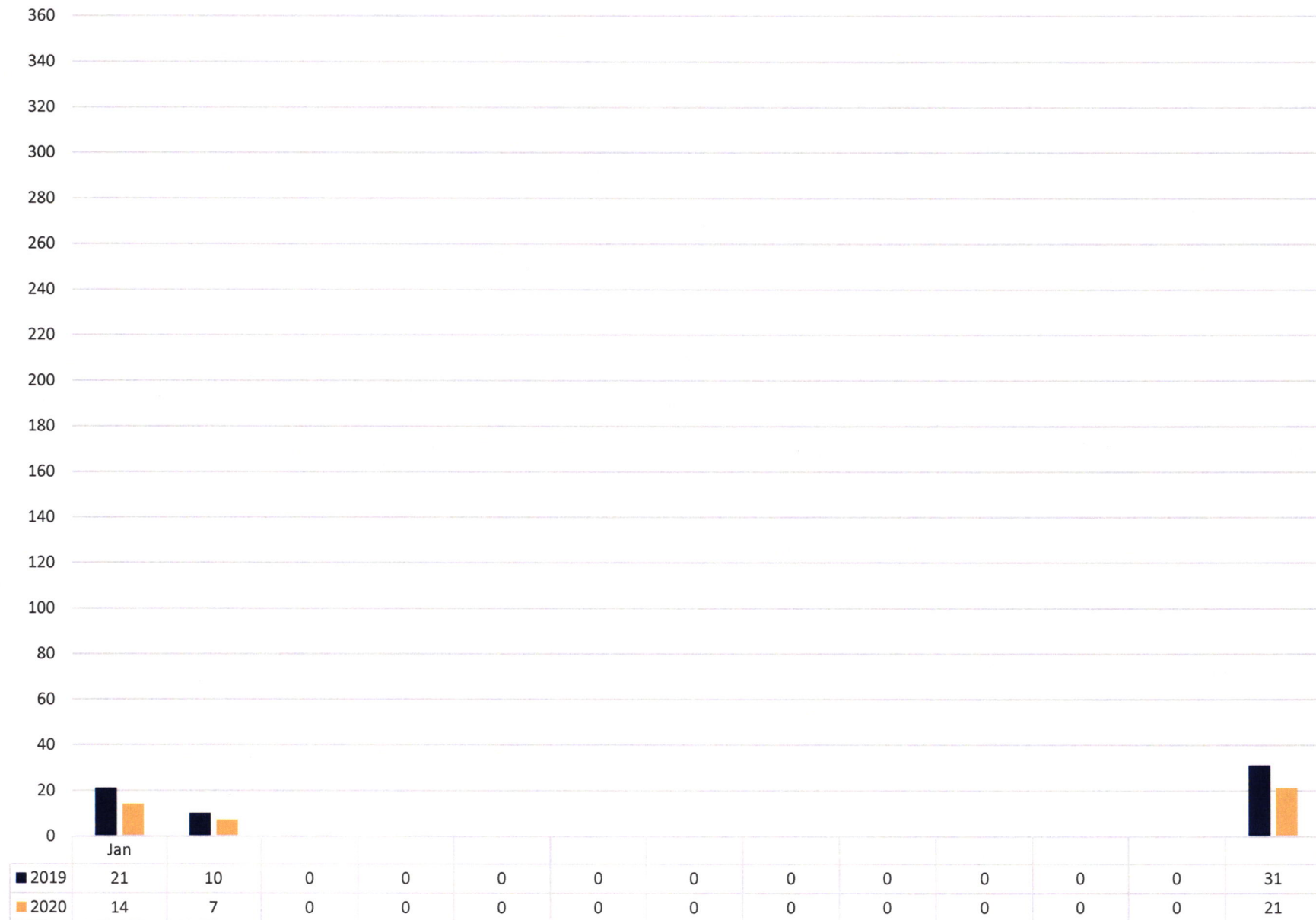
(Does not include miscellaneous Permits)

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	\$1,237,950	\$44,700		\$95,650	\$1,378,300
	[1]	[2]		[1]	
MARCH					\$0
APRIL					\$0
MAY					\$0
JUNE					\$0
JULY					\$0
AUGUST					\$0
SEPTEMBER					\$0
OCTOBER					\$0
NOVEMBER					\$0
DECEMBER					\$0
2020 TOTAL	\$1,970,550	\$129,700	\$0	\$701,924	\$2,802,174
	[3]	[3]		[3]	

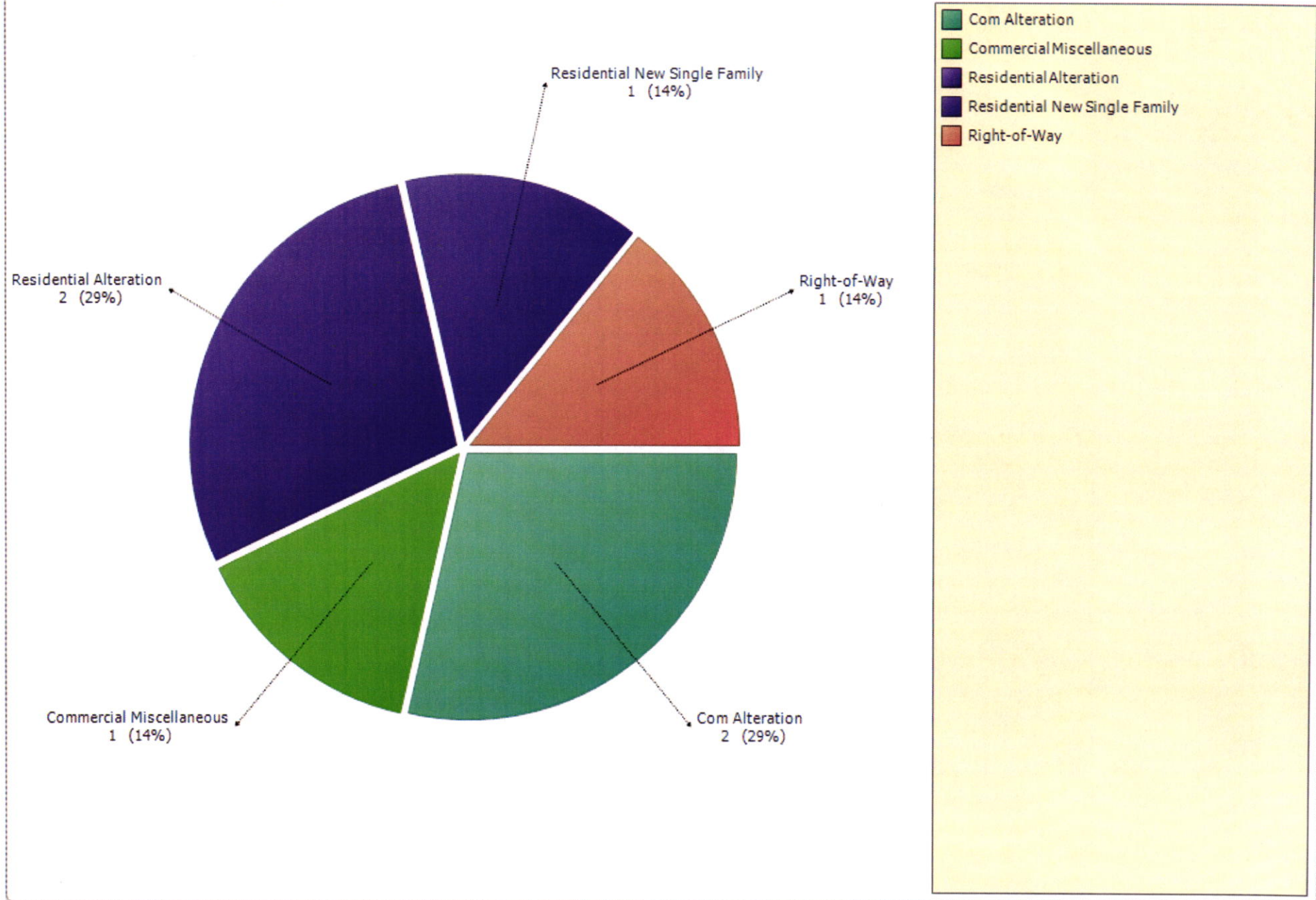
Village of Burr Ridge New Housing Permits 2019 Compared to 2020



Village of Burr Ridge Building Permits Issued 2019 Compared to 2020



Permits Issued February 2020





VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

S-02-2020: 7000 County Line Road (Wiegand); Requests an amendment to a previous variation to change the copy on three previously permitted ground signs on the lot of record at 7000-7020 County Line Road.

HEARING:

June 1, 2020

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Laura Wiegand

PETITIONER STATUS:

Approved Tenant

EXISTING ZONING:

B-1 Business PUD

LAND USE PLAN:

Recommends Retail, Service, and
Office Uses

EXISTING LAND USE:

Commercial Building

SITE AREA:

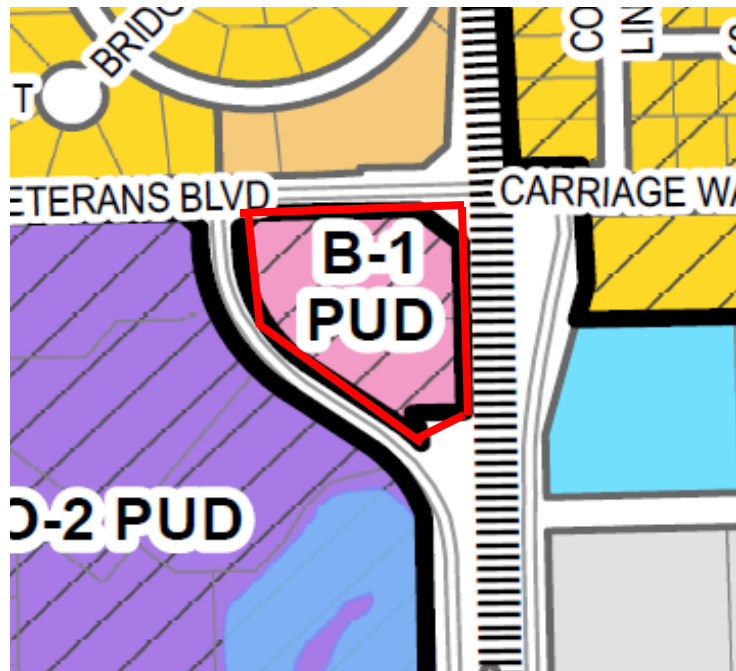
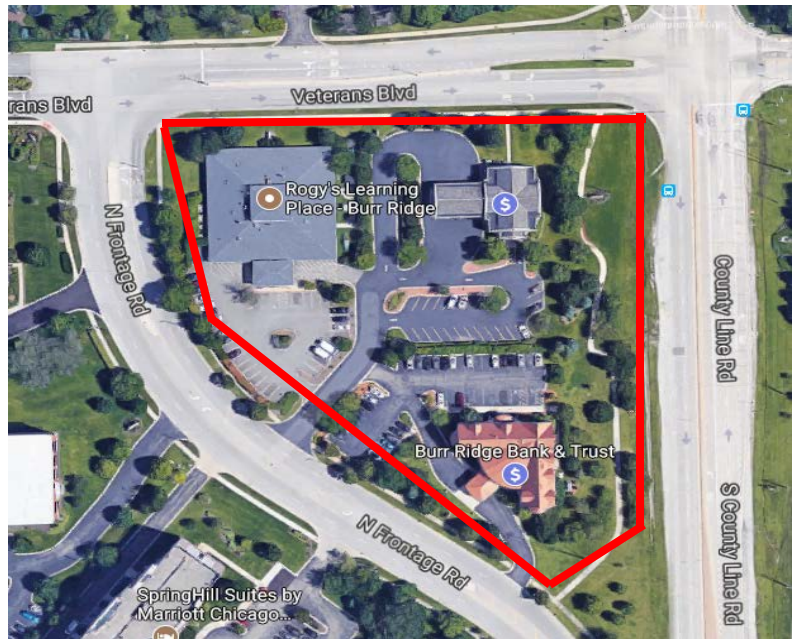
1.59 Acres

SUBDIVISION:

Oak Grove

PARKING:

25 Spaces



The petitioner is Laura Wiegand, on behalf of Birth Partners, Inc., a Birthing Center at 7000 County Line Road. The petitioner requests an amendment to a previous variation to change the copy on three existing ground signs located on a lot of record at 7000-7020 County Line at Oak Grove PUD. No additional signage is being added to the subject property; this variation is solely related to design elements of three specific and existing ground signs. As the existing signs were permitted by a variation that was made subject to the design of the existing signs, the petitioner requires a variation to change the copy on the existing monuments.

The building at 7000 County Line Road is part of the same lot of record as two other parcels with free-standing buildings: Cadence Preschool (7010 County Line Road) and Busey Bank (7020 County Line Road). These three parcels comprise the Oak Grove subdivision, which was built in 1993. Under the Sign Ordinance, each lot of record in the Village is permitted to have 100 square feet of signage. The amount of signage on this lot is unusual due to there being three principal, separately-owned buildings on separate parcels on one lot of record. There are four existing ground signs and a wall sign in Oak Grove totaling 460 total square feet in size. The existing signs include one ground sign for Birth Partners, Inc., two ground signs at Busey Bank (including a directory ground sign), and one existing ground sign at Cadence. Aside from their requiring approval to change the sign copy at a PUD, the proposed sign elevations meet all requirements of the Sign Ordinance.

Six previous petitions have been considered related to signs in the Oak Grove subdivision at 7000-7020 County Line Road:

1. 1993; two variations were approved to permit multiple ground signs at 7020 County Line Road, increasing the total amount of signage to 278 square feet.
2. 1994; a variation was approved to permit an additional ground sign at 7000 County Line Road, increasing the total amount of signage to 351 square feet.
3. 1997; a variation was approved to replace an existing ground sign with a larger sign, increasing the total amount of signage to 384 square feet.
4. 2017; a variation was approved to permit an additional wall sign at 7020 County Line Road, increasing the total amount of signage to 428 square feet.
5. 2018; a variation was approved to permit an additional ground sign at 7010 County Line Road, increasing the total amount of signage to 460 square feet.
6. 2019; a variation was approved to amend the sign copy on three signs at 7000 County Line Road related to MB Financial Bank.

Findings of Fact and Recommendation

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval of the variations, they should be approved subject to the site plan submitted by the petitioner.

Appendix

Exhibit A – Petitioner’s Materials



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

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

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

The Variation is intended solely to change sign copy of existing sign panels at the subject property.

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

The PUD is unique in that 3 separate properties are required to abide by the regulations for a single lot.

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

See answer b. This PUD has unique platting issues not found otherwise in the Village.

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

Correct. The signs will be muted and clean in colors and design.



BURR RIDGE BIRTH CENTER

35 1/2" H

135 1/2" W

6911W

101

Cadence Academy Preschool

BuseyBANK

Busey WEALTH[™] MANAGEMENT

61 1967

39"

136" w



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): Laura Wilgand

STATUS OF PETITIONER: Approved Tenant

PETITIONER'S ADDRESS: 2107 Crimson Lane Bloomington, IL 61704

ADDRESS OF SUBJECT PROPERTY: 7000 County Line Road

PHONE: (309) 361-9199

EMAIL: laurawilgand@obgyn.com

PROPERTY OWNER: Midland Equities, LLC

PROPERTY OWNER'S ADDRESS: 1 Transam Plaza Villa Park PHONE: (730) 620-1500

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

DESCRIPTION OF REQUEST:

Amendment to previous sign variation. Changing sign copy on
3 signs.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 1.59 Acres EXISTING ZONING: B-1 PUD

EXISTING USE/IMPROVEMENTS: Commercial Building

SUBDIVISION: Oak Grove PUD

PIN(S) # 09-24-404-002; 09-24-404-004; 09-24-404-005

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