



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
AUGUST 17, 2020 - 7:00PM
VILLAGE HALL - BOARD ROOM AND 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.

Attendance and Public Comment Procedures: Due to the current limitations on social distancing and gatherings of no more than 50 persons in physical attendance set forth in place by the Declaration of a State of Emergency by the Governor of the State of Illinois based upon the ongoing novel coronavirus pandemic disaster, and upon the Chairman of the Plan Commission having determined that an in-person meeting is not practical or prudent, due to the ongoing novel coronavirus pandemic disaster, the hearing will be conducted utilizing a virtual environment, pursuant to Public Act 101-0640. While Village Hall will be open for the meeting, no more than 50 persons may be present at Village Hall at any one time, subject to applicable social distancing requirements. [Here is a link](#) to watch and listen to the meeting live beginning at 7 PM on Monday, August 17, 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 (941 115 830#). 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 JULY 20, 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 17, 2020 and July 6, 2020

Requests a special use for a site plan and building elevation review for the purpose of erecting a 9,500-square foot, 2-story office building 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 in the corner and rear yards; a trash dumpster located nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for the specified building usage; an off-street loading berth in a side yard adjoining a street; insufficient setbacks for off-street parking; and off-street parking located in the front yard of the subject property.

B. Z-09-2020: 15W776 North Frontage Road (Criscione); Re-Zoning, Text Amendment, Special Uses, and Findings of Fact

Requests re-zoning of the subject property from the B-2 Business District to G-I General Industrial, as well as a special use for “automobile and truck and equipment sales, rental, and service”, a text amendment to add “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use, and a special use for “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” per the aforementioned amendment, all in the G-I General Industrial District.

IV. CORRESPONDENCE

A. Board Report: August 10, 2020

B. Building Report: July 2020

V. OTHER PETITIONS

A. PC-03-2020: 16W415 99th Street (American Estate); Extraterritorial Review of Preliminary Plat of Subdivision

B. PC-04-2020: 11622 87th Street (Vari); Preliminary Plat of Subdivision and Subdivision Variations

C. PC-05-2020: Village Center PUD (Hassan); Informal Discussion

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

September 7, 2020

No meeting is scheduled due to Labor Day.

September 21, 2020

This meeting will be held as scheduled.

October 5, 2020

No business is currently scheduled. If no business is scheduled by September 21, 2020, staff recommends this meeting be cancelled.

VIII. ADJOURNMENT

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF AUGUST 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. Due to the current limitations on social distancing and gatherings of no more than 50 persons in physical attendance that were set forth in place by the Declaration of a State of Emergency by the Governor of the State of Illinois based upon the ongoing novel coronavirus pandemic disaster, the hearing was convened utilizing a virtual environment, pursuant to Public Act 101-0640.

Chairman Trzupek read aloud the following statement:

“As Chairman of the Village of Burr Ridge Plan Commission and Zoning Board of Appeals, I am advising you in your capacity as Deputy Village Clerk that I hereby declare that conducting an in-person meeting of the Burr Ridge Plan Commission/Zoning Board of Appeals on August 3, 2020 is neither practical nor prudent due to Governor Pritzker’s May 29, 2020 Declaration of a State of Emergency caused by the COVID-19 pandemic.”

ROLL CALL was noted as follows:

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

ABSENT: 0 – None

Assistant Village Administrator Evan Walter was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

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

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 4 – Irwin, Stratis, Farrell, and Parrella

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

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

Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from February 3 and July 6, 2020

At the outset of the discussion, Commissioner Broline recused himself from all discussion and voting on the present petition due to a conflict of interest in the potential property sale. This recusal was noted and accepted by Chairman Trzupek.

Mr. Walter said that the petitioner requested an automatic continuation to August 17, 2020 to better accommodate feedback from previous Plan Commission meetings.

At 7:07pm, a **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to continue the public hearing related to Z-04-2020 to August 17, 2020.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

Z-09-2020: 15W776 North Frontage Road (Criscione); Re-Zoning, Special Uses, Text Amendment, and Findings of Fact

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the petitioner is Michael Criscione, owner of M&T Trucking located at 7545 Madison Street in unincorporated DuPage County. This petition is intended to replace petition #Z-08-2020. The petitioner requests re-zoning of the subject property from the B-2 Business District to G-I General Industrial, as well as a special use for “automobile and truck and equipment sales, rental, and service”, a text amendment to add “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use, and a special use for “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” per the aforementioned amendment, all in the G-I General Industrial District. Mr. Walter said the current petition replaced Z-08-2020, which was withdrawn due to a lack of support to permit truck sale uses in the B-2 Business District. Mr. Walter reviewed each of the four requests by the petitioner.

Chairman Trzupek asked for public comment. Mr. Walter noted an email from a resident that had been received on the day of the meeting generally objecting to the use. No other public comment was given.

Commissioner Stratis said that the staff report explained the issues at hand clearly, and said that he was more comfortable supporting the petition if it were in an Industrial District. Commissioner Stratis said that the landscape plan left a lot to be desired in terms of design quality. Michael

Criscione said that while the landscape plan may not have been of the highest quality, he had already made the proposed alterations to the site, showing pictures of new landscaping located on the subject property. Commissioner Stratis asked how the trucks would be parked on the subject property. Mr. Criscione said that the trucks would generally be parked facing north and east, with parking for customers reserved on the west side.

Commissioner Hoch said she felt the site was not pretty and that the area was junky. Commissioner Hoch said that there were two businesses in Willowbrook zoned Business nearby. Mr. Walter said that one of the sites she was referring to was generally undevelopable and constituted highway frontage, despite its Business district zoning, but agreed that Madison's Pub to the north was clearly a Business district use. Commissioner Hoch said that she felt that this was not the best use for the site.

Commissioner Farrell asked if the entire area was planned to be in Burr Ridge in the future. Mr. Walter said that while no official planning agreement existed with Willowbrook, there was a general understanding that properties west of Madison Street were to be incorporated into Willowbrook, while properties east of Madison Street were to be incorporated into Burr Ridge. Commissioner Farrell asked for further explanation of the zoning in Willowbrook and DuPage County. Mr. Walter explained that, with the exception of Madison's Pub immediately north of the subject property, the area was zoned for industrial uses. Commissioner Farrell asked if the landscaping concepts proposed met the standards of the Zoning Ordinance. Mr. Walter confirmed that the proposed landscaping plan met the standards of the Zoning Ordinance. Commissioner Farrell said she would like to see a striping plan of the parking lot.

Commissioner Petrich asked about the petitioner's plan for security. Mr. Criscione said that he had engaged a security camera company that would perform 24/7 visual monitoring of the site, and that the company would contact him or his staff directly if any issues arose. Mr. Criscione said that he had originally planned to install a 4' rail fence filled with concrete along the perimeter of the property, as it was his intent to have a more minimal elevation on the exterior of the property, but had since begun to consider the value of a solid 6' fence along Madison Street to add a visual buffer. Mr. Criscione said he would be happy to provide either type of fence. Commissioner Petrich asked the petitioner to elaborate upon his business' proposed hours of operation on site.

Commissioner Parrella said she had concerns about the landscape plan that was presented and asked if there would be any lights added to the subject property. Mr. Criscione said that he did not intend to add lights to the property, except for the purpose of enhancing his security system, if need be, in the form of motion-activated lights.

Commissioner Irwin asked about landscaping opportunities along Madison Street. Mr. Walter said that there was room between the sidewalk and parking lot that could be utilized for adding landscape buffers. Commissioner Irwin said he liked the concept of a minimal fence installation along Madison Street instead of the solid fence concept. Commissioner Irwin also requested that the petitioner perform all required landscaping in the right of way that would be permitted by DuPage County.

Commissioner Broline said that he felt the use was appropriate considering the site was already primarily located in an industrial area.

Chairman Trzupek asked for further explanation as to the concept of outdoor storage. Mr. Walter said that outdoor storage is a special use, which includes overnight, outdoor storage of vehicles. Mr. Walter said that the Village recently expanded overnight, outdoor storage of vehicles from two to eight after a number of petitions were received as well as in the wake of the PermaSeal special use, where the Village permitted thirty trucks to be parked outdoors next to residential properties. Commissioner Irwin requested that staff provide this information at the next public hearing.

Commissioner Hoch asked if rentals would be permitted on site. Mr. Walter confirmed that Commissioner Hoch was asking this question in the context of the special use listed, which is “automobile and truck and equipment sales, rental, and service”. Mr. Walter said that he did not feel that it would be legally appropriate to shorten the title of the special use to eliminate services that would not otherwise be provided by the petitioner but were included in the title of the use, clarifying that the special use would have no rental or service components.

Commissioner Petrich said he would prefer to see the special use become a staging area for sales that simply required closing, and that trucks should not sit unsold on the site to the public.

At 8:11pm, a **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to continue the public hearing related to Z-09-2020 to August 17, 2020.

ROLL CALL VOTE was as follows:

AYES: 8 – Irwin, Broline, Farrell, Stratis, Hoch, Petrich, Parrella, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 8-0.

IV. CORRESPONDENCE

V. OTHER PETITIONS

16W361 South Frontage Road (Price); Sign Variation, Text Amendment, and Findings of Fact

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is Don Price, owner of the subject property at 16W361 South Frontage Road. The petitioner requests a sign variation from Section 55.07 of the Burr Ridge Sign Ordinance to add two ground signs to the subject property in addition to one permitted ground sign as well as a text amendment to Section 55.10 of the Burr Ridge Sign Ordinance to list “directional blade sign” as an exempt sign or a text amendment to 55.10.L of the Burr Ridge Sign Ordinance amending the definition of a directional sign. The subject property is 5.2 acres in size with approximately 250 feet of street

frontage along South Frontage Road. The subject property contains one primary office building, housing approximately 20 tenant spaces, surrounded by surface parking on all sides.

Mr. Walter said that as per Section 55.07 of the Sign Ordinance, all properties in Manufacturing Districts are permitted to have one ground sign not to exceed 75 square feet. As the building on the subject property has an equal number of office space on separate sides, the petitioner is attempting to improve the wayfinding on the property via directory signs. The petitioner proposes to remove an existing ground sign near the building and replace it with one larger ground sign near the subject property's entrances while having smaller directory signs on either side of the property (designated as Side A and Side B in the petitioner's proposed elevation). Sign 1 (nearest the street) is 50 square feet in size and 6 feet tall, both meeting the standards of a ground sign in a Manufacturing District. Sign 2 (Sign A) and Sign 3 (Sign B) both measure 17.33 square feet in size and 6 feet tall. In total, the petitioner proposes to erect three ground signs measuring 84.67 square feet. The petitioner also requests a text amendment to Section 55.10 of the Burr Ridge Sign Ordinance to list "directional blade sign" as an exempt sign. Exempt signs are those signs that require neither Village approval nor a permit to affix at a property; one such example are "no trespassing" or "beware of dog" signs. The purpose of this request is to permit the petitioner the ability to hang 3-square foot blade signs on the building of the subject property over the door of each tenant space. Each blade sign proposed would extend approximately 42 inches off the building and be approximately 18 inches in height, counting the blade sign arm, while measuring approximately 3 inches thick. As the petitioner is limited to three wall signs on the entirety of the building, the petitioner has worked with staff to identify low-impact methods to ensure that each tenant space can be identified outside of its address identification.

Chairman Trzupek asked for public comment. There was none.

Commissioner Irwin said he understood the premise of the petition but felt that the Village would not be well served by making blade signs exempt. Commissioner Irwin asked that the amendment be made to include these signs as conditional signs.

Commissioner Broline asked about sign maintenance. Mr. Price said that the signs would be removable based upon the tenant, and fully removed and plugged with putty if no sign was requested. Commissioner Broline said he supported the general premise of the petition.

Commissioner Parrella said that the signs looked dated and needed improvement in quality.

Commissioner Stratis said that the design of the ground signs was not very attractive and questioned the viability of the ground sign shown near the road. Commissioner Stratis asked if ground directional signs could be used in lieu of the present design. Mr. Price said they had experimented with ground signs but they became challenging to maintain with snow removal and otherwise were hard to see.

Commissioner Petrich asked if wall signs were an option for addresses. Mr. Walter said that address signs that were flush to the building and less than 25 square feet were exempt, and that the petition was different in that it requested blade signs that protruded from the building.

Commissioner Farrell said that the number of signs being requested on the subject property was very busy and objected to the petition.

Commissioner Hoch asked about the location of the ground signs. Mr. Walter explained that one would be placed by the road while two like signs would be placed on the north and south sides of the property to act as directory signage. Commissioner Hoch said that there were too many signs proposed for the subject property and wanted to see a different plan be put forward.

Chairman Trzupek said that the signs were not well designed and wanted to have the petitioner come back with another plan that was tighter. Chairman Trzupek agreed with the concept of allowing certain signs as conditional instead of exempt.

VII. FUTURE SCHEDULED MEETINGS

The next scheduled Plan Commission meetings were set for August 17, 2020 and September 21, 2020. Mr. Walter said that no meeting was scheduled for September 7, 2020 due to Labor Day.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to adjourn the meeting at 8:58p.m.

ROLL CALL VOTE was as follows:

AYES: 8 – Hoch, Petrich, Broline, Irwin, Stratis, Farrell, Parrella, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 8-0.

Respectfully Submitted:

Evan Walter, Assistant Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-04-2020: 15W230 North Frontage Road (Bobak); Requests a special use for a site plan and building elevation review for the purpose of erecting a 9,500-square foot, 2-story office building 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 in the corner and rear yards; a trash dumpster located nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for the specified building usage; an off-street loading berth in a side yard adjoining a street; insufficient setbacks for off-street parking; and off-street parking located in the front yard of the subject property.

HEARING:

August 17; July 6 and February 17, 2020

TO:

Greg Trzupek, Chairman
Plan Commission

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

John Bobak

PETITIONER STATUS:

Prospective Property Purchaser

EXISTING ZONING:

T-1 Transitional

LAND USE PLAN:

Recommends Parks/Open Space or
Single-Family Residential

EXISTING LAND USE:

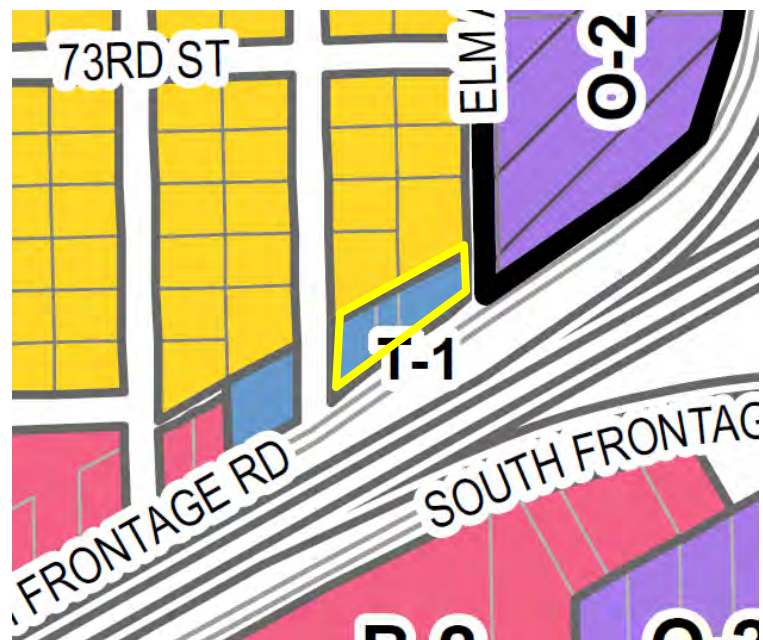
Vacant

SITE AREA:

0.7 Acres

SUBDIVISION:

Babson Park



Staff Report and Summary

Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from July 6 and February 17, 2020

This petition was continued from July 6 and February 17, 2020. The petitioner is John Bobak, prospective buyer of the property at 15W230 North Frontage Road. The petitioner is requesting a special use consisting of a site plan and building elevation review for a 9,500-square foot, 2-story office building with associated parking in the T-1 Transitional District, along with several variations to accommodate development of said property to accommodate an office use on the subject property.

Historical Petition Comparison

Table 1 compares the approved 2008 petition to the current petition. The petitioner has also provided several new renderings comparing the size and bulk of the 2008 building compared to the proposed 2020 building in Exhibit A. The minutes reflecting the discussion over the 2008 petition and final ordinance approving said petition are included as Exhibit B.

Table 1			
Concept	Regulation	2008 Petition	2020 Petition
Front Setback (E)	100 Feet	84 Feet	100+ Feet
Rear Setback (W)	60 Feet	75 Feet	28 Feet
Corner Setback (S)	50 Feet	26 Feet	10.6 Feet
Interior Setback (N)	20 Feet	20 Feet	20.3 Feet
Building Uses	N/A	Office	Office/Warehouse
Building Pad Size	N/A	4,500 Square Feet	6,500 Square Feet
Total Building SF	N/A	6,000 Square Feet	9,500 Square Feet
Floor Area Ratio	0.24	0.191	.309
Building Height	30'2 Stories	30'2 Stories	30'2 Stories
Parking Spaces	Dependent	18 (24 Required)	24 (31 Required)
Exterior Dumpster	Rear Wall	None	Yes; East Lot Line
Roof Style	No Specific	Pitched	Flat
Exterior Materials	Brick/Stone	Brick	Brick
Loading Dock Facing	No Specific	No Dock	South

Compliance with the Zoning Ordinance

Land Use and Site Plan

Staff Report and Summary

Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from July 6 and February 17, 2020

The petitioner proposes to use the building primarily for an office with ancillary storage space, which exceeds the typical accessory storage area for an office use. The petitioner also proposes to include a loading dock to accommodate occasional deliveries to the building facing the corner side yard along North Frontage Road. This proposed location of a loading dock requires a variation as such a use may not be located in a side yard adjoining a street. A loading dock is not required for an office building of this size and is typically not provided. The petitioner has stated that the truck dock would be used no more than 12 times per year, providing deliveries to the business for sole use in the day-to-day sales operations of the business. The petitioner has also walled off the sides of the loading dock; this now prohibits views of the loading dock from all lot sides except from Frontage Road. A dumpster with full wood enclosure matching a proposed fence on the northern property line is currently proposed adjacent to the front (eastern) wall instead of along the front property line adjacent to Elm Avenue as was originally proposed. The petitioner has provided a scale elevation comparison between the approved 2008 petition, which shows that the most recent iteration of the building is both shorter and narrower than the 2008 building.

Parking and Drive Aisles

The petitioner has stated that the space will be used mostly as an office use but will also have a small amount of warehouse storage within the building. The Zoning Ordinance states that one parking space per 250 square feet of floor area is required for professional office uses. In total, the site plan shows 24 parking spaces divided amongst two lots; 31 spaces are required to be compliant with the Zoning Ordinance if the building is classified as a mixed office/industrial use. The site plan shows three drive aisles; all of the entrances to the parking lots are located on the corner lot line (North Frontage Road). The petitioner eliminated the curb cut on Hamilton Avenue to ensure that no traffic originating to or terminating at the property impacts affect residential properties north of the subject property. All of the parking lots show adequate drive-aisle width as well as width and depth for all parking spaces. Each of the driveways also are sufficiently distanced from the lot corners and property lines along North Frontage Road. Staff has also verified that the parking lot is sufficiently sized to accommodate a full-size ladder fire truck from a turning radius perspective.

Landscaping

The petitioner has provided an example elevation of a 6' wood fence that would be placed along the entirety of the northern property line. The petitioner has provided a landscape plan as part of the current petition; approval of a site plan in a T-1 Transitional District includes approval of a landscaping plan. Specific quantities and species of trees have been noted along the northern property line, with no less than 14 individual trees proposed within 25 feet of the northern property line. Trees are also proposed along the west and south property lines to buffer the parking areas as is required by the Zoning Ordinance.

Architectural

Building elevations for all four sides have been included in the petition, along with building materials. The building's proposed materials are primarily tan brick and aluminum accents along with VistaWall windows. The petition's elevations note that the rooftop screening will match the primary materials used in the building's elevations.

Public Hearing History

Several public hearings have been held regarding the subject property. These include:

- 2007 - Rezoning from R-1 Residential to B-2 Business. Withdrawn.
- 2008 - Rezoning from R-1 Residential to T-1 Transitional and a special use with variations, as previously described. Approved.
- 2011 - Special use for a fence to be erected on the subject property, with variation for a fence on a property without a principal structure. Approved.

Public Comment

No new public comment has been received since the most recent public hearing on July 6.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact related to these petitions. If the subject property's proposed use as an office building is considered appropriate, the special use for a site plan and building elevation approval for the purpose of erecting a 9,500-square foot, 2-story office building in the T-1 Transitional District, staff recommends it be made subject to the business and site plan attached in Exhibit A.

The following variations from the Zoning Ordinance are required to develop the proposed building in the subject petition:

1. A principal building that exceeds the maximum FAR requirements;
2. Insufficient setbacks for a principal building in the corner and rear yards;
3. A trash dumpster located nonadjacent to the rear wall of the principal building;
4. An insufficient number of parking spaces for the specified building usage;
5. An off-street loading berth in a side yard adjoining a street;
6. Insufficient setbacks for off-street parking; and
7. Off-street parking located in the front yard of the subject property.

If the Plan Commission recommends approval of the aforementioned variations from the Zoning Ordinance, staff recommends that the variations be made subject to the business and site plan attached in Exhibit A, with the condition that the loading dock be used not more than 12 times per calendar year. As variations run with the land and not the use, this would restrict the use of the loading dock to users beyond the current petitioner.

Appendix

Exhibit A – Petitioner's Materials

Exhibit B – Previous 2020 Petition Meeting Minutes Related to Z-04-2020

EXHIBIT A



Findings of Fact – Special Use Burr Ridge Zoning Ordinance

Address: _____

As per Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.

The petition provides for a modern development while respecting the development pattern that exists in the area, both in the T-1 Transitional District but also the B-2 Business District and R-3 Residential District in the immediate vicinity.

- 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 use will not create a presence that is not already present in the area.

- 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; no such issues are present at the subject property.

- 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; the petition will contain all ingress/egress to Frontage Road while respecting the traffic impacts of the residences to the north.

- 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; this use presently exists in the Zoning Ordinance as does elements of the text amendment/special use.

- 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 within the T-1 Transitional District as well as the area.



As per Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance, for a variation to be approved, the petitioner must confirm all of the following findings by providing facts supporting such findings.

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

The subject property is extremely narrow and the permitted buildable area is too small to reasonably develop any type of building. These conditions were present when the petitioner found the property and has taken no action to create a hardship for themselves.

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

As stated in the first question, no reasonable development can occur on the subject property if the permitted buildable area was strictly enforced. The petitioner has taken great care to design a site plan which respects the northern property line and mitigate any building separation issues that may exist.

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

The petitioner is not aware of any properties that present the challenges in designing a habitable building other than the subject property.

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

The petitioner has proposed a building that is smaller than one that was previously approved in 2008. While the petitioner fully intends to operate a profitable business on the subject property, the purchase and development of the subject property is not merely to increase one's financial gain.

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

Correct. The property was found in its present state by the petitioner, etc.

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

The granting of this variation will ensure that public safety and welfare is reliably maintained and provided; the denial of these variations will essentially make the property undevelopable due to the precedent that will be set by the Plan Commission.

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

The petitioner has taken great care to respond to feedback from the public and Plan Commission to design a building and site plan which match the character of the neighborhood. Pictures of this attestation are included in the petitioner's submittal.

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

The granting of this variation will not impair the supply of light and air to the property.


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

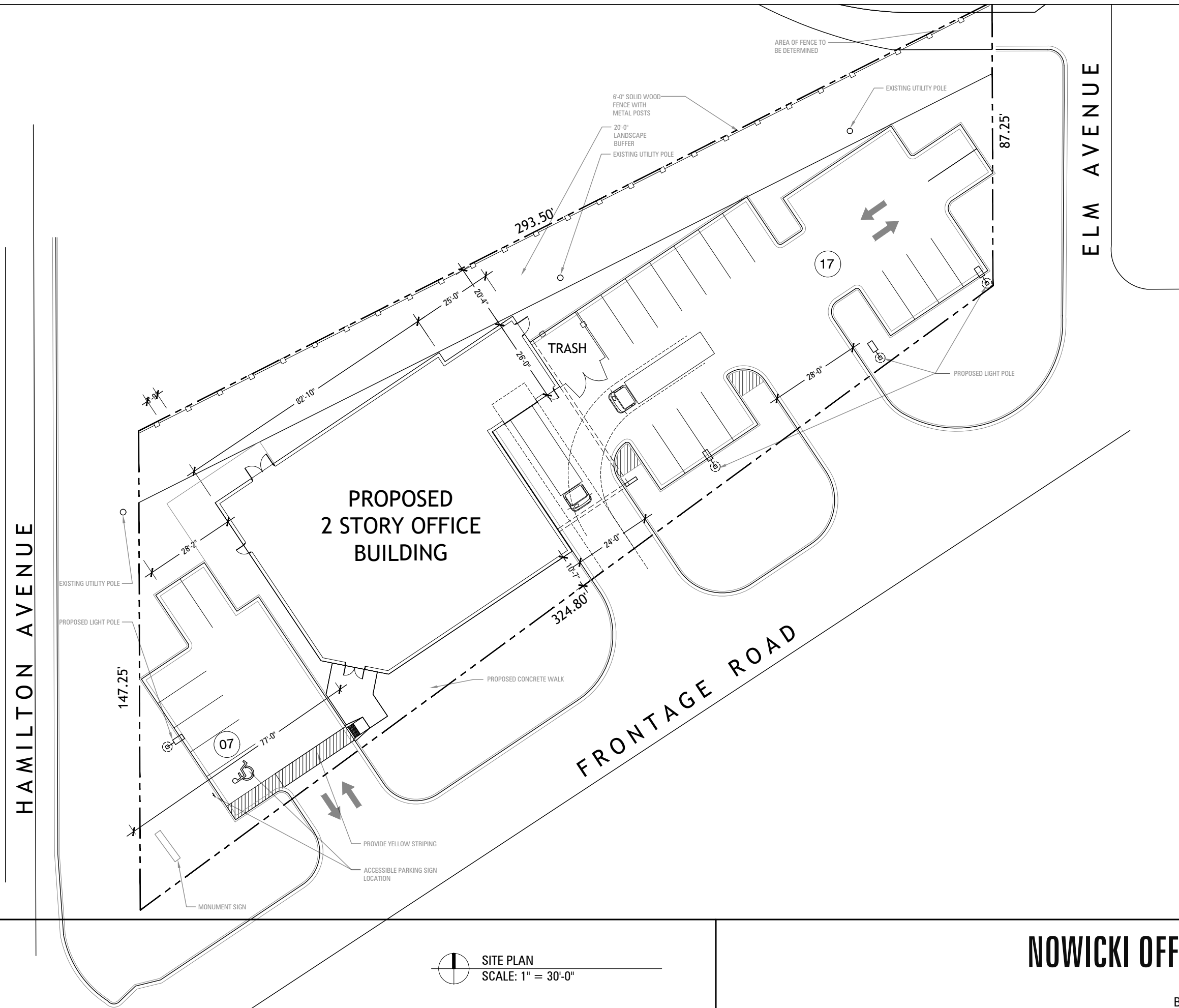
The proposed variation is consistent with the Comprehensive Plan.

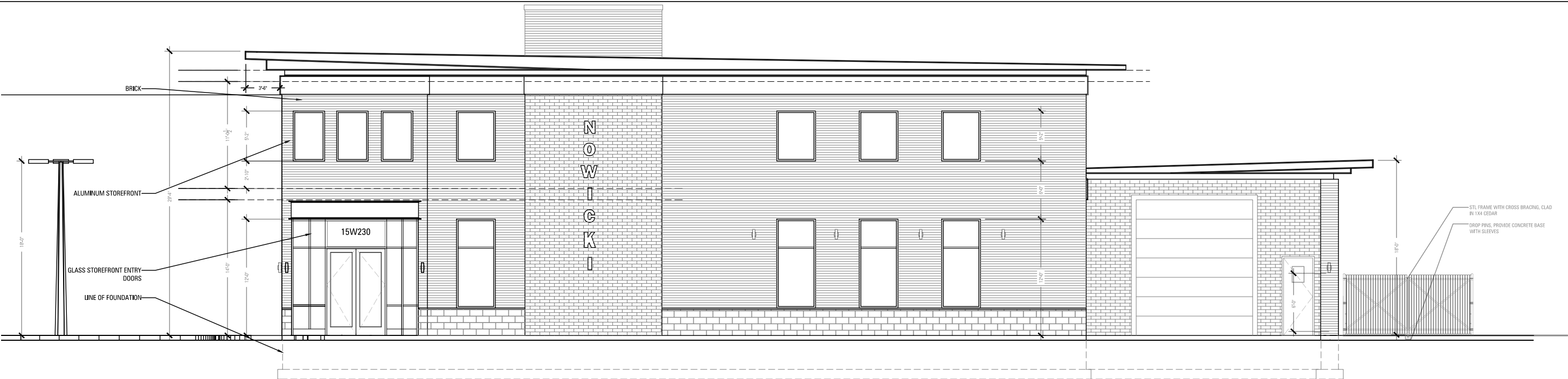
NOWICKI OFFICE DEVELOPMENT

15W230 N. FRONTAGE RD

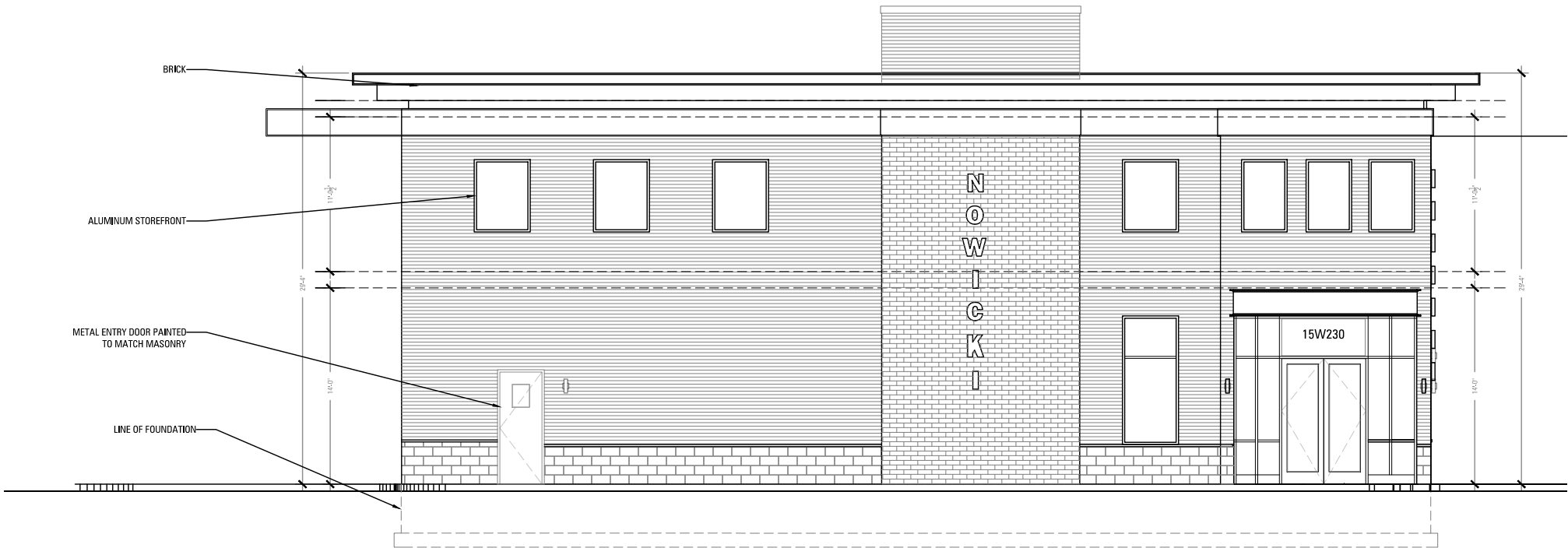
BURR RIDGE, ILLINOIS

BUILDING CODES:		TABLE OF CONTENTS:	
<ul style="list-style-type: none">• International Building Code (IBC), 2012 Edition• International Mechanical Code (IMC), 2012 Edition• International Fuel Gas Code (IFGC), 2012 Edition• International Energy Conservation Code (IECC), 2012 Edition• Illinois State Plumbing Code (ISPC), Latest Edition as mandated by the State of Illinois• International Plumbing Code (IPC), 2012 Edition• International Fire Code (IFC), 2012 Edition• International Wildland-Urban Interface Code 2012• NFPA 70, National Electric Code (NEC), 2011 Edition• NFPA 101, Life Safety Code (NFPA 101), 2012 Edition• Illinois Accessibility Code (IAC), Latest Edition as mandated by the State of Illinois• International Existing Building Code , 2012 Edition• Village of Burr Ridge Building Ordinance, Ordinance #1124• Village of Burr Ridge Zoning Ordinance, Ordinance #834• Village of Burr Ridge Municipal Code, Chapter 8 - Stormwater Management		<div><div>A-000</div><div>COVER SHEET</div></div> <div><div>A-001</div><div>SITE PLAN</div></div> <div><div>A-002</div><div>EXTERIOR ELEVATIONS</div></div> <div><div>A-003</div><div>EXTERIOR ELEVATIONS</div></div> <div><div>A-004</div><div>EXTERIOR MATERIALS</div></div> <div><div>A-005</div><div>EXTERIOR RENDERING</div></div> <div><div>A-006</div><div>AERIAL</div></div> <div><div>A-007</div><div>CONTEXT IMAGES</div></div> <div><div>A-008</div><div>CONTEXT IMAGES</div></div> <div><div>A-009</div><div>CONTEXT IMAGES</div></div> <div><div>A-010</div><div>PREVIOUS SITE PLAN 2008</div></div> <div><div>A-011</div><div>PREVIOUS BUILDING COMPARISON</div></div> <div><div>08-015</div><div>LAND TITLE SURVEY</div></div> <div><div>LA-001</div><div>LANDSCAPE PLAN</div></div> <div><div>LA-002</div><div>LIST OF PLANTS</div></div>	
<div><div>HAGUE ARCHITECTURE</div><div>418 CLINTON PLACE RIVER FOREST, ILLINOIS 60305 708.771.3900</div></div>		<div>AUGUST 10 - 2020</div>	
COVER		A-000	

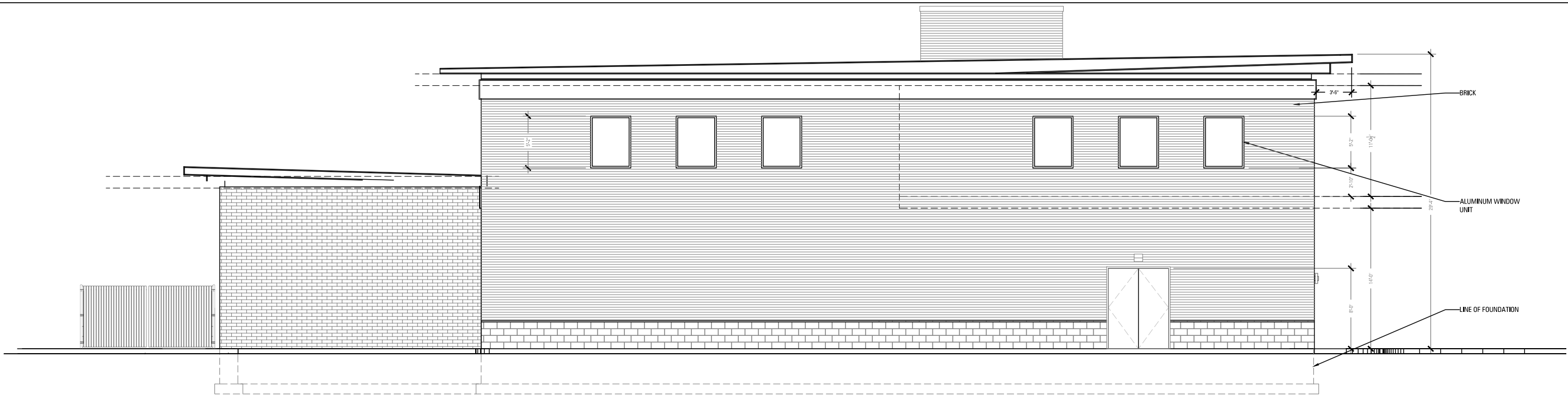




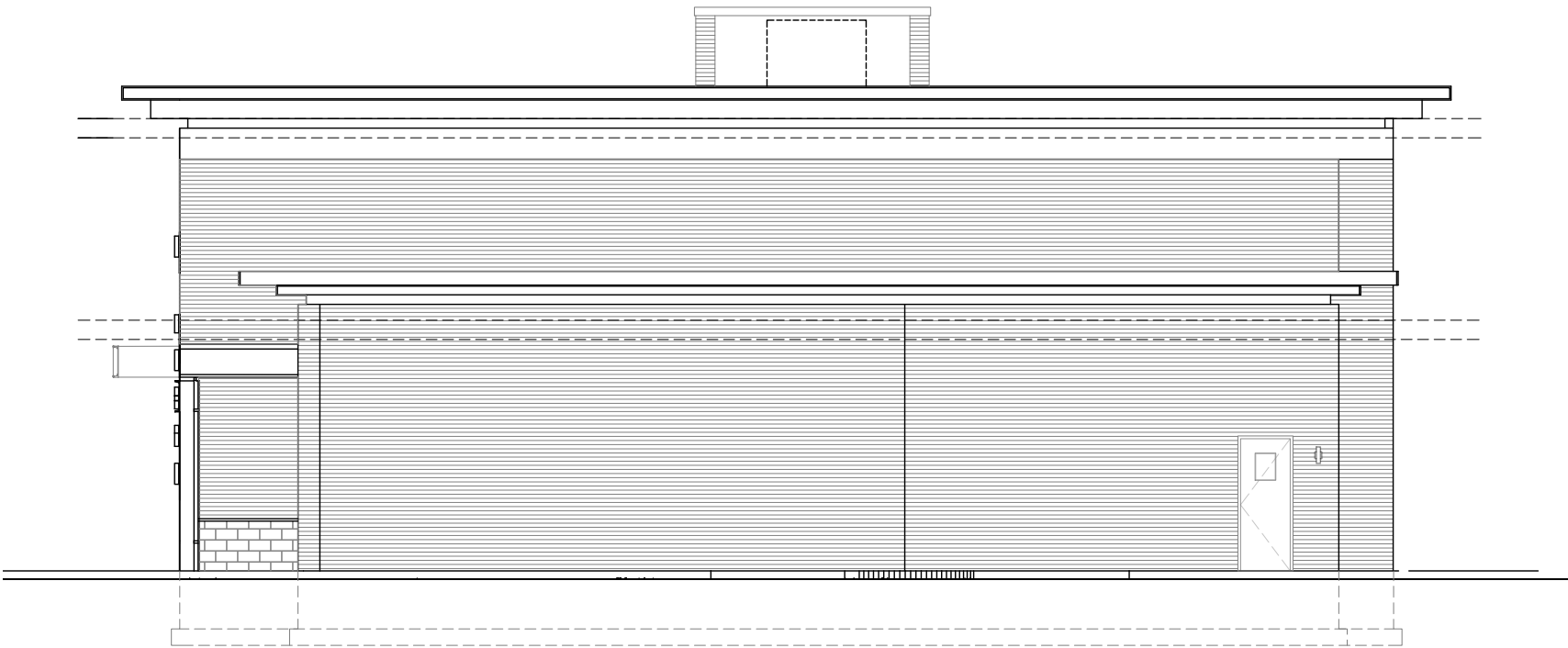
SOUTH ELEVATION



WEST ELEVATION

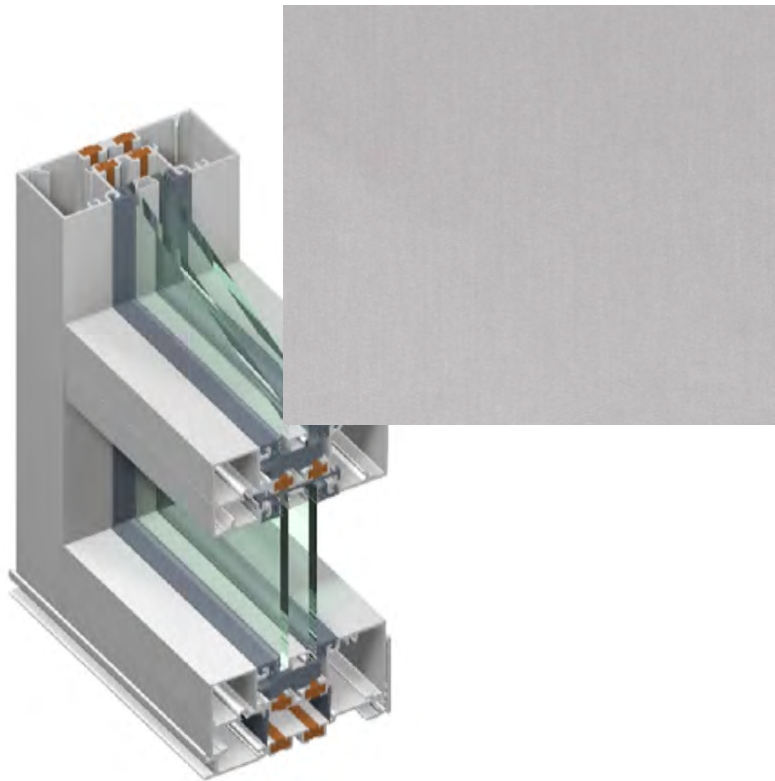


NORTH ELEVATION

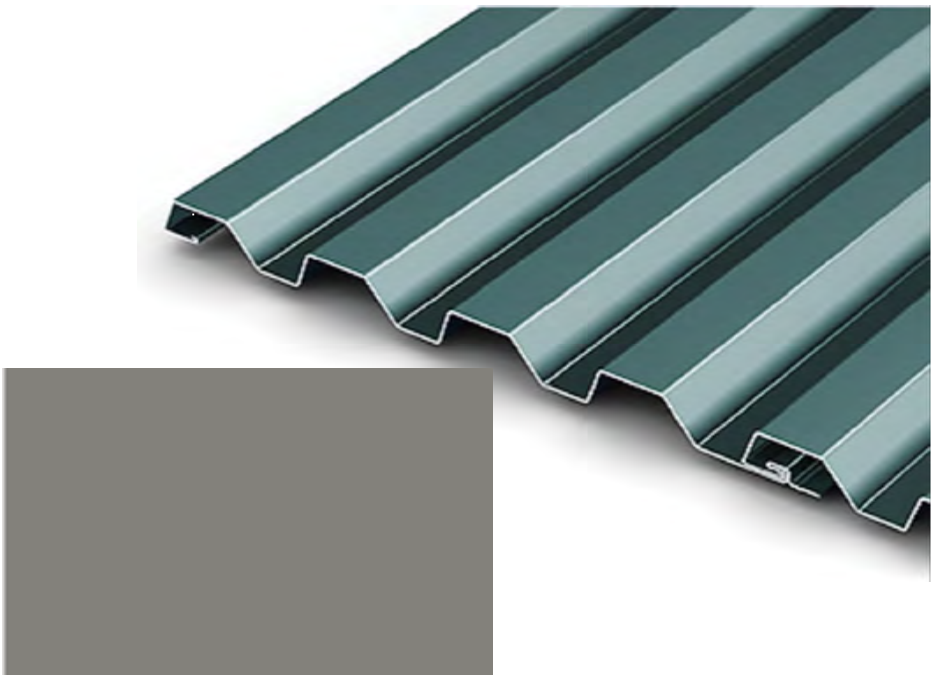


EAST ELEVATION

GLEN GARY OR EQUAL
ELONGATED BRICK
VERONA



STOREFRONT:
VISTAWALL OR EQUAL
CLEAR ALUMINUM



METAL CORNICE:
PAC CLAD
WEATHERED ZINC



EXTERIOR STEEL:
BLUE PAINTED STEEL



PARKING LOT LIGHTING:
MCGRAW EDISON
GLEON



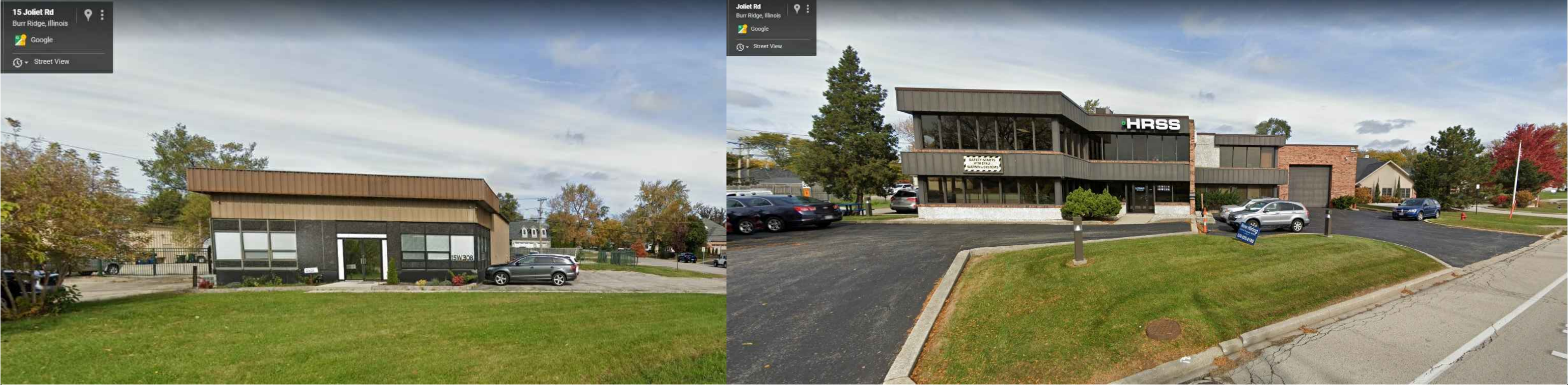
DECORATIVE WALL SCENCE



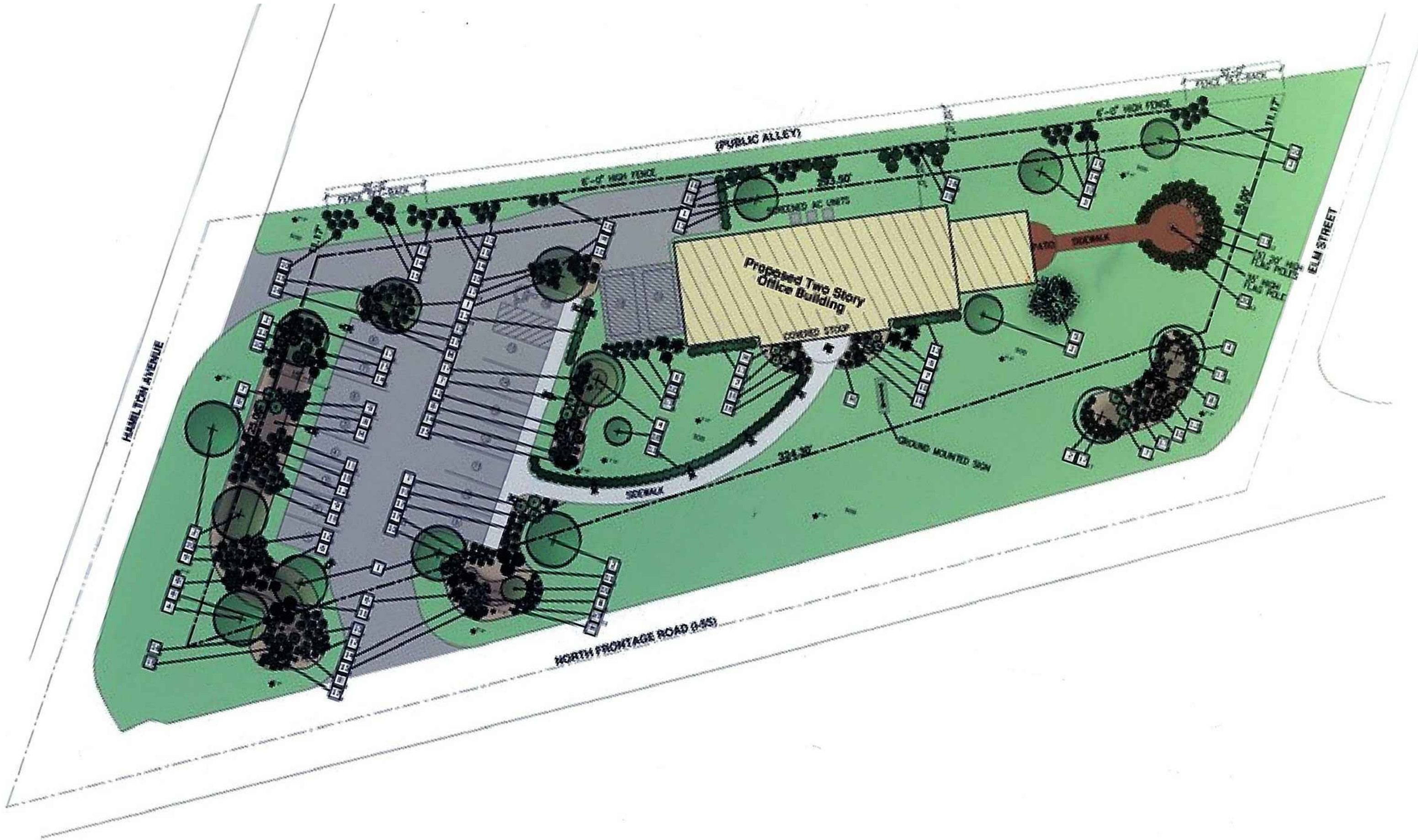
LUMARK LIGHT
WALL PACK

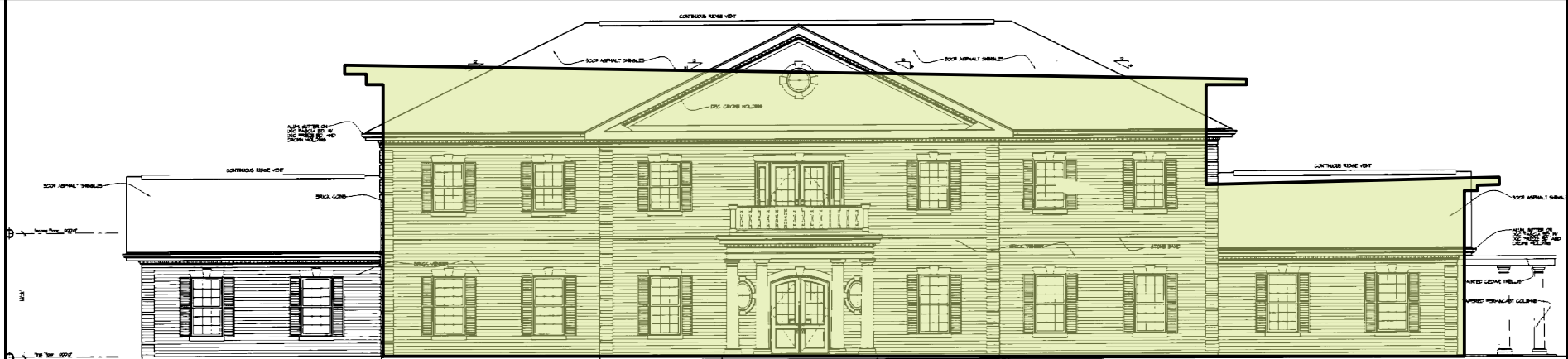




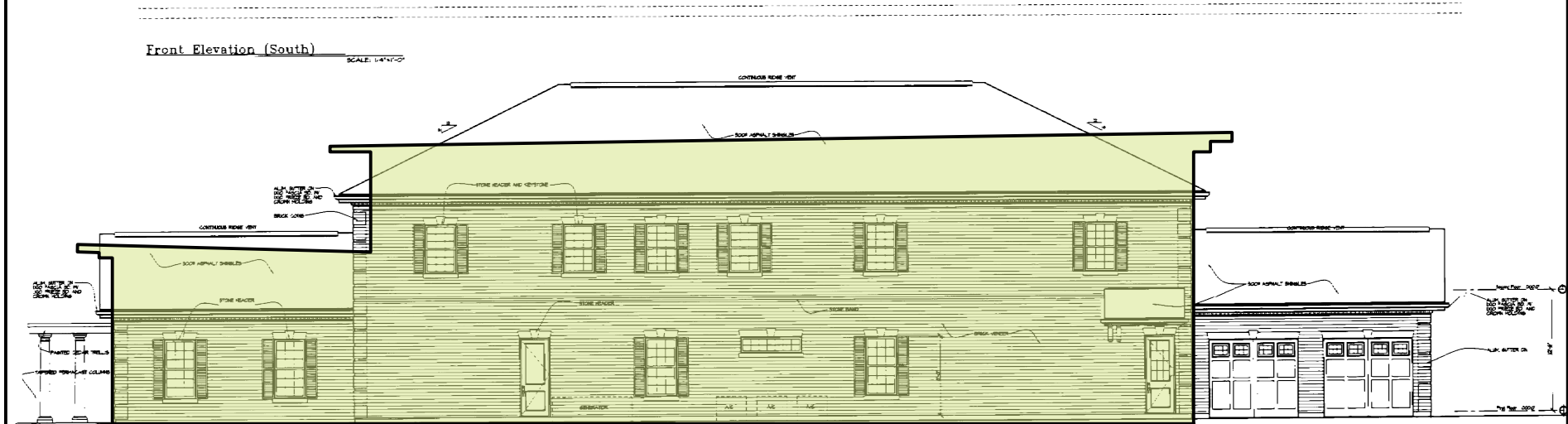








SOUTH ELEVATION COMPARISON



NORTH ELEVATION COMPARISON

344 LINEAR FT

PREVIOUS APPROVED FOOTPRINT
344 LINEAR FEET OF FOUNDATION WALL

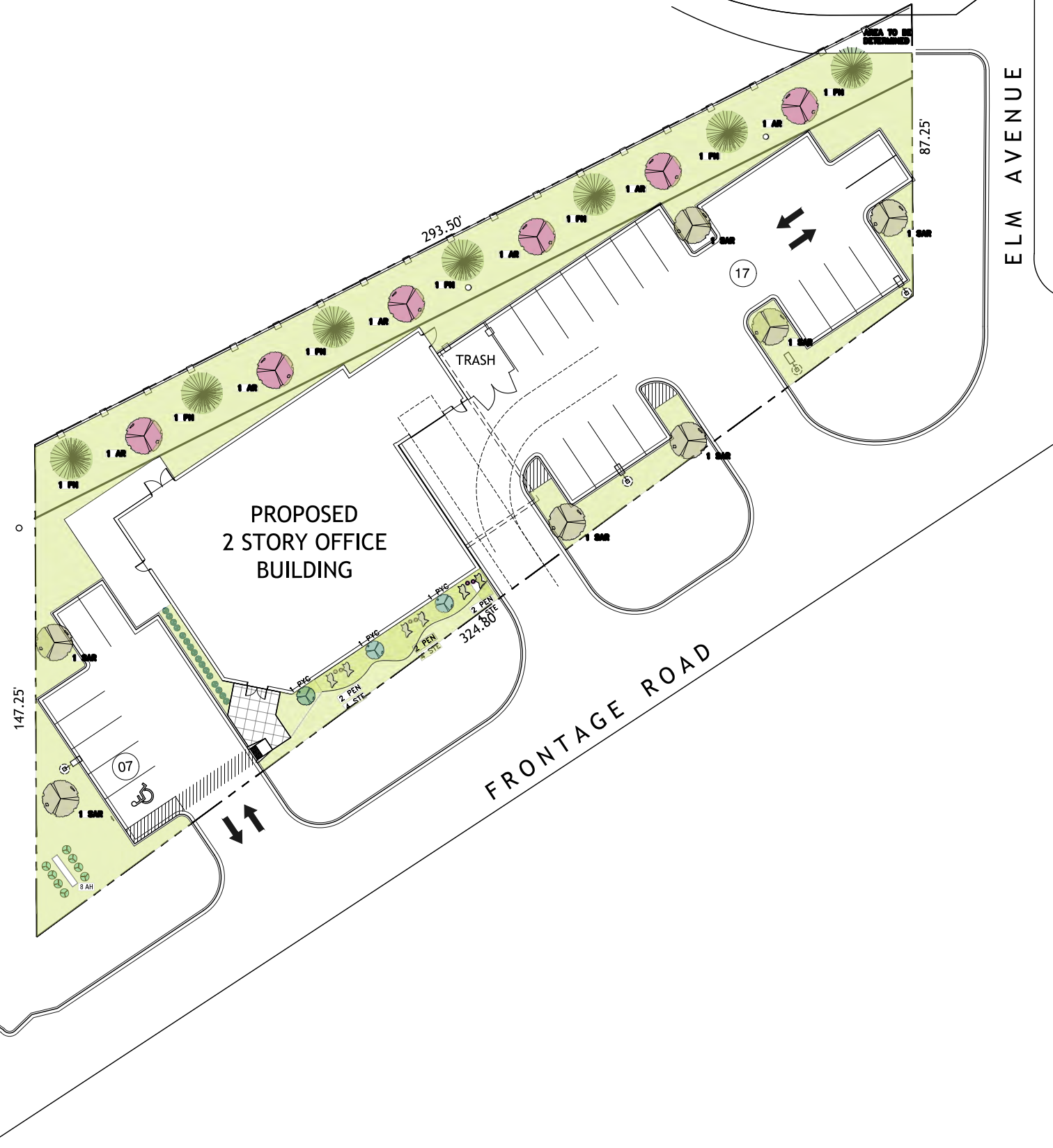
360 LINEAR FT










PROPOSED FOOTPRINT
360 LINEAR FEET OF FOUNDATION WALL
(ADDITIONAL 16 LINEAR FEET LARGER)

8/10/2020 4:35:44 PM

HAMILTON AVENUE

ELM AVENUE



Key	Botanical name		Common name
TREES			
	PN	PICEA PUNGENIS	BLUE SPRUCE
	AR	ACER X FREEMANII	AUTUMN BLAZE MAPLE
	PYC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR
	SAR	MALUS SARGENTII	SARGENT CRABAPPLE
SHRUBS			
	BUM	BUXUX MICROPHYLLA	NORTHERN CHARM BOXWOOD
	AH	ANNABELLE HYDRANANS	ANNABELLE HYDRANGEA
	SUM		GRO-LOW SUMAC
	PEN	PENNISETUM	GRASSES
	STE	STELLA DE ORO	DAYLILY



WOOD FENCE OR SIMILAR



 BLUE SPRUCE (PN)



 CHANTICLEER PEAR (PYC)



 AUTUMN BLAZE MAPLE (AR)



 SARGENT CRABAPPLE (SAR)



 GRO-LOW SUMAC (SUM)



 HYDRANGEA ANNABELLE (AH)



 NORTHERN CHARM BOXWOOD (BUM)



 PENNISETUM (PEN)



 STELLA DE ORO (STE)

EXHIBIT B

NOWICKI OFFICE DEVELOPMENT
15W230 N. FRONTAGE RD
BURR RIDGE, ILLINOIS

BUILDING CODES:

- International Building Code (IBC), 2012 Edition
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- International Plumbing Code (IPC), 2012 Edition
- International Fire Code (IFC), 2012 Edition
- International Wildland-Urban Interface Code 2012
- NFPA 70, National Electric Code (NEC), 2011 Edition
- NFPA 101, Life Safety Code (NFPA 101), 2012 Edition
- Illinois Accessibility Code (IAC), Latest Edition as mandated by the State of Illinois
- International Existing Building Code , 2012 Edition
- Village of Burr Ridge Building Ordinance, Ordinance #1124
- Village of Burr Ridge Zoning Ordinance, Ordinance #834
- Village of Burr Ridge Municipal Code, Chapter 8 - Stormwater Management

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A-002	EXTERIOR RENDERING
A-003	EXTERIOR ELEVATIONS
A-004	EXTERIOR MATERIALS
S-001	LAND TITLE SURVEY

January 2020

HAMILTON AVENUE

ELM AVENUE

FRONTAGE ROAD

FIRST FLOOR
6,500 SF
(SECOND FLOOR 3,000 SF)

TRASH

19

05



SITE PLAN
SCALE: 1" = 30'-0"

NOWICKI OFFICE BLDG

BURR RIDGE, ILLINOIS

SITE PLAN

A-001

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HAGUE ARCHITECTURE
418 CLINTON PLACE
RIVER FOREST, ILLINOIS
60305
708.771.3900

5/28/2020 10:44:01 AM





SOUTH ELEVATION



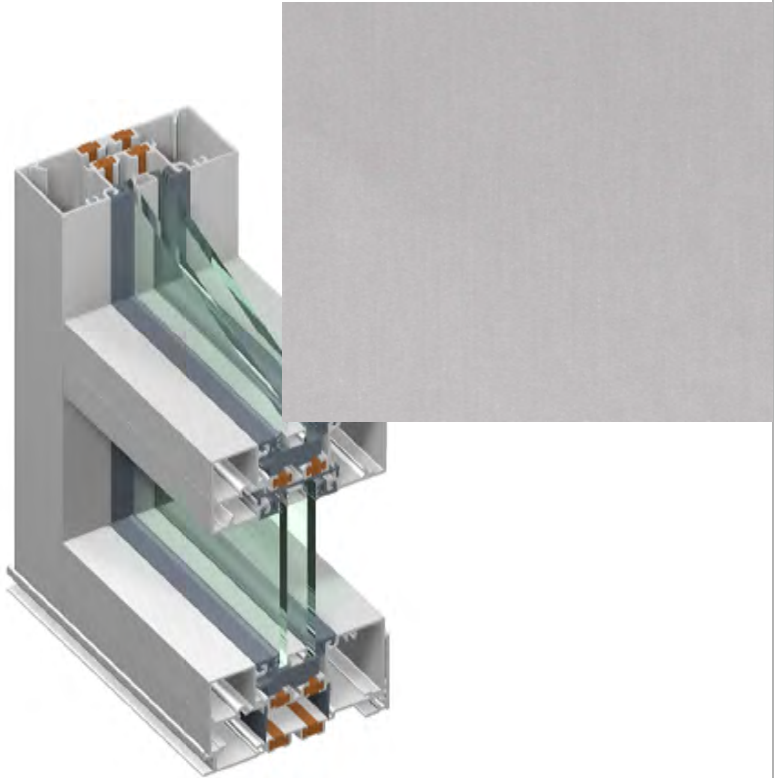
WEST ELEVATION



STOREFRONT:
VISTAWALL OR EQUAL
CLEAR ALUMINUM



BRICK:
ENDICOTT
MANGANESE IRONSPOT



STOREFRONT:
VISTAWALL OR EQUAL
CLEAR ALUMINUM



ASH
EXTERIOR WOOD PANEL:
NICHHA WOOD SERIES
COLOR - ASH



EXTERIOR STEEL:
BLUE PAINTED STEEL



PARKING LOT LIGHTING:
MCGRAW EDISON
GLEON

Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from February 17, 2020

At the outset of the petition, Commissioner Broline recused himself from all discussion and voting on the present petition due to a conflict of interest in the potential property sale. This recusal was noted and accepted by Chairman Trzupek.

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is John Bobak who is seeking to build a new building on the subject property. The petitioner requests a special use for a site plan and building elevation review for the purpose of erecting a 9,500-square foot, 2-story office building 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 in the corner and rear yards; a trash dumpster located nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for the specified building usage; an off-street loading berth in a side yard adjoining a street; insufficient setbacks for off-street parking; and off-street parking located in the front yard of the subject property. Mr. Walter reviewed the history of the petition and details related to the staff report. Mr. Walter said that the petitioner had submitted additional documentation at 5pm the day of the meeting and advised that said documentation could not be distributed to the public before the meeting, but that it was available for review during the meeting.

Jonathan Hague, representative of the petitioner, reviewed the new documentation on behalf of the petition. Mr. Hague said that the purpose of the new material was to give additional perspective of the size of the building as well as site plan layout. Mr. Hague said that the loading dock had been moved from the rear of the building to the front and had incorporated almost all traffic flow onto North Frontage Road except for a curb cut along Hamilton Avenue. Mr. Hague said that while the current petition was two stories while the 2008 petition was one, the buildings were actually the same in absolute height and disagreed with the notion that it was too large for the site, as had been previously noted.

Chairman Trzupek asked for public comment.

Ken Burnett, 7339 Park, asked about the traffic patterns of the trucks that would be entering the site. Mr. Hague said that the trucks would be able to navigate entirely within the parking lot, and that there was no need for trucks to use any street surface to enter the loading dock. Mr. Burnett disagreed that the trucks would have sufficient room to enter the loading dock and objected to the petition as a whole.

Julie Mensik, 7339 Hamilton, said that she opposed the plan due to the continued presence of trucks on site, even if they were moved to the front of the building. Ms. Mensik said that the building and its use was more appropriate for an industrial park.

Susann Pederson, 7250 Elm, said that she opposed the plan and that the plan was incomplete as it was presented, going on to say the previously approved plans were transitional in nature. Ms.

Pederson said that the primary purpose of the petition was to take advantage of the visibility from I-55, but that the building and its use was more appropriate for an industrial park.

Frank Mensik, 7339 Hamilton, said that the 2008 petition was more appropriate for the site, and said that the petition as proposed was not transitional in nature.

Holly Adkins, 7219 Hamilton, participating telephonically, said that she opposed the proposed plan. Ms. Adkins said that she appreciated the revisions but that the building was ultimately too big and too industrial for a transitional district.

Commissioner Stratis felt that the site plan was an improvement over the initial petition, noting that the building had been moved to the west, several driveways were moved away from the residential homes, and that the loading dock is now facing Frontage Road instead of a rear alley. Commissioner Stratis said that he felt the setbacks were better, but noted that the site was unique and could not reasonably be expected to adhere to all regulations by right because of the shape of the lot. Commissioner Stratis said that he would like to see a fence along the northern property line as well as landscaping north of the parking lot. Commissioner Stratis said he had no real concerns about the parking location and quantity, except for a small area along the northeast corner of the property where the lot breached the 20' northern setback. Mr. Walter said that the site plan was such that there would be a loss of parking if the lot was moved, thus worsening the parking count. Mr. Hague confirmed this answer. Commissioner Stratis asked if the loading dock was a necessity if the petitioner only needed it six times a year, as was previously testified. Mr. Walter said that the Plan Commission could recommend a condition be included as part of a special use but also said that enforcing said condition would be very challenging.

Commissioner Farrell said that the loading dock present was her primary concern, including how conditions would be enforced. Commissioner Farrell requested a fence along the northern property line and a landscaping plan.

Commissioner Petrich said that the loading dock was a primary concern for him, and agreed with all points previously mentioned.

Commissioner Parrella agreed with all points previously mentioned, adding that she wanted to see additional detail on the security lighting plan that would be proposed for the site. Commissioner Parrella said that she wanted to see alternative exterior cladding options provided for consideration as well, including Hardie board.

Commissioner Irwin asked for clarification as to how setbacks correspond to different lot lines. Mr. Walter provided an explanation. Commissioner Irwin was concerned about the size of the building and the location of the trash receptacle.

Commissioner Hoch said that the petitioner's materials were not well organized or clear. Commissioner Hoch said she did not see a need for an entrance along Hamilton Avenue.

Chairman Trzupek said that the building looked sharp but may be too harsh in color and style for a Transitional District, suggesting a more traditional color of brick. Chairman Trzupek said that

while the building was larger than what was previously approved, he did not find the scale to be much different due to the lack of pitch in the roof.

Chairman Trzupek asked for consensus direction from the Plan Commission. Several Plan Commissioners said that they would be open to seeing a final proposal from the petitioner at a future meeting. Mr. Walter said that the petitioner would be responsible for revising or submitting the following items: a complete landscape plan; a proposal for a fence on the northern property line; a photometric plan; options for alternative finishes or elevations; a complete northern elevation; confirmation of compliant turning radii for any truck using the site; demonstration of loading dock need; demonstration of need for an entrance on Hamilton Avenue; demonstration of rooftop unit screening; and a more elaborative description of the need for a loading dock at the subject property.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Farrell to continue Z-04-2020 to August 3, 2020.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

Z-08-2020: 15W776 North Frontage Road (Criscione); Special Use, Text Amendment, and Findings of Fact

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is Michael Criscione, owner of M&T Trucking at 7545 Madison Street. The petitioner requests a special use for an “automobile sales use, new or used and including trucks”, a text amendment to add “outdoor retail vehicle storage” as a special use, and a special use as per the amended Zoning Ordinance for “outdoor retail vehicle storage”, all in the B-2 Business District. Mr. Walter said that the existing Madison site will continue as part of the petitioner’s company to provide upfitting and maintenance service for its customers, whereas the subject property will become the location where customers come to close sales and take delivery of trucks from the company. As part of the petition, trucks would be stored overnight at the subject property, which is currently not permitted by the Zoning Ordinance.

Chairman Trzupek asked where other B-2 Business Districts were located, and why there was not a petition to rezone the property. Mr. Walter noted where other B-2 Business Districts were located, and also said that rezoning was considered but ultimately not pursued since it would still require each of the special uses and amendments that are part of the petition, and staff interpreted a rezoning in addition to the aforementioned requests to be initially too cumbersome, but would work with the petitioner if rezoning were desired.

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.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-09-2020: 15W776 North Frontage Road (Criscione); Requests re-zoning of the subject property from the B-2 Business District to G-I General Industrial, as well as a special use for “automobile and truck and equipment sales, rental, and service”, a text amendment to add “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use, and a special use for “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” per the aforementioned amendment, all in the G-I General Industrial District.

HEARING:

August 17, 2020; continued from
August 3, 2020

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Michael Criscione

PETITIONER STATUS:

Potential Tenant

PROPERTY OWNER:

Flex Capital, LLC

EXISTING ZONING:

B-2 Business District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

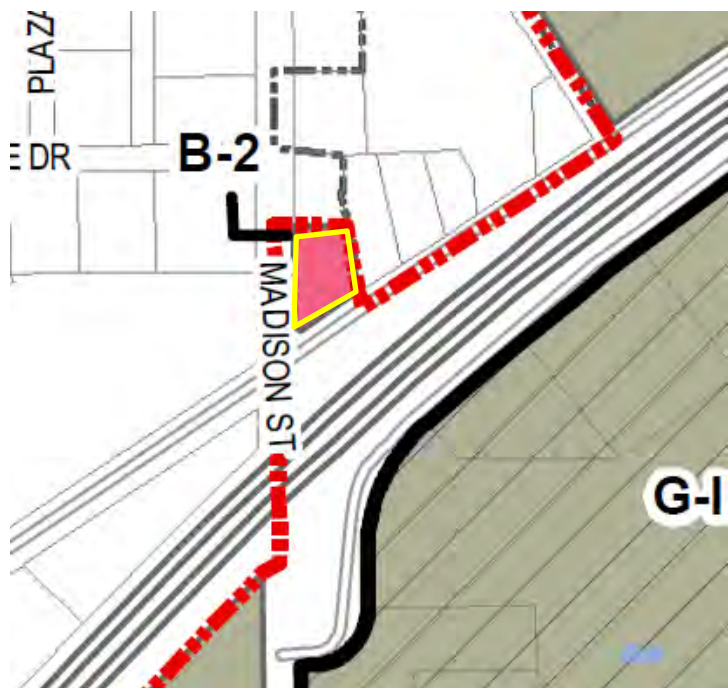
Commercial Building

SITE AREA:

0.83 Acres

PARKING:

25 Spaces



Staff Report and Summary

Z-09-2020: 15W776 North Frontage Road (Criscione); Re-Zoning, Text Amendment, Special Uses, and Findings of Fact; continued from August 3, 2020

This petition was continued from August 3, 2020. The petitioner is Michael Criscione, owner of M&T Trucking located at 7545 Madison Street in unincorporated DuPage County. This petition is intended to replace petition #Z-08-2020. The petitioner requests re-zoning of the subject property from the B-2 Business District to G-I General Industrial, as well as a special use for “automobile and truck and equipment sales, rental, and service”, a text amendment to add “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use, and a special use for “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” per the aforementioned amendment, all in the G-I General Industrial District.

Re-Zoning

At the July 6 hearing, the Plan Commission noted its objection to permitting a truck sales use at a property zoned B-2 General Business, but expressed some support for the same action if the subject property were zoned G-I General Industrial (under petition #Z-08-2020). All other truck sales businesses (with the exception of SAIA, which is zoned R-1 Residential and is governed by a specific annexation agreement, not standard zoning regulations) in the Village are currently zoned G-I General Industrial (Compass and Lyons).

The preamble of Section X in the Zoning Ordinance, governing Manufacturing Districts, states the following:

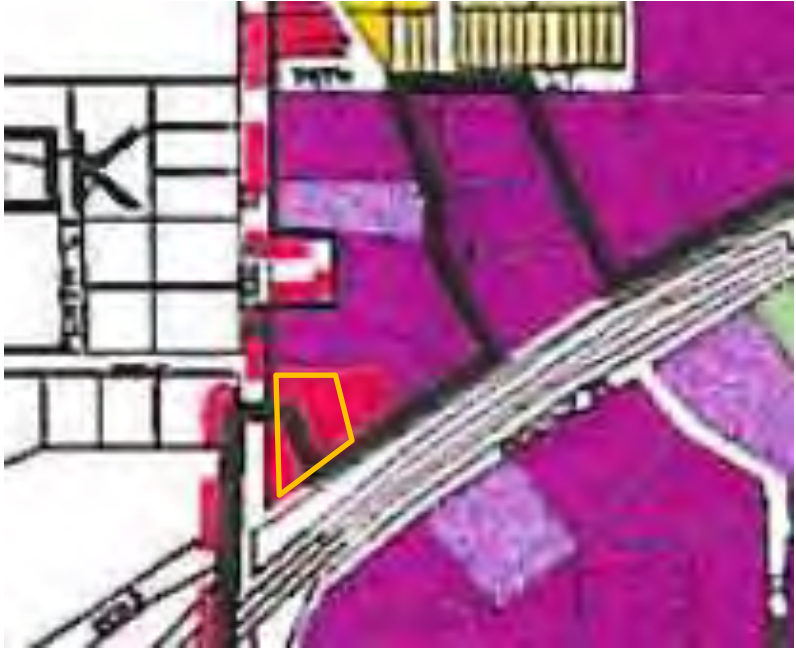
The regulations for manufacturing districts and for manufacturing or industrial type-uses established in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, are designed to provide for the establishment of a limited range of industrial and allied activities and to govern their operations in a manner that will not have a deleterious effect on residential and business areas. It is essential that there be adequate provision for the expansion and diversification of industry -- both those existing today and for the attraction of new industry. Adequate well-located industrial sites and room for expansion of established plants will encourage industrial growth and expansion of the Village's economic base. It will also open new opportunities for a variety of employment for its labor force.

Similarly, Section X.F of the Zoning Ordinance, governing the G-I General Industrial District, states that the District “*is established to accommodate a broader range of limited industrial, business and allied activities*”.

Staff Report and Summary

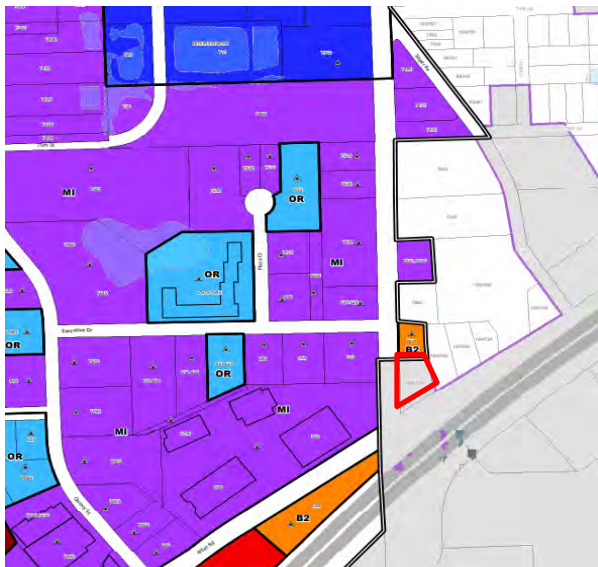
Z-09-2020: 15W776 North Frontage Road (Criscione); Re-Zoning, Text Amendment, Special Uses, and Findings of Fact; continued from August 3, 2020

The Village's Comprehensive Plan lists all properties north of Frontage Road and east of Madison Street as within its planning boundaries. The subject property and adjacent properties are planned as commercial uses, whereas the greater neighborhood is predominantly light industrial (note picture on right with subject property shown in orange).



The Comprehensive Plan does not define “commercial” or “industrial” planning categories, except to state: “commercial uses that have minimal traffic on surrounding residential areas should be emphasized”. The petitioner has stated that the proposed use would have almost no drive-up traffic, meaning that it would likely generate fewer trips than the previous restaurant use. A zoning classification of either Business or Manufacturing on the subject property would meet the goals of the Comprehensive Plan.

As no properties adjacent to the subject property are in the Village, staff has provided the zoning context from both the Village of Willowbrook and DuPage County to illustrate the neighborhood's development character. As Village annexation of adjacent unincorporated properties is a real possibility in the future, it is important for the property to be zoned as matching the neighborhood's character. With the exception of Madison's Pub immediately north (zoned B-2 Community



Shopping), most of the adjacent neighborhood is zoned M-I Light Manufacturing by the Village of Willowbrook (above left). M-I Light Manufacturing is the most intense Manufacturing zoning classification in the Village of Willowbrook, equivalent to the G-I General Industrial District in Burr Ridge. Similarly, DuPage County (above right) has zoned the parcels immediately east of the

subject property as I-1 Light Industrial. This zoning classification is equivalent to the Village's L-1 Light Industrial. Because the Village is being asked to consider matching a use to a zoning district that presently lists truck sales as an appropriate use as well as that the surrounding neighborhood, while not located in the Village, is primarily zoned as some form of manufacturing, the issue of spot zoning is not present in this petition. Spot zoning is the illegal process of singling out a small parcel of land for a use classification that is contrary from that of the surrounding area for the benefit of the property owner to the detriment of adjacent property owners or the normal development pattern of a particular neighborhood.

Special Uses and Text Amendment

The petitioner has also requested a special use for “automobile and truck and equipment sales, rental, and service”. Automobile and truck and equipment sales, rental and service” is presently listed as a special use in Section X.F.2.a of the Zoning Ordinance; the petitioner’s sales office, but not specifically the storage of trucks on site, would be legally permitted if this special use were granted to the petitioner.

The petitioner plans to make a number of improvements to the property as part of the petition, including resealing and restriping of the parking lot to accommodate semi-trucks; replacing the wood dumpster enclosure with masonry matching the principal building; and adding a fence around the perimeter of the property that would close the Madison Street entrance as well as adding a gate



across the Frontage Road entrance (shown below in yellow and blue above). The petitioner has included photos of the restriped lot with 15 trucks and 4 customer cars in Exhibit A. The petitioner has stated that the purpose of the fence and gate are to create more security and improve traffic flow. The petitioner has provided several examples of fence styles and elevations that could be placed in said area; the Plan Commission is free to recommend any fence style of its choosing be include to the site plan. The gate, as indicated above, would be setback approximately 65 feet from the street apron; this would be over twice the length of a normal standalone semi-truck cab. DuPage County (who controls Madison Street in this location) has recommended that the curb be extended across the existing curb cut along Madison Street (shown in red) with permitted right-of-way landscaping. This recommendation is supported by the Village Engineer.

In response to the Plan Commission’s request for further information related to landscaping and lighting, the petitioner has removed the concrete beds in the front of the building and installed mulch with seasonal and year round plantings in their place. The petitioner has included renderings regarding the addition of a flagpole and surrounding landscaping on the southwest corner of the subject property to better beautify the area. The petitioner also requests feedback from the Plan Commission as to how it would prefer he buffer the western property line and create a uniform sightline along the sidewalk. The petitioner has provided renderings of additional arborvitae or all-season trees that could be placed in this area. These plantings would be located on the inside of

the proposed fence rail that would be added in this vicinity. Regarding lighting, the petitioner has stated that he does not plan to add any additional lighting to the subject property, while all lights on the subject property are in the process of being converted to white LED bulbs. Staff has taken light measurements at each of the four property lines; the readings at each location meet the standards of the Zoning Ordinance for foot-candle outputs. The petitioner plans to pursue dark light (night vision) surveillance system, which would de incentivize the addition of lighting on the subject property.

Finally, the petitioner is requesting a text amendment to add “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use as well as approval of a special use as per the amendment, all in the G-I General Industrial District. The purpose of the text amendment and special use is to accommodate the petitioner’s desire to park truck cabs overnight that are for sale or have already been sold by the business. Trailers and other truck accessories would not be part of the petitioner’s inventory; the only products that would be parked overnight on the subject property would be truck cabs. The purpose of the text amendment is to establish outdoor, overnight parking as an ancillary element of another permitted or special use. Section X.B.7.d of the Zoning Ordinance, which governs overnight parking restrictions in Manufacturing Districts (including the G-I General Industrial District) states as follows:

- d. Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:*
 - 1. A maximum of eight trucks may be parked on a lot or parcel, except that four of the trucks may not exceed a Class 2 GVWR rating (not to exceed 10,000 pounds). All other trucks permitted to be parked overnight shall not exceed 24,000 pounds. Said trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.*
 - 2. Overnight parking of trailers outside of an enclosed building shall be permitted, but limited to one-half the number of total trucks parked outside, not to exceed four trailers, each not to exceed a 5,000-pound flat weight rating. Parking of more than four such trailers shall require a special use (Amended by Ordinance A-834-06-18).*

Truck cabs that would be sold by the petitioner would exceed the Village’s outdoor parking size limitation of 24,000 pounds, thus any truck cabs stored outdoors, overnight would not be permitted under standard zoning regulations. At Lyons, Compass, and SAIA, outdoor overnight storage of truck cabs and trailers is permitted, with the first two permitted to do so as part of their sales and leasing businesses. Lyons was permitted to do so by the Village when its original special use was granted in 1980, whereas Compass was permitted to do so as part of its annexation into the Village, presenting a legally non-conforming land use. None of the three businesses is limited on the number of trucks that are permitted on site. Because the petitioner is requesting to memorialize this action as a special use, the Plan Commission would have full ability to recommend conditions as part of this special use to meet the objectives of the Zoning District.

Public Hearing History

Two public hearings have been held for the subject property:

- 1998 – Variation for a handicap ramp within a required setback. Approved.

Staff Report and Summary

Z-09-2020: 15W776 North Frontage Road (Criscione); Re-Zoning, Text Amendment, Special Uses, and Findings of Fact; continued from August 3, 2020

- 2009 – Special use for a full service restaurant with sales of alcoholic beverages. Approved.

At its August 3 hearing, the Plan Commission requested additional information regarding the special use that was granted to PermaSeal for outdoor storage of vehicles (Z-10-2017: 412 Rockwell Court). The Plan Commission positively recommended (7 to 0) a special use to permit overnight outdoor parking of trucks and vans be granted to PermaSeal subject to the following conditions:

1. All outdoor, overnight parking of vans and trucks shall be limited to the east parking lot.
2. Outside overnight parking shall be limited to vans and trucks each with a weight not exceeding 24,000 pounds.
3. A maximum number of forty (40) vans or trucks may be parked outside overnight on the property.
4. Only vans or trucks owned and operated by PermaSeal shall be parked on the premises overnight.
5. The east parking lot shall be screened along the south, east, and north portions, including along the east lot line extending to the center-lot line of Rockwell Court, with a solid, interior-facing, eight (8) foot tall commercial-grade fence. Final fence plan shall be subject to staff review and approval.
6. Landscaping shall be added along the south property line. Final landscaping plans shall be subject to staff review and approval.

In 2018, the Plan Commission positively recommended (6 to 0) amendments to the aforementioned Section X.B.7.d of the Zoning Ordinance (Z-03-2018). Staff has included information from both petitions as reference material in Exhibits C and D.

Public Comment

No new public comment was received since August 3 regarding this petition.

Findings of Fact and Recommendation

There are **four** separate actions requiring Plan Commission action included in this petition.

If the Plan Commission desires to recommend approval for a request to re-zone the subject property from the B-2 Business District to G-I General Industrial, the petitioner has provided Findings of Fact related to this request, which may be adopted if the Plan Commission is in agreement with those findings.

If the Plan Commission desires to recommend approval for a special use for “automobile and truck and equipment sales, rental, and service”, staff recommends it be made subject to the following conditions:

1. The special use shall be limited to Michael Criscione and his business partners at M&T Trucks, subject to the submitted business and site plan.
2. The special use shall expire if M&T Trucks ceases operations at 15W776 North Frontage Road.

Staff Report and Summary

Z-09-2020: 15W776 North Frontage Road (Criscione); Re-Zoning, Text Amendment, Special Uses, and Findings of Fact; continued from August 3, 2020

3. No ramps, balloons, copy-changing signs, signs on or inside any part of a truck stored on the subject property, or other attention-getting devices not otherwise permitted by the Burr Ridge Sign Ordinance are permitted on the subject property. These conditions shall supersede any otherwise permitted exemptions provided by Chapter 55 of the Burr Ridge Municipal Code (Sign Ordinance).
4. A fence [*whose height and style shall be approved by the Plan Commission*] and installed along Madison Street.
5. A black metal swinging gate shall be installed across the Frontage Road property entrance.
6. Landscaping [*whose type and location shall be approved by the Plan Commission*] shall be installed on the subject property as designated in the landscape plan.
7. The curb along Madison Street shall be extended across the entirety of the Madison Street entrance, with the adjoining space between the street and sidewalk to be landscaped with dirt, grass, and other landscaping as permitted and required by DuPage County. This action shall be completed within 12 months of Board approval of the special use.
8. No maintenance of trucks shall be performed on the subject property.
9. No trailers or other accessories may be parked or stored overnight on the subject property.

If the Plan Commission desires to recommend approval of a text amendment to add “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use in the G-I General Industrial District, the petitioner has provided Findings of Fact related to this request, which may be adopted if the Plan Commission is in agreement with those findings.

If the Plan Commission desires to recommend approval for a special use for an “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use in the G-I General Industrial District as per the amended Zoning Ordinance, staff recommends that it be made subject to the following conditions:

1. The special use shall be limited to Michael Criscione and his business partners at M&T Trucks, subject to the submitted business and site plan.
2. The special use shall expire if M&T Trucks ceases operations at 15W776 North Frontage Road.
3. No more than fourteen (14) semi-truck cabs shall be stored on site at any one time, and all trucks stored overnight shall be parked in a striped parking space.
4. Individual trucks may not be stored on the subject property for more than seven (7) consecutive days.
5. Any truck stored overnight on the subject property shall be in good working condition.
6. No maintenance of trucks shall be performed on the subject property.
7. No trailers or other accessories may be parked or stored overnight on the subject property.

Appendix

Exhibit A – Petitioner’s Materials

Exhibit B – Materials Related to Petition #Z-08-2020

Exhibit C – Materials Related to Petition #Z-10-2017

Exhibit D – Materials Related to Petition #Z-03-2018

EXHIBIT A



Findings of Fact For a Map Amendment (Rezoning) to the Village of Burr Ridge Zoning Ordinance

Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance requires the following findings for the approval of a request for rezoning. The petitioner must respond to and confirm each and every one of these findings by indicating the facts supporting such findings.

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

The surrounding uses dictate an industrial pattern of development, including but not limited to a helipad, several mechanic shops, existing truck sales uses in the Village with outdoor storage, and other such uses that are expected in industrial areas.

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

The area in which the property is located is substantially zoned industrial by counterpart jurisdictional governing bodies. The request to rezone the subject property from B-2 Business to G-I General Industrial would have no adverse effects on development patterns in the area.

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

The property is suitable for classification as a G-I General Industrial property.

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

Development trends in the area indicate a desire and need for industrial-type uses in the area. Other uses in the area could clearly be categorized as more intense than the proposed use.

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

The Comprehensive Plan calls for industrial uses in this area.



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 uses involved in the petition are common to the area and are critical to the economic well-being of the region. Other such truck sales uses are presently permitted in the Village and operate with minimal impact on neighboring properties.

- 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 use is presently listed as a special use while the Village has recently allowed for much expansion of “outdoor storage” as both a permitted and special use in the G-I General Industrial District. No such detriments could be assigned to this use.

- 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; no such issues are present at the subject property.

- 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; the petition seeks to close one ingress/egress option to the site, limiting traffic along the main entrance to Burr Ridge, while landscaping will be added along the area to mitigate any visual impacts.

- 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; this use presently exists in the Zoning Ordinance as does elements of the text amendment/special use.

- 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.



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

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

The amendments permit the orderly and supervised use of properties in the G-I General Industrial District while creating an economic benefit for the Village in an area which has previously only been home to low-paying or non-paying service uses.

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

The amendments fulfill the purpose and intent of the Zoning Ordinance by promoting industrial commerce in an orderly and supervised manner.



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EXHIBIT B



Z-08-2020: 15W776 North Frontage Road (Criscione); Requests a special use for an “automobile sales use, new or used and including trucks”, a text amendment to add “outdoor retail vehicle storage” as a special use, and a special use as per the amended Zoning Ordinance for “outdoor retail vehicle storage”, all in the B-2 Business District.

HEARING:

July 6, 2020

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Michael Criscione

PETITIONER STATUS:

Potential Tenant

PROPERTY OWNER:

Flex Capital, LLC

EXISTING ZONING:

B-2 Business District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

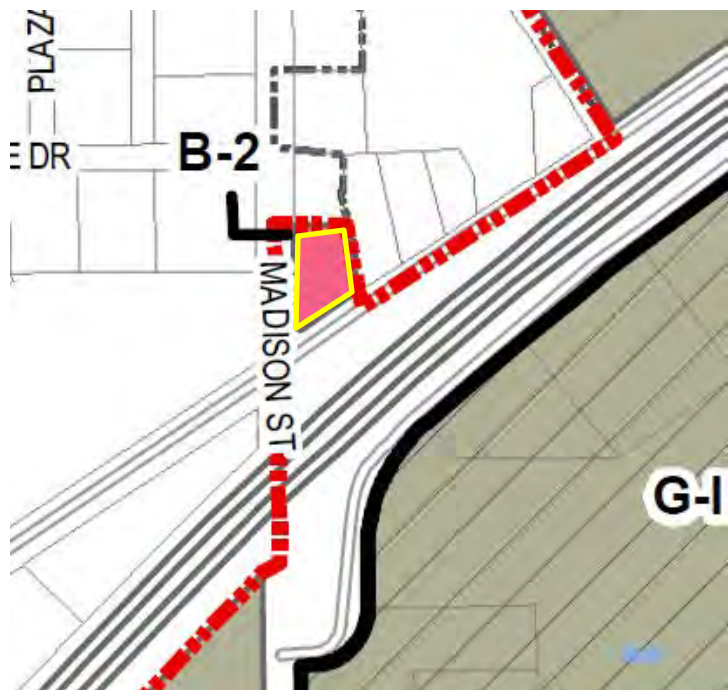
Commercial Building

SITE AREA:

0.83 Acres

PARKING:

25 Spaces



Staff Report and Summary

Z-08-2020: 15W776 North Frontage Road (Criscione); Text Amendment, Special Use, and Findings of Fact

The petitioner is Michael Criscione, owner of M&T Trucking located at 7545 Madison Street in unincorporated DuPage County. The petitioner requests a special use for an “automobile sales use, new or used and including trucks”, a text amendment to add “outdoor retail vehicle storage” as a special use, and a special use as per the amended Zoning Ordinance for “outdoor retail vehicle storage”, all in the B-2 Business District. The petitioner states that the existing Madison site will continue as part of the company to provide upfitting and maintenance service for its customers, whereas the Frontage site will become the location where customers come to close sales and take delivery of trucks from the company. The petitioner has stated that sales will occur at the subject property, and while this action would make the Village eligible to collect sales taxes, the petitioner has stated that a portion of the company’s sales are exempt from collection per state law. As part of the petition, trucks would be stored overnight at the subject property, which is currently not permitted by the Zoning Ordinance.

Land Use and Site Plan

The subject property is located at the northeast corner of Madison Street and North Frontage Road and is 0.83 acres in size. The subject property is zoned B-2 Business but is fully bounded by properties in either the Village of Willowbrook or unincorporated DuPage County on all sides. The neighboring land uses are generally commercial in nature, including a vehicle maintenance business to the east, a restaurant to the north, and a helicopter pad providing aerial crane services and a trade school to the west. Interstate 55 borders the property to the south. The nearest properties to the subject property located within the Village are zoned G-I General Industrial east on North Frontage Road as well as south across Interstate 55, which includes several trucking businesses such as Compass, SAIA, and Lyons. The Village does not own or maintain any of the existing streets, sidewalks, or traffic signals adjacent to the subject property. The building on the subject property has been vacant since December 31, 2019 upon the permanent closure of Porterhouse restaurant.

The petitioner has stated that several improvements are proposed as part of the petition, including resealing and restriping of the parking lot to accommodate larger vehicles (mostly semi-trucks); replacing the deteriorating wood dumpster enclosure with a masonry structure matching the principal building; and adding a fence around the perimeter of the property that would close the Madison Street entrance as well as adding a swinging gate across the Frontage Road entrance (shown below in yellow and blue in the picture below). The petitioner has stated that the purpose



of the fence and gate are to create more security at the property. If the Plan Commission wishes to permit the closure of the Madison Street entrance, DuPage County (who maintains control of Madison Street in this location) has recommended that the curb be extended across the existing curb cut along Madison Street (shown in red) with right of way landscaping added as desired by the Plan Commission. This recommendation is supported by the Village Engineer. The gate, as indicated below, would be setback approximately 65 feet from the street apron; this would be over twice the length of a normal standalone semi-truck cab.

Applicable Zoning Ordinance Sections

The defined intent of the B-2 Business District is as follows:

To accommodate those uses which require substantial land area, are major travel destinations, require substantial support parking and draw their clientele or employees from the regional market. Many such uses require a high degree of access and roadside visibility or exposure from major thoroughfares.

First, the petitioner requests a special use to operate an “automobile sales, new or used, including trucks” use at the subject property. It is staff’s interpretation that the petitioner’s business plan meets the definition of this special use.

Second, the petitioner requires a special use in the B-2 Business District that will allow overnight storage of vehicles on the property, thus the request for a text amendment and follow up special use to create the “outdoor retail vehicle storage” use. To date, the Village has yet to have a vehicle dealership with outdoor sales in the B-2 Business District, but has had such uses in the G-I and L-I Industrial Districts; thus, it is staff’s interpretation of the Zoning Ordinance that no such power currently exists which would allow outdoor storage of vehicles overnight.

Public Hearing History

Two hearings have been held relative to the subject property:

- 1998 – Variation for a handicap ramp within a required setback. Approved.
- 2009 – Special use for a full service restaurant with sales of alcoholic beverages. Approved.

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 approval for a special use for an “automobile sales use, new or used and including trucks”, a text amendment to add “outdoor retail vehicle storage” as a special use, and a special use as per the amended Zoning Ordinance for “outdoor retail vehicle storage”, all in the B-2 Business District, staff recommends that the recommendation be made with the following conditions:

Staff Report and Summary

Z-08-2020: 15W776 North Frontage Road (Criscione); Text Amendment, Special Use, and Findings of Fact

1. A 4' tall black aluminum fence and locking swing-style gate shall be installed as described in Exhibit A.
2. The curb along Madison Street shall be extended across the entirety of the Madison Street entrance adjoining the street and sidewalk to be landscaped with dirt, grass, and other landscaping as may be required.
3. Each of conditions #1-2 shall be completed within 12 months of final Board approval of the petition.
4. No more than 25 trucks shall be stored on site at any one time, and all trucks stored overnight shall be parked in a striped parking space.
5. No maintenance of trucks shall be performed on the subject property.
6. Any truck stored overnight on the subject property shall be in good working condition.

Appendix

Exhibit A – Petitioner's Materials

while the building was larger than what was previously approved, he did not find the scale to be much different due to the lack of pitch in the roof.

Chairman Trzupek asked for consensus direction from the Plan Commission. Several Plan Commissioners said that they would be open to seeing a final proposal from the petitioner at a future meeting. Mr. Walter said that the petitioner would be responsible for revising or submitting the following items: a complete landscape plan; a proposal for a fence on the northern property line; a photometric plan; options for alternative finishes or elevations; a complete northern elevation; confirmation of compliant turning radii for any truck using the site; demonstration of loading dock need; demonstration of need for an entrance on Hamilton Avenue; demonstration of rooftop unit screening; and a more elaborative description of the need for a loading dock at the subject property.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Farrell to continue Z-04-2020 to August 3, 2020.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

Z-08-2020: 15W776 North Frontage Road (Criscione); Special Use, Text Amendment, and Findings of Fact

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is Michael Criscione, owner of M&T Trucking at 7545 Madison Street. The petitioner requests a special use for an “automobile sales use, new or used and including trucks”, a text amendment to add “outdoor retail vehicle storage” as a special use, and a special use as per the amended Zoning Ordinance for “outdoor retail vehicle storage”, all in the B-2 Business District. Mr. Walter said that the existing Madison site will continue as part of the petitioner’s company to provide upfitting and maintenance service for its customers, whereas the subject property will become the location where customers come to close sales and take delivery of trucks from the company. As part of the petition, trucks would be stored overnight at the subject property, which is currently not permitted by the Zoning Ordinance.

Chairman Trzupek asked where other B-2 Business Districts were located, and why there was not a petition to rezone the property. Mr. Walter noted where other B-2 Business Districts were located, and also said that rezoning was considered but ultimately not pursued since it would still require each of the special uses and amendments that are part of the petition, and staff interpreted a rezoning in addition to the aforementioned requests to be initially too cumbersome, but would work with the petitioner if rezoning were desired.

Michael Criscione, petitioner, gave a follow up presentation about the business and said he was pleased to be investing in the community in which he lives.

Commissioner Hoch asked if the proposed text amendments would then be available to other B-2 Business Districts. Mr. Walter confirmed that if the text amendments were adopted, they would be available to other petitioners, but as a special use, requiring public hearings to receive said authority. Commissioner Hoch said that the area was likely suitable for the petitioner's use, but was not convinced that the use was best for the property. Commissioner Hoch agreed with staff's recommendation to close the Madison Street entrance if this use were approved. Commissioner Hoch asked if there were security issues at the petitioner's present location. Mr. Criscione said that the business employs cameras and rail fencing, but had not experienced incidence of crime.

Commissioner Irwin said that this was the one location in Burr Ridge where he would theoretically consider outdoor vehicle sales and retail as appropriate, but was not fully convinced on the merits.

Commissioner Parrella agreed with Commissioner Irwin about the best use of the site. Commissioner Parrella said she wanted to see additional information about lighting on site.

Commissioner Broline asked if text amendments were required to fulfill the needs of the business. Mr. Walter said that outdoor storage of commercial vehicles was permitted in Manufacturing Districts, but that this permission was limited to eight smaller commercial vehicles. Mr. Walter said that if the petition was limited to simply employees operating a sales office, that would be a solitary special use, but the outdoor, overnight storage made the special use for a sales office impotent in that they would still not be permitted to store any product overnight. Mr. Walter said that even if the property were rezoned, outdoor storage of retail vehicles would not be permitted by right.

Commissioner Petrich asked if there were any outdoor vehicle sales uses in the Village. Mr. Walter said that Lyons Truck Sales was the only such use in the Village. Commissioner Petrich asked about exterior lighting. Mr. Criscione said that he would only install what was necessary to operate a camera system, which may include night vision cameras that need very little light. Commissioner Petrich asked what the purpose was of a 12-month dedicated deadline for installing the curb with landscaping along Madison Street. Mr. Walter said that the deadline was there to provide some assurance of timely compliance for the Village, as the petitioner would be required to obtain permits from DuPage County to complete the work.

Commissioner Farrell said she opposed allowing this type of use in a Business District. Commissioner Farrell said that she wanted more information related to site and landscape planning before making a decision either way.

Commissioner Stratis asked if trailers would be sold or stored at the property. Mr. Criscione said that trailers would not be present at the property. Commissioner Stratis said he would want a prohibition on ramps, banners, or other attention-getting devices on the property; Mr. Criscione concurred with this sentiment.

Chairman Trzupek said he supported the petition but acknowledged that the rest of the Plan Commission did not and asked for direction from the body.

Mr. Walter asked if the Plan Commission was opposed to the use at this location writ large, or if there was simply opposition to allowing the use in the B-2 Business District. The Plan Commission's consensus was that they would prefer to place uses like this in Manufacturing Districts such as the G-I General Industrial District, but also that they did not have enough information to make a conclusive recommendation at this time.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to continue Z-08-2020 to August 3, 2020.

ROLL CALL VOTE was as follows:

AYES: 8 – Hoch, Broline, Farrell, Stratis, Irwin, Petrich, Parrella, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 8-0.

IV. CORRESPONDENCE

V. OTHER PETITIONS

VII. FUTURE SCHEDULED MEETINGS

The next scheduled Plan Commission meetings were set for July 20, 2020 and August 3, 2020.

VII. ADJOURNMENT

At the conclusion of the meeting, Commissioner Hoch thanked Chairman Trzupek for his hard work leading the Plan Commission over the years. Chairman Trzupek thanked Commissioner Hoch for her comments.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Broline to adjourn the meeting at 10:12p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 10:12p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant Village Administrator

EXHIBIT C



VILLAGE OF BURR RIDGE COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT AND SUMMARY

Z-10-2017: 412 Rockwell Court (Spencer); Requests special use approval as per Section X.B.7.d of the Burr Ridge Zoning Ordinance to permit outdoor overnight parking of commercial vans and trucks in a G-I General Industrial District.

Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared By: Evan Walter
Assistant to the Village Administrator

Date of Hearing: August 21, 2017

GENERAL INFORMATION

Petitioner: Roy Spencer

Property Owner: Panduit Corporation

Petitioner's Status: Potential Owner/Tenant

Land Use Plan: Suggests Industrial Uses

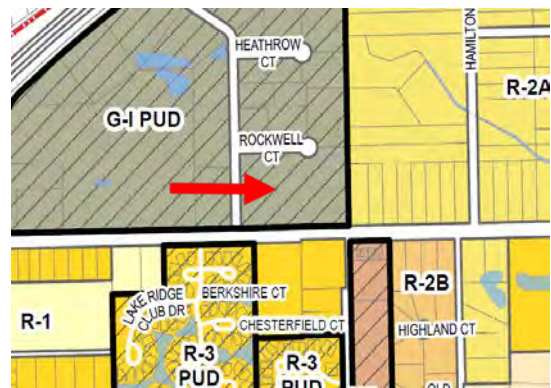


Existing Zoning: G-I PUD

Existing Land Use: One Industrial Building

Site Area: 12.26 Acres

Subdivision: None



SUMMARY

The petitioner seeks to operate a permitted business in an existing building located at the northeast corner of Grant Street and Rockwell Court just north of 79th Street. The property is improved with an approximately 140,000 square foot commercial building and private parking lot. The petitioner plans to use the property as a corporate headquarters for a business, which will be the sole occupant and user of the property and its facilities.

The petitioner is seeking special use approval to store between 30-40 commercial service vans and trucks outside of the building on the property overnight; the Burr Ridge Zoning Ordinance does not permit outdoor, overnight parking of commercial trucks in an industrial area.

Zoning History

Subject Property: This property was previously occupied by a prior tenant using the entire building for a permitted use; the previous tenant vacated the property in March 2017. The property is currently for sale. Five variations were previously granted for this property in 2006, which are not limited to a particular tenant:

1. A variation from Section XI.C.8.c to permit parking in a side yard adjoining a street.
2. A variation from Section XI.C.11 to permit a landscape area between parking areas and the corner side yard to be less than 15 feet
3. A variation to allow for no landscape plantings within the perimeter landscape area adjacent to a parking area to the interior side lot line.
4. A variation from Section IV.I.1 to permit a front entryway canopy to project more than three feet into a required yard.
5. A variation from Appendix VI.1.c.3 to permit an access driveway to exceed the maximum 35 feet in width.

These variations were granted subject to the following conditions:

1. The required perimeter landscape for the interior side yard shall be reallocated along 79th Street.
2. The canopy shall be no closer than 37 feet from the extension of the property line adjacent to Rockwell Court through the cul-de-sac turnaround.

Special Use for Outside Storage: The Plan Commission has heard approximately 20 petitions over time regarding the outdoor storage of commercial vehicles at other properties; staff has attached a complete history of all petitions for parking outside of enclosed buildings in the Village.

Compliance with the Comprehensive Plan

The Comprehensive Plan recommends light industrial uses for this property and for the properties to the north and west. Residential use is recommended for the areas to the east and south.

Compatibility with Surrounding Development

The subject property is within an industrial park with industrial uses to the north and west. The parcels to the east are zoned R-2A Single Family Residential. The adjacent property on the south side of 79th Street is within an R-3 Single Family Residence District and is developed for a church.

Compliance with the Zoning Ordinance

The parking of trucks outside of an enclosed building overnight is not permitted by the Zoning Ordinance. Section X.B.7.d of the Zoning Ordinance states:

- d) Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:*
- 1. A maximum of two delivery trucks may be parked overnight on a lot or parcel.*
 - 2. Delivery trucks allowed as per this subsection shall not exceed 24,000 pounds.*
 - 3. Said delivery trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.*

However, Section X.F.2.k of the Zoning Ordinance allows a special use request for outside storage “*provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas*”

Findings of Fact and Recommendation

The petitioner has submitted findings of fact which may be approved if the Plan Commission is in agreement with those findings. If the Plan Commission recommends approval of this request, the following conditions may be adopted as part of the approval:

1. All outdoor, overnight parking of vans and trucks shall be limited to the east parking lot.
2. The east parking lot shall be screened on the south, east, and north sides with a solid, interior-facing, commercial-grade fence to limit the appearance and noise created by the outdoor parking. Final fence plan shall be subject to staff review and approval.
3. Outside overnight parking shall be limited to vans and trucks each with a weight not exceeding 24,000 pounds.
4. A maximum number of vans or trucks may be parked outside overnight on the property, a set number to be recommended by the Plan Commission.
5. Only vans or trucks owned and operated by PermaSeal shall be parked on the premises overnight.

The petitioner has included a site plan with proposed screening sites and methods, which has been included in the attachments.

animal would have their own kennel. Ms. Lennertz said that most kennels do not cage animals unless they were unruly towards other animals, but would have some to be prepared. Commissioner Stratis asked if part of the recommendation was to bring the parking lot into compliance with the Zoning Ordinance. Mr. Walter said that the parking lot was currently non-compliant and that staff recommends curbs and landscaping if the petition were approved. Commissioner Stratis asked if parking could be added on the front of the building. Mr. Walter said that due to limited space available that it would be unlikely.

Commissioner Stratis asked if it were possible to install smoke eaters as found in casinos, and said that the building appears very small for the capacity of the business plan.

Chairman Trzupek said that it would be best to continue the hearing to establish a more specific site and building improvement plan. Mr. Grasso said that the petitioner would like to come back at the next meeting to address the Commission's questions.

At 8:28 p.m. a **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Scott to continue the hearing for Z-11-2017 to the September 18, 2017 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Grunsten, Scott, Praxmarer, Broline, Stratis, Hoch, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Z-10-2017; Special Use Approval - 412 Rockwell Court (Spencer) - Special Use Approval and Findings of Fact

As directed by Chairman Trzupek, Mr. Walter described the hearing as follows: the petitioner requests special use approval pursuant to Section X.B.7.d of the Burr Ridge Zoning Ordinance to permit outdoor on-site parking of business-related trucks. The petitioner seeks to operate a permitted business in an existing building located at the northeast corner of Grant Street and Rockwell Court just north of 79th Street. The property is improved with an approximately 140,000 square foot commercial building and private parking lot. The petitioner is seeking special use approval to store between 30-40 commercial service vans and trucks outside of the building on the property overnight; the Burr Ridge Zoning Ordinance does not permit outdoor, overnight parking of commercial trucks in an industrial area. The parking of trucks outside of an enclosed building overnight is not permitted by the Zoning Ordinance. However, Section X.F.2.k of the Zoning Ordinance allows a special use request for outside storage “provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas”.

Roy Spencer, petitioner and owner of PermaSeal, described his business to the Plan Commission. He said that he is attempting to relocate his corporate headquarters from Downers Grove to Burr Ridge and the facility at 412 Rockwell was a good location. He said that he plans to improve the facility with a training center which would host regional trainings and seminars.

Chairman Trzupek asked when trucks leave and return to the facility, and whether they are dispatched during the night. Mr. Spencer said that trucks are loaded between 6:30-7am and return

between 3-6pm; he also said that emergency employees take their trucks home at night and no activity occurs on premises after the close of business.

Chairman Trzupek asked for public comment.

Marilyn Patterson, 7630 Hamilton, said that she is opposed to outdoor truck parking.

Scott Graves, 7800 Hamilton, asked if the trucks were cargo vans or semi-trucks. Mr. Spencer said that his fleet is comprised of cargo vans, and any semi-trucks that will be on the property will be vendors delivering goods to the facility. Mr. Graves asked if there were pictures of the fence. Commissioner Stratis said that the fence will be solid if one is recommended.

Mr. Graves asked if the parking lot would be expanded. Mr. Spencer said he does not anticipate such a need.

Mr. Graves asked where the Village defined the rear of the property to be. Mr. Walter said that the parking lot to the east of the building represents the rear of the property in regards to zoning.

Mr. Graves asked how tall the fence needs to be to properly screen the view from 79th Street as well as the residential homes to the east. Mr. Walter said that there are trees on berms on both the south and east side, and staff recommended that an 8' solid fence be installed at these property lines to further screen the lot.

Mr. Graves asked if crime had occurred at the Downers Grove location. Mr. Spencer said that there were no crimes that occurred at their property as a result of break-ins.

Commissioner Stratis asked if Burr Ridge can collect sales tax from the business. Mr. Spencer stated that a very small portion of their business was retail-oriented and that services are only taxed under a use tax. Commissioner Stratis asked to clarify the nature of the special use request. Mr. Walter said that the special use request is to allow the petitioner to exceed the permitted amount of overnight parking in the Zoning Ordinance. Commissioner Stratis asked if security cameras and lights would be installed, and if they would be on all night. Mr. Spencer said that cameras lights would be installed and that they would be on all night. Commissioner Stratis asked if vehicle maintenance occurs on site. Mr. Spencer said that they do maintenance on site, but it is done indoors. Commissioner Stratis asked if any petroleum is stored on site. Mr. Spencer said that they do not store any petroleum on site. Commissioner Stratis asked if the petitioner was buying or leasing the property. Mr. Spencer said that he intended to purchase the property. Commissioner Stratis asked to summarize the improvements planned for the facility. Mr. Spencer said that the primary improvements will be for the training center, but new logistical improvements would be made as they were identified. Commissioner Stratis asked if outdoor speakers would be installed. Mr. Spencer said that he would not install outdoor speakers.

Commissioner Hoch asked if the petitioner had met with staff prior to tonight. Mr. Walter said that the petitioner did have a pre-application meeting with staff. Commissioner Hoch asked if improvements could be made to the landscaping at the southwest corner of the property. Mr. Walter said that some landscaping improvements could be proposed, potentially incorporated into a sign.

Commissioner Grunsten asked if there was any public comment submitted before the meeting. Mr. Walter said that only information-seeking inquiries were made.

Commissioner Praxmarer asked what kind of loading and unloading would occur with the trucks. Mr. Spencer said that any materials related to the jobs that are needed are put in trucks. Commissioner Praxmarer asked if the business owned or leased vehicles. Mr. Spencer said the business owns the fleet and does not use sub-contractors.

Commissioner Scott asked if any site or landscaping plans had been submitted. Mr. Walter said that the Village hadn't received any documents yet, but that the petitioner would be doing so at a later time. Commissioner Scott asked if the petitioner was under contract for the property. Mr. Spencer said that they were not yet under contract. Commissioner Scott asked what the process is for siting a fence. Mr. Walter said that the siting the fence could be optimally done during the fence permitting process.

Chairman Trzupek asked if the petitioner would be adding drive-in doors. Mr. Spencer said that they were planning to add 3-4 additional doors. Chairman Trzupek asked if they would be using the docks at the front of the building. Mr. Spencer said he did not plan to initially use that part of the building. Chairman Trzupek asked where best to site the fence to accommodate the petitioner, but to not overbuild. Mr. Spencer said that he would prefer to site it parallel with the north wall of the building. Chairman Trzupek asked if the petitioner was aware of staff's recommendations and had any issues with them. Mr. Spencer said he was aware of them and found them to be acceptable.

Chairman Trzupek asked what staff meant by interior-facing fence. Mr. Walter explained that interior-facing meant that the fence posts and support structures needed to be on the inside of the fence.

Commissioner Stratis asked about a structure on the proposed picture. Mr. Spencer said that it was a temporary storage structure. Commissioner Stratis asked where the fence on the east lot line would be located. Mr. Spencer said he would go as far as necessary to encapsulate the parking lot. Commissioner Stratis said that he preferred staff's recommendation of an 8' fence to a 10' fence.

Chairman Trzupek asked about a structure on the south of the building. Tim McCahill, on behalf of the petitioner, said that this structure would be removed by the previous tenant upon closing.

Brian Graves, 7720 Hamilton, asked how many trucks will have back-up alarms. Mr. Spencer said that this feature was an OSHA requirement but the additional parking space would necessitate less backing up now.

Chairman Trzupek asked if it would be possible to orient the parking lot to have more pull-through spaces. Mr. Spencer said that he would explore this possibility.

Jill Graves, 7720 Hamilton, said she was concerned about safety with the building located close to Gower School. She also said she wanted to see more landscaping installed near the road. Mr. Spencer said that trucks would likely be naturally diverted to Frontage Road, bypassing Gower School, due to the location of their jobs.

There being no further discussion, Chairman Trzupek asked for a motion to close the hearing for Z-10-2017.

At 9:14 p.m. a **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grunsten to close the hearing for Z-10-2017.

ROLL CALL VOTE was as follows:

AYES: 7 – Scott, Grunsten, Stratis Hoch, Broline, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to adopt the petitioner's findings of fact and recommend that the Board of Trustees grant special use approval pursuant to Section X.B.7.d of the Burr Ridge Zoning Ordinance to permit outdoor on-site parking of business-related trucks in a G-I General Industrial District subject to the following conditions:

- A. All outdoor, overnight parking of vans and trucks shall be limited to the east parking lot.
- B. Outside overnight parking shall be limited to vans and trucks each with a weight not exceeding 24,000 pounds.
- C. A maximum number of 40 vans or trucks may be parked outside overnight on the property.
- D. Only vans or trucks owned and operated by PermaSeal shall be parked on the premises overnight.
- E. The east parking lot shall be screened along the south, east, and north portions, including along the east lot line extending to the center-lot line of Rockwell Court, with a solid, interior-facing, 8' tall commercial-grade fence. Final fence plan shall be subject to staff review and approval.
- F. Landscaping shall be added along the south property line. Final landscaping plans shall be subject to staff review and approval.

V-02-2017: Fence Variation - 10S650 Oak Hill Court (Berliner) - Variation and Findings of Fact

As directed by Chairman Trzupek, Mr. Walter described the hearing as follows: the petitioner requests a variation pursuant to Section IV.J.1.b of the Burr Ridge Zoning Ordinance to permit a fence in the interior side yard. The petitioner represents the owner of 10S650 Oak Hill Court, a 0.67 acre property with a single-family residence. The existing home was built prior to annexation of the property into the Village. A fence was previously located on the rear and side yard lot line abutting the property to the west at 16W250 93rd Place. This fence was installed prior to the property's annexation into the Village. Mr. Walter said that to the best of his knowledge, the fence had collapsed in 2016 and under current Village policy, a collapsed fence can no longer be maintained and must be replaced. The owner seeks a variation to construct a fence that will extend from the rear yard into the side yard of the property.

Ian Berliner, on behalf of the property owners, said that the petitioners are seeking the variance to permit the fence in their side yard was for security. He said that the lot has a unique orientation. Mr. Berliner said that the petitioner removed the fence under the direction of the Village code inspector with the understanding that they could replace it on the same location.

Marina Krtinic, 10S650 Oak Hill, said that she was informed by Cheryl Smith, Village of Burr Ridge Code Enforcement Officer, that the fence must be removed due to its condition. Ms. Krtinic said that she was under the assumption that the fence could be replaced on the location where it originally stood because it was legally non-conforming. Ms. Krtinic said that fences on side lot lines were common in her subdivision and that her fence would not be located in a unique position.



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 412 Rockwell Ct. Burr Ridge PIN # 09-25-303-018
IL, 60527 09-25-303-017
09-25-303-011

GENERAL INFORMATION

PETITIONER: Ray Spencer
(All correspondence will be directed to the Petitioner)
PETITIONER'S ADDRESS: 513 Rogers St. Downers Grove PHONE: 800-421-7325
IL 60515 EMAIL: rspencer@permuseul.net
FAX: _____
PROPERTY OWNER: Panduit Corp STATUS OF PETITIONER: Buyer of building
OWNER'S ADDRESS: 17301 Ridgeland Ave PHONE: 708-532-1800
Tinley Park, IL 60477

PROPERTY INFORMATION

SITE AREA: 12.26 Acres EXISTING ZONING: BT-General Industrial
EXISTING USE/IMPROVEMENTS: Manufacturing/Distribution
SUBDIVISION: Hinsdale Industrial Park

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S):

☒ Special Use ☐ Rezoning ☐ Text Amendment ☐ Variation(s)

Park ±30-40 service vans and/or small trucks on
southeast corner of property. See Attached Drawing.
Please Provide Written Description of Request - Attach Extra Pages If Necessary

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

Petitioner's Signature

Ray Spencer

Date Petition is Filed

7/24/17



Findings of Fact
Special Use
Burr Ridge Zoning Ordinance

Address:

412 Rockwell Ct., Burr Ridge, IL

As per Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.

Correct

- 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.

Agreed

- 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.

Agreed

- 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.

Agreed

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

Agreed, none needed

- 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.

Agreed, None needed

- 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

- 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.

Agreed

79th St

Wood Fence & Trees
to block view

Natural Berm (Will Fence)

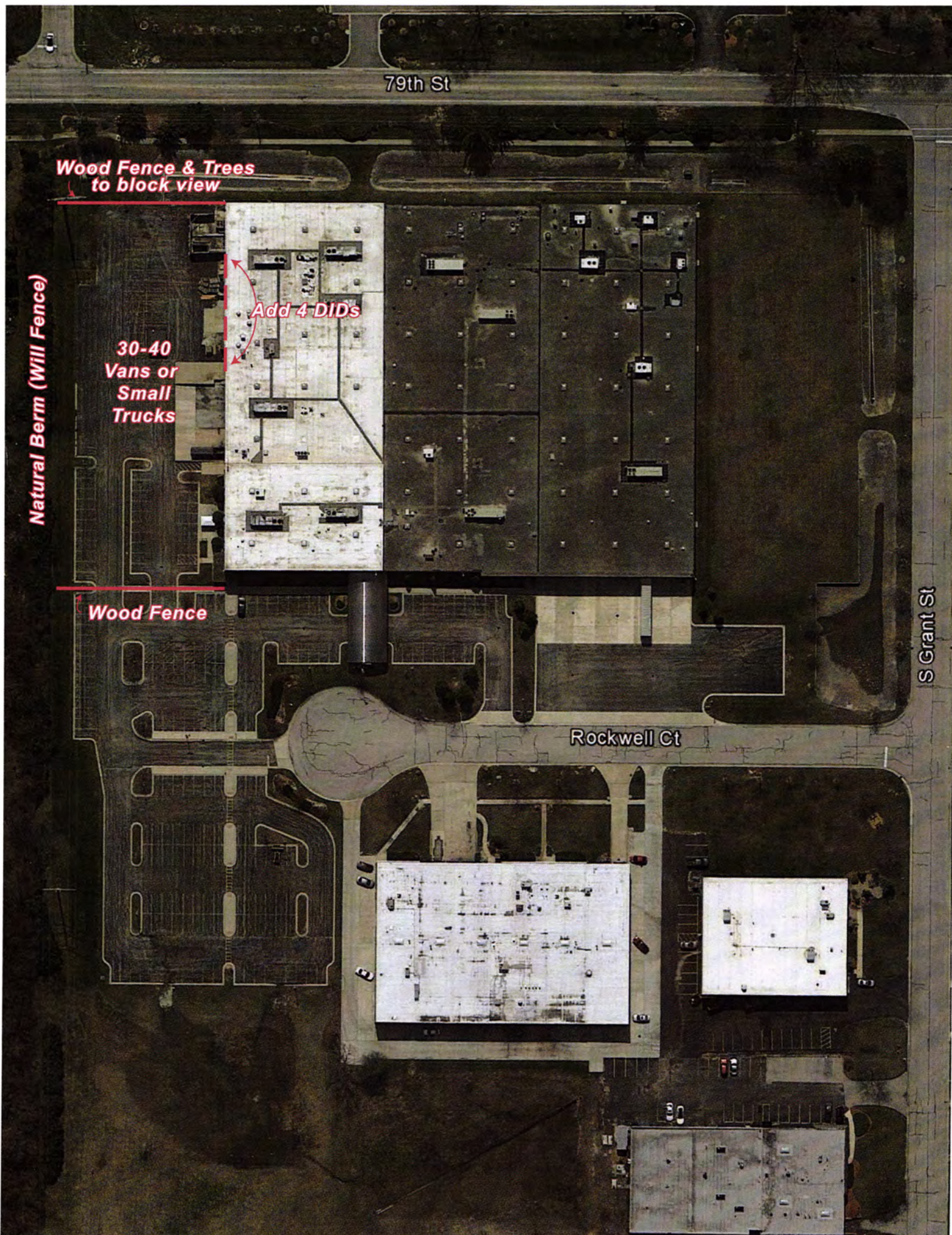
30-40
Vans or
Small
Trucks

Add 4 DIDs

Wood Fence

Rockwell Ct

S Grant St



To: Evan Walter

Assistant to the Village Administrator, Village of Burr Ridge

7660 County Line Road, Burr Ridge, Illinois 60527

Perma-Seal Basement Systems does foundation repairs, basement waterproofing and concrete raising services. We also have licensed plumbers and electricians on staff. We service the entire Chicago metropolitan area from our Downers Grove, Elk Grove Village and Hammond facilities. We have outgrown our main facility (in Downers Grove) and are looking to relocate to a larger facility, 412 Rockwell Ct. in Burr Ridge.

In business since 1979, Perma-Seal has helped over 350,000 homeowners. We have an A+ rating with the Better Business Bureau and are members of the Downers Grove and Naperville Chambers of Commerce. Owner and founder Roy Spencer is on the premises daily and leads a team of over 190 employees who represent over 1,100 years of basement repair experience. Perma-Seal has twice won the BBB's prestigious Torch Award for Marketplace Ethics (2010, 2016). Roy has won the Ernst & Young Entrepreneur of the Year Award (2005) and has served on the Better Business Bureau's Executive Committee for 10 years. Roy and his wife, Laura Ann Spencer, are active in several philanthropic organizations including Loaves & Fishes, Hesed House, SEASPAR and Family Shelter Service.

Perma-Seal is a member of two North American organizations, Basement Systems and Supportworks, who together represent over 250 repair contractors throughout the US and Canada. In addition to annual conventions, both organizations have regional meetings and trainings throughout the year. With our new larger facility, Perma-Seal will be able to host these meetings, thereby attracting hundreds of out of state visitors to the Burr Ridge area.

Our normal business hours are M-F 6a-8p, Sat 6a-3p. We have a 24/7 call center and emergency service upon request. Perma-Seal does not use subcontractors and all employees have completed a background check and are subjected to random drug screenings. We have been a stalwart corporate citizen of Downers Grove for the last 25 years and look forward to being able to advertise Burr Ridge as our new corporate headquarter's address. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Roy E. Spencer", with a long horizontal line extending to the right.

Roy E. Spencer

President, Perma-Seal Basement Systems



**VILLAGE OF BURR RIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT AND SUMMARY**

V-02-2006; 412 Rockwell Court (Panduit Corp.); Requests variations from the Village of Burr Ridge Zoning Ordinance as follows: a variation from Section XI.C.8(c) to permit parking in a side yard adjoining a street, a variation from Section XI.C.11 to permit a landscape area between parking areas and the corner side yard to be less than 15 feet and to allow for no landscape plantings within the perimeter landscape area adjacent to a parking area to the interior side lot line, a variation from Section IV.I.1 to permit a front entryway canopy to project more than three feet into a required yard and a variation from Appendix VI.1.c(3) to permit an access driveway to exceed the maximum 35 feet in width.

Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared By: Aaron N. Cook
Planner

Date of Hearing: February 6, 2006

GENERAL INFORMATION

Petitioner: Panduit Corp.
Property Owner: Panduit Corp.
Petitioner's Status: Property Owner
Land Use Plan: Light Industrial

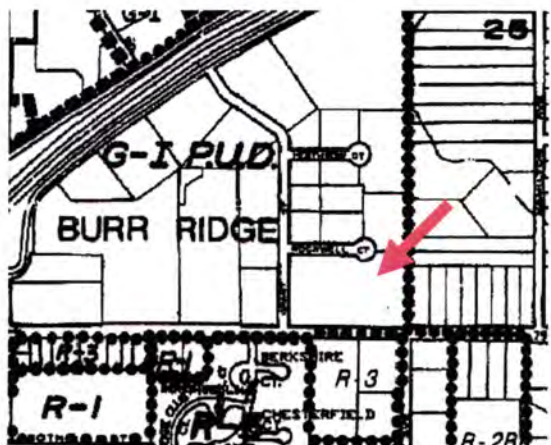


Existing Zoning: L-1 Light Industrial

Existing Land Use: Manufacturing

Site Area: Approx. 8.5 Acres

Subdivision: Burr Ridge Industrial
Commons



SUMMARY

Description

The petitioner seeks to expand the loading area at the north elevation of their existing facility at 412 Rockwell Court as well as modify the parking area serving the facility. The petitioner is also proposing a new front canopy at their main entrance. The petitioner has indicated that the need for the additional loading berths is due to the installation of new equipment which will increase the productivity of flat sheets of steel which create a finished product that is used in the telecommunications industry.

A request for any setback to be less than the setback required by the applicable regulations is listed in Section XIII.H.4 of the Village of Burr Ridge Zoning Ordinance as an instance which a variation may be sought. The Zoning Board of Appeals shall not recommend variations from the regulations of the Zoning Ordinance unless it shall make findings based upon the evidence present to it in each specific case that:

- a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
- b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.
- c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.
- d. The purpose of the variation is not based primarily upon a desire to increase financial gain.
- e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.
- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- g. The granting of the variation will not alter the essential character of the neighborhood or locality.
- h. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
- i. The proposed variation is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.

Compliance with the Zoning Ordinance

The subject property is within the G-1 General Industrial District and is subject to the Burr Ridge Commons Planned Unit Development Ordinance. As stated previously the petitioner is seeking to remodel their existing facility and make several improvements to the parking area, the front entrance as well as the loading area. The following is a summary of the requested variations with an exhibit provided depicting each variation:

Exhibit A: Parking Between Building and Corner Side Yard: The petitioner is also seeking to modify the parking area serving the facility. The petitioner is seeking a variation from Section XI.C.8(c) of the Village of Burr Ridge Zoning Ordinance to allow parking in the front of the building adjoining a street. This condition currently exists with approximately 20 parking spaces in a single row between the building and Rockwell Court. The proposed reconfiguring of the parking would include approximately 43 parking spaces in a double row between the building and Rockwell Court and therefore a variation is needed.

Exhibit B: Parking Lot Setback for a Corner Side Yard: The Zoning Ordinance additionally requires a perimeter setback between parking areas and the corner side lot line of at least 15 feet. A portion of the existing parking area encroaches into that setback however, the petitioner is seeking relief in order to permit the revised parking area to be as close as approximately 3 feet from the corner side lot line as shown more closely on the map labeled **Exhibit B**.

Exhibit C: Perimeter Landscape Plantings for an Interior Side Yard: Finally, the Zoning Ordinance requires that the perimeter landscape areas have a minimum number and type of landscape plantings. The petitioner has submitted a landscaping plan indicating the proposed plantings adjacent to the proposed parking area. The petitioner is required to install permanent screening at least four feet high in the landscape area to the front of the building and a permanent screening at least five feet high in the landscape area between the parking and the side lot line. This screening may consists of a planted earth berm, densely planted evergreen shrubs or trees or a combination of both. The petitioner is seeking a variation specifically along the lot line to the north of the cul-de-sac in the area circled on **Exhibit C**.

Exhibit D: Drive Width: As part of the expansion of the loading area, the petitioner is modifying the curb-cuts into the property in an attempt to separate the loading area entrance and the parking area entrance. The revised entrance to the loading area is approximately 145 feet wide (Shown on **Exhibit D**). Appendix VI of the Village of Burr Ridge Zoning Ordinance provides the minimum and maximum dimensions for drives for non-residential uses. That section states that drives shall be, "Not less than 24 feet or more than 35 feet for a two-way driveway serving...two or more loading spaces." The petitioner has indicated that there is a need for the increase drive width given the increase in loading berths as well as the desire to have the trucks maneuvering within their property and not on Rockwell Court.

Exhibit E: Canopy Setback: The petitioner proposes a new front entrance canopy extending from the existing building toward Rockwell Court. The Zoning Ordinance states that canopies cannot encroach more than 3 feet into the required yard. The corner side yard setback for the GI District is 40 feet and therefore a canopy is not permitted any closer than 37 feet to the corner side lot line. The proposed canopy is approximately 13' from the corner side lot line and therefore the petitioner is seeking a variation.

Conclusion and Recommendations

The petitioner is seeking variations from the Village of Burr Ridge Zoning Ordinance as follows:

- Section XI.C.8(c) to permit parking in a side yard adjoining a street,
- Section XI.C.11 to permit a landscape area between parking areas and the corner side yard to be less than 15 feet and to allow for no landscape plantings within the perimeter landscape area adjacent to a parking area to the interior side lot line,
- Section IV.I.1 to permit a front entryway canopy to project more than three feet into a required yard,
- Appendix VI.I.c(3) to permit an access driveway to exceed the maximum 35 feet in width.

The Zoning Ordinance requires that a hardship be proven by the petitioner to be caused by the Zoning Ordinance in order to recommend approval of a variation request. The submitted findings of fact have been adequately completed and may be adopted if the Plan Commission is in agreement.

The petitioner's findings of fact indicate that the requested variations are motivated by increased public safety and improved business practices. The petitioner also indicates that the requested variations will not alter the neighborhood and will in fact improve the area along Rockwell Court.

Variation for Parking Between Building and Street (Exhibit A): Based primarily that there currently is parking between the building and the street, that the proposed parking area as a whole will be substantially more compliant with the regulations for parking, and that the property is at the end of the Rockwell Court cul de sac in which Panduit Corp. is the primary property owner, staff ***recommends approval*** of the variation request to permit parking between the building and the street at 412 Rockwell Court.

Variation for Perimeter Landscape Area Adjacent to Corner Side Yard(Exhibit B): Based primarily that the current parking encroaches into the required 15 foot setback from the corner side lot line, that the proposed parking area as a whole will be substantially more compliant with the regulations for parking and that the property is at the end of the Rockwell Court cul de sac in which Panduit Corp. is the primary property owner, staff ***recommends approval*** of the variation request to permit the perimeter landscape area to encroach into the required 15 foot setback at 412 Rockwell Court.

Variation for Perimeter Landscape Plantings Adjacent to Interior Side Yard(Exhibit C): Based primarily that the current parking does not contain the required plantings and the existing condition of the adjacent driveway located directly adjacent to the lot line, that the proposed parking area will be substantially more compliant with the regulations for parking, and that the property is at the end of the Rockwell Court cul de sac in which Panduit Corp. is the primary property owner, staff ***recommends approval*** of the variation request to not install the required

perimeter landscape plantings in the interior side yard perimeter landscape area at 412 Rockwell Court.

Variation for Driveway Width (Exhibit D): Based primarily that there is a safety and public benefit to promote the maneuvering of truck traffic on private property rather than on a public right-of-way, staff *recommends approval* of the variation request to permit a driveway accessing more than two loading berths to exceed 35 feet at 412 Rockwell Court.

Variation for Canopy (Exhibit E): Staff does not feel there is sufficient hardship that has been provided to recommend approval of a variation request to permit the proposed front entrance canopy to encroach more than 3 feet into the required corner side yard setback at 412 Rockwell Court.

cc: Petitioner

February 9, 2006

Mayor Gary Grasso and
Board of Trustees
7660 South County Line Road
Burr Ridge, Illinois 60527

Re: V-02-2006: 412 Rockwell Court (Panduit Corp.)

Dear Mayor and Board of Trustees:

The Zoning Board of Appeals transmits for your consideration its recommendation on the request of Panduit Corp. for variations from the Village of Burr Ridge Zoning Ordinance as follows: a variation from Section XI.C.8(c) to permit parking in a side yard adjoining a street, a variation from Section XI.C.11 to permit a landscape area between parking areas and the corner side yard to be less than 15 feet and to allow for no landscape plantings within the perimeter landscape area adjacent to a parking area to the interior side lot line, a variation from Section IV.I.1 to permit a front entryway canopy to project more than three feet into a required yard and a variation from Appendix VI.1.c(3) to permit an access driveway to exceed the maximum 35 feet in width at 412 Rockwell Court.

After due notice, as required by law, the Zoning Board of Appeals held a public hearing on February 6, 2006. Mr. William Murphy, Construction Manager at Panduit, testified under oath on behalf of the petition. Mr. Murphy explained that the need for additional loading berths is due to the installation of new equipment and overall growth at the site. Mr. Murphy added that they also seek to separate the employee and visitor parking entrance from the loading area entrance.

The Zoning Board of Appeals generally agreed with the findings presented by the petitioner for the requested variations however they did discuss whether considering a text amendment specific to the requirements for canopies would be appropriate. The Board concluded that the property having street frontage on three sides, the property location at the end of a cul de sac and that the front entrance is aligned with the curve of the cul de sac creates a particular hardship on the petitioner to construct a canopy over their front entrance in accordance with the requirements of the Zoning Ordinance.

After hearing the evidence and reviewing the documentary exhibits submitted, the Zoning Board of Appeals concluded that the request for the following variations should be approved for the property at 412 Rockwell Court:

1. A variation from Section XI.C.8(c) to permit parking in a side yard adjoining a street,
2. A variation from Section XI.C.11 to permit a landscape area between parking areas and the corner side yard to be less than 15 feet,

3. A variation from Section XI.C.11 to allow for no landscape plantings within the perimeter landscape area adjacent to a parking area to the interior side lot line,
4. A variation from Appendix VI.1.c(3) to permit an access driveway to exceed the maximum 35 feet in width, and
5. A variation from Section IV.I.1 to permit a front entryway canopy to project more than three feet into a required yard

Accordingly, by a vote of 7-0, the Zoning Board of Appeals recommends to the Board of Trustees that the aforesaid variations be granted subject to the following:

1. The required perimeter landscape for the interior side yard shall be reallocated along 79th Street.
2. The canopy shall be no closer than 37 feet from the extension of the property line adjacent to Rockwell Court through the cul de sac turnaround.

Sincerely,

Greg Trzupek, Chairman
Village of Burr Ridge
Plan Commission/Zoning Board of Appeals

GT:ANC:ts
Attachments

cc: Petitioner

ORDINANCE NO. A-834-05-06

AN ORDINANCE GRANTING VARIATIONS
OF THE VILLAGE OF BURR RIDGE ZONING ORDINANCE
(V-02-2006: 412 Rockwell Court - Panduit Corp.)

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

WHEREAS, said Zoning Board of Appeals of this Village held a public hearing on the question of granting said zoning variations on February 6, 2006, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Zoning Board of Appeals has made its report on the request for zoning variations, including its findings and recommendations, to this President and Board of Trustees; and this President and Board of Trustees has duly considered said report, findings, and recommendations.

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

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

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

- A. That the Petitioner for the variations for the property located at 412 Rockwell Court, Burr Ridge, Illinois, is Mr. William Murphy on behalf of Panduit Corporation (hereinafter "Petitioner"). The Petitioner requests variations from the Village of Burr Ridge Zoning Ordinance as follows: a variation from Section XI.C.8(c) to permit parking in a side yard adjoining a street, a variation from Section XI.C.11 to permit a landscape area between parking areas and the corner side yard to be less than 15 feet and to allow for no landscape plantings within the perimeter landscape area adjacent to a parking area to the interior side lot line, a variation from Section IV.I.1 to permit a front entryway canopy to project more than three feet into a required yard and a variation from Appendix VI.1.c(3) to permit an access driveway to exceed the maximum 35 feet in width.
- B. That the plight of the owners is due to unique circumstances because the property is unique due to its street frontage on three sides and its location at the end of a cul de sac.
- C. That the variations will not alter the essential character of the locality because the addition and alteration of an existing non-residential building is consistent with the character of the industrial park.

- D. That a hardship will result if the variations are not granted because the front canopy addition cannot meet the setbacks in a reasonable and safe manner. Additionally, if the variations are not granted the condition of trucks maneuvering on the Rockwell Court right-of-way would continue as would the use of the same access to the site for cars and semi-trucks.

Section 3: That a variation variations from the Village of Burr Ridge Zoning Ordinance as follows: a variation from Section XI.C.8(c) to permit parking in a side yard adjoining a street, a variation from Section XI.C.11 to permit a landscape area between parking areas and the corner side yard to be less than 15 feet and to allow for no landscape plantings within the perimeter landscape area adjacent to a parking area to the interior side lot line, a variation from Section IV.I.1 to permit a front entryway canopy to project more than three feet into a required yard and a variation from Appendix VI.1.c(3) to permit an access driveway to exceed the maximum 35 feet in width **are hereby granted** for the property commonly known as 412 Rockwell Court and legally described as follows:

The Plat of Consolidation of Lots 8, 9, 10, and 11 in Burr Ridge Industrial Common, Being a Subdivision of Part of the Southeast Quarter of Section 25, Township 38 North, Range 11 East of the Third Principal Meridian, in the Village of Burr Ridge, DuPage County, Illinois, and Lot 12 and the South 230.00 Feet of Lot 18 in Burr Ridge Industrial Common, Being a of Part of the Southeast Quarter of Section 25, Township 38 North, Range 11 East of the Third Principal Meridian, in the Village of Burr Ridge, DuPage County, Illinois

The PIN Numbers for the property are: **09-25-303-018**
09-25-303-017
09-25-303-011.

Section 4: That the approval of these variations is subject to compliance with the following terms and conditions:

- A. The required perimeter landscape for the interior side yard shall be reallocated along 79th Street.
- B. The canopy shall be no closer than 37 feet from the extension of the property line adjacent to Rockwell Court through the cul de sac turnaround.
- C. The site improvements shall substantially comply with the submitted site plans and elevation attached hereto as **Exhibit A.**

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 27th day of February, 2006, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:	4	Trustees Grela, Paveza, Sodikof, ALlen
NAYS:	0	None
ABSENT:	2	Trustees Wott and DeClouette

APPROVED by the President of the Village of Burr Ridge on this 27th day of February, 2006.

Village President

ATTEST:

Village Clerk

Requests for Outside Storage

Prepared by the Village of Burr Ridge Community Development Department

<i>Petition</i>	<i>Date</i>	<i>Address</i>	<i>Petitioner</i>	<i>PC</i>	<i>BOT</i>	<i>Ordinance</i>
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Z	01	1971	1/18/197	15W400 North Frontage Road	Rediehs-Guerra and Fink	Approval	Approved	A-25-03-71
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Special Use approval for sales and servicing of road paving equipment with a variation for outside storage of trucks and equipment.

Z	04	1979	6/22/198	16W020 79th St	General Motors Corporati			A-25-02-80
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Construction and operation of a used truck sales facility, including the uncovered display and parking of trucks for sale; outside storage of trucks for sale.

V	11	1988	3/13/198	140 Tower Dr	Federal Sign	Denial	Denied	A-454-2-89
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Variations from the Zoning Ordinance of the Village of Burr Ridge as follows:

- (1) to permit outside storage on the property not exceeding 41 percent of the building area on the property (it otherwise would be prohibited entirely under Section VIII,B,1 of the Zoning Ordinance);
- (2) to permit the construction of a chain link fence in lieu of a solid fence and allow it to be 8 feet tall plus 12 inches of barbed wire for a total height of 9 feet;
- (3) to permit a side yard of 33 feet for the fence rather than the required 40 feet.

V	11	1988	3/13/198	140 Tower Dr	Federal Sign	Denial	Denied	A-454-2-89
---	----	------	----------	--------------	--------------	--------	--------	------------

Variations from the Zoning Ordinance of the Village of Burr Ridge as follows:

- (1) to permit outside storage on the property not exceeding 41 percent of the building area on the property (it otherwise would be prohibited entirely under Section VIII,B,1 of the Zoning Ordinance);
- (2) to permit the construction of a chain link fence in lieu of a solid fence and allow it to be 8 feet tall plus 12 inches of barbed wire for a total height of 9 feet;
- (3) to permit a side yard of 33 feet for the fence rather than the required 40 feet.

V	06	1989	12/11/19	341 Shore Dr	Fox Vending, Inc.	Approval	Approved	A-454-18-89
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Variation to permit overnight parking of delivery trucks not exceeding 24,000 pounds gross vehicle weight in the parking facilities of Fox Vending, Inc., which otherwise would not be allowed under the off-street parking and off-street loading provisions set forth in Section IX,D,3 of the Burr Ridge Zoning Ordinance.

V	04	1996	3/11/199	140 Tower Dr	AMS Mechanical System		Approved	A-454-8-96
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Petitioner requests a variation for the Subject Property from Section IV.K and Section VIII.B.1 of the Burr Ridge Zoning Ordinance to permit the storage of trailers and fabrication within the trailers, rather than the requirement that use of trailers shall only be incidental to and for the period of time of construction of a building and the requirement that all fabricating in the LI Light Industrial District shall be conducted within completely enclosed buildings.

Monday, August 14, 2017

<i>Petition</i>	<i>Date</i>	<i>Address</i>	<i>Petitioner</i>	<i>PC</i>	<i>BOT</i>	<i>Ordinance</i>
V 07	1996	6/24/199 16W210 83rd St	Meaden Screw Products,		Approved	A-454-18-96
Petitioner requests a variation for the Subject Property from Section IV.K of the Village of Burr Ridge Zoning Ordinance to allow a trailer to be parked outside of the building on the subject property, rather than the requirement that trailers shall not be parked or stored in the open on any lot.						
Z 01	1998	6/22/199 15W256 North Frontage Rd	Jeannette Norlock	Approval	Approved	A-834-18-98
Special use approval to allow the outside storage of materials and trucks related to a landscaping contractor business						
Z 20	1998	11/9/199 15W320 North Frontage Rd	Steka, Inc.	Approval	Approved	A-834-38-98
Special Use for outside storage and display of playground equipment						
Z 01	1999	6/14/199 7000 North Frontage Rd	Callaghan Associates, In	Approval	Approved	A-834-14-99
Special use approval as per Section X.F.2.c & e of the Burr Ridge Zoning Ordinance to permit a contractor's office and to permit an outside storage area for the existing businesses.						
Z 01	2000	2/14/200 7650 Grant St	ARAMARK Uniform & Ca	Approval	Approved	A-834-4-00
Petitioner requests special use approval as per Section X.F.2 (e) of the Burr Ridge Zoning Ordinance to allow outside storage of delivery trucks (approval limited to a maximum of 11 trucks) to be located to the rear of the principal building. (7600-7650 Grant St - PIN #09-25-302-017 also for this property)						
Z 03	2000	3/13/200 7938 Madison St	GNJ Solutions, Inc.	Approval	Approved	A-834-6-00
Petitioner requests special use approval as per Section X.F.2(a) to allow rental of trucks and Section X.F.2(e) to allow outside storage of no more than 4 said trucks or trailers to be located at the rear of the property.						
Z 03	2001	8/27/200 8080 Madison St	Loomis, Fargo	Approval	Approved	A-834-27-01
Requests special use approval as per Section X.F.2(e) of the Zoning Ordinance to allow the outside storage of a maximum of 10 delivery vehicles not to exceed 11,500 pounds each to be parked in the rear yard of the property.						
Z 08	2001	7/9/2001 8040 Madison St	Lifeline Health Services, I	Approval	Approved	A-834-22-01
Requests special use approval per Section XII.F.2(e) of the Zoning Ordinance to allow the outside storage of 10 commercial delivery vehicles at the rear of the property for Lifeline Health Services, Inc.						

Monday, August 14, 2017

<i>Petition</i>	<i>Date</i>	<i>Address</i>	<i>Petitioner</i>	<i>PC</i>	<i>BOT</i>	<i>Ordinance</i>
Z 11	2001	10/8/200 360	Shore Dr	Royal Office Products	Approval	Approved A-834-31-01

Request for Special Use approval as per Section X.F.2(e) of the Zoning Ordinance to allow the outside storage of 7 vehicles at the rear of the property.

V 07	2002	11/25/20 140	Tower Dr	AMS Mechanical - John	Denial	Denied A-834-25-02
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Petitioner requests a variation from the Zoning Ord. to allow outside storage of trailers and a pipe rack, Section X.B.5 and X.B.7.

Z 11	2006	5/22/200		Village	Approval	Approved A-834-19-06
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Section IV.K.2 regarding the off-street parking requirements for Trucks, Commercial Vehicles, and Buses in Residential Districts

Z 10	2010	12/13/20 150	Shore Dr	A+ Home Remodling	Approval	Approved A-834-14-10
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Requests Special Use Approval per Section X.F.2.c and I of the Burr Ridge Zoning Ordinance to permit outside storage of a maximum of 15 vehicles consisting of cargo vans and pickup trucks and a maximum of three dump trailers for a roofing and remodeling contractor.

Z 01	2011	4/11/201 7521	Brush Hill Rd	General Electric Internati	Approval	Approved A-834-08-11
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Requests special use approval as per Section X.F.2.i of the Burr Ridge Zoning Ordinance to allow outside, overnight storage of a maximum of 12 trucks and other commercial vehicles in an existing parking lot.

Z 25	2011	12/12/20 16W505	South Frontage Rd	Hertz Corporation	Approval	Approved A-834-34-11
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Requests a special use approval as per Section VIII.C.2.d of the Burr Ridge Zoning Ordinance to permit automobile rental with outside storage of a maximum of 10 rental cars within an existing automobile repair and service facility.

Z 10	2013	6/24/201 15W308	North Frontage Rd	Richard Bryjak	Approval	Approved A-834-18-13
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Requests special use approval as per Section VIII.C.2 of the Burr Ridge Zoning Ordinance to permit an automobile parts powder coating business to operate in the building at 15W308 North Frontage Road and with outside storage of a maximum of 5 vehicles.

Z 15	2013	8/12/201 16W260	83rd St	Tower Communications	Approval	Approved A-834-21-13
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Requests special use approval as per Section X.F.2.j of the Burr Ridge Zoning Ordinance for the outside storage of a maximum of 10 business trucks and utility trailers behind the building.

<i>Petition</i>	<i>Date</i>	<i>Address</i>	<i>Petitioner</i>	<i>PC</i>	<i>BOT</i>	<i>Ordinance</i>
Z 16	2013	16W020 79th St	International Motor Grou	Withdrawal	Withdraw	

Requests special use approval as per Section X.F.2.a for an automobile and truck and equipment sales, rental, and service business with outside storage of vehicles for sale.

EXHIBIT D



VILLAGE OF BURR RIDGE MEMORANDUM

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

FROM: Evan Walter, Assistant to the Village Administrator

DATE: February 9, 2018

RE: **Z-03-2018: Outdoor, Overnight Commercial Vehicle Parking**

In response to a staff memo at the January 15, 2018 meeting, the Plan Commission requested authorization from the Board to conduct a public hearing to consider amendments to the Zoning Ordinance relative to outdoor, overnight commercial vehicle parking. The Board directed the Plan Commission to proceed with the public hearing. For purposes of clarity, staff analysis of the consideration shall be limited to Manufacturing Districts, which contains the L-I Light Industrial, G-I General Industrial, and R-A Research Assembly Districts. Currently, there are four primary Manufacturing Districts in Burr Ridge: Hinsdale Industrial Park (Frontage/83rd/Madison/Shore), Burr Ridge Industrial Park (Frontage/79th/Grant), High Grove (Madison/Plainfield), and Tower Drive, along with the CNH Industrial property.

Section X.B.7.d (Manufacturing Districts) of the Zoning Ordinance states the following:

- d. Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:*
- 1. A maximum of two delivery trucks may be parked overnight on a lot or parcel.*
 - 2. Delivery trucks allowed as per this subsection shall not exceed 24,000 pounds.*
 - 3. Said delivery trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.*

Currently, businesses must obtain a special use permit to exceed these requirements. Since the above regulations were enacted in 1997, the Village has received ten petitions for special uses; all ten have been approved, with the number of vehicles approved ranging from four to 40; only one request exceeded 15 trucks. It has been a standard practice of the Village to consider amendments to the Zoning Ordinance if special uses are routinely approved.

Many regional municipalities prohibit overnight on-street parking in commercial districts; aside from the stated exceptions, the Village is unique in that outdoor, overnight parking commercial vehicle parking on private property requires a special use. Furthermore, required indoor parking in a smaller building limits the amount of permanent space for businesses, while not all buildings in Burr Ridge are able to accommodate indoor commercial vehicle parking due to access issues. Staff has prepared the following considerations to encourage discussion.

Commercial Vehicle Parking Permit

- The Plan Commission could establish a commercial vehicle permit which would be managed by staff. This permit would be similar to a sign permit, wherein petitioners are required to have staff review and approve plans subject to established regulations, and are permitted to petition the Village for variations if desired. If the Plan Commission preferred to create such a permit, staff recommends that it be established using an amended regulatory method, such as one of the options previously presented. This option would allow for continued oversight by the Plan Commission through staff while allowing for the opportunity to review special use requests via a public hearing.

Retain Special Use & Amend Measurement Type

- A business may have a larger number of commercial vehicles parked outdoors, overnight. For example, the number could be raised from two to five.
- A business may park two commercial vehicles outdoors, plus one per amount of building square footage that they own or rent i.e. one truck per amount of square feet. For example, a business renting 15,000 square feet, at one permitted truck per 1,500 square feet, would be permitted to park twelve commercial vehicles overnight.
- A business may park one commercial vehicle outdoors per amount of building square footage that they own or rent i.e. one truck per 2,000 square feet. For example, a business renting 8,000 square feet would be permitted to park four commercial vehicles overnight.
- A business may park a truck based on a ratio of their allotted parking spaces for outdoor commercial vehicle parking i.e. one truck for every five spaces. For example, a business with 30 parking spaces would be permitted to park six commercial vehicles overnight.

Regulate by Vehicle Size

- Auto companies have introduced smaller, more car-like offerings into the commercial vehicle market, such as the Ford Transit. PermaSeal, who received a special use to store 40 commercial vehicles outdoors, operates an all-Ford Transit fleet. These vehicles are much smaller and easier to park than large box trucks, and could be treated differently than larger commercial vehicles. For example, commercial vehicles up to 10,000 pounds would be exempt, three trucks between 10,001-24,000 pounds would be permitted, and any truck above 24,000 pounds would be prohibited from outdoor, overnight parking.

Create Fencing or Landscaping Requirements for Certain Quantities or Locations

- While not consistently mandated, the Plan Commission has occasionally recommended approval of special use requests for outdoor, overnight parking with the condition that the petitioner erect a fence or landscaping be planted on the property where vehicles will be parked. The Plan Commission could require that businesses wishing to store a certain number of vehicles or those bordering a residential area erect a fence or install landscaping on the property line. For example, the Plan Commission recommended that PermaSeal fence their parking lot due to the property's location bordering a residential neighborhood on Hamilton Avenue. The Zoning Ordinance currently states that in non-residential areas, permanent landscaping screening shall be provided that is at least 4' tall in front yards and

permanent peripheral screening at least 5' tall in side and rear yards, both adjacent to parking areas. In certain cases, the Plan Commission has added the condition that taller-than-standard landscaping be planted if outdoor, overnight parking is permitted.

As part of any of the above options, staff does not recommend allowing semi-trucks to be parked outdoors, overnight. Few properties in the Village are equipped to receive semi-trucks, thus negating Burr Ridge as an option for companies that rely on these vehicles as primary to their business.

Exhibit A – Proposed Commercial Vehicle Parking Permit

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
FEBRUARY 19, 2018

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Vice Chair Broline.

ROLL CALL was noted as follows:

PRESENT: 4 – Stratis, Hoch, Scott, and Broline

ABSENT: 3 – Grunsten, Praxmarer, and Trzupek

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

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to approve the minutes of the February 5, 2018 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 3 – Stratis, Scott, and Broline

NAYS: 0 – None

ABSTAIN: 1 – Hoch

MOTION CARRIED by a vote of 3-0.

III. PUBLIC HEARINGS

Vice Chair Broline conducted the swearing in of all those wishing to speak during the public hearing on the agenda for the meeting.

Z-03-2018: Zoning Ordinance Amendment – Outdoor, Overnight Commercial Vehicle Parking in Manufacturing Districts

As directed by Vice Chair Broline, Mr. Walter described this request as follows: in response to a staff memo at the January 15, 2018 meeting, the Plan Commission requested authorization from the Board to conduct a public hearing to consider amendments to the Zoning Ordinance relative to outdoor, overnight commercial vehicle parking. The Board directed the Plan Commission to proceed with the public hearing. Mr. Walter described the current regulations in the Zoning Ordinance. Currently, businesses must obtain a special use permit to exceed these requirements. The Village has received ten petitions for special uses; all ten have been approved, with the number of vehicles approved ranging from four to 40; only one request exceeded 15 trucks. It has been a standard practice of the Village to consider amendments to the Zoning Ordinance if special uses are routinely approved. Mr. Walter then described several options for amending the Zoning Ordinance if such an amendment were desired.

Vice Chair Broline at this time asked for public comment.

Alice Krampits, 7515 Drew, asked what the weight rating included. Mr. Walter said that either the cab and trailer of the semi-truck are included as a semi-truck, and that staff recommends keeping the ban on overnight, outdoor semi-truck parking. Ms. Krampits asked about regulating by business use. Mr. Walter said that Chairman Trzupek had made that statement at the previous meeting but wanted to get feedback from the Plan Commission.

Mark Thoma, 7515 Drew, asked how the weight was classified. Mr. Walter said it was classified by gross vehicle weight, not including any load that could be carried on the truck. Mr. Thoma said that restrictions on idling should also be considered.

Commissioner Scott said that he was not convinced that a demand was present that would require amendments to the Zoning Ordinance. Mr. Walter said that while there has not been a high quantity of requests for special uses, other businesses have not applied for them who at one time were interested in locating to the Village. Commissioner Scott said he preferred these petitions to continue to come before the Plan Commission.

Commissioner Hoch asked about the profile of businesses that seek to relocate to Burr Ridge that could benefit from amendments to the Zoning Ordinance. Mr. Walter said that many of the businesses that come to Burr Ridge are small businesses, specifically in terms of employee count, and that almost no large businesses with a fleet can relocate to the Village because of the lack of large properties.

Commissioner Hoch asked if businesses currently violate this portion of the Zoning Ordinance. Mr. Walter said that there were very likely businesses that violate this element of the Zoning Ordinance.

Commissioner Stratis said that he supported the concept of a commercial parking permit on an economic development basis. Commissioner Stratis said that he would prefer regulating by building size, requiring fencing by residential areas, and enacting idling restrictions.

Vice Chair Broline said that vehicle technology may change how industrial vehicles are deployed in the future.

Commissioner Hoch asked about the size of vehicles. Mr. Walter used PermaSeal as an example, saying that they would primarily use smaller vehicles in their fleet, and said that the weight rating could be amended to allow smaller, quieter trucks but restrict larger, louder trucks.

Commissioner Scott said that he would be comfortable with regulating by building size.

Mr. Walter said that a permit could regulate commercial vehicle parking, but it needed to be backed by regulations. Mr. Walter offered example language for an amendment, such as the Plan Commission could amend the regulations to have up to four unpermitted vehicles, and a business seeking to have up to eight trucks be required to obtain a permit subject to other regulations, and anything above eight trucks would require a special use.

Commissioners Scott requested that staff provide an analysis of the building and parking lot sizes of all petitioners seeking a special use for outdoor, overnight parking.

Commissioners Scott and Stratis said that staff to return with a more complete framework and a recommendation.

At 8:25 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to continue the public hearing until the March 19, 2018 meeting of the Plan Commission.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Scott, Hoch, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

IV. CORRESPONDENCE

Commissioner Stratis asked for a summary of zoning changes from 2017. Mr. Walter provided a brief explanation of these changes.

Commissioner Hoch said that the Plan Commission needs to consider re-zoning for the three-acre property at the corner of Bridewell Drive and Burr Ridge Parkway. Mr. Pollock said that he would confer with the Village Attorney and return with a recommendation.

V. OTHER CONSIDERATIONS

PC-04-2018: 7656 Wolf Road (Venclovas); Private Sanitary Sewer System for New Home

As directed by Vice Chair Broline, Mr. Walter described this request as follows: the petitioner is Vilmantas Venclovas, owner of the property at 7656 Wolf Road. Mr. Venclovas has applied for a permit for a new home to be built on the property which would be served by a private sanitary sewer system. Mr. Walter stated that staff from both Community Development and Engineering had no objection to the request from the petitioner.

Commissioner Stratis said that he supported the request but asked that the petitioner be required to connect to a public system within six months should it become available.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to recommend that the Board of Trustees approve the request for a private sanitary sewer at 7656 Wolf Road, with the condition that the property owner abandon the private sewer within six months should a public system become available.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Scott, Hoch, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

S-02-2018: Conditional Sign Approval - 7600 County Line Road (Shirley Ryan Ability Lab); Conditional Approval and Findings of Fact

As directed by Vice Chair Broline, Mr. Walter described this request as follows: the petitioner is the Shirley Ryan Ability Lab, owner of a medical clinic currently under construction at 7600 County Line Road. The petitioner is requesting conditional sign approval for a ground sign and wall sign in a T-1 Transitional District. The Sign Ordinance states ground and wall signs in



VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Evan Walter, Assistant to the Village Administrator

DATE: March 12, 2018

RE: **Z-03-2018: Outdoor, Overnight Commercial Vehicle Parking; continued from February 19, 2018**

At the February 19, 2018 meeting, the Plan Commission discussed several potential amendments to the Zoning Ordinance related to outdoor, overnight commercial vehicle parking. Staff believes it is accurate to summarize the feedback from the Plan Commission as follows:

- There was consensus that a commercial vehicle parking permit was a viable method for the Plan Commission to retain oversight of the special use process without the immediate need for a special use hearing.
- Fencing should be required to be installed at commercial properties who border a residential area and utilize outdoor, overnight commercial vehicle parking.
- Idling of vehicles for a prolonged period of time should be prohibited.
- The Plan Commission requested contextual data regarding the previous businesses requesting special uses for outdoor, overnight parking, including the size of the building and number of parking spaces that each had access to.

Table 1 documents the public hearings for special uses related to outdoor, overnight commercial vehicle parking. The Village has received ten petitions for these special uses, ranging from four to 40 vehicles, from two employees to 250, and from properties 2,600 square feet to 142,000 square feet in size. Removing PermaSeal as an outlier, the average business petitioning for such a special use would have access to about 25,000 square feet of commercial space, 26 parking spaces, and 34 employees.

Table 1							
Petition	Address	Petitioner	Zoning	# of Vehicles	Building SF	Parking	Employees
Z-10-2017	412 Rockwell	PermaSeal	G-I	40	142,000	215	250
Z-15-2013	16W260 83rd	Tower Comm.	G-I	10	15,600	20	20
Z-10-2010	150 Shore	A+ Home Remodel	G-I	15	11,000	12	12
Z-11-2011	280 Shore	Suburban Life	G-I	12	13,000	10	10
Z-01-2011	7521 Brush Hill	General Electric	G-I	12	32,000	36	36
V-02-2004	16W030 83rd	ProSort	G-I	20	53,000	60	60
Z-11-2001	360 Shore	Royal Office Products	G-I	7	28,000	30	60
Z-08-2001	8040 Madison	Lifeline Health	G-I	10	38,000	30	45
Z-03-2000	7938 Madison	GNJ Solutions	G-I	4	2,600	3	2
Z-01-2000	7650 Grant	Aramark	G-I	11	25,616	33	65
AVERAGE WITH PERMASEAL				14	36082	45	56
AVERAGE WITHOUT PERMASEAL				11	24313	26	34

Table 2 shows a comparison of each petitioner's original request compared to an alternative regulatory threshold. Red data indicates that the petitioner would have required a special use if such a threshold were used at the time of their petition; green indicates that they would have not. For example, if PermaSeal were permitted to

Table 2						
Vehicles	SF	Per 1,000 SF	Per 2,000 SF	Parking	1 for 2	1 for 3
40	142,000	142	71	215	108	72
10	15,600	16	8	20	10	7
15	11,000	11	6	12	6	4
12	13,000	13	7	10	5	3
12	32,000	32	16	36	18	12
20	53,000	53	27	60	30	20
7	28,000	28	14	30	15	10
10	38,000	38	19	30	15	10
4	2,600	3	1	3	2	1
11	25,616	26	13	33	17	11
14	36082	36	18	45	22	15

park one truck outside for every 1,000 square feet of commercial space, they would then be permitted to park 142 trucks outside overnight if no cap were instituted. A comparison for every 2,000 square feet is also provided. Likewise, staff analyzed requests based on parking capacity for every second or every third space available to the petitioner. While it is not shown, no changes in petition status would occur if the requests for every fourth space available compared to every third space. The results of this analysis demonstrate that the average petitioner requested one truck for every 2,500 square feet of commercial space or every third parking space.

Based on the feedback provided by the Plan Commission, staff has prepared the following recommendations for consideration:

1. The standard number of vehicles that are permitted to be parked outside shall be raised from two to four.
 - a. The trucks must be parked in the rear of the property or in the side if rear parking is unavailable.
 - b. Up to four trucks shall not exceed 24,000 pounds.
2. A commercial business may park up to eight trucks overnight; however, four of the eight trucks may not exceed a Class 2 GVWR rating (not to exceed 10,000 pounds).
 - a. Types of vehicles that fall into this class include full-size pickup trucks and step vans.
3. Trailers shall be permitted but limited to one-half the number of total trucks parked outside, not to exceed four trailers without a special use permit.
4. A special use hearing shall be required if the petitioner requests more than eight vehicles be stored outside, or the property on which the petitioning business is to be located exceeds 50,000 square feet or 50 parking spaces, or is located adjacent to a residential district.
 - a. If the commercial property abuts a residential zoning district, a 6' solid fence shall be provided on the residential lot line if the user seeks to park more than four commercial vehicles outdoor, overnight.
5. Outdoor storage, such as storage containers, shall remain a special use.
6. Outdoor, overnight parking of trucks exceeding 24,000 pounds shall remain prohibited.

Z-03-2018: Zoning Ordinance Amendment; Overnight, Outdoor Parking of Commercial Vehicles in Manufacturing Districts

As directed by Chairman Trzupek, Mr. Walter described this request as follows: At the February 19, 2018 meeting, the Plan Commission discussed several potential amendments to the Zoning Ordinance related to outdoor, overnight commercial vehicle parking. The Plan Commission requested further data be collected on possibly regulating by building square footage and available parking spaces as well as provide a final recommendation for said amendments. Mr. Walter said that the results of this analysis demonstrate that the average petitioner requested one truck for every 2,500 square feet of commercial space or every third parking space.

At 10:12 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to close the public hearing.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees approve amendments to the Section X.B.7 of the Zoning Ordinance as follows:

1. The standard number of vehicles that are permitted to be parked outside shall be raised from two to four.
 - a. The trucks must be parked in the rear of the property or in the side if rear parking is unavailable.
 - b. Up to four trucks shall not exceed 24,000 pounds.
2. A commercial business may park up to eight trucks overnight; however, four of the eight trucks may not exceed a Class 2 GVWR rating (not to exceed 10,000 pounds).
3. Trailers shall be permitted but limited to one-half the number of total trucks parked outside, not to exceed four trailers without a special use permit, each not to exceed a 5,000-pound flat weight rating.
4. A special use hearing shall be required if the petitioner requests more than eight vehicles be stored outside or four vehicles if the subject property is located adjacent to a residential district.
 - a. If the commercial property abuts a residential zoning district, a 6' solid fence shall be provided on the residential lot line if the user seeks to park more than four commercial vehicles outdoor, overnight.
5. Outdoor storage, such as storage containers, shall remain a special use.
6. Outdoor, overnight parking of trucks exceeding 24,000 pounds shall remain prohibited.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant Village Administrator

DATE: August 17, 2020

RE: **Board Report**

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

Z-10-2020: 16W561 South Frontage Street (Falco's Pizza); The Board of Trustees directed approved an ordinance for a special use to permit outdoor dining at an existing restaurant in the B-2 Business District at the subject property. The Board included all conditions as prescribed by the Plan Commission.

6100 South Grant Street (Cooper); The Board of Trustees approved a resolution for a preliminary plat of subdivision with a subdivision variation to permit a 60-foot-wide T-type terminus at the north end of the subject property measuring 60' wide and 20' deep in lieu of the standard cul de sac terminus.

08/11/2020

Permits Applied For July 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-20-155	07/06/2020	16w 561 S FRONTAGE RD	Falco's Restaurant	561 South Frontage Rd. Burr Ridge IL 60527	Com Alteration
JDEK-20-168	07/17/2020	8670 County Line Rd	LM Custom Homes LLC	361 S. Frontage Rd. Burr Ridge IL 60527	Deck
JDEK-20-178	07/24/2020	3 Circle Ridge Ct	DM Outdoor Living Spaces	PO Box 54 Western Springs IL 60558	Deck
JELV-20-165	07/15/2020	6 Shiloh Ct	Schultz Construction	145 Tower Drive Burr Ridge IL 60527	Elevator
JENG-20-149	07/06/2020	15w 316 60th ST	C&B Landscaping		Engineering Permit
JGEN-20-157	07/13/2020	505 Kenmare Dr	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Generator
JGEN-20-160	07/10/2020	3 Woodgate Dr	TBD		Generator
JGEN-20-175	07/22/2020	7600 Grant St	Sprint Electrical Service, Inc.	1575 Jarvis Ave. Elk Grove Village IL 60007	Generator
JPAT-20-145	07/02/2020	8600 Wedgewood Dr	Benito's Landscaping	P. O. Box 453 Westmont IL 60559	Patio
JPAT-20-158	07/14/2020	11761 Briarwood Ct	Homeowner	Burr Ridge IL 60527	Patio
JPAT-20-159	07/14/2020	125 Glenmora Dr	Woodridge Deck & Gazebo Co	2246 Palmer Dr Schaumburg IL 60173	Patio
JPAT-20-161	07/15/2020	126 Circle Ridge Dr	Prairie Path Group	500 W. Cossitt Ave La Grange IL 60525	Patio
JPAT-20-170	07/20/2020	145 Glenmora Dr	Cut Above Landscaping	670 Vandustrial Dr. Westmont IL 60559	Patio
JPAT-20-173	07/20/2020	14 Pine Tree Ln	JR's Creative Landscaping	4716 Perth Drive Naperville IL 60564	Patio
JPAT-20-177	07/24/2020	7350 Wolf Rd	Washack Construction	15 Brooklane Justice IL 60458	Patio
JPAT-20-182	07/29/2020	8741 Wedgewood Dr	Homeowner	Burr Ridge IL 60527	Patio
JPF-20-144	07/01/2020	15W 760 89TH ST	K Brothers Fence, Inc	19008 S. Wolf Road Mokena IL 60448	Fence Permit

08/11/2020

Permits Applied For July 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPF-20-156	07/06/2020	15W 311 79TH ST	Homeowner	Burr Ridge IL 60527	Fence Permit
JPF-20-166	07/15/2020	6549 Manor Dr	Homeowner	Burr Ridge IL 60527	Fence Permit
JPF-20-172	07/20/2020	6160 Elm St	Paramount Fence	557A S. River St. Batavia IL 60510	Fence Permit
JPF-20-183	07/30/2020	8762 Aintree Ln	HD Fence Service		Fence Permit
JPPL-20-152	07/08/2020	3 Tori Ct	Homeowner	Burr Ridge IL 60527	Pool
JPTR-20-167	07/22/2020	134 Circle Ridge Dr	TBD		Tree Removal
JRAL-20-143	07/07/2020	Tartan Ridge	Illini Suburban Asphalt, Inc.	754 Wild Ginger Rd Sugar Grove IL 60554	Right-of-Way
JRAL-20-146	07/29/2020	7339 Garfield Ave	Homeowner	Burr Ridge IL 60527	Residential Alteration
JRAL-20-147	07/06/2020	410 Devon Dr	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JRAL-20-148	07/06/2020	708 Tomlin Dr	F & J Paving Inc	P O Box 35026 Elmwood Park IL 60707	Right-of-Way
JRAL-20-150	07/06/2020	ROWs Ck Cty Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way
JRAL-20-162	07/15/2020	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRAL-20-169	07/20/2020	1 Cascade Ct E	America's Brick Paving	1718 Indian Ave Aurora IL 60505	Right-of-Way
JRAL-20-174	07/21/2020	515 Leonard Ln	Custom Concrete	Elburn IL 60119	Right-of-Way
JRAL-20-176	07/23/2020	8710 Wedgewood Dr	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JRAL-20-179	07/16/2020	9 Morgan Ct	Dressler Block Concrete	13152 Meadow Lane Plainfield IL 60544	Right-of-Way
JRAL-20-180	07/27/2020	15W 645 81st ST	Great Lakes Concrete	837 S. Riverside Drive Elmhurst IL 60126	Right-of-Way

08/11/2020

Permits Applied For July 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-20-181	07/28/2020	652 Camelot Dr	Lemont Paving Company	11550 Archer Ave Lemont IL 60439	Right-of-Way
JRAL-20-184	07/30/2020	501 81st St	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRES-20-163	07/15/2020	7512 Drew Ave	Rethink Electric LLC	850 N Central Ave Wood Dale IL 60191	Residential Miscellaneous
JRPF-20-164	07/15/2020	1523 Tomlin Dr	Platinum Poolcare Aquatech, L	300 Industrial Ln. Wheeling IL 60090	Pool and Fence
JRPP-20-153	07/08/2020	8412 Dolfor Cove	Perma-Seal	412 Rockwell Ct Burr Ridge IL 60527	Res Plumbing Permit
JRSF-20-171	07/20/2020	7215 Lakeside CIR	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family
TOTAL:	40				

08/11/2020

Permits Issued July 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	Value & Sq Ftg
JCA-20-091	07/09/2020	109 Shore Dr.	Arnold Maintenance & Constr	609 Estes Ave. Schaumburg IL 60193	Com Alteration -DEMO	\$50,000
JPAT-20-124	07/13/2020	402 Kenmare Dr	DM Outdoor Living Spaces		Patio	\$12,872
JPAT-20-127	07/14/2020	7880 Forest Hill Rd	David Concrete Inc.	2107 South State Street Lockport IL 60441	Patio	
JPAT-20-145	07/24/2020	8600 Wedgewood Dr	Benito's Landscaping	P. O. Box 453 Westmont IL 60559	Patio	\$10,000
JPF-20-144	07/23/2020	15W 760 89TH ST	K Brothers Fence, Inc	19008 S. Wolf Road Mokena IL 60448	Fence Permit	\$7,985
JPF-20-156	07/28/2020	15W 311 79TH ST	Homeowner	Burr Ridge IL 60527	Fence Permit	\$5,000
JPPL-20-152	07/30/2020	3 Tori Ct	Homeowner	Burr Ridge IL 60527	Pool	\$4,000
JPTR-20-128	07/22/2020	6297 Garfield Ave	Mike Meador Construction	4719 Puffer Rd. Downers Grove IL 60515	Tree Removal	
JPTR-20-167	07/22/2020	134 Circle Ridge Dr	TBD		Tree Removal	
JRAL-20-061	07/07/2020	167 Post Rd.	Klodiane Myftari	167 Post Rd. Burr Ridge IL 60527	Residential Alteration	\$87,000 1,160
JRAL-20-106	07/13/2020	ROWs Ck Cty Locations	AT&T	1000 Commerce Dr. Oak Brook IL 60523	Right-of-Way	
JRAL-20-115	07/08/2020	15W 637 81ST ST	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way	\$7,184
JRAL-20-116	07/10/2020	8368 Arrowhead Farm Dr	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way	\$3,683
JRAL-20-118	07/13/2020	51 Shore Dr	Streamline Paving	900 Oakmont Ln., #306 Westmont IL 60559	Right-of-Way	\$21,920
JRAL-20-119	07/13/2020	240 60th St	Robert R. Andreas & Sons, Inc.	3701 S 61st Av. Cicero IL 60804-	Right-of-Way	
JRAL-20-120	07/13/2020	11205 W 73RD PL	Damco Development	6431 Tennessee Ave Willowbrook IL 60527	Right-of-Way	

08/11/2020

Permits Issued July 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	Value & Sq Ftg
JRAL-20-123	07/13/2020	10s 533 Glenn DR	Dura Z Paving Inc.	8 Ash St Carpentersville IL 60110	Right-of-Way	
JRAL-20-125	07/14/2020	144 Post Rd	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way	
JRAL-20-126	07/20/2020	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way	
JRAL-20-132	07/17/2020	15w 240 62nd ST	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way	\$4,300
JRAL-20-133	07/21/2020	15w 341 62ND ST	Advocate Construction	827 E. North Glendale Heights IL 60139	Right-of-Way	
JRAL-20-134	07/21/2020	11513 Ridgewood Ln	R.P.G. Hi-Def Concrete Inc.	301 E. Fox Road Yorkville IL 60560	Right-of-Way	
JRAL-20-138	07/22/2020	ROWs Ck Cty Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way	
JRAL-20-140	07/29/2020	ROWs DuPage Locations	ComEd	1 Lincoln Centre Oak Brook Terrace IL 60181	Right-of-Way	
JRAL-20-141	07/29/2020	ROWs DuPage Locations	ComEd	1 Lincoln Centre Oak Brook Terrace IL 60181	Right-of-Way	
JRAL-20-143	07/29/2020	Tartan Ridge	Illini Suburban Asphalt, Inc.	754 Wild Ginger Rd Sugar Grove IL 60554	Right-of-Way	\$10,355
JRAL-20-146	07/29/2020	7339 Garfield Ave	Homeowner	Burr Ridge IL 60527	Residential Alteration	\$13,125 175
JRAL-20-147	07/28/2020	410 Devon Dr	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way	\$10,749
JRAL-20-148	07/29/2020	708 Tomlin Dr	F & J Paving Inc	P O Box 35026 Elmwood Park IL 60707	Right-of-Way	\$5,950
JRAL-20-150	07/29/2020	ROWs Ck Cty Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way	
JRAL-20-151	07/16/2020	7350 Wolf Rd	M. A. Glacier Plumbing Inc	409 Virginia PL Wheeling IL 60090	Right-of-Way	
JRDB-20-078	07/22/2020	7210 Giddings Av	RMD Construction	7210 Giddings Ave. Burr Ridge IL 60527	Residential Detached Building	\$4,000 224

08/11/2020

Permits Issued July 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRES-20-113	07/31/2020	6120 Elm St	Sunrun Installation Service	2309 S. Mount Prospect Rd Des Plaines IL 60018	Residential Miscellaneous	
JRPF-20-117	07/17/2020	11340 W 72nd St	Penrod, Michael	11340 72nd St. Burr Ridge IL 60525	Pool and Fence \$10,000	
JRPP-20-153	07/28/2020	8412 Dolfor Cove	Perma-Seal	412 Rockwell Ct Burr Ridge IL 60527	Res Plumbing Permit \$11,097	
JRSF-18-173	07/13/2020	8250 County Line Rd	Battaglia Homes	15 Salt Creek LN Hinsdale IL 60521	Residential New Single Family \$3,570,300 23,802	
JRSF-20-103	07/30/2020	7800 Hamilton Ave	DJK Custom Homes, Inc	2707 San Luis Ct Naperville IL 60565	Residential New Single Family \$700,000 2,850	
JRSF-20-135	07/23/2020	7272 Lakeside CIR	McNaughton Development	11 S 220 Jackson St Burr Ridge IL 60527	Residential New Single Family \$427,050 2,847	
JRSF-20-137	07/23/2020	7266 Lakeside CIR	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$399,900 2,666	
TOTAL:	39					

08/11/20

Occupancy Certificates Issued July 2020



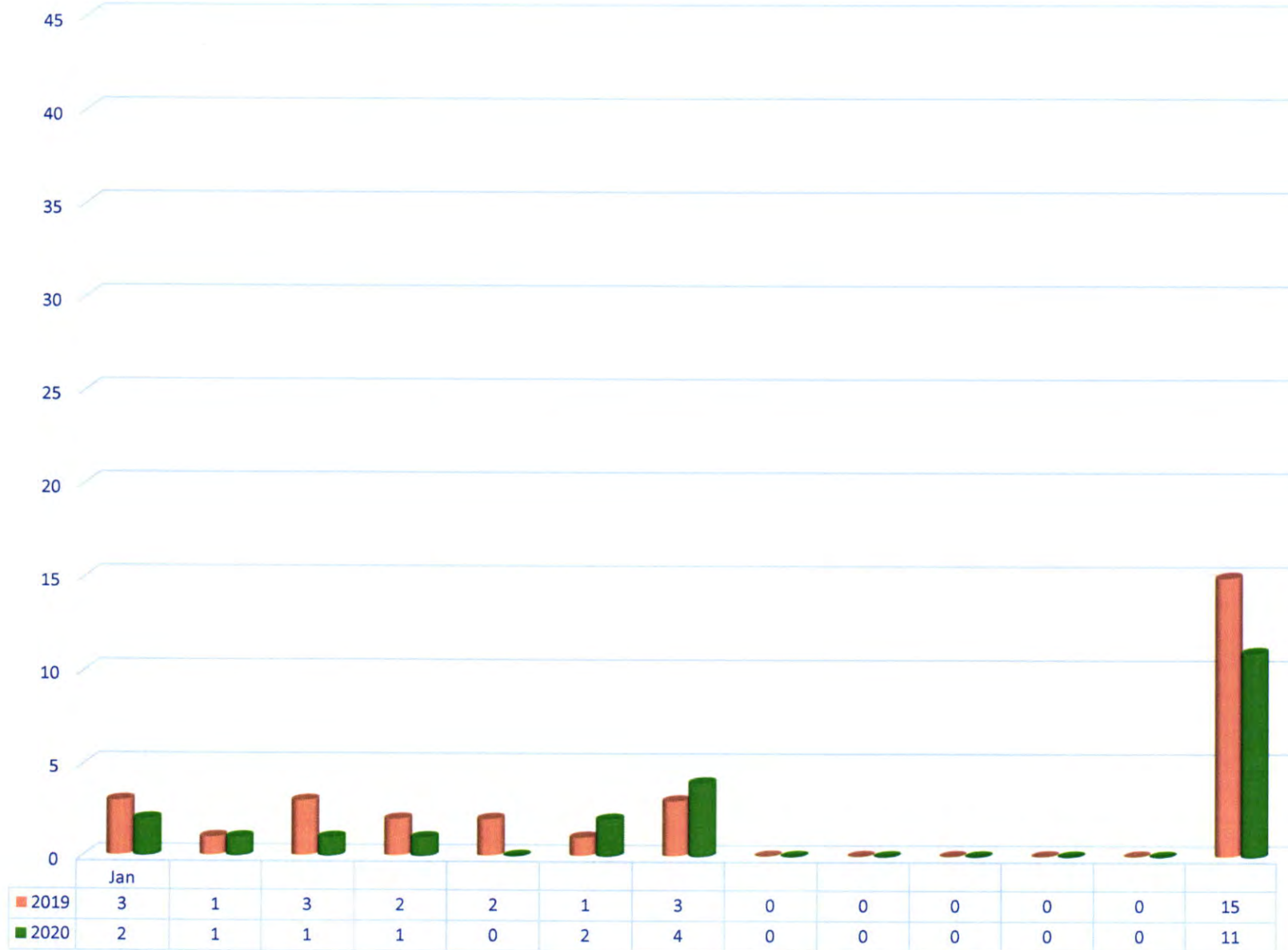
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF20018	07/02/20	Grand Avenue Preschool and Daycar	6880 North Frontage Rd
OF20020	07/02/20	Edward Jones Financial Co.	15W 60 FRONTAGE RD
OF20021	07/10/20	Jim and Leslie Bowman	7229 Lakeside Cir
OF20022	07/16/20	Eugene and Karen Botsoe	7245 Lakeside Cir
OF20023	07/24/20	Souzan Kattaieh and Mohamad Marti	8405 Oak Knoll Dr.
OF20024	07/31/20	John Kordomenos	382 Highland Ct
OF20025	07/31/20	Robert Ferro	7933 Hamilton Ave
OF20026	07/31/20	Santosh & Julie Reddy	285 Forest Edge Ct

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2020

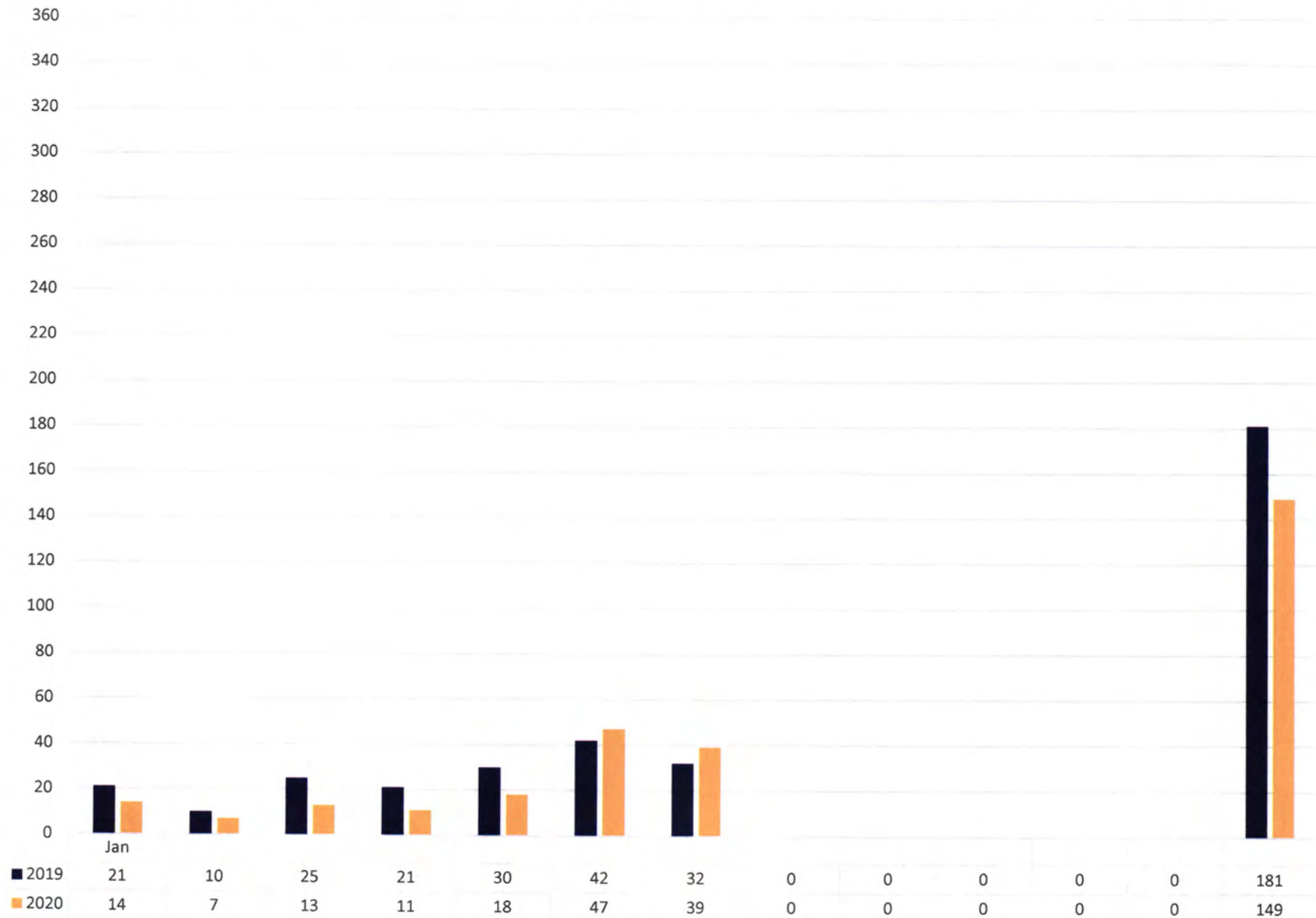
(Does not include miscellaneous Permits)

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	\$1,237,950	\$44,700		\$95,650	\$1,378,300
	[1]	[2]		[1]	
MARCH	\$850,000	\$353,625		\$211,542	\$1,415,167
	[1]	[4]		[1]	
APRIL	\$280,000	\$121,050		\$455,835	\$856,885
	[1]	[1]		[1]	
MAY		\$29,521		\$26,000	\$55,521
		[1]		[1]	
JUNE	\$1,643,350	\$248,850		\$2,870,782	\$4,762,982
	[2]	[2]		[4]	
JULY	\$5,097,250	\$100,125		\$50,000	\$5,247,375
	[4]	[2]		[1]	
AUGUST					\$0
SEPTEMBER					\$0
OCTOBER					\$0
NOVEMBER					\$0
DECEMBER					\$0
2020 TOTAL	\$9,841,150	\$982,871	\$0	\$4,316,083	\$15,140,104
	[11]	[13]		[11]	

Village of Burr Ridge New Housing Permits 2019 Compared to 2020

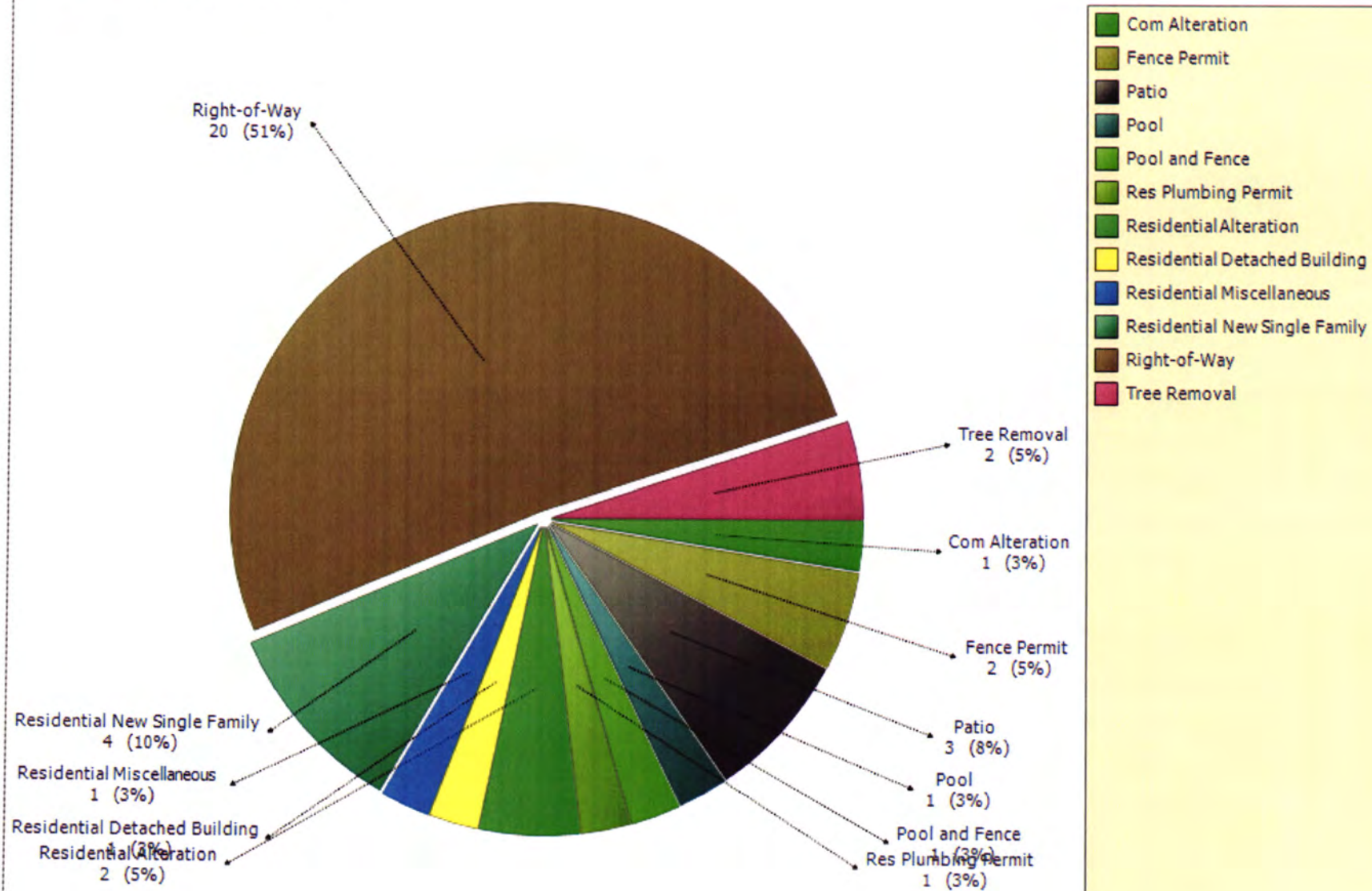


Village of Burr Ridge Building Permits Issued 2019 Compared to 2020



Breakdown of Projects by Project Type

Permits Issued July 2020





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant Village Administrator

DATE: August 17, 2020

RE: PC-03-2020: 16W415 99th Street (American Estate); Extraterritorial Review of Final Plat of Subdivision

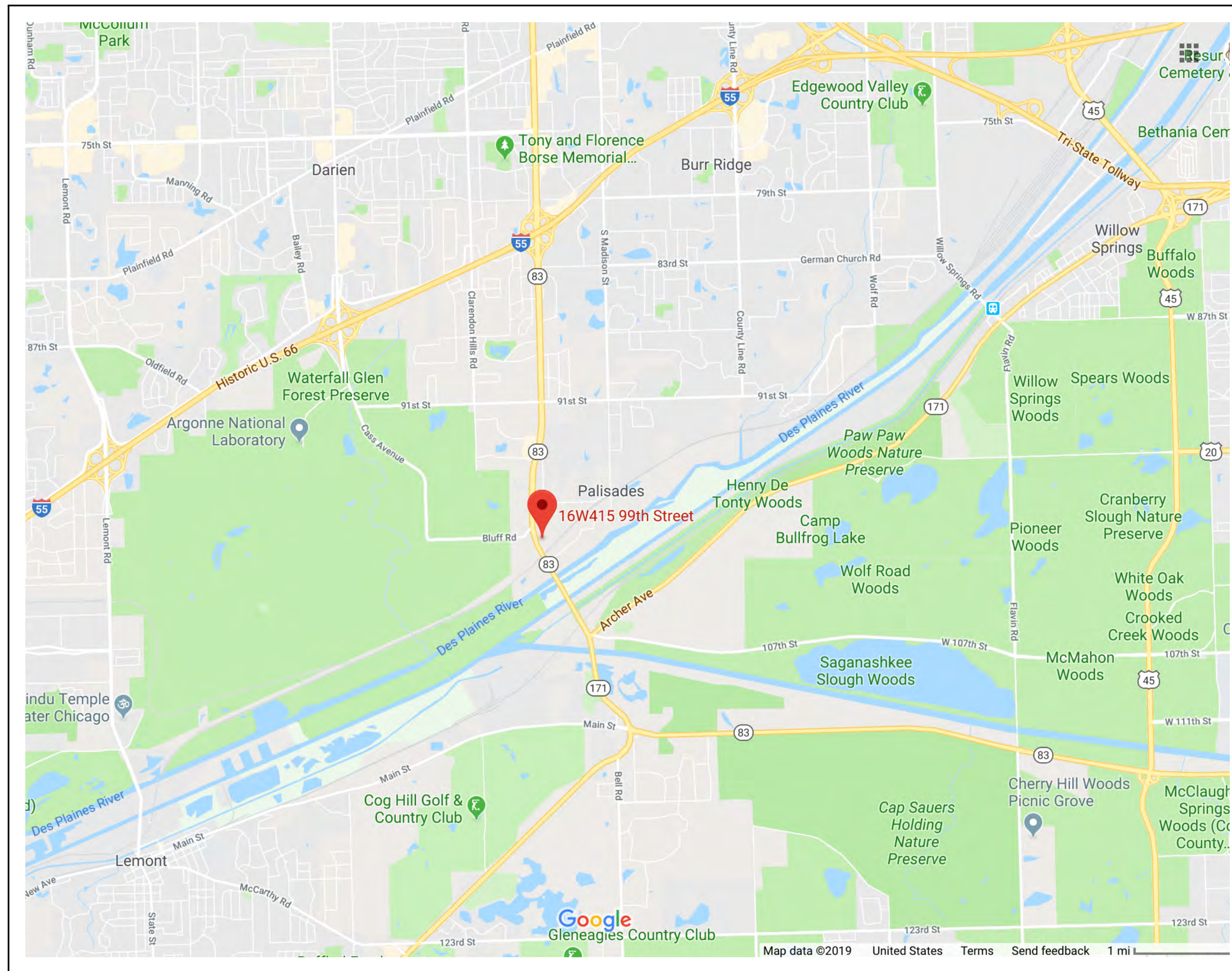
Please find attached a request for a proposed subdivision (American Estate) at 16W415 99th Street, wherein American Estate Development of Willowbrook has petition DuPage County for a 20-unit townhome development at the southern terminus of Jackson Street just east of Route 83. The subject property is located outside of the Village's corporate boundaries; however, the State of Illinois grants the Village legal authority to enforce its subdivision regulations beyond the Village boundaries up to a distance of one and one-half miles. Such a review would allow for an understanding as to the developer's investment in half-street improvements, including a half-street resurfacing, curb, sidewalk, and other items required by the Village Subdivision Ordinance. The Village does not have any rights of review regarding the zoning of said property.

Where conflicts or inconsistencies arise between the subdivision code of a Village and the adjacent County, the Illinois Municipal Code provides that such conflicts are resolved by deferring to the most restrictive subdivision ordinance or code in place at the time of review. Therefore, if a municipality has adopted a comprehensive plan extending into those unincorporated areas within one-and-one-half-miles of the Village, the subdivision of such property is legally exempted from "the application of any less restrictive rules or regulations". In summary, the property owner must comply with the most restrictive standards and requirements set forth by both the Village and the County, which in this case, is the Village of Burr Ridge.

Staff has reviewed the petition and has found that the subdivision's entire proposed infrastructure meets the standards imposed by the Village's Subdivision Ordinance. Staff recommends that the Plan Commission retain its right to review and approve the proposed subdivision for compliance with the Village's Subdivision Ordinance, as Village approval of the proposed subdivision will permit collection of school and park impact fees. The Plan Commission may also recommend waiver of said right at any time and allow the development to continue as proposed with no further review or enforcement, including waiving the Village's right to collect any impact fees.

EXHIBIT A

TOWNHOUSE DEVELOPMENT AMERICAN ESTATE LLC BURR RIDGE, ILLINOIS



LOCATION MAP

FACILITIES
DESIGN GROUP
ARCHITECTS



3006 WEST LOGAN BLVD.
CHICAGO, ILLINOIS 60647
tel: 773.252.8210
fax: 773.252.8240
www.facilitiesdesign.net
© 2018

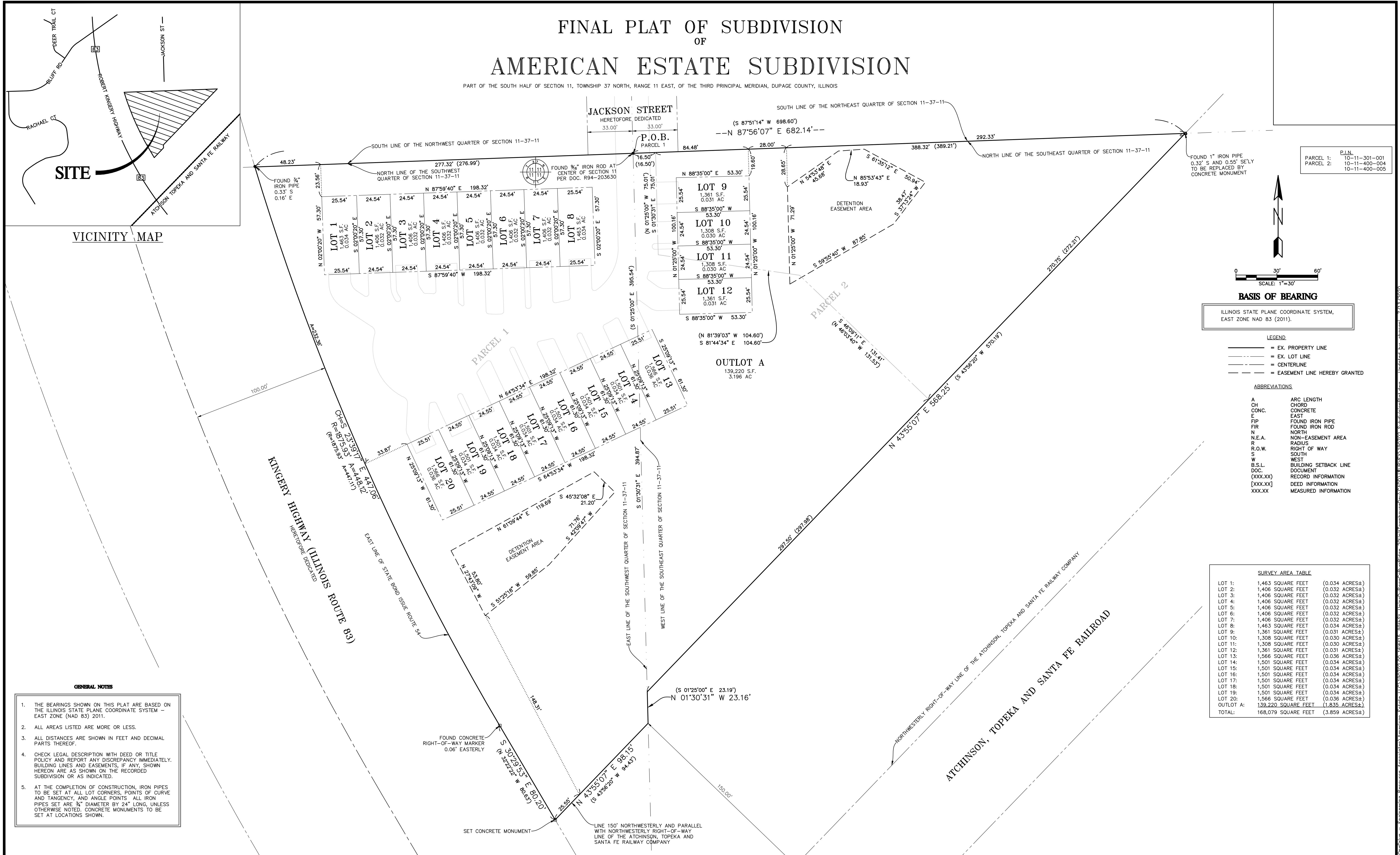
PROJECT Townhouse
Development
American Estate LLC
Burr Ridge Illinois

SHEET TITLE
Title Sheet, location map

		DRAWN	LBG
		APPROVED	AJK
		DATE	06.17.2019
		SCHEMATIC DESIGN	
		NOT FOR CONST.	
	09.02.2019	SHEET NO.	
REV	DATE	A-0	
JOB NO.	1818		

FINAL PLAT OF SUBDIVISION
OF
AMERICAN ESTATE SUBDIVISION

PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 11 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS



P.L.N.	10-11-301-001
PARCEL 1:	10-11-400-004
PARCEL 2:	10-11-400-005

0 30' 60'
SCALE: 1"=30'

BASIS OF BEARING

ILLINOIS STATE PLANE COORDINATE SYSTEM,
EAST ZONE NAD 83 (2011).

LEGEND

- EX. PROPERTY LINE
- - - EX. LOT LINE
- CENTERLINE
- - - EASEMENT LINE, HEREBY GRANTED

ABBREVIATIONS

A	ARC LENGTH
CH	CHORD
CONC.	CONCRETE
E	EAST
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
N	NORTH
N.E.A.	NON-EASEMENT AREA
R	RADIUS
R.O.W.	RIGHT OF WAY
S	SOUTH
W	WEST
B.S.L.	BUILDING SETBACK LINE
DOC.	DOCUMENT
(XXX.XX)	RECORD INFORMATION
[XXX.XX]	DEED INFORMATION
XXX.XX	MEASURED INFORMATION

SURVEY AREA TABLE

LOT 1:	1,463 SQUARE FEET	(0.034 ACRES±)
LOT 2:	1,406 SQUARE FEET	(0.032 ACRES±)
LOT 3:	1,406 SQUARE FEET	(0.032 ACRES±)
LOT 4:	1,406 SQUARE FEET	(0.032 ACRES±)
LOT 5:	1,406 SQUARE FEET	(0.032 ACRES±)
LOT 6:	1,406 SQUARE FEET	(0.032 ACRES±)
LOT 7:	1,406 SQUARE FEET	(0.032 ACRES±)
LOT 8:	1,463 SQUARE FEET	(0.034 ACRES±)
LOT 9:	1,361 SQUARE FEET	(0.031 ACRES±)
LOT 10:	1,308 SQUARE FEET	(0.030 ACRES±)
LOT 11:	1,308 SQUARE FEET	(0.030 ACRES±)
LOT 12:	1,361 SQUARE FEET	(0.031 ACRES±)
LOT 13:	1,566 SQUARE FEET	(0.036 ACRES±)
LOT 14:	1,501 SQUARE FEET	(0.034 ACRES±)
LOT 15:	1,501 SQUARE FEET	(0.034 ACRES±)
LOT 16:	1,501 SQUARE FEET	(0.034 ACRES±)
LOT 17:	1,501 SQUARE FEET	(0.034 ACRES±)
LOT 18:	1,501 SQUARE FEET	(0.034 ACRES±)
LOT 19:	1,501 SQUARE FEET	(0.034 ACRES±)
LOT 20:	1,566 SQUARE FEET	(0.036 ACRES±)
OUTLOT A:	139,220 SQUARE FEET	(3.196 ACRES±)
TOTAL:	168,079 SQUARE FEET	(3.859 ACRES±)

GENERAL NOTES

- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83) 2011.
- ALL AREAS LISTED ARE MORE OR LESS.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
- AT THE COMPLETION OF CONSTRUCTION, IRON PIPES TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE AND TANGENCY, AND ANGLE POINTS. ALL IRON PIPES SET ARE 3/4" DIAMETER BY 24" LONG, UNLESS OTHERWISE NOTED. CONCRETE MONUMENTS TO BE SET AT LOCATIONS SHOWN.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY:	CNB
CHECKED BY:	TBM
APPROVED BY:	TBM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR:

AMERICAN ESTATE LLC

TITLE:

AMERICAN ESTATE
FINAL PLAT OF SUBDIVISION

SCALE: 1"=30'

DATE: 07-13-20

JOB NO: 190702

SHEET 1 OF 2

FINAL PLAT OF SUBDIVISION
OF
AMERICAN ESTATE SUBDIVISION

PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 11 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED THIS _____ DAY OF _____, 20____

BY: _____

OWNER/OWNERS

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE BE KNOWN TO ME AS SUCH OWNERS. GIVEN UNDER MY HAND AND NOTARIAL

SEAL THIS _____ DAY OF _____, 20____

BY: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, TIMOTHY B. MARTINEK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

P.I.N.: 10-11-301-001
PARCEL 1

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE SOUTH ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT WHICH IS 150 FEET NORTHWEST (MEASURE AT RIGHT ANGLES) OF THE NORTHWEST RIGHT-OF-WAY OF THE ATOMINSON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE SOUTHWEST ALONG A LINE 150 FEET NORTHWEST OF AND PARALLEL WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID RAILWAY COMPANY TO THE EAST LINE OF STATE BOND ISSUE ROUTE NUMBER 54; THENCE NORTHWEST ALONG THE EAST LINE OF SAID STATE BOND ISSUE ROUTE NUMBER 54, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG SAID NORTH LINE OF SAID QUARTER SECTION TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 10-11-400-004 AND 10-11-400-005
PARCEL 2:

LOTS 1 AND 2 IN DUPAGE COUNTY ASSESSOR'S SUBDIVISION RECORDED MARCH 5, 2015 AS DOCUMENT R2015-021096, IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

: AS SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I CERTIFY THAT ALL REGULATIONS ENACTED BY THE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT AND THAT SAID PLAT IS NOT WITHIN THE CORPORATE LIMITS OF ANY CITY OR VILLAGE, BUT IS LOCATED WITHIN ONE AND ONE-HALF (1-1/2) MILE OF THE VILLAGE OF BURR RIDGE.

I FURTHER CERTIFY THAT THE PARCELS INCLUDED IN THIS PLAT ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO THE FLOOD RATE MAP, PANEL NO. 17043C0279J, DATED AUGUST 1, 2019.

NOTE: THIS DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.

I HEREBY GRANT PERMISSION TO _____
TO RECORD THIS PLAT WITH THE DUPAGE COUNTY RECORDER'S OFFICE.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003782
LICENSE EXPIRES: NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES: APRIL 30, 2021



COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS,

THIS _____ DAY OF _____, A.D., 20____

COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS _____ DAY

OF _____ A.D. 20____ AT _____ O'CLOCK _____ (A.M./P.M.)

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS,

THIS _____ DAY OF _____, A.D., 20____

BY: _____

RECORDER OF DEEDS

CERTIFICATE OF COUNTY OF DUPAGE PLAT OFFICER

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED THIS _____ DAY OF _____, 20____

BY: _____

PLAT OFFICER, DUPAGE COUNTY

CERTIFICATE OF COUNTY DEPARTMENT OF BUILDING AND ZONING

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, DIRECTOR FOR THE DUPAGE COUNTY DEPARTMENT OF BUILDING AND ZONING, DO HEREBY CERTIFY THAT THIS PLAT, AND THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS THEREOF, MEET THE REQUIREMENTS OF THE DUPAGE COUNTY DEPARTMENT OF BUILDING AND ZONING.

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, 20____

BY: _____

DIRECTOR OR AUTHORIZED AGENT

CERTIFICATE OF COUNTY DEPARTMENT OF PUBLIC WORKS

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, SUPERINTENDENT OF THE COUNTY OF DUPAGE PUBLIC WORKS, DO HEREBY CERTIFY THAT THIS PLAT, AND THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS DEPICTED THEREON, MEET THE REQUIREMENTS OF THE COUNTY OF DUPAGE PUBLIC WORKS DEPARTMENT AND THE COUNTY'S WATER SUPPLY AND WASTEWATER TREATMENT ORDINANCE.

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, 20____

BY: _____

SUPERINTENDENT OR AUTHORIZED AGENT

CERTIFICATE OF INFORMATION TECHNOLOGY DEPARTMENT (GIS SECTION)

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED THIS _____ DAY OF _____, 20____

BY: _____

MANAGER OF GEOGRAPHIC INFORMATION SYSTEMS
INFORMATION TECHNOLOGY DEPARTMENT

CERTIFICATE OF HEALTH DEPARTMENT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, DIRECTOR OR AUTHORIZED AGENT FOR THE DUPAGE COUNTY HEALTH DEPARTMENT, DO HEREBY CERTIFY THAT THIS PLAT, AND THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS THEREOF, MEET THE REQUIREMENTS OF THE DUPAGE COUNTY HEALTH DEPARTMENT

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, 20____

BY: _____

DIRECTOR OR AUTHORIZED AGENT

CERTIFICATE OF COUNTY DEPARTMENT STORMWATER

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, DIRECTOR FOR THE DUPAGE COUNTY DEPARTMENT OF STORMWATER, DO HEREBY CERTIFY THAT THIS PLAT, AND THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS THEREOF, MEET THE REQUIREMENTS OF THE DUPAGE COUNTY DEPARTMENT OF STORMWATER.

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS

THIS _____ DAY OF _____, 20____

BY: _____

DIRECTOR OR AUTHORIZED AGENT

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION

THIS _____ DAY OF _____, 20____

BY: _____

COUNTY ENGINEER

CERTIFICATE OF TOWNSHIP HIGHWAY COMMISSIONER

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED THIS _____ DAY OF _____, 20____

BY: _____

TOWNSHIP HIGHWAY COMMISSIONER

CERTIFICATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

APPROVED THIS _____ DAY OF _____, 20____

BY: _____

DISTRICT ENGINEER

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____

ENGINEER OWNER/ATTORNEY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF BURR RIDGE, DUPAGE COUNTY,

ILLINOIS. DATED AT _____, ILLINOIS,

THIS _____ DAY OF _____, 20____

BY: _____

VILLAGE CLERK

VILLAGE PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED BY THE VILLAGE OF BURR RIDGE PLAN COMMISSION,

THIS _____ DAY OF _____, 20____

BY: _____

CHAIRMAN

BLANKET EASEMENT PROVISIONS

A PERPETUAL EASEMENT, DESIGNATED FOR OVERHEAD, UNDERGROUND, AND SURFACE PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY RESERVED FOR, AND GRANTED TO THE TOWNSHIP OF DOWNERS GROVE, COUNTY OF DUPAGE, COMMONWEALTH EDISON COMPANY, COMCAST CABLE COMMUNICATIONS, INC. (CABLE TV), NICOR GAS, AND AT&T ILLINOIS (TELEPHONE), THEIR SUCCESSORS AND ASSIGNEES, IN ALL OF OUTLOT A EXCEPT WHERE BUILDING STRUCTURES WILL LIE IN LOTS 1-20, INCLUDING ALL PLATTED EASEMENT AREAS, STREETS, AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT. SAID EASEMENT SHALL BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF ANY AND ALL PUBLIC UTILITIES, DRAINAGE LOCALITIES, AND RELATED APPURTENANCES IN, OVER, ACROSS, ALONG, AND UPON THE SO DESIGNATED PROPERTY.

SAID EASEMENT SHALL INCLUDE THE RIGHT TO ENTER THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, AND THE RIGHT WITHOUT LIABILITY TO CUT, TRIM, ALTER, OR REMOVE ANY VEGETATION, ROOTS, STRUCTURES, OR DEVICES WITHIN THE DESIGNATED EASEMENT PROPERTY AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN WITHOUT CONSENT OF GRANTEE. NO BUILDINGS, STRUCTURES, OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED, PLANTED, OR PLACED IN ANY SUCH EASEMENT AREA, STREETS, OR OTHER PUBLIC WAYS OR PLACES, NOR SHALL ANY OTHER USES BE MADE THERE OF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

SUCH EASEMENT SHALL FURTHER BE FOR THE PURPOSES OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER MAINS, SANITARY AND STORM SEWERS, AND SHALL INCLUDE THE RIGHT TO OVERHANG ALL LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS WHERE NECESSARY AND APPROVED BY THE TOWNSHIP OF DOWNERS GROVE AND/OR COUNTY OF DUPAGE. BUT SUCH AERIAL SERVICE WIRE SHALL NOT PASS THROUGH PERMANENT IMPROVEMENTS ON SUCH LOTS.

SUCH EASEMENT SHALL SURVIVE THE VACATION BY THE PROPER AUTHORITY OF ANY STREETS AND OTHER PUBLIC WAY AND PLACE SHOWN ON THIS PLAT UNLESS OTHERWISE EXPRESSLY MENTIONED IN THE ORDINANCE OF VACATION.

PRIVATE ACCESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED ACROSS OUTLOT A TO THE OWNERS OF ALL LOTS WITHIN AMERICAN ESTATES SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, VISITORS AND THEIR DESIGNEES FOR PERPETUAL PEDESTRIAN USE, ENJOYMENT, PEDESTRIAN INGRESS AND EGRESS, AND ALSO FOR THE PERPETUAL VEHICULAR ACCESS AND VEHICULAR INGRESS AND EGRESS OVER THE PAVED ROADWAY WITHIN SAID EASEMENT. THE PRIVATE ACCESS EASEMENT SHALL NOT BE USED BY SAID OWNERS, SUCCESSORS AND ASSIGNS, VISITORS AND DESIGNEES IN A MANNER THAT WOULD BLOCK OR RESTRICT THE ACCESS AND FREE FLOW OF TRAFFIC TO ANY INDIVIDUAL LOT PLATTED HEREON.

DETENTION EASEMENT AND COVENANT PROVISIONS

ALL EASEMENTS INDICATED AS DETENTION EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE TOWNSHIP OF DOWNERS GROVE AND THE COUNTY OF DUPAGE AND THEIR SUCCESSORS AND ASSIGNS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE-FLOW OF STORMWATER. EACH OWNER OR SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE DETENTION EASEMENT AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE COUNTY OF DUPAGE, OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE.

IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE WATER DETENTION AREA EASEMENTS, THE COUNTY OF DUPAGE, ILLINOIS OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE WATER DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE DETENTION EASEMENT AREA.

IN THE EVENT THE COUNTY OF DUPAGE, ILLINOIS, OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE WATER DETENTION AREA EASEMENT, THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST SHALL UPON RECORDED OF A NOTICE OF LIEN WITHIN NINETY (90) DAYS OF COMPLETION OF THE WORK CONSTITUTE A LIEN AGAINST ALL LOTS CREATED BY THIS PLAT WHICH MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE COUNTY OF DUPAGE, ILLINOIS.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: CNB

CHECKED BY: TBM

APPROVED BY: TBM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR:

AMERICAN ESTATE LLC

TITLE:

AMERICAN ESTATE
FINAL PLAT OF SUBDIVISION

SCALE: 1"=30'

DATE: 07-13-20

JOB NO: 190702

SHEET 2 of 2

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PROPOSED ZONING REQMTS.
16W415 99TH ST BURR RIDGE, IL

LAND AREA (SQ. FT.) 167,291 (APPX)
LAND AREA (ACRES) 3.84 (APPX.)
NO. OF UNITS 20
SQ. FT. AREA/UNIT 8,364.50

PERIMETER SETBACK 20 FT.
FRONT YARD SETBACK 20 FT.
SIDE YARD BTWN BLDGS 44 FT.

UNITS
SQUARE FOOTAGE 1,850 APPX.
NO. OF BEDROOMS 3
NO. OF BATHS 2.5
GARAGE 2 CAR

FACILITIES
DESIGN GROUP
ARCHITECTS

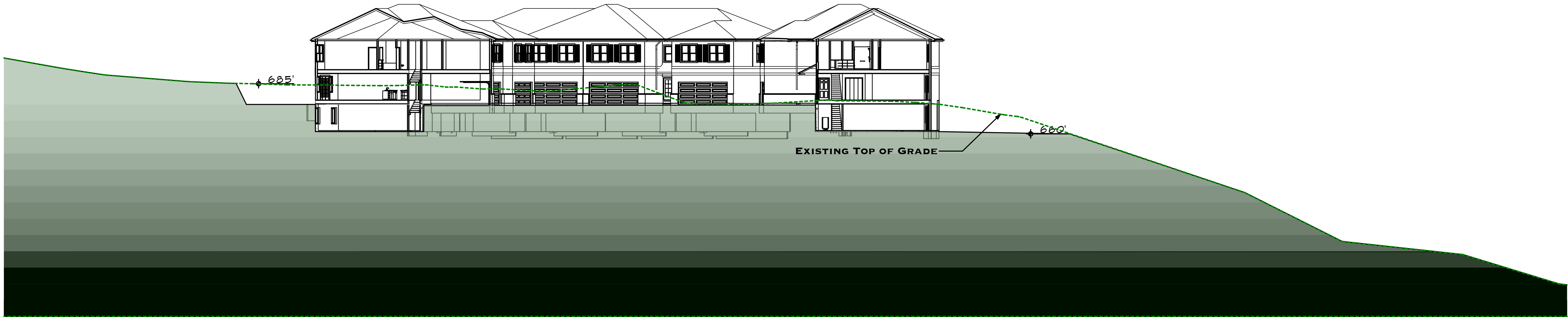
FO

3006 WEST LOGAN BLVD.
CHICAGO, ILLINOIS 60647
tel: 773.252.8210
fax: 773.252.8240
www.facilitiesdesign.net
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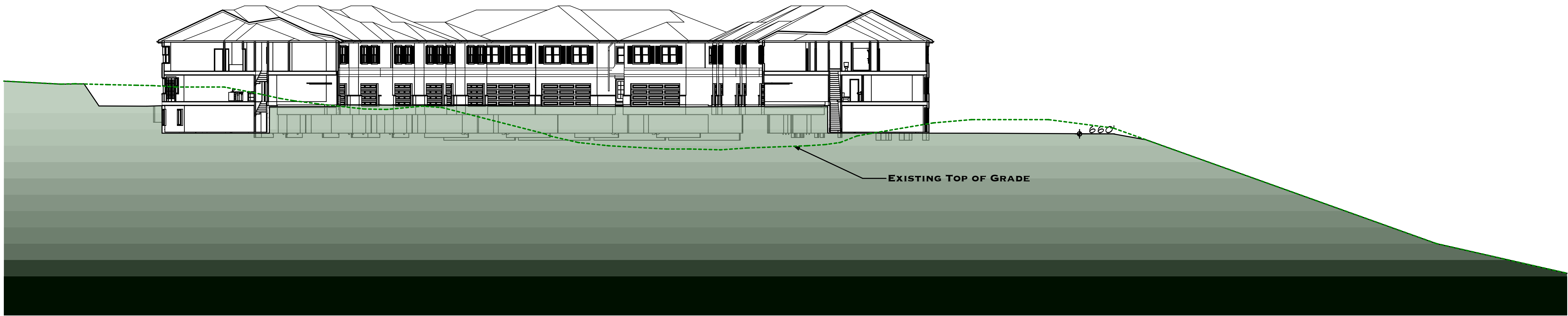
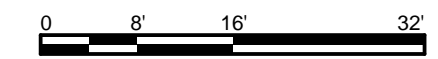
PROJECT
Townhouse
Development
American Estate LLC
Burr Ridge Illinois

SHEET TITLE
Site Plan

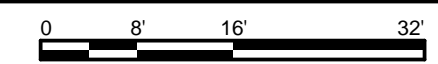
		DRAWN	LBG
		APPROVED	AJK
		DATE	06.17.2019
		SCHEMATIC DESIGN	
		NOT FOR CONST.	
	09.02.2019	SHEET NO.	
REV	DATE		
JOB NO.	1818	A-1	



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



2 SITE SECTION
SCALE: 1/16" = 1'-0"



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DESIGN GROUP
ARCHITECTS



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CHICAGO, ILLINOIS 60647
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fax: 773.252.8240
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PROJECT Townhouse
Development
American Estate LLC
Burr Ridge Illinois

SHEET TITLE
Site Sections

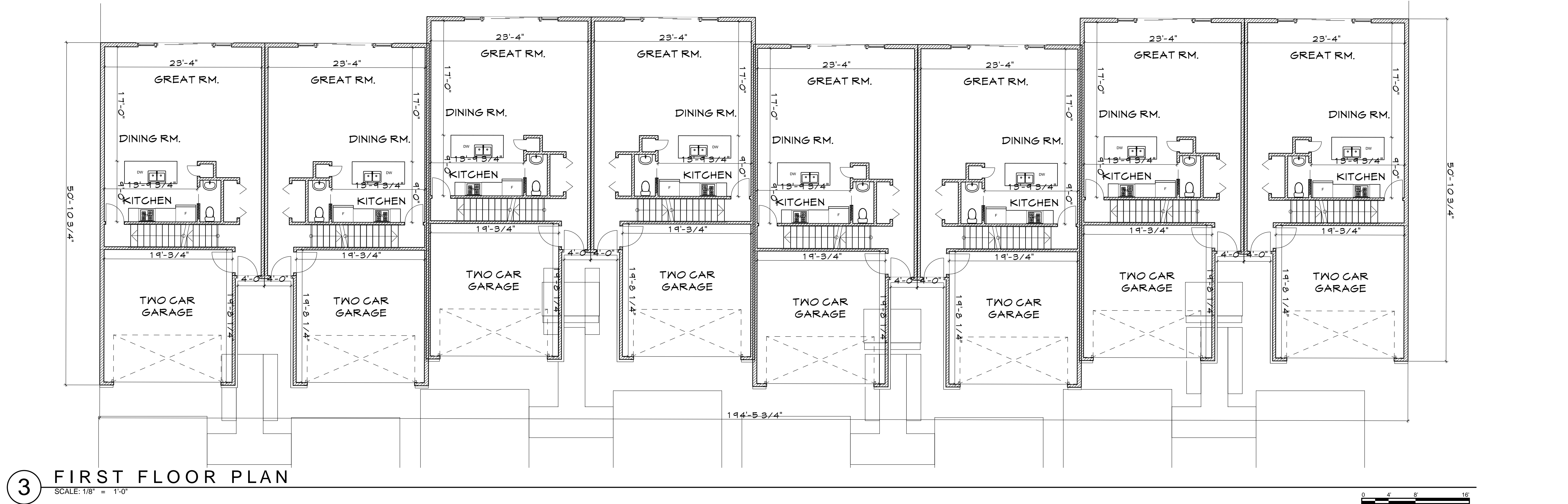
		DRAWN	LBG
		APPROVED	AJK
		DATE	06.17.2019
		SCHEMATIC DESIGN	
		NOT FOR CONST.	
	09.02.2019	SHEET NO.	
REV	DATE	A-2	
JOB NO.	1818		



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



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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**FACILITIES
DESIGN GROUP
ARCHITECTS**

FO

3006 WEST LOGAN BLVD.
CHICAGO, ILLINOIS 60647
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fax: 773.252.8240
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PROJECT

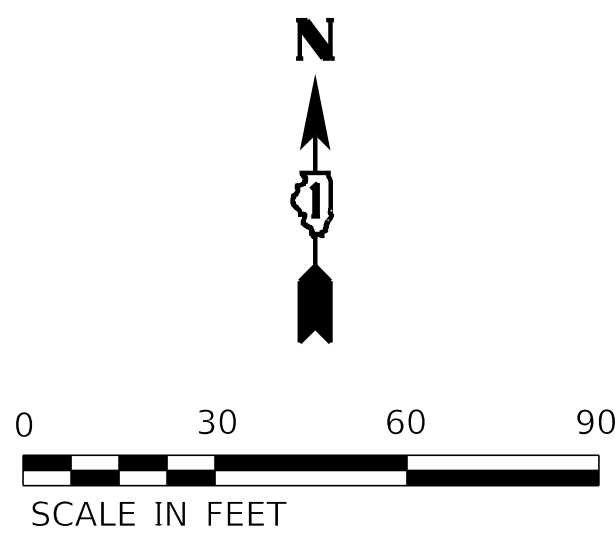
Townhouse
Development
American Estate LLC
Burr Ridge Illinois

SHEET TITLE

Plan and Elevations

		DRAWN	LBG
		APPROVED	AJK
		DATE	06.17.2019
		SCHEMATIC DESIGN	
		NOT FOR CONST.	
		09.02.2019	SHEET NO.
REV	DATE		
JOB NO.	1818		

A-3



SHEET	PRELIMINARY ENGINEERING CONCEPT 1		DATE : 08-23-2019		
			PROJECT # : 190702		
			DESIGNED BY : NAV		
			DRAWN BY :		
			CHECKED BY :		
			REVISIONS		
			08-23-2019 CONCEPT 1		
TOWNHOUSE DEVELOPMENT					
					PROJECT
AMERICAN ESTATE LLC					
800 W. 79TH ST., STE 1, WILLOWBROOK, IL 60527					
PH: (630) 915-8523					
					
ENGINEERING RESOURCE ASSOCIATES					
35701 WEST AVENUE, SUITE 150					
WARRENVILLE, IL 60555					
630-393-3060					

FOUNDED IN 1946



TRI-STATE
FIRE PROTECTION DISTRICT

419 PLAINFIELD ROAD • DARIEN, ILLINOIS 60561 • (630) 323-6445

September 24, 2019

Nicholas Varchetto, PE
Project Manager

Engineering Resource Associates, Inc.
3S701 West Avenue, Suite 150
Warrenville, IL 60555
(630) 393-3060
nvarchetto@eraconsultants.com

RE: 16W415 99th Street, Burr Ridge
Townhouse Development – Auto Turn Review #1

To whom it may concern,

We have received a copy of the auto turn exhibit plan for the above listed project. After review, we find that the plan is approved and Tri-State will accept the submitted auto turn exhibit.

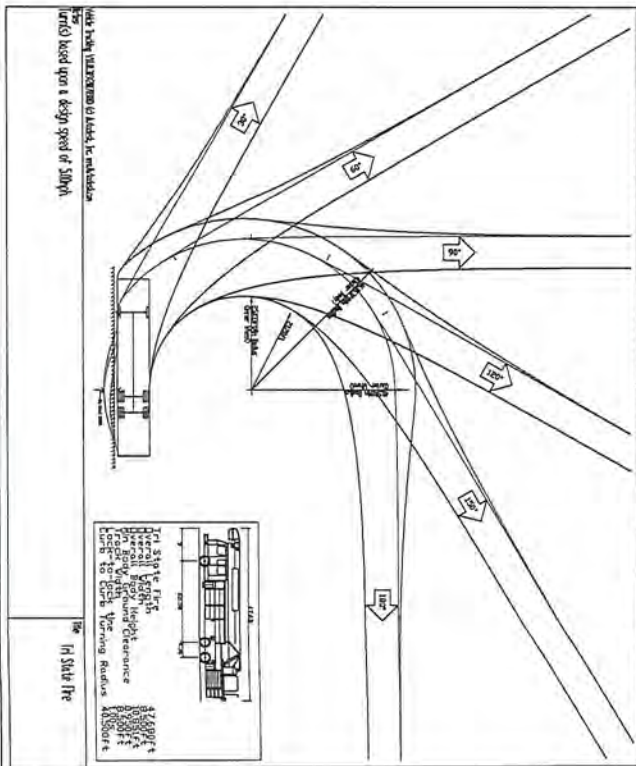
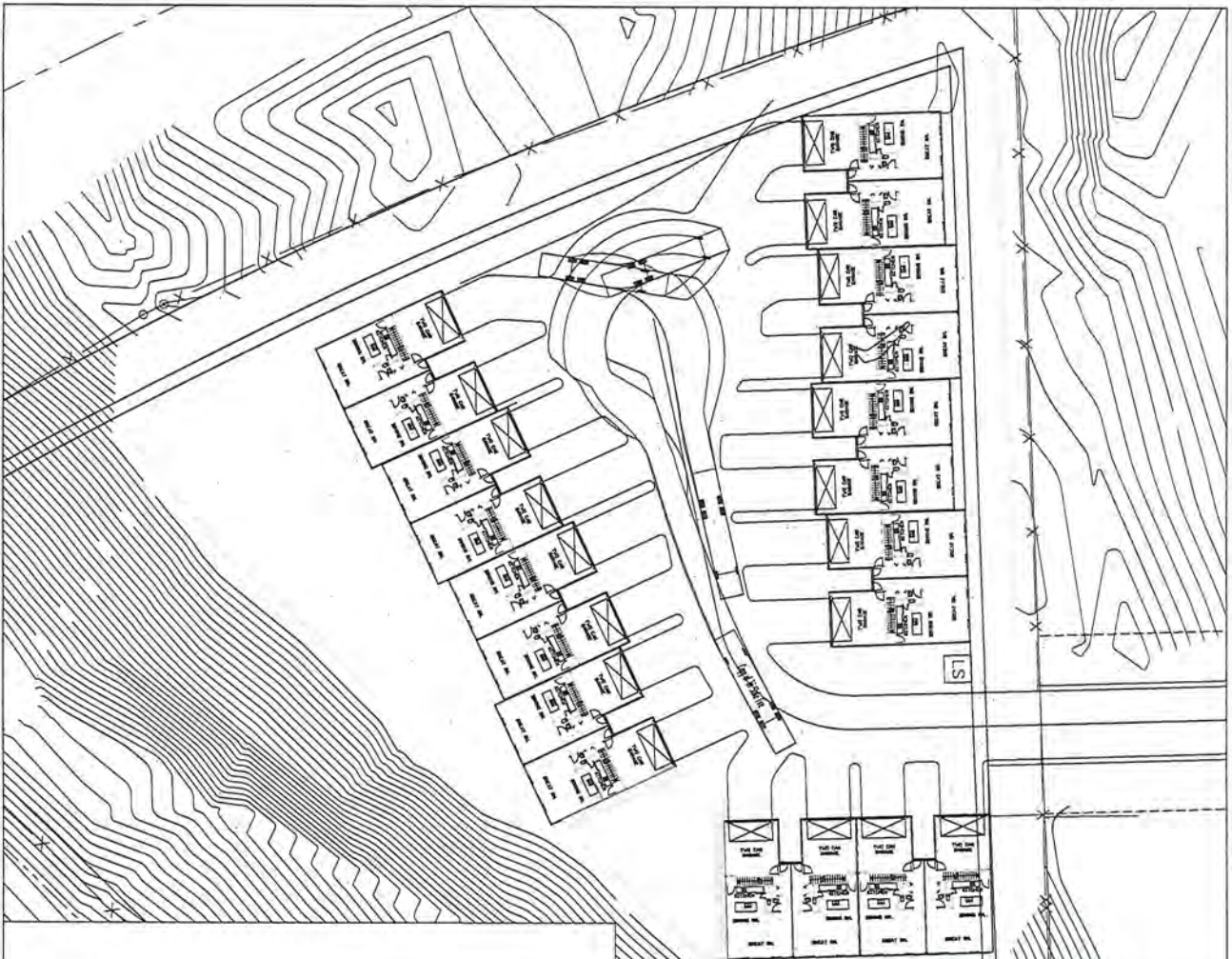
Necessary inspections are to be performed along with any outstanding fees paid before occupancy is granted.

The Bureau of Fire Prevention has been asked to review the plans, specifications or other documents submitted to see if compliance has been made with the Fire Prevention Codes and Ordinances of the Tri-State Fire Protection District. Errors or omissions by representatives of the Bureau of Fire Prevention do not constitute permission to cancel, set aside or waive any provision of any applicable Code or Ordinance of the Tri-State Fire Prevention District. Approvals by the Bureau of Fire Prevention will be in writing only.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Drews", is placed below the word "Sincerely,".

Chris Drews
Plans Review Specialist
Bureau of Fire Prevention
630-654-6284
cdrews@tristatefd.com



- ☐ ARCHITECTURAL
- ☐ FIRE ALARM
- ☐ SPRINKLER
- ☒ OTHER
- ☐ STAMPED NOTES
- ☐ ATTACHED



**TRI-STATE FIRE
PROTECTION DISTRICT
FIRE PREVENTION BUREAU
PLAN APPROVED**

THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO DENY OR TO BE AN ASSURANCE OF THE ACCURACY OR COMPLETION OF THE PROJECT OR THE STATE OF ILLINOIS. APPROVED BY THE BOARD OF THE DISTRICT ON THE 10TH DAY OF OCTOBER, 2011.

REVIEWED BY: *Chris Davis*
APPROVED BY: *Chris Davis*
DATE: 9/24/11

DATE: 09-16-2011 PROJECT #: 170702.00 DESIGNED BY: TP DRAWN BY: AP CHECKED BY: NAV		TOWNHOUSE DEVELOPMENT 16645 99TH STREET, UNINC DUPAGE (BURRIDGE), IL 60527 PROJECT		AMERICAN ESTATE, LLC 800 WORTH ST., STE 1, WILLOWBROOK, IL 60077 PH: (630) 415-0923		ENGINEERING RESOURCE ASSOCIATES 1000 WEST WYOMING, SUITE 100 AURORA, ILLINOIS 60009 PHONE: (630) 415-0923 FAX: (630) 415-0924 WWW.ERA-ILL.COM	
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16645 99TH ST BURRIDGE IL

RECEIVED
9/24/11



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant Village Administrator

DATE: August 17, 2020

RE: 11622 87th Street (Vari); Preliminary Plat of Subdivision and Subdivision Variations

The petitioner is Jim Vari, requesting a preliminary plat of subdivision with subdivision variations at 11622 87th Street. The following review comments are provided:

- To create this subdivision, the petitioner is normally required to provide a cul-de-sac terminus with a 90' pavement width and 120' right-of-way per the Subdivision Ordinance. The petitioner has requested a variation from this requirement as the property would not be generally subdividable without a variation from this requirement.
- Two single-family residential lots are proposed; each lot complies with the minimum 40,000 square foot lot area but not from the 125' width as required in the R-2A District. Lot 2, as generally described by the petitioner, would not have sufficient width at either the southern terminus along 87th Street not along the lot as proposed in the northeast portion of the subject property. The petitioner is also requesting a variation to waive the requirement for a 60' right of way and 28' public road leading to either lot in the proposed subdivision. The lots would both become accessible via a shared private driveway with an access easement. The driveway that would be shared by the new lots already exists and would not require any improvements if such a variation were permitted.

The petitioner presents the proposal to the Plan Commission with a simple plat of subdivision to gauge the Plan Commission's feedback as to the feasibility of the petition. If the Plan Commission were to be receptive to recommending approval of the variations, the petitioner would return with more detailed plans for an official recommendation at a later date.

EAST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 31.



VILLAGE OF BURR RIDGE
MEMORANDUM

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

THROUGH: Evan Walter, Assistant Village Administrator

FROM: Ramzi Hassan, Edwards Realty Corporation

DATE: August 17, 2020

RE: PC-04-2020: Village Center PUD (Hassan); Informal Discussion

The ownership group of the Village Center, Edwards Realty Corporation, requests an informal discussion from the Plan Commission regarding the present status and future needs of the property to ensure it is able to weather the challenges presented by market changes and COVID-19, among other factors. Staff has been actively working with the petitioner on creating the attached presentation (Exhibit A), which has already been presented to the Economic Development Committee (EDC) at their August 5 meeting. The petitioner has requested to present the document to the Plan Commission as a means to provide context for future petitions.

EXHIBIT A

BURR RIDGE

VILLAGE CENTER

EDWARDS
REALTY COMPANY



OUR VISION

For Burr Ridge Village Center

August 5, 2020

Edwards Realty Company Vision Statement

Our mission is to create "Centers of Attention."

As such, our vision is to position Burr Ridge Village Center as a place where community, compassion, commitment and commerce coexist in harmony.



CENTER OF ATTENTION

©Edwards Realty Company

In order to achieve this, we must constantly evaluate industry trends and best practices, while balancing the many interests of our key stakeholders. We believe it is possible to address community interests while maintaining the health of our center.

Burr Ridge Economic Development Committee Vision Statement

The mission of the Economic Development Committee (EDC) is to grow a stronger business climate by being an active partner with businesses, investors and residents. The EDC shall strengthen economic development in the Village by developing business retention, expansion and attraction programs; the creation and implementation of economic development plans and policies; being business ambassadors to the community; coordinating with other governments on projects; and submitting an annual Economic Development Position Report to the Village Board at the beginning of the fiscal year.

Table of Contents

- i. Master Plan01
- ii. Signage02
- iii. Parking04
- iv. The Village Green06
- v. Leasing & Uses 11
- vi. Appendix22

Burr Ridge Village Center Master Plan

Burr Ridge Village Center has historically been defined by a collection of buildings held together by adjoining space. However, for this site to really thrive, Burr Ridge Village Center must become more: a place where diverse experiences bring guests together in a meaningful way to enhance both the lifestyle and enjoyment of the end users, including: current and future residents, customers and the broader community of Burr Ridge.

The quality of this destination must be elevated to distinguish it in the market, which will require resilience, adaptability and flexibility. This approach will help position Burr Ridge Village Center as a catalyst for future development in the immediate area, leading to increased property values among other benefits.



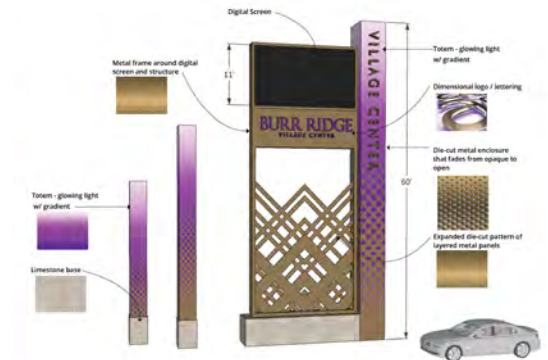
The Grove, Los Angeles, CA

Signage Opportunities

Signage is an important way that we ensure visibility and a positive guest experience on property.

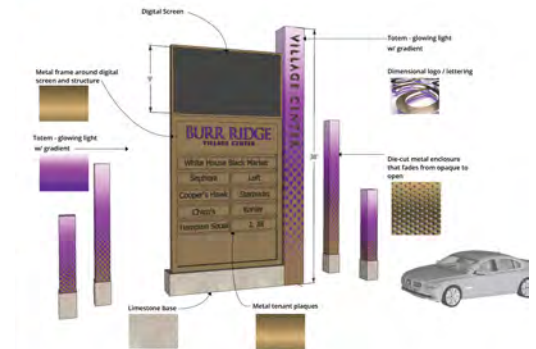
Interstate Signage - \$700,000

By placing large, 60-foot signage along key stretches of the interstate, we can capture incoming traffic, highlight key tenants and display rotating messages and promotions on our dedicated digital screen.



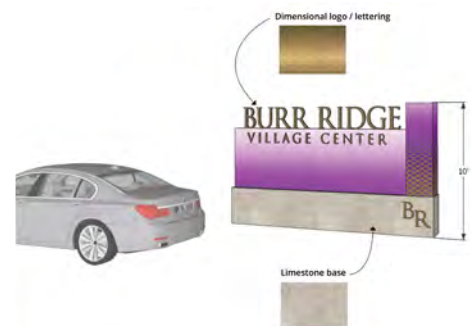
Monument Signage - \$218,977

By placing 30-foot signage at the intersection of County Line Road and Burr Ridge Pkwy, we can help direct organic traffic to Burr Ridge Village Center as well as assist interstate visitors trying to locate the center. The Digital screen will allow us to display rotating promotional messages.



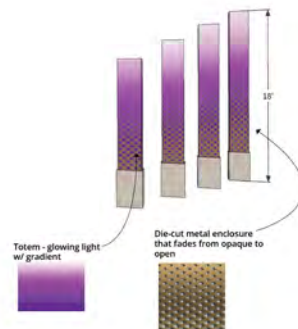
Welcome Sign - \$42,257

High-impact signage at the entrance to Burr Ridge Village Center will help guests arriving from the interstate locate the center as well as organically capture traffic from Burr Ridge Pkwy.



Totems - \$12,256 each

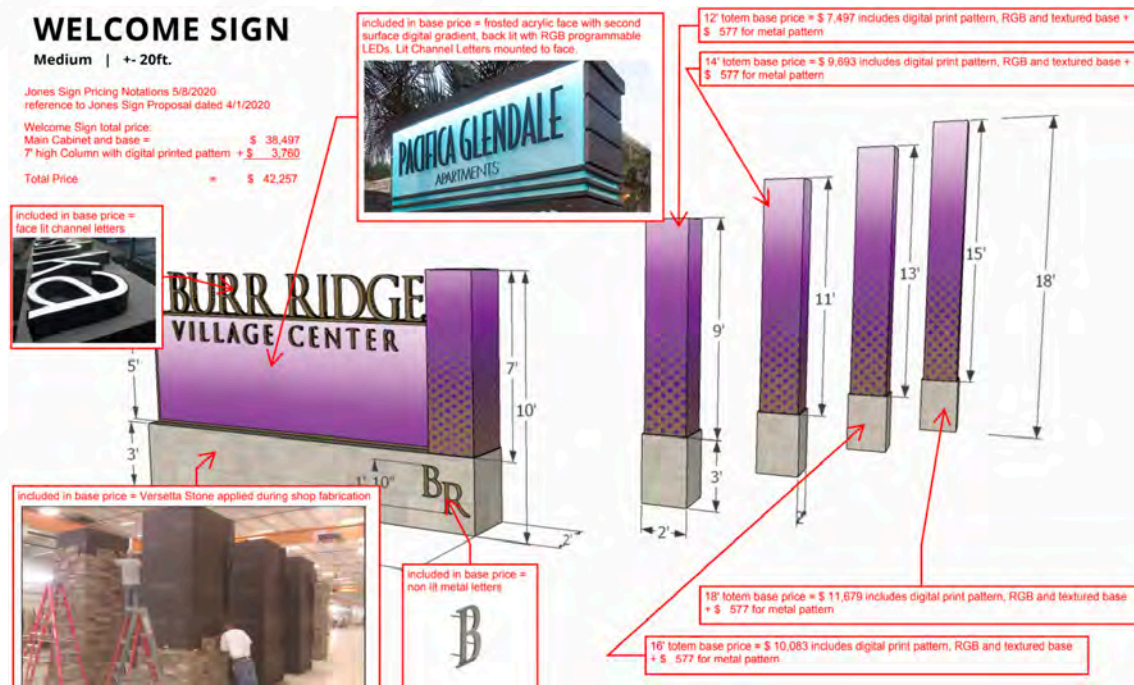
Large totems with glowing lights will help activate the area around the signage and draw attention to Burr Ridge Village Center.



Section II: Signage

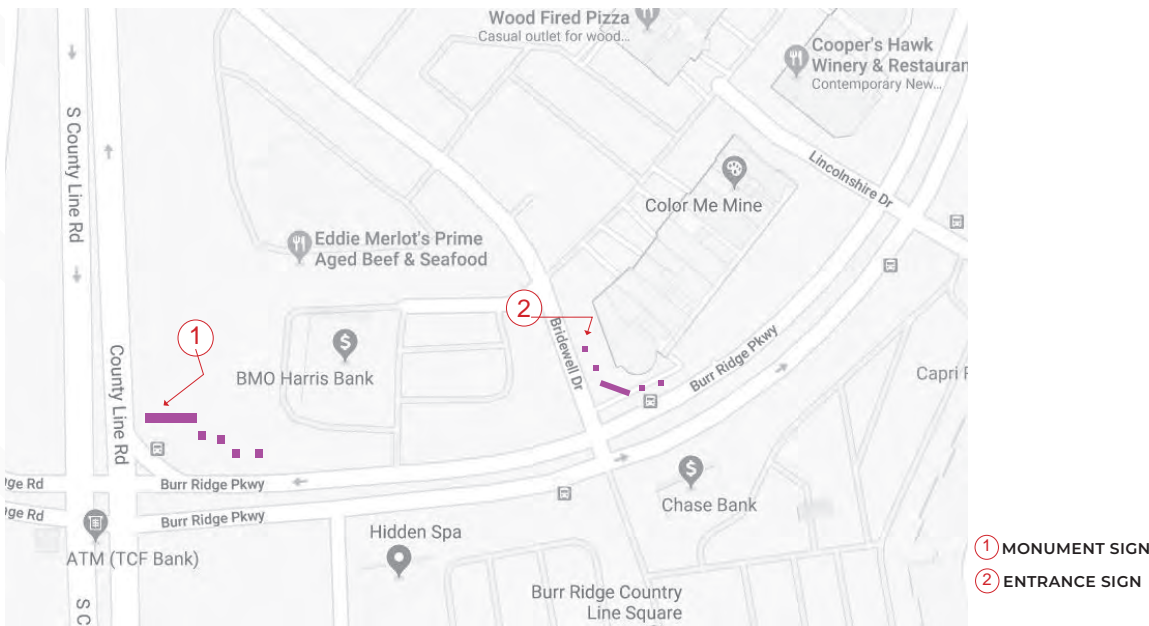
Wayfinding Signage

Cohesive signage will be placed throughout the center to ensure guests can easily find businesses and to advertise key tenants at the center.



LOCATION MAPPING

SIGNAGE LOCATIONS - PHASE 1



Parking & Garage Improvements

Parking Logix - \$25,000

Improve parking experience, decrease congestion and monitor parking statistics with the most affordable, accurate, and easy-to-install parking counting technology. Smart sensors embedded into speed humps or directly into road surfaces detect and count each vehicle that enters or exits your lot. The sensors communicate wirelessly to data collectors and signs to display real-time occupancy to parkers.



Valet Station

Valet service will provide customers with safe and convenient parking in a secure setting that compliments the retail shopping experience. Instead of driving around multiple parking lots, they may drive directly to the valet station and the valet service will park their vehicle and help them with their packages. In addition valet computer services with a remote retrieval feature allow customers to request a pick up at various locations around your property.



Section III: Parking

Parking Meters

Think of all the places you park for interviews and meetings, food runs and shopping trips. What if you could use one parking app to handle it all? What if you could add time without running back to the meter? Or reserve a space before you leave home? With digital parking meters, customers can make sure they have easy-access to businesses at Burr Ridge Village Center, decreasing congestion along Burr Ridge Pkwy.



Fuelster

Fuelster is a revolutionary company that is transforming the way people refuel their vehicles. The company's state-of-the-art service combines advanced mobile app and software technologies with a highly efficient delivery process, providing customers with a better, more convenient way to get high quality gas for their vehicles without having to stop at a gas station. Customers simply download the Fuelster app, available on iOS and Android, enter their information, and place an order for service. With an increasing number of people prioritizing convenience, Fuelster's app-driven solution is well positioned among the on-demand services that many customers have come to know and trust.



The Village Green

Quality public spaces are the keystone of a successful development. Common spaces are an important way we create a sense of place and provide spaces for people to interact with each other to build social capital and community bonds.

The Village Green is proposed as the central feature of Burr Ridge Village Center and is a multi-generational amenity that will promote activity while serving as many of the buildings' front yard. This space provides the type of flexibility that encourages diverse groups of people to engage in a variety of ways. While some may prefer a quiet alcove for introspection, others choose an open gathering area and the proximity of people and activity.



Ponce City Market, Atlanta, GA



Avalon Shopping Center, Alpharetta, GA

Water Feature - \$200,000

People are naturally attracted to water. In 2008, ULI published an article on water features stating that water features increase traffic in a development up to 40%. A water show will naturally increase traffic to Burr Ridge Village Center and encourage people to stay longer and, often, spend more.



Section IV: The Village Green

Green Turf & Activations - \$50,000

In an experience economy, active entertainment features help get more eyes on Burr Ridge Village Center and more customers in stores.

Adventure Golf Services

Adventure Golf Services provides modular, easy-to-install mini golf courses that are fun for all ages. Through a collaborative design process, AGS works with clients to create one-of-a-kind experiences for retail environments. This experiential elements will increase the visibility of Burr Ridge Village Center on social media and further amplify the center's reputation as a lifestyle destination.



Snug Play - \$10,000

Because Snug Play is open-ended and moveable, children are inspired to play in more ways than ever before. Snug Play compels children to be more active and more creative than with other types of play equipment. Snug Play requires no installation, can be used inside or out, is easy to handle and can be used to activate The Village Green for family-friendly events.



Section IV: The Village Green

Bravado Outdoor Products: Stone Age Concrete Game Tables - \$1,500 - \$22,000

Bravado Outdoor Products specializes in unique, permanent concrete recreational equipment for parks, schools, entertainment venues and home use. Bravado Promotes healthy physical and social activity for all ages and physical activity levels.



Lighting - \$200,000+

Cohesive lighting and experiential design throughout the center is an important way for Burr Ridge Village Center to enhance safety and express a bold, recognizable and engaging brand to the community. Experiential design elements help further cement the center as a memorable and unique destination in the minds of the surrounding communities.



Section IV: The Village Green

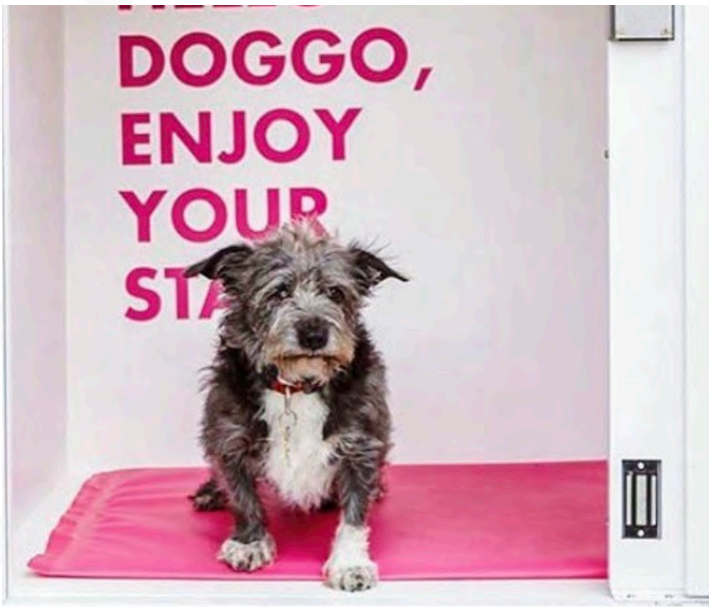
Seating Activation

In a highly competitive retail world, properties are beginning to rethink the common area. The Village Green serves as a gathering place for the Burr Ridge community. The addition of experiential elements like seating and room to gather will help further The Village Green as the downtown for the Village of Burr Ridge.



Dog Features

A DogSpot is a smart sidewalk sanctuary, providing your dog a safe and cozy home away from home while you shop or dine at Burr Ridge Village Center. With DogSpot, customers are more likely to stay and shop, knowing they do not have to worry about the health and safety of their dog.

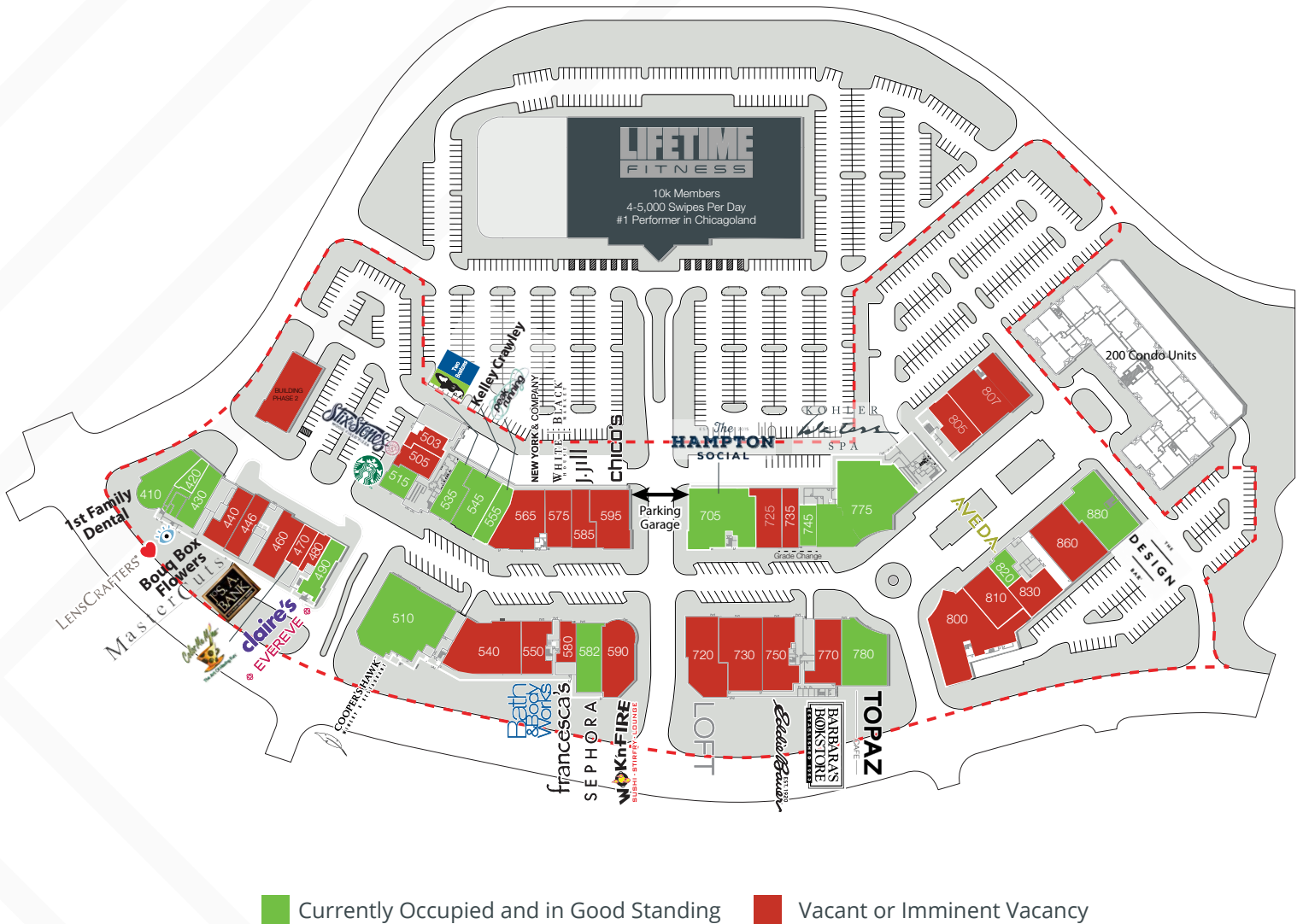


Outdoor Bar



Brad Parker's outdoor bar concept would further activate the space outside of Hampton Social, allow for entertainment and dining to flow beyond the confines of the restaurant space and draw attention to other businesses and amenities at Burr Ridge Village Center.

Leasing & Uses



Suite	Tenant	SF
410	1st Family Dental	4,237
420	Lease Pending	1,266
430	Lenscrafters	2,851
440	Bouq Box Flowers	4,052
446	Master Cuts	1,482
460	Jos A. Bank	3,713
470	Color Me Mine	1,500
480	Claire's	1,1517
490	Evereve	2,618
503	Available	1,658
505	Stix and Stones	2,270
510	Cooper's Hawk	12,096
515	Starbucks	1,901
535	Two Bostons Pet Boutique	3,046

Suite	Tenant	SF
540	Available	8,533
545	Kelley Cawley	4,016
550	Bath & Body Works	3,499
555	Peak Running	2,285
565	New York & Company	5,703
575	White House / Black Market	3,507
580	Francesca's	1,200
582	Sephora	4,000
585	J. Jill	2,872
590	Wok N Fire	5,393
595	Chico's	5,146
705	Hampton Social	8,939
720	LOFT (Available)	6,092
730	Available	7,008

Suite	Tenant	SF
735	Available	2,088
745	Eddie Bauer	5,569
770	Barbara's Bookstore	4,570
775	Kohler Waters Spa	13,600
780	Topaz Café	6,010
800	Available	10,346
805	Available	7,500
810	Available	5,214
807	Available	3,555
820	Keema Aveda Salon	1,631
830	Available	2,400
860	Available	6,963
880	Design Bar	6,995

About Burr Ridge Village Center

With a community whose demographics suggest higher than average median income and other healthy economic indicators, there is complete misalignment with the occupancy of the center. Our demographics could support a much stronger occupancy assuming a less restrictive leasing environment.



188K

Population within 5 miles of
Burr Ridge Village Center
(US Census, 2017)



71K

Households within 5 miles
of Burr Ridge Village Center
(US Census, 2017)



617K

Median Home Value for
the Village of Burr Ridge
(Zillow, 2019)

\$134K

Median Household Income
for the Village of Burr Ridge
(US Census, 2013-2017)



204K

Jobs within 5 miles of
Burr Ridge Village Center
(US Census, 2015)



56%

Population with college
degrees within 5 miles
(US Census, 2017)

Burr Ridge Village Center Occupancy Comparison

Burr Ridge Village Center shows the second lowest occupancy rate while our rent per-square-foot is competitive. This is largely due the leasing limitations on the center.

Lifestyle Center	GLA SF	Vacancy SF	Occupancy Rate	Rent PSF
The Arboretum of South Barrington	480,000	24,586	94.88%	\$22.00 - \$32.00
Naperville Crossings	146,591	8,930	93.91%	\$18.00 - \$34.00
Deer Park Town Center	406,304	28,191	93.06%	\$18.00 - \$50.00
The Promenade Bolingbrook	328,000	31,685	90.34%	\$15.00 - \$25.00
The Glen Town Center	469,000	48,364	89.69%	\$20.00 - \$28.00
Linkonshire Commons	133,024	17,697	86.70%	\$25.00 - \$35.00
Orland Park Crossing	107,371	19,307	82.02%	\$25.00 - \$35.00
Oak Brook Promenade	183,230	35,007	80.89%	\$25.00 - \$30.00
Geneva Commons	437,546	85,864	80.38%	\$25.00 - \$38.00
Algonquin Commons	581,417	130,055	77.63%	\$15.00 - \$25.00
Streets of Woodfield	692,549	173,687	74.92%	\$35.00 - \$42.00
Burr Ridge Village Center	194,878	71,326	65.05%	\$25.00 - \$35.00
Town Square Wheaton	203,173	97,082	52.22%	\$29.85

Section V: Leasing & Uses

Burr Ridge Village Center Metrics

In large part due to the COVID-19 pandemic and the restrictive leasing environment at Burr Ridge Village Center, BRVC's activity rankings have dropped significantly since 2017.

2020 Property Activity Ranking

Rank	Name	Visits
1	Woodfield Mall / Woodfield Mall, Schaumburg, IL	3.74M
2	The Quarry / Joliet Rd, Hodgkins, IL	3.12M
3	Oakbrook Center / Oakbrook Center, Elmhurst, IL	3.11M
4	Randhurst Village / Randhurst Village Dr, Mount Prospect, IL	2.79M
5	Bloomington Court / W Army Trail Rd, Bloomington, IL	2.66M
Skipping 394 results		
399	Townline Square / S Lake St, Mundelein, IL	390.5K
400	3030 North Broadway / N. Broadway, Chicago, IL	389.1K
401	Village Of Burr Ridge / Village Center Dr, Burr Ridge, IL	388.9K
402	Aurora Marketplace / Route 59, Aurora, IL	387.6K
403	Salem Square / S Brainard Ave St, Countryside, IL	386.5K
Hiding 644 results		

Showing Category: Shopping Centers | Region: State | Total Venues: 1,047 | Jan 1, 2020 - Jun 30, 2020
Data provided by Placer Labs Inc. (www.placer.ai)



2017 Property Activity Ranking

Rank	Name	Visits
1	Woodfield Mall / Woodfield Mall, Schaumburg, IL	15.32M
2	Oakbrook Center / Oakbrook Center, Elmhurst, IL	14.04M
3	Westfield Old Orchard / Old Orchard Center, Skokie, IL	10.3M
4	Gurnee Mills / W Grand Ave, Gurnee, IL	9.91M
5	Orland Square / Orland Square Dr, Orland Park, IL	9.62M
Skipping 269 results		
274	Heritage Plaza / West Army Trail Road, Carol Stream, IL	1.59M
275	Wind Point Shopping Center / N. Randall Rd., Batavia, IL	1.59M
276	Village Of Burr Ridge / Village Center Dr, Burr Ridge, IL	1.59M
277	Dunning Square / W Irving Park Rd, Chicago, IL	1.56M
278	River East Center / E Illinois St, Chicago, IL	1.56M
Hiding 769 results		

Showing Category: Shopping Centers | Region: State | Total Venues: 1,047 | Jan 1, 2017 - Dec 31, 2017
Data provided by Placer Labs Inc. (www.placer.ai)



Section V: Leasing & Uses

While the actual number of customers has not shrunk significantly, the amount of times that they visit Burr Ridge Village Center and how they rank the center in comparison to other offerings has significantly decreased.

2020 Property Metrics | January - June 2020

185.1K
Est. Number of Customers

389.3K
Est. Number of Visits

2.10
Avg. Visits/Customer

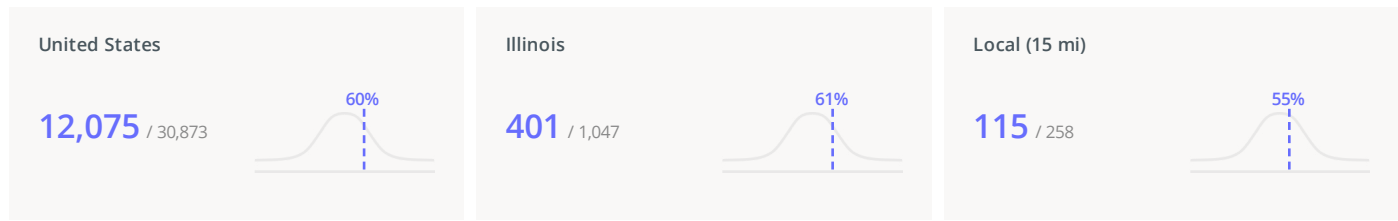
2017 Property Metrics | January - June 2017

209.2K
Est. Number of Customers

795.0K
Est. Number of Visits

3.80
Avg. Visits/Customer

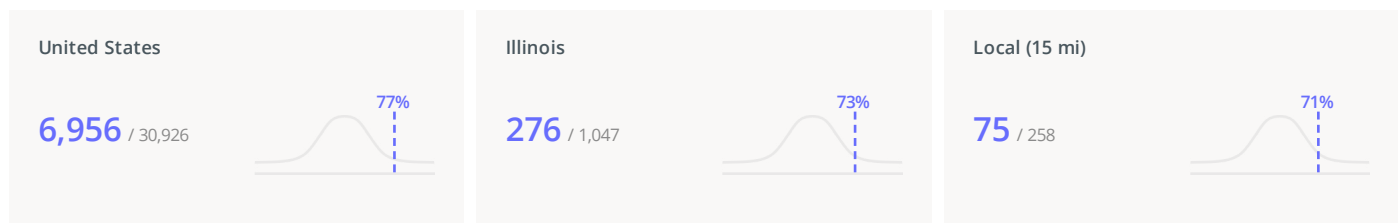
2020 Burr Ridge Village Center Ranking



Showing Category: Shopping Centers | Jan 1, 2020 - Jun 30, 2020
Data provided by Placer Labs Inc. (www.placer.ai)



2017 Burr Ridge Village Center Ranking



Showing Category: Shopping Centers | Jan 1, 2017 - Dec 31, 2017
Data provided by Placer Labs Inc. (www.placer.ai)



Entertainment

In today's retail climate, rather than being used as secondary elements to lure customers to purchase goods or foods, entertainment tenants offer themselves as primary experiences and anchors. According to International Council of Shopping Centers, the amount of occupied entertainment square footage has grown nearly 70% in the past decade.

The growth of experiential/entertainment-focused retail can be attributed largely to Millennials, who are interested in "Instagrammable moments." They are making a huge impact in the marketplace, as the age group most likely to spend on leisure/ entertainment activities in shopping centers (53%).

The importance of entertainment tenants extends beyond filling retail vacancies or even generating traffic. In fact, they are critical in landlords' plans to transform their properties from consumer to community centers.

Example Tenants:



Food & Beverage

American restaurants offer something for everyone, from Krispy Kreme's sugar-glazed doughnuts to Kale Me Crazy's gluten-free açai bowl with goji berries and hemp seeds.

This is part of the reason the sector will keep growing this year, according to Hudson Riehle, the National Restaurant Association's senior vice president of research. "Over 90 percent of American adults report they enjoy going to restaurants," said Riehle. "That's a level which is tough to achieve in any survey on any topic." It is also great news for landlords with space for lease.

Based on the association's projections, the 2019 sales tally for roughly 1 million U.S. restaurants will amount to a record \$863 billion, a 4 percent increase over 2018. Typically, net growth in the number of units averages between 1 and 1.2 percent, Riehle says. "An additional 10,000 locations come online each year, so to generate that net increase, about 60,000 new sites will open, and 50,000 will shutter. The industry remains extremely competitive." Craft breweries, "eatertainment," chef-driven restaurants and fast-casual giants continue to lease more space.

Example Tenants:



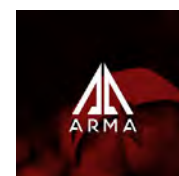
Health Care Tenants

Health care facilities have never been more “essential tenants” than they are in today’s shopping centers. There were an estimated 2,800 medical clinics in U.S. retail space at the end of 2017, up from just 351 in 2006. This rapidly-growing industry is important, now more than ever, in the wake of the COVID-19 pandemic.

The growing demand for community medical tenants can be attributed largely to Two demographic essential groups: baby boomers, who spend five times more on medical care than the average patient-consumer; and Millennial women, who are responsible for nearly 80 percent of healthcare decisions for themselves and their families.

With health-care constituting 9.1% of total employees in the U.S., the sector represents a major force in the U.S. economy. There are multiple advantages of implementing health-care tenants in retail centers, markedly: The core buyers for the services of a health-care establishment are the same as for shopping centers: 25-55 year-old females.

Example Tenants:



Office Tenants

Commercial office tenants are an essential ingredient to any mixed-use center. They occupy lower-profile spaces and bring a consistent stream of customers to the center. There's a new era of employees who demand more—more work/life balance, more shopping and dining options, and more meaningful experiences in and around the workplace. These employees care deeply about company culture, purposeful work and their office environment.

According to NAIOP, 87% of office tenants would rather be located in suburban vibrant centers than in typical, single-use suburban office locations. This finding, paired with months of researching and studying best-in-class office communities, has told us that employees want to live and work in areas with a “sense of place” and access to shopping, dining and entertainment.

Example Tenants:



Wellness & Personal Care Services

Globally, wellness represented a \$4.5 trillion economy in 2019—and shopping centers are uniquely positioned to capitalize on this movement's products and services promoting physical, mental, emotional, spiritual social, and environmental health. Additionally, according to an ICSC survey, 39% of U.S. adults visited wellness tenants in shopping centers during the past year. These visitors averaged 12 trips to wellness services in shopping centers during this period.

Even amidst the COVID-19 pandemic, 56% of adults say they will use wellness services the same or more than before, or will start for the first time using them (*according to an ICSC COVID-19 survey*). Wellness tenants bring regular customers to retail centers, are able to operate in smaller spaces, have strong digital presences and can help build awareness for Burr Ridge Village Center.

Example Tenants:

bluemercury®
makeup • skincare • spa

drybar®

BigBlue®
swim school

AMAZING
lash®
STUDIO

CLASSY
Nails & Spa

YB

PAINT
A LUXURY NAIL AFFAIR
— NAIL BAR —

AV
ANTHONY VINCE'
- NAIL SPA -

Retail Tenants

Shifts toward convenience and accessibility, demand for experiential retail, demographic changes, the integration of e-commerce, and the rise of omnichannel shopping flexibility have all impacted shopping-center consumer behavior.

We're seeing a marked shift from traditional retail tenants to retail tenants offering services and experiences. With the growing importance of services, shopping centers have evolved into community hubs more than ever before. Today, service tenants are being included not only in smaller shopping centers that have been traditionally convenience-oriented, but also in regional and super-regional malls. Thus, across the whole spectrum of the industry, service establishments are growing and retail real estate has become a natural fit for these types of tenants.

Example Tenants:

LOVESAC
Designed for Life Furniture Co.

 **VERSONA**



Casper

DRY GOODS

WARBY PARKER



The **WineCellar**
GROUP

Madewell

BARBELL


TEAK+PLUS
OUTDOOR FURNITURE


KENDRA SCOTT

**TRADER
JOE'S®**

lyft

amazon

purple



PANDORA

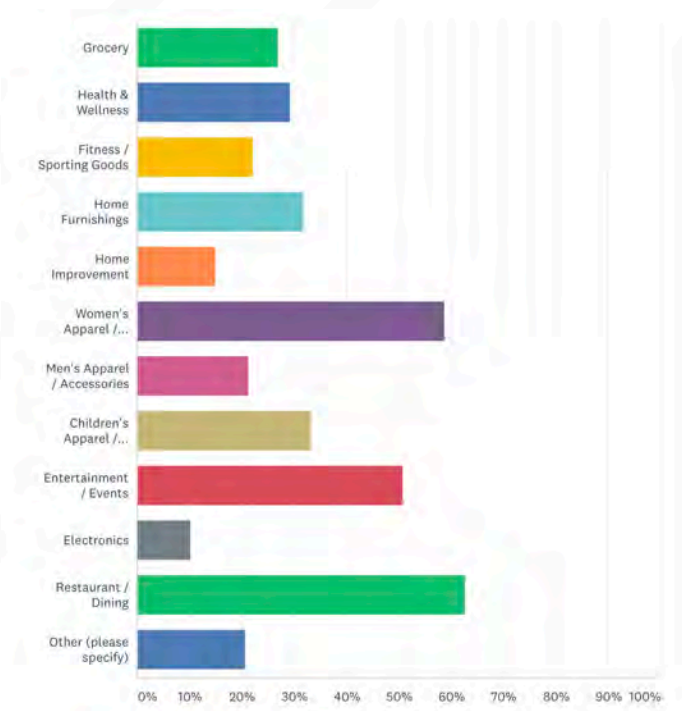

ATHLETA

Levi's®

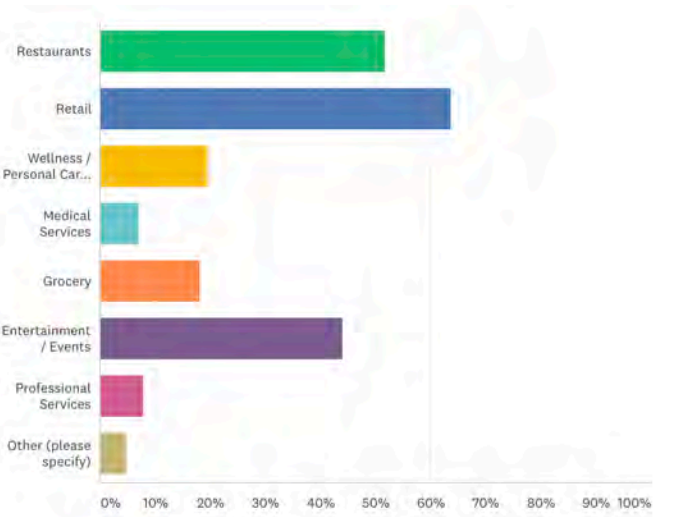
Burr Ridge Village Center Consumer Survey

We surveyed the Burr Ridge community to see what they want more of at Burr Ridge Village Center as well as in the Village of Burr Ridge. Notable highlights include: 79% of customers would like more dining options at Burr Ridge Village Center, 74% would like more womens apparel offerings, 81% believe the Village of Burr Ridge needs more retail offerings.

What type/category of business would you like to have at Burr Ridge Village Center (BRVC)?



In general, what would you like to see more of in Burr Ridge?



Personas



WILLIAM SMITH
Age: 50
Location: Hinsdale, Illinois
Marital Status: Married
Children: 2
Occupation: Wealth Management
Household Income: \$200K
Education: Masters Degree

Motivation: Why William Visits Burr Ridge Village Center

- **Proximity:** William lives close to the property and can quickly reach the center along his commute from Downtown Chicago.
- **Business Diversity:** William is busy and runs on a tight schedule. He appreciates the diversity of offerings at the center.
- **Amenities:** William is entertaining a potential client and appreciates the luxury amenities at the center like valet parking.

Customer Story

William leaves his office building in Downtown Chicago and heads to Burr Ridge Village Center for a dinner meeting with a potential client.

Traffic was light and he arrives at the center 20 minutes ahead of schedule.

He stops at the valet stand to drop off his car and realizes that there is a barber shop across the way.

He is able to get a quick haircut before his business meeting at the Burr Ridge Whiskey Lounge.

After his meeting, William hears some live music playing at the Hampton Social outdoor bar. He stops in to ask about entertainment that weekend and texts his wife about setting up a date.

When he’s ready to leave, he texts the valet his location and they drop off his car for him.

Personas



LINDA GREENE

Age: 35

Location: Willowbrook, Illinois

Marital Status: Married

Children: 3

Occupation: Stay-At-Home

Mother

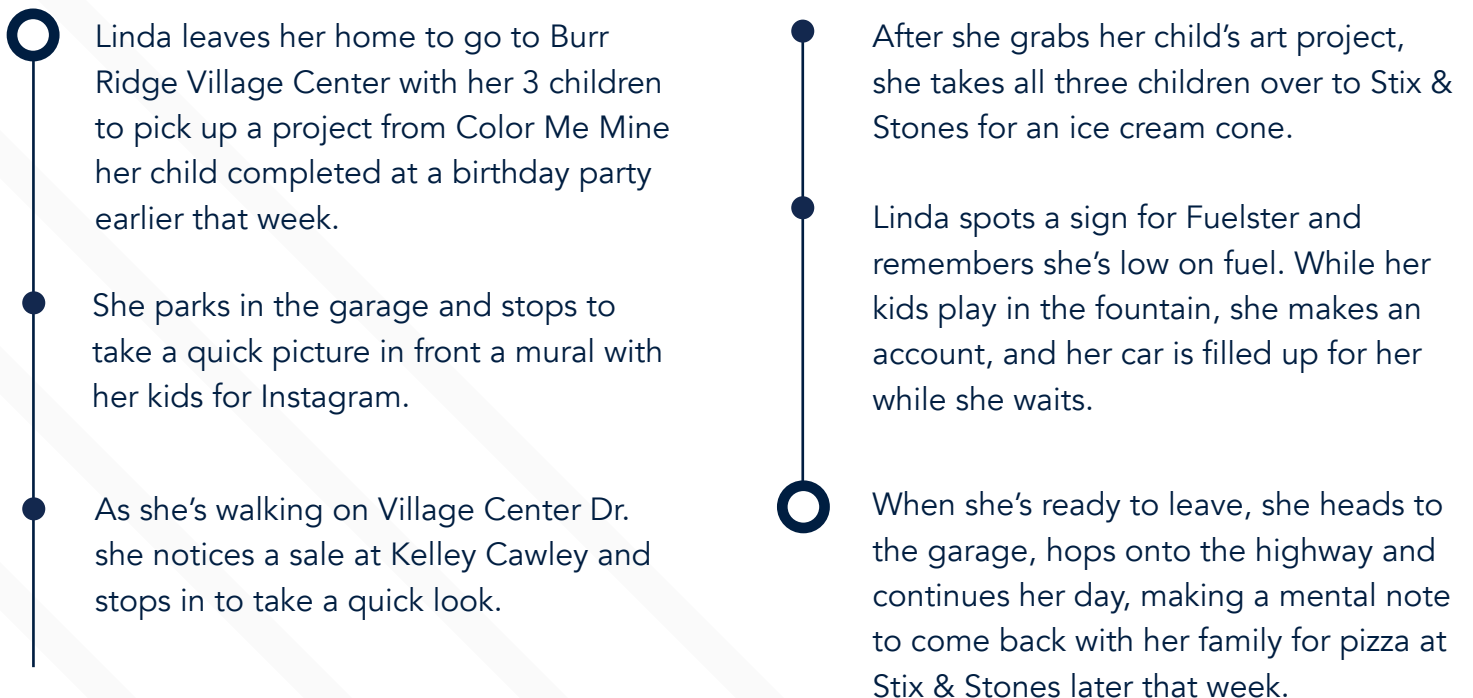
Household Income: \$100K

Education: Bachelor's Degree

Motivation: Why Linda Visits Burr Ridge Village Center

- **Specific Business:** Linda is visiting the center for a particular business. She needs to pick up her child's project from Color Me Mine.
- **Proximity:** Linda lives nearby and loves to shop at Burr Ridge Village Center because it is a quick trip with her children.
- **Ease of Access:** Linda is able to quickly access the center from the highway and loves to find quick parking in the garage.

Customer Story



Personas



BARBARA CLARK

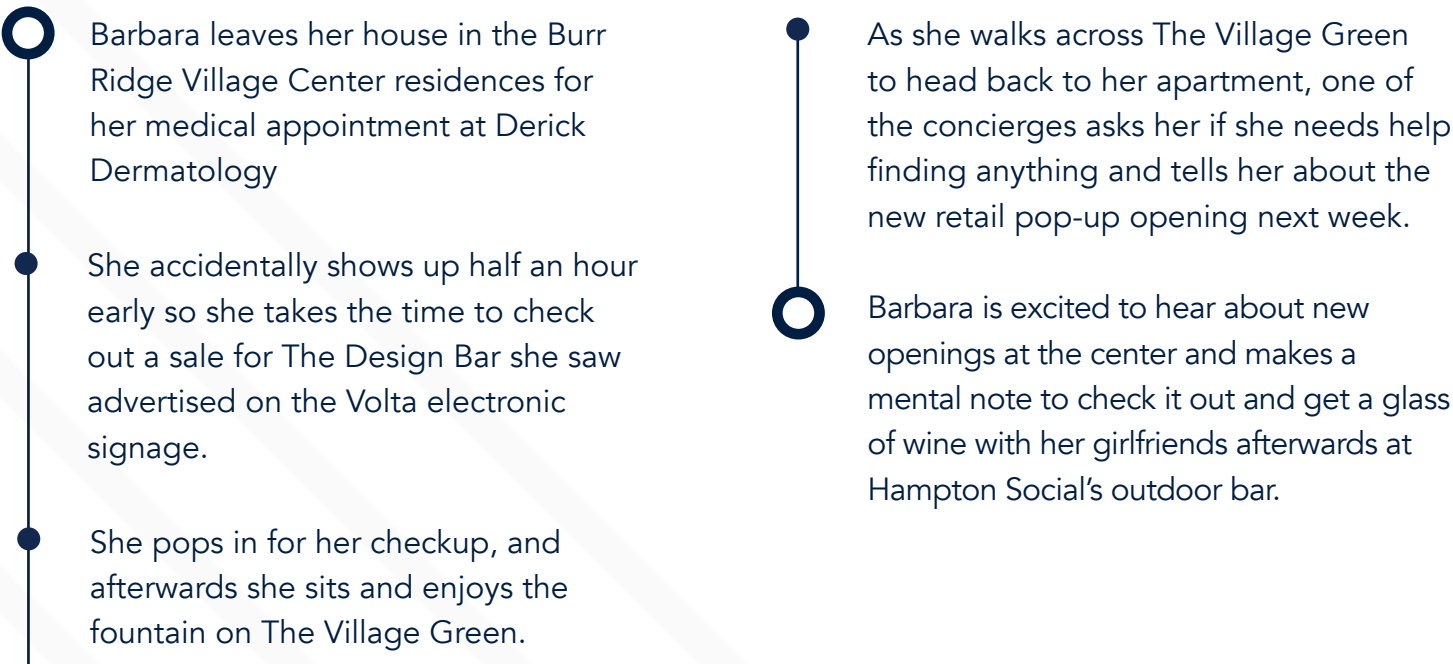
Age: 70
Location: Burr Ridge, Illinois
Marital Status: Single
Children: 2

Grandchildren: 4
Occupation: Retired
Household Income: \$125K
Education: Bachelor’s Degree

Motivation: Why Barbara Visits Burr Ridge Village Center

- **Proximity:** Barbara is a resident of Burr Ridge Village Center. She’s happy to be able to take care of business close-to-home.
- **Healthcare:** Barbara’s dermatologist is on site.
- **Amenities:** Barbara loves living close to amenities at the center like The Village Green, valet parking, security, etc.

Customer Story



Resources

BISNOW

Desperate Retail Eyes Changing Uses In Saturated Market

In the months since the coronavirus pandemic arrived, the retail industry has been one of the most severely impacted sectors in commercial real estate. Millions of retail workers have been furloughed or laid off. Thousands of retailers have closed, and of those that have remained open, only half are able to pay rent.

[Read more here.](#)



The Pandemic and the Suburbs' Second Chance

The Woodlands is a massive concentration of carefully planned exurbs 30 miles north of Houston, conceived in the 1960s as an antidote to city life. For decades it advertised itself this way, promoting its subdivisions as refuges from Houston's crime, congestion and stress. By the turn of this century it had a population of more than 50,000.

But in the next decade, as it continued to grow, it moved to change its image. It began marketing itself to homebuyers as a place to enjoy the blessings of urban living without the inconveniences. By 2012 it was telling prospective homebuyers about its "pedestrian-friendly atmosphere" with "urban residences like brownstones and lofts," and lots being converted to gridded streets.

[Read more here.](#)

Resources



Can Co-Tenancy Haunt Landlords During and After COVID-19?

As bankruptcy filings and store closures proliferate among retailers, could other tenants marshal their co-tenancy clauses to get out of rent, whether now or during the fallout from COVID-19? Such clauses typically state that a landlord would give tenants a break on rent if another tenant, one that draws traffic to the shopping center, closes or if a center's occupancy drops below a certain level.

[Read more here.](#)