



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
NOVEMBER 16, 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, as set forth in Executive Orders issued by the Governor of the State of Illinois based upon the ongoing novel coronavirus pandemic disaster, and also based 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. 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 the meeting live. Public comment will be accepted in advance of the meeting via email at ewalter@burr-ridge.gov. Public comment may also be made at the applicable time during the meeting by calling (224) 441-6894 and entering the conference identification number (#236 333 024). 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 the item will be read and other comments received.

I. ROLL CALL

II. APPROVAL OF OCTOBER 19, 2020 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-14-2020: 7508 County Line Road (Guidepost A, ,LLC); Text Amendment, Special Uses and Variations

Requests a text amendment to the Zoning Ordinance, special use review and approval, and variations from the Zoning Ordinance to accommodate an addition to an existing building and use of the building for a private school (i.e. Montessori school). To accommodate this request, the following relief from the Zoning Ordinance is requested: An amendment to Section VII.C.2 add “private preschool or Montessori school” as a special use in the T1 Transitional District. Special Use approval as per the amended Section VII.C.2 to permit a “private preschool or Montessori school” on the subject property. Special use approval as per Section VII.B.8-10 for site plan, building elevations, and landscape plan review for an addition to the existing building. Variations from the Zoning Ordinance as follows: from Section VII.B.4 to permit two outdoor playground areas; from Section VII.C.6 to permit an addition to the principal building with a combined Floor Area Ratio (FAR) that exceeds the maximum FAR requirements; from Section VII.C.5 to permit a building addition with an interior side yard setback of less than 20 feet; from Section XI.C to permit reconstruction of a parking lot without perimeter curbing, without

landscape islands, and with parking lot drive aisle widths of less than 13 feet; and from Section IV.I.36 to permit a trash dumpster to be located in the rear yard rather than adjacent to the rear wall of the principal building.

B. Z-15-2020: 212 Burr Ridge Parkway (Halleran); Special Use, Variation, and Findings of Fact

Requests a special use as per Section VIII.B. ff of the Zoning Ordinance to permit a restaurant with live entertainment and sales of alcoholic beverages, a special use to permit an outdoor dining area at a restaurant, and a variation from Section XI.C.13 of the Zoning Ordinance to permit a restaurant without the required number of parking spaces at the subject property, all in the B-1 Business District.

IV. CORRESPONDENCE

A. Board Report – October 26 and November 9, 2020

V. OTHER PETITIONS

A. PC-07-2020: Appointment of 2021 Vice Chairperson

B. PC-08-2020: Approval of 2021 Plan Commission Calendar

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

December 7, 2020

No business is currently scheduled. If no business is scheduled by November 16, 2020, staff recommends this meeting be cancelled.

December 21, 2020

No business is currently scheduled. If no business is scheduled by December 7, 2020, staff recommends this meeting be cancelled.

VIII. ADJOURNMENT

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

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 October 19, 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, Irwin, Farrell, Stratis, 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 Broline and **SECONDED** by Commissioner Irwin to approve the minutes of the September 21, 2020 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Broline, Irwin, Hoch, Petrich, Parrella and Trzupek

NAYS: 0 – None

ABSTAIN: 2 – Stratis and Farrell

MOTION CARRIED by a vote of 6-0.

III. PUBLIC HEARINGS

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

Z-12-2020: 7512 County Line Road (Giadla); Special Use, Text Amendment, and Findings of Fact; continued from September 21, 2020

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the petitioner is Peter Giadla, owner of the office building and property located at 7512 County Line Road. The petition was continued from September 21, 2020. The petitioner has revised the hours of operation be limited to 7:00am-6:00pm from Monday-Friday and 7:00am-3:00pm on Saturday. For comparison, the Shirley Ryan Ability Lab, adjacent to the south, is open from 7:30am-6:30pm Monday-Friday and closed on Saturday and Sunday, all while seeing a greatly increased patient quantity compared to the subject use. The existing dentist use at the subject property is open from 9:00am-5:00pm on Monday, 11:00am-8:00pm on Wednesday, and then 9:00am-3:00pm on Saturday, closed all other times except by appointment on Tuesday. The petitioner states that the practice will have 3-5 employees and one doctor seeing approximately 200 patients per week. This equates to approximately 33 patients per day or 3 per hour based on the revised proposed hours. The petitioner has also committed to regular maintenance on the landscaping buffer and drainage ditch abutting the western property line of the subject property, including installing year-round landscaping that will be sufficiently tall to block the view of headlights for the residences to the west, such as arborvitae. Staff does not anticipate that extending the fence north from the Shirley Ryan Ability Lab will allow for meaningful sound or light mitigation for neighboring residents. The petitioner also submitted a revised landscape plan on the day of the public hearing.

Chairman Trzupek asked for public comment.

Alice Krampits, 7515 Drew Avenue, asked for clarification if 6:00pm would be the last appointment or the conclusion of operations. Peter Giadla, petitioner, stated that the use's final appointment would be prior to 6:00pm and all staff and customers would be off the premises by 6:00pm. Ms. Krampits objected to the text amendment.

Mark Thoma, 7515 Drew Avenue, said that a central issue with the western property line was that while the scrub brush that was present allowed for greater light mitigation, but also precluded proper use of the drainage ditch that was present on the site. Mr. Walter acknowledged that there was a balance that he and the petitioner were trying to strike between protecting homes from light and noise while allowing for proper drainage, opting to solve the drainage issue since the options for improving this issue tended to be finite. Mr. Thoma acknowledged that progress was being made with the landscape plan but wanted to see additional details. Mr. Walter said that the petitioner's plan simply represented an attempt to find that balance and options could be explored.

Commissioner Stratis asked if the special use might be granted without the text amendment receiving approval. Mr. Walter confirmed this would be permitted. Commissioner Stratis said that the petitioner's landscape plan was generally acceptable but requested that some sort of metal or high-edged pipe be placed in the drainage ditch on the subject property.

Commissioner Farrell said that she supported the concepts presented in the special use but felt that the discussion that was occurring was evidence that special uses should remain.

Commissioner Petrich said he would like to explore a fence as a method to increase the efficacy of any drainage solution.

Commissioner Parrella concurred with the comments made by the Plan Commission.

Commissioner Irwin said he was sensitive to the neighbor's concerns regarding sound and light.

Commissioner Hoch said that she did not support the text amendment and felt that enforcement of the drainage was an important aspect of the petition.

Mr. Giadla said that he was flexible regarding the needs of the neighbors and committed to finding a solution to the issues discussed.

Commissioner Broline asked if a hearing notice letter went out to the residents. Mr. Walter said that the Village received three replies directly but acknowledged that Ms. Krampits submitted a high number of responses on her own accord.

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

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to recommend that the Board approve a request by Peter Giadla for a special use for a medical office at 7512 County Line Road, subject to the following conditions:

1. The special use permit shall be limited to Balance Chiropractic Medicine at 7512 County Line Road in a manner consistent with the submitted site and business plan, and shall be null and void at such time that Balance Chiropractic Medicine no longer occupies the space at 7512 County Line Road or at which time there is an assignment or termination of the lease for the space at 7512 County Line Road.
2. The business hours of Balance Chiropractic Medicine shall be limited to 7:00am-6:00pm on Monday-Friday, 7:00am-3:00pm on Saturday, and closed on Sunday.
3. The petitioner shall create a landscape plan that shall be approved by staff and neighboring property owners that accounts for light, noise, and drainage mitigation along the western property line. All property owners and residents who live on the east side of Drew Avenue between 75th Street and 77th Street shall be notified of said plans and receive the opportunity to comment on said proposal by the petitioner.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to recommend that the Board deny a request by Peter Giadla for a text amendment to amend Section VII.C.2 of the Zoning Ordinance to permit “offices, not including medical, at or under 2,700 square feet” as a permitted use and “offices over 2,700 square feet and medical offices of any size” as a special use.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

Z-13-2020: Zoning Ordinance Amendments; Text Amendment and Findings of Fact

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the petition requests text amendments to Zoning Ordinance Sections VIII and XI to permit temporary indoor dining activities at Village businesses, such as restaurants, including waiver of parking regulations, subject to staff approval. Staff was directed by the Board of Trustees to prepare this public hearing in an effort to assist Village businesses, primarily restaurants, in preparation of the winter dining season during the ongoing COVID-19 pandemic. Under current State regulations, restaurants are permitted to seat dining parties of no more than 10 persons, with social distancing of six feet provided between tables. Standing or bar areas are also limited to 25% of normal capacity. While the State does not impose a hard cap on the number of indoor diners at a restaurant, the rules regarding socially distancing have resulted in a loss of about half of the dining capacity at most Village restaurants.

Section VIII.A.4.c of the Burr Ridge Zoning Ordinance states that “[t]emporary (for a limited duration of time) outdoor activities may be permitted subject to written approval by the Community Development Director. Such activities shall not include any permanent improvements, buildings, or structures. Outdoor activities which may be permitted include festivals, tent sales, or seasonal sidewalk sales.” In the spring, staff used this existing language to permit the presence of temporary outdoor dining tents at several restaurants throughout the Village in the onset of the COVID-19 pandemic. As winter approaches, several existing restaurants are considering temporary indoor expansions of their spaces to replace some of their current outdoor capacity that will be lost due to cold weather.

The salient purpose of the amendments are to ensure that existing Village businesses are able to obtain truncated zoning approval to operate through the winter season. Under current Zoning Ordinance regulations, a business operating under an existing special use i.e. a restaurant wishing to expand its indoor space, even on a temporary basis, would be required to obtain a revised special use, normally a 6-week process. If the text amendments were approved, this process would be

reduced to as little as one day. All non-existing uses would be required to seek traditional zoning approval and thus not included in the scope of these amendments. While the aforementioned amendments do not have a sunset date and thus would be permanently included in the Zoning Ordinance, staff administratively recommends that the ability for restaurants and other uses to receive temporary staff approval for indoor activities shall expire on May 1, 2021. For instance, if a use were permitted temporary expansion prior to May 1, 2021 and wished to keep its expanded space beyond this date, staff recommends that the use be required to obtain permanent zoning approval through standard processes.

Chairman Trzupek asked for public comment.

Alice Krampits, 7515 Drew, said that any text amendments should include a more permanent sunset clause.

Commissioner Hoch asked for clarification about whether an enclosed tent was an indoor or outdoor activity. Mr. Walter said that an enclosed tent would be considered an outdoor activity. Commissioner Hoch asked who was responsible for maintenance of existing tents. Mr. Walter said that the Village works with the Fire Districts to maintain safe tent spaces.

Commissioner Irwin asked for clarification that the text amendments would permit staff to approve any temporary activity. Mr. Walter said that was the amendment's general intent, however with direction from the Board that these temporary approvals be limited to business with a demonstrable loss of capacity due to the COVID-19 pandemic. Mr. Walter said that the approvals would be limited to existing uses.

Chairman Trzupek asked if some sort of element could be added specifying COVID-19 as being the cause of the need for temporary activities. Mr. Walter said that could easily be added, as that was the intent of the amendment. Commissioner Irwin recommended that there be a sunset clause added to the final ordinance as well as agreed with Chairman Trzupek's statement that COVID-19 impacts be added to the amendment in some capacity.

Commissioner Parrella concurred with the statements made by Commissioner Irwin.

Commissioner Petrich asked how temporary activities would be defined. Mr. Walter used the example of a restaurant expanding into a neighboring tenant space for a six-month lease would meet the general intent and definition of a temporary activity. Commissioner Petrich asked why parking waivers were included in the proposed amendments. Mr. Walter said that since all uses need to provide a specific amount of parking, there is a definite possibility that parking variations would be needed in addition to a special use under normal zoning circumstances. Commissioner Petrich supported including a May 1, 2021 sunset clause.

Commissioner Broline said that the intent of the amendments were necessary to assist the business community, but agreed that a sunset clause was also important to include.

Commissioner Farrell clarified that the amendments were to be applied solely to existing uses. Mr. Walter confirmed that would be the case, and stated that the proposed amendments would be clarified to strengthen this intent.

Commissioner Stratis said that he agreed with the intent of the amendments, and stated that he preferred to delegate broader powers to staff than were proposed by the Plan Commission. Commissioner Stratis asked how the Village could revoke any staff approvals that may exceed community value. Mr. Walter said that the Board is reserved this power by default.

Chairman Trzupek said that he wanted to include a COVID-19 clause to the proposed amendment but felt that a sunset clause was not necessary for him to support the petition.

Commissioner Irwin asked staff to provide an update on any temporary approvals that are granted.

At 8:48 pm, a **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to close the public hearing.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Petrich to recommend that the Board approve a request for the following text amendments to the Zoning Ordinance:

Section VIII.A.4.c (Business Districts):

Temporary (for a limited duration of time) outdoor activities may be permitted subject to written approval by the ~~Community Development Director~~ **Village Administrator or his/her designee.** Such activities shall not include any permanent improvements, buildings, or structures. Outdoor activities which may be permitted include festivals, tent sales, or seasonal sidewalk sales.

Section VIII.A.4.d (Business Districts):

- d. Temporary (for a limited duration of time) indoor activities, whether contiguous or non-contiguous to the principal use, may be permitted subject to written approval by the Village Administrator or his/her designee. Such activities shall not include any permanent improvements, buildings, or structures. Temporary indoor activities shall only be approved for existing uses that were in operation prior to January 1, 2020 and have experienced a demonstrable impact on their physical business due to the COVID-19 pandemic; such temporary activities shall not exceed an existing use's approved hours.**

Section XI.13.d.(17) (Off-Street Parking and Off-Street Loading):

17) The Village Administrator or his/her designee may administratively waive the minimum parking requirements for a temporary indoor or outdoor activity if the activity complies with the purpose and intent of Sections VIII.A.4.a and VIII.A.4.b.

These amendments, excepting the amendments to Section VIII.A.4.c, shall be made on the condition that they are to automatically sunset on May 1, 2021.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

Commissioner Hoch asked for clarification about veterinary clinic being added as a permitted use at the Village Center PUD. Mr. Walter said that the Board ultimately approved such an amendment.

Alice Krampits, 7515 Drew, objected to the process and procedures used by the Board to approve the veterinary clinic.

Commissioner Petrich asked for an analysis of the new home construction rates. Mr. Walter said that it was potentially indicative of the suburbs increasing in values again, and mentioned that many home alteration permits for minor renovations were received this year.

Commissioner Irwin asked what a right-of-way permit was meant to represent. Mr. Walter said that those permits were necessary when private parties were performing work in public rights of way, such as a driveway replacement.

V. OTHER PETITIONS

S-04-2020: 16W361 South Frontage Road (Price); Conditional Sign Approvals and Text Amendment

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 conditional sign approval for seventeen blade signs at the subject property. The petitioner and subject property is the same as in petition S-03-2020, which established “blade sign” as a conditional sign in Manufacturing Districts through an amendment to the Sign Ordinance. The amendments stated that blade signs be “not more than 18 inches extending from the building; 9 inches in total height; and 3 inches in thickness, with no other writing other than address numerals

on the face of the sign.” Each of the seventeen signs comply with these regulations. The address to which the blade signs would be affixed include 100, 102, 103, 104, 105, 106, 118, 120, 123, 124, 125, 126, 127, 128, 129, 130, and 131.

Chairman Trzupek asked for public comment. There was none.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Irwin to recommend that the Board approve a request by Don Price for conditional approval of seventeen blade signs at 16W361 South Frontage Road, subject to the submitted elevations and addresses.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

S-05-2020: 101 Burr Ridge Parkway (Lynch); Sign Variations and Findings of Fact

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is Karen Lynch, acting on behalf of the property owner. The petitioner requests variations from the Burr Ridge Sign Ordinance to permit two wall signs in addition to two permitted wall signs as well as a property with more than 100 total square feet of combined signage. The subject property contains a three-story commercial office building principally occupied by BMO Harris Bank but also includes J.J. Doorhy, who is requesting the sign variation. The building is permitted to have two wall signs, one for each street frontage, with the combined size of all ground and wall signs not to exceed 100 square feet. The subject property presently contains one ground sign and two wall signs totaling approximately 65 square feet. The variation is required to add two additional wall signs for J.J. Doorhy on each of the street frontages, who currently does not have signage on the exterior of the building or a ground sign. The proposed signs would be approximately 25 square feet each in size and have two colors. If approved, the subject property would have approximately 115 square feet of signage, thus exceeding the 100 square foot cap and requiring a separate variation.

Austin Davis, petitioner, had no additional comment.

Chairman Trzupek asked for public comment. There was none.

The Plan Commission generally felt that the petition deviated from the intent of the Sign Ordinance and set a potential precedent.

Chairman Trzupek asked if there were other types of office buildings with multiple tenants. Mr. Walter said that there were other buildings in general scope, but this was unique in that it was located in the B-2 Business District.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Hoch to recommend that the Board deny a request by Karen Lynch for variations from the Burr Ridge Sign Ordinance to permit two wall signs in addition to two permitted wall signs as well as a property with more than 100 total square feet of combined signage.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

VII. FUTURE SCHEDULED MEETINGS

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Farrell to adjourn the meeting at 8:56 pm.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

Respectfully Submitted:

Evan Walter, Assistant Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-14-2020: 7508 County Line Road (Guidepost A, LLC); Requests a text amendment to the Zoning Ordinance, special use review and approval, and variations from the Zoning Ordinance to accommodate an addition to an existing building and use of the building for a private school (i.e. Montessori school). To accommodate this request, the following relief from the Zoning Ordinance is requested: An amendment to Section VII.C.2 add “private preschool or Montessori school” as a special use in the T1 Transitional District. Special Use approval as per the amended Section VII.C.2 to permit a “private preschool or Montessori school” on the subject property. Special use approval as per Section VII.B.8-10 for site plan, building elevations, and landscape plan review for an addition to the existing building. Variations from the Zoning Ordinance as follows: from Section VII.B.4 to permit two outdoor playground areas; from Section VII.C.6 to permit an addition to the principal building with a combined Floor Area Ratio (FAR) that exceeds the maximum FAR requirements; from Section VII.C.5 to permit a building addition with an interior side yard setback of less than 20 feet; from Section XI.C to permit reconstruction of a parking lot without perimeter curbing, without landscape islands, and with parking lot drive aisle widths of less than 13 feet; and from Section IV.I.36 to permit a trash dumpster to be located in the rear yard rather than adjacent to the rear wall of the principal building.

HEARING:

November 16, 2020

TO:

Greg Trzupek, Chairman
Plan Commission

FROM:

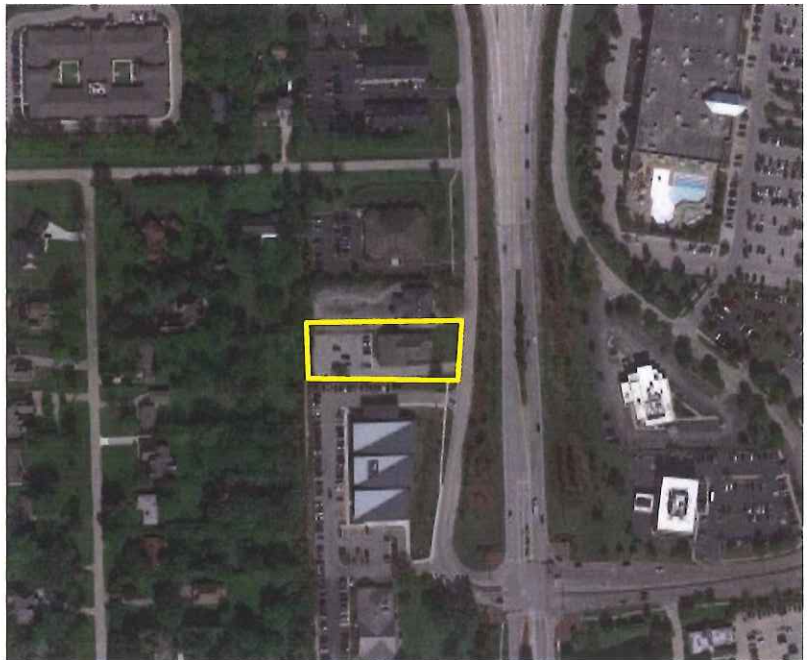
Doug Pollock
Planner

PETITIONER:

Guidepost A, LLC; Zubin Kammula,
Legal Counsel

PETITIONER STATUS:

Contract Purchaser



Staff Report and Summary

Z-12-2020: 7508 County Line Road (Guidepost); Text Amendment, Special Use, Variations, and Findings of Fact

CURRENT ZONING:

T-1 Transitional

CURRENT LAND USE:

Funeral Home

COMPREHENSIVE PLAN:

Recommends Office

SITE AREA:

0.72 Acres

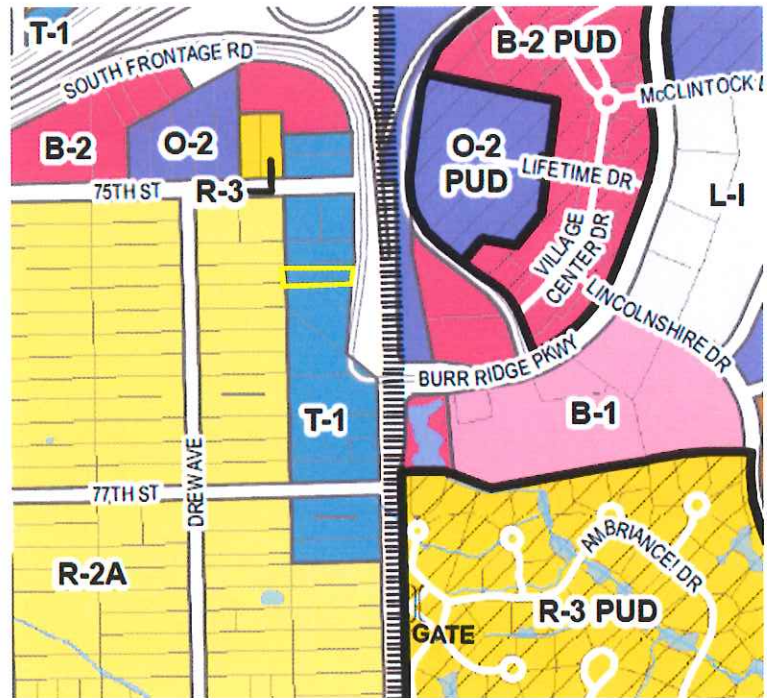
PARKING:

Current: 45 Spaces

Proposed: 16 Spaces

SUBDIVISION:

Bartlett Estates



The petitioner seeks approval to convert the property at 7508 County Line Road for use as a Montessori School. The conversion would include a 4,046 square foot addition to the existing 4,411 square foot building, creation of outdoor play areas in front of the building and behind the building, and re-construction of the parking lot. The following staff report summarizes the zoning requested for this development.

Compliance with the Zoning Ordinance

Permitted Use v. Special Use: The T-1 District lists “Schools” as a permitted use and lists “Day care centers” as a special use. Due to the need for other special use approvals and variations and to be cautious, staff included a text amendment and special use for “Private preschool or Montessori school” in the legal description. If the Plan Commission determines that the existing classification of “Schools” is sufficient, there is no need to consider the text amendment and related special use.

Special Use for Plan Approval: Section VII.B.8-10 of the Zoning Ordinance requires site plan, landscaping plan, and building elevation review and approval for all new buildings and building additions in the T-1 District. The petitioner has provided a site plan and building elevations but has not provided a landscaping plan.

The building elevations indicate that the building addition will match the materials of the existing building. Existing and proposed building materials include brick, asphalt shingle roof, and doors and windows matching the existing building. More details regarding the site plan are provided below.

Staff Report and Summary

Z-12-2020: 7508 County Line Road (Guidepost); Text Amendment, Special Use, Variations, and Findings of Fact

The petitioner has not yet provided a detailed landscaping plan. The primary need for a landscaping plan will be to show the treatment of the rear property line that is adjacent to residential uses and conveys stormwater drainage. The Plan Commission will recall that the property owner to the south is working with staff to develop a fence, drainage, and landscaping design for this rear yard area. At such time that a plan is finalized, staff will share that plan with the Plan Commission and petitioner. It may be appropriate to treat the petitioner's rear yard in the same manner.

Special Use for Outdoor Play Areas: Section VII.B.4 of the Zoning Ordinance requires Plan Commission review and Board of Trustees approval for any outdoor activities (except parking and trash dumpster). The petition requests two outdoor play areas; one in front of the building and other behind the building. The rear play area is to be 1,914 square feet and the front play area is to be 1,522 square feet. The plans do not show details of the play areas but the petitioner has reported that a 6-foot tall, white vinyl fence will enclose the play areas.

Floor Area Ratio Variation: Section VII.C.6 of the Zoning Ordinance limits the floor area ratio (FAR) in the T-1 District to 0.24. The existing and proposed floor area and FAR is as follows:

	FAR	Floor Area (square feet)
Permitted	0.24	7,584
Existing	0.14	4,411
Proposed	0.27	8,457

Thus, the proposed floor area exceeds the permitted floor area by 873 square feet.

Interior Side Yard Setback Variation: Section VII.C.5 of the Zoning Ordinance requires a minimum building setback of 20 feet. The existing building is 15 feet from the south side lot line and the plan proposes to maintain this 15-foot setback for the addition. The existing building also has a setback of 13 feet from the north side lot line but the addition would step back and be at least 20 feet from the north side lot line.

Parking Lot Variations: Section XI.C of the Zoning Ordinance provides regulations for parking lot design. With the changes to the building, the parking lot is being significantly altered and thus, is required to be brought into conformance with the Zoning Ordinance. Specific variations include:

- **Perimeter Curbing:** Section XI.C.9.b (1) of the Zoning Ordinance requires a perimeter curb for all parking lots. The site plan does not indicate the addition of any curbing.
- **Parking Spaces and Drive Aisles:** Appendix V of the Zoning Ordinance provides standard for parking lot design. Parallel parking spaces are required to be 9 x 24 feet with a drive aisle of 14 feet. It appears that the parallel spaces along the north side meet the 9 x 24 standard but the drive aisle is only 12 feet wide. Perpendicular parking spaces are required to be 9 x 18 feet with a drive aisle of 24 feet. The perpendicular spaces in the rear yard appear to be 9 x 18 feet but the primary drive aisle accessing these spaces is only 17 feet wide.

Trash Dumpster Location Variation: Section IV.I.36 of the Zoning Ordinance requires an outdoor trash dumpster be located adjacent to the rear wall of the principal building. The proposed

Staff Report and Summary

Z-12-2020: 7508 County Line Road (Guidepost); Text Amendment, Special Use, Variations, and Findings of Fact

dumpster is to be located at the northwest corner of the parking lots. A note on the plan indicates that the dumpster is to be enclosed with a masonry structure.

The number of parking spaces, as shown on the submitted site plan, does comply with the Zoning Ordinance. Section XI.C.13(b)9 of the Zoning Ordinance requires one space for each employee for a Nursery, Elementary, or Junior High School. The plan indicates that there will be 17 employees and 16 parking spaces. The 16 spaces are exclusive of the 4 drop off spaces located on the north side of building.

Public Hearing History

The subject property was rezoned to the T-1 District and received special use approval for a “funeral home” in 1983. The current building was subsequently built and has operated as a funeral home ever since. There is no other record of public hearings for this property.

Public Comment

At this time, staff has received one email from a resident regarding this petition. The email simply requested more information regarding this request.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact that the Plan Commission may adopt if the Commission is in agreement with those findings. At this time, however, staff is recommending that the Commission open the public hearing, receive public testimony, provide feedback to staff and the petitioner, and continue the hearing for at least 2 weeks. Staff believes that improvements can be made to the site plan but those improvements will depend on whether the outdoor play areas, the FAR variation, and the setback variation are granted.

Appendix

Exhibit A – Petitioner’s Materials



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Guidepost A LLC

STATUS OF PETITIONER: Tenant

PETITIONER'S ADDRESS: 25 Orchard Road, Suite 200, Lake Forest, CA

ADDRESS OF SUBJECT PROPERTY: 7508 S. County Road

PHONE: (949) 413-3326

EMAIL: ewalshe@tohigherground.com

PROPERTY OWNER: Emil & Judith Coglianese

PROPERTY OWNER'S ADDRESS: 8680 Heather Drive, Burr Ridge, IL PHONE: (630) 654-4411

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

DESCRIPTION OF REQUEST:

Petitioner is requesting a special use and variation to allow for the conversion and expansion
of an existing one-story building to a Montessori school and to install two new playgrounds.

See attached Guidepost Montessori Program Overview for details on educational program.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: _____

EXISTING USE/IMPROVEMENTS: _____

SUBDIVISION: _____

PIN(S) # _____

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

Petitioner's Signature

Date of Filing



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

Consent to Install Public Notice Sign

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

Street Address of Subject Property:

7508 S. County Line Rd., Burr Ridge, IL 60527

Property Owner or Petitioner:

Judith Coglianese

(Print Name)

Judith Coglianese

(Signature)

Property Owner or Petitioner:

Emil Coglianese

(Print Name)

Emil Coglianese

(Signature)



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Gary Grasso
Mayor

J. Douglas Pollock
Village Administrator

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

October 30, 2020

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Guidepost, A LLC and Zubin Kammula for a text amendment to the Zoning Ordinance, special use review and approval, and variations from the Zoning Ordinance to accommodate an addition to an existing building and use of the building for a private school (i.e. Montessori school). To accommodate this request, the petition requests the following relief from the Zoning Ordinance:

An amendment to Section VII.C.2 add "private preschool or Montessori school" as a special use in the T1 Transitional District. Special Use approval as per the amended Section VII.C.2 to permit a "private preschool or Montessori school" on the subject property. Special use approval as per Section VII.B.8-10 for site plan, building elevations, and landscape plan review for an addition to the existing building. Variations from the Zoning Ordinance as follows: from Section VII.B.4 to permit two outdoor playground areas; from Section VII.C.6 to permit an addition to the principal building with a combined Floor Area Ratio (FAR) that exceeds the maximum FAR requirements; from Section VII.C.5 to permit a building addition with an interior side yard setback of less than 20 feet; from Section XI.C to permit reconstruction of a parking lot without perimeter curbing, without landscape islands, and with parking lot drive aisle widths of less than 13 feet; and from Section IV.I.36 to permit a trash dumpster to be located in the rear yard rather than adjacent to the rear wall of the principal building. The petition number and property address is Z-14-2020: 7508 County Line Road and the Permanent Real Estate Index Number is 09-25-402-017.

A public hearing to consider this petition is scheduled for:

Date: Monday, November 16, 2020
Time: 7:00 P.M. or as soon thereafter as the matter may be heard.
Location: Village Hall – Board Room
7660 County Line Road
Burr Ridge, IL 60527

CONTINUED ON BACK OF PAGE

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.

Correct. Petitioner seeks a variation due to the proposed school building exceeding the maximum FAR size for the lot. The variation is needed in order for the school to offer a full range of services and accommodate its prospective students.

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.

Correct. Petitioner has factored in the proposed size of the school building which is necessary to achieve a reasonable rate of return.

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

Correct.

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

Correct. The primary purpose of the variation is to create a safe and productive environment for the prospective students of the school.

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. Petitioner and the property owners have played no role in the current limitation on maximum FAR size of the lot.

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.

Correct. The variation sought to exceed the maximum FAR size for the lot 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.

Correct. The variation will not have any noticeable impact upon the essential character of the neighborhood.

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

Correct. The variation will not impact the supply of light and air to adjacent property. The property includes a private parking lot. Pick-up and drop-off of students will be fully contained on the property without impeding traffic on S. County Line Road and proceed in one direction with separate ingress and egress. Staff will monitor traffic and escort students to waiting vehicles. Existing drainage is in place and adequate utilities and necessary facilities will be provided.

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

Correct. The proposed use meets the objectives of the Official Comprehensive Plan by offering services that benefit the community and enhancing the quality of life of residents of the Village

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.

Petitioner will operate a school that meets a public necessity by offering a Montessori education emphasizing project-based learning and social-emotional learning to toddlers and children, ages 3 to 6 years old.

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 operation of the school by Petitioner will benefit and preserve the public health, safety, morals, comfort, or general welfare by offering educational programming that has proven beneficial to the healthy development of young children. The use is valuable to families residing in the Village with young children that seek a Montessori based education and is not harmful to the public in any way.

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 proposed use will not be injurious to the uses and enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values. The school will only operate from 7:00 a.m. to 6:00 p.m. and will not generate excessive noise, traffic or similar undesirable effects.

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

The proposed use will not impact any other parcels.

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

Existing drainage is in place and adequate utilities and necessary facilities will be provided.

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

The property includes a private parking lot. Pick-up and drop-off of students will be fully contained on the property without impeding traffic on S. County Line Road and proceed in one direction with separate ingress and egress. Staff will monitor traffic and escort students to waiting vehicles.

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

Correct. The proposed use meets the objectives of the Official Comprehensive Plan by offering services that benefit the community and enhancing the quality of life of residents of the Village.

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

Correct.

Guidepost Montessori Programs Overview

The ultimate goal of an education is authentic, holistic independence. At Guidepost Montessori, we offer this to your child, in the fullest possible sense. Your child will gain the knowledge, confidence, creativity, and social ability that allow him to choose his own goals, whatever they may be, and pursue them over time. These are the qualities of character and mind that add up to a fulfilling adult life.

The Montessori approach to education was developed a century ago by Maria Montessori. Montessori was an Italian doctor and educational visionary who took on the task of educating some of society's poorest and seemingly least-able children. Drawing from emerging insights in learning theory and developmental psychology, Montessori created an educational approach that was so successful that her students greatly surpassed well-off students in traditional early education programs in every respect: self-control, manners and sociability, and academic learning. Over the last hundred years her timeless practice has been refined. Project-based learning (PBL) and social-emotional learning (SEL) are two educational trends gaining widespread recognition today, which have always been a part of the Montessori approach.

The things he sees are not just remembered;
they form a part of his soul.

MARIA MONTESSORI

Our programs feature an authentic and timely implementation of Montessori, offering a lifetime of gifts to your child. In the Montessori classroom, your child has the opportunity to explore who he is and to explore his world. He'll be given the time and space he needs to learn how he learns best, learn to work with others, and discover and pursue his passions. Each program is specially tuned to the developmental needs of children of that age.

Placed in the right environment for her age, the Montessori child develops confidence and independence, solidifies foundational character traits and social skills, acquires grit, persistence, and concentration, and learns the foundation of knowledge she needs for a life fully lived.

An Environment Prepared to Build Competence

Children are born with an eagerness to explore the world, learning through all of their senses. The Montessori classroom offers your child the opportunity to explore, to act independently, and to follow his own interests. With mastery of each new skill, your child's confidence grows.

Montessori describes the child's message to the adult: "Help me to do it by myself!" The Montessori classroom, carefully prepared for each age, is designed to do just that. The innovation at the foundation of the Montessori approach is the idea that learning thrives in a prepared environment that entices and inspires your child, so that his own natural curiosity drives learning and growth as he develops a powerful sense of his own internal drive to learn. When the environment is prepared in this way, a child's self-initiated actions help him develop knowledge and skills.

There's a good reason that young children crave to do things by themselves. The basic skills of living life can only be learned by trying, failing, practicing, succeeding, and then trying something new.

Each child's classroom offers a wide range of activities just at his level. Each lesson is inspiring and enticing—tailored to fit the developmental stages that every growing child experiences. Even the very youngest child is encouraged to do things for herself, to the full extent that she is able. The "practical life" activities give children the opportunity to learn and practice real, purposeful life tasks, like sweeping a floor, scrubbing a table, planting a garden, washing real dishes, or preparing food to share with others in the community.

As their skills grow, children develop persistence, and come to implicitly view themselves as capable, able to learn and overcome challenges.

Concentration and Work

One of the crucial keys to long-term success in life is the ability to concentrate. Concentration, or mental focus, allows a person to efficiently complete a short-term task, but also gives a person the ability to hold a larger goal in mind, and pursue the incremental steps necessary to achieve it. This grit, persistence, and ability to stick with something is essential to succeeding at any work—and it's also essential to enjoying it, to experiencing the special satisfaction that only comes from something hard-earned.

Mental focus is a learned skill; it must be practiced. In the Montessori classroom, an extended, uninterrupted work period combines with freely chosen and deeply engaging activities to gradually build a child's ability to focus. Montessori activities are designed to take time and grow in complexity. The school day is structured so that a child is free to engage for as long as he would like, without interruption. From Children's House on, each day includes at least one "work cycle": an uninterrupted, three-hour work period.

Like working out a muscle, a child's ability to concentrate improves gradually over time, through work that is pursued joyously, and feels like play. This essential skill supports all learning that will follow.

The first essential for the child's development is concentration. The child who concentrates is immensely happy.

MARIA MONTESSORI

A Guidepost Montessori classroom is full of activities that your child will love! These enticing activities are just at your child's level, and are designed to help her joyfully build something that will last a lifetime: her own character, her own understanding—in a word, herself! Building something this special is important, so Montessori called these simple but powerful activities your child's "work."

A Socially-Rich, Mixed-Age Community

Our Montessori classrooms are designed for mixed ages, encompassing a full three-year age range once children leave toddlerhood and enter our Children's House program. The wide range of abilities and personalities in a mixed-age classroom creates natural opportunities for children to learn to appreciate individual differences in people, and affords a variety of social opportunities. In the mixed-age classroom, younger children look up to, and are inspired by older children, while older children become leaders, mentors, helpers, and role models for them.

The Practice of Social Skills

Each child practices leadership, gradually becoming one of the older, more capable children, and ultimately reaching the day when he finds that he is the leader who other children look up to and learn from. A child learns that peers, particularly older peers, are a source of inspiration, and that he can learn from them, directly or indirectly. He also learns that, with time and consistency, he can earn the respect and admiration of younger peers, by developing and practicing his own style of leadership.

Since children move freely in the classroom, each child has lots of opportunities to interact with other children. Children practice moving carefully to respect the workspace of others, asking to work with or watch another child's work, saying "excuse me" or "no, thank you," and helping others clean up a spill or zip up a jacket. They practice the patience that is needed to wait for another person to finish with the activity they want to do.

The mixed-age environment also encourages cooperation. Children in a mixed-age classroom pursue a variety of work, at a variety of levels. They work busily alongside one another, and depending on their age and the activity they've chosen, they may work alone, in small groups, or alongside their friends.

Because of the three-year age range in the classroom, your young child can look ahead, knowing that if another child learned to master the activity step-by-step, she too can learn! In this way, she absorbs a foundational growth mindset — a bedrock belief in her own ability to learn through effort.

Foundational Knowledge from the Very Beginning

A Guidepost Montessori classroom offers each child a rich and extensive knowledge base, shared through a carefully sequenced curriculum designed with the flexibility to adapt to a child's pace and interests. Each student's work is fueled by her own motivation to learn—strengthened by past accomplishments, and inspired as she sees the work of older children.

In traditional childcare or daycare settings, young children have little or no opportunity to pursue reading and writing, gain fluency with numbers and geometry, explore basic scientific principles, plants and animals, or learn geography, culture, and history. The Montessori curriculum, by contrast, exposes the child to all of this, providing a rich academic content in the form of hundreds of beautiful, carefully sequenced manipulative materials and lessons—all offered in a way that taps into the child's own natural developmental interest and brings out each child's joy in learning.

The Montessori curriculum can deliver an incredible amount of core knowledge and skills in a motivated way—because it is keyed to the child's development. Montessori learning materials start with basic sensory manipulatives that can be explored by infants and toddlers. These materials familiarize them, through sight and touch, with material that serves as the basis for later lessons on abstract concept of quantity or advanced skills such as writing. Your child's natural exploration of the Montessori prepared environment is readying her mind for foundational skills and a lifetime of learning.

A Budding Sense of Self

As a child follows her own interest and pursues the work that inspires her most, she develops a strong sense of self. Over time, she'll learn to manage larger projects and will take greater and greater responsibility over her own learning.

Because the adult's role in the Montessori classroom is so different from that of a traditional teacher, often the word “guide” is used to describe her. A Montessori guide spends a lot of time observing, getting to know each child so that she can suggest work that interests your child, and provide coaching with interpersonal skills, work habits, or in other areas.

The Role of the Adult

The adult in the Montessori classroom is not like a teacher in the traditional sense, so we often call her a “guide” to describe her role more precisely. The guide first prepares the classroom to be filled with work choices that appeal to the children precisely because they meet specific developmental needs. In the prepared environment, she then observes each child closely and, based on her observations, she strives to choose activities that will inspire each one. She shows a child how to do an activity, and steps

back again to watch. Montessori observed that when a child focuses on a purposeful task, the child “grows quiet and contented, and becomes an active worker...calm and full of joy.” This is what the guide is looking for—deep concentration and a love of the work.

The adults in the classroom work diligently in the background to encourage and facilitate purposeful activity, without drawing attention to themselves. As children learn and grow comfortable with the community ground rules, a busy, happy hum of activity develops.

Children are largely self-sufficient, choosing their work and completing activities at their own pace. The guide gives individualized lessons and personalized guidance to each child, tailored to his learning path. She meticulously tracks each child’s progress through the Montessori lessons that form the curriculum, and she observes children attentively, to determine how and when to challenge or engage each one based on his or her own developmental interests and needs. Throughout, your child has the opportunity to direct herself, to choose her work, and to request the lessons that she would like to receive next.



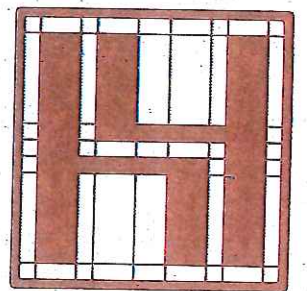
Special Use Application

for

Guidepost Montessori @ Burr Ridge

7508 S. County Line Rd

Burr Ridge, IL 60527

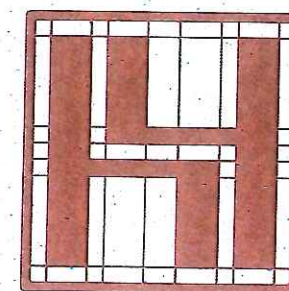


H W A I Y A N G
A R C H I T E C T S
2711 COVINGTON PLACE ESTATES
ST. LOUIS | MO | 63131
hwai@hwaiyangarchitects.com



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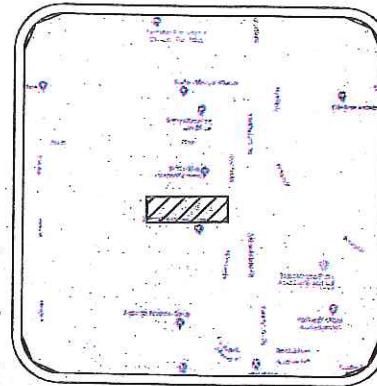
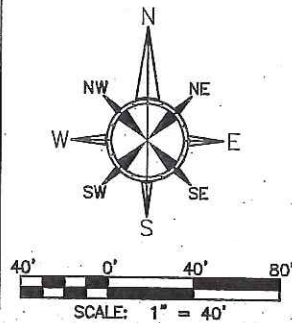
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hwai@hwaiyangarchitects.com

ZONING INFORMATION

ZONING INFORMATION HAS NOT BEEN PROVIDED.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- 18 Public service easement over the rear 20 feet of the Land as shown on the Plat of Robert Bartlett's Hinsdale Countryside, aforesaid. APPLIES AND AFFERS AS SHOWN.
- 20 Rights of the public and of the State of Illinois in and to the Land as dedicated for a right of way for a freeway by instrument of dedication dated June 8, 1959 and recorded August 14, 1959 as Document 835740. RIGHT OF WAY DEDICATION IS FOR LOT TO THE SOUTH OF SUBJECT PROPERTY.
- 21 Rights of the public, State of Illinois and the municipality in and to that part of Lot 30 lying East of a straight line which intersects the North line of Lot 30 at a point 90 feet West of the Northeast Corner of Lot 30 and which extends to a point in the South line of Lot 30 which is 105 feet West of the Southeast corner of Lot 30, as dedicated for road purposes by instrument recorded August 14, 1959 as Document 835740. RIGHT OF WAY DEDICATION IS FOR LOT TO THE SOUTH OF SUBJECT PROPERTY.



VICINITY MAP

- IRON PIN FOUND
CONC. MON. FOUND
CHISELED "X" FOUND
STONE FOUND
FENCE POST FOUND AND USED
- IRON PIN SET
CONC. MON. SET
CHISELED "X" SET
ANCHOR FOUND
AXLE FOUND

- EXISTING STRUCTURE
POWER POLE
GUY WIRE
LIGHT STANDARD
WATER METER
WATER VALVE
FIRE HYDRANT
GAS METER
GRATED INLET
MANHOLE
SIGN
HANDCAP
PIPE BOLLARD
CURB INLET
CABLE SPICE BOX
TELEPHONE SPICE BOX
ELECTRIC SPICE BOX
ELECTRIC METER
TRANSFORMER
- OVERHEAD ELECTRIC
SANITARY SEWER
GAS LINE
STORM SEWER
WATER LINE
- ABBREVIATIONS
CMP CORRUGATED METAL PIPE
ROW RIGHT OF WAY
TRANS TRANSFORMER
CONC CONCRETE
CL CENTER LINE
PL PROPERTY LINE
(TYP) TYPICAL
(R) RECORD DIMENSION
(M) MEASURED DIMENSION

LEGEND

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 1704300193J DATED 08/01/2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

MISCELLANEOUS NOTES

- N1 BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SUBJECT PROPERTY; SAID BEARING BEING NORTH 01 DEGREES 52 MINUTES 02 SECONDS WEST.

- N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
47	2			49

- N3 THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

- N4 THERE WAS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

- N5 SUBJECT PROPERTY IS 200' FROM 75TH STREET, THE NEAREST INTERSECTING STREET.

- N6 SUBJECT PROPERTY HAS DIRECT ACCESS TO COUNTY LINE ROAD SOUTH FRONTAGE ROAD, A PUBLICLY DEDICATED RIGHT OF WAY.

- N7 THE TOTAL AREA FOR THE SUBJECT PROPERTY IS 31,600 SQUARE FEET OR 0.73 ACRES, MORE OR LESS.

- N8 THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

- N9 THERE WERE NO WETLAND DELINEATION MARKINGS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

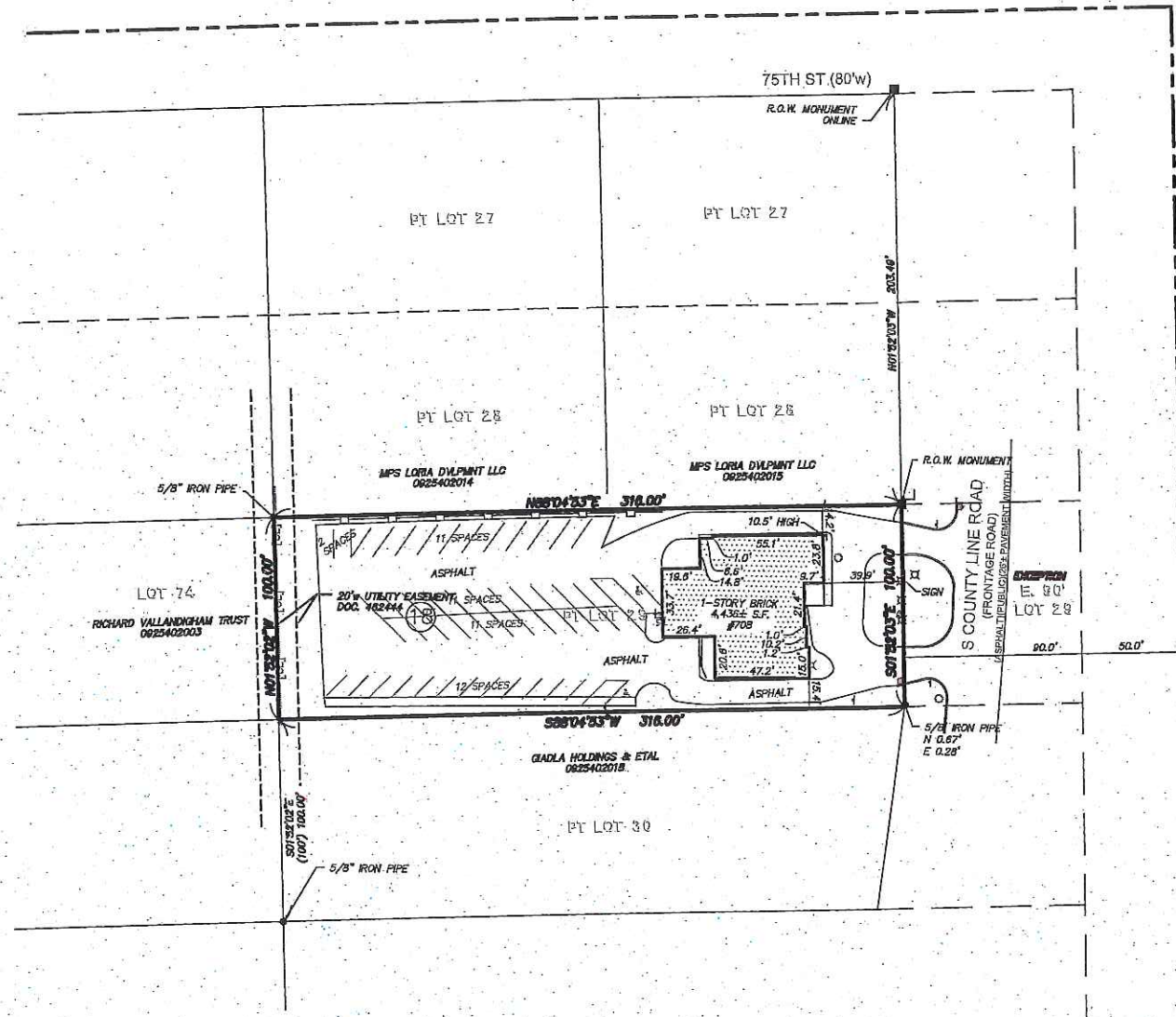
- N10 SURVEY PREPARED BY:
SHERRILL ASSOCIATES, INC.
316 N. MAIN STREET
EDWARDSVILLE, IL 62025
618-656-9251
EMAIL: rjs@sherrillassoc.com

STATEMENT OF ENCROACHMENTS

NONE APPARENT AT TIME OF SURVEY.

UTILITY NOTE

- 1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV



TITLE LEGAL DESCRIPTION

LOT 28 (EXCEPT THE EAST 90 FEET) IN ROBERT BARTLETT'S HINSDALE COUNTRY SIDE, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1944 AS DOCUMENT NO. 482444, IN DUPAGE COUNTY, ILLINOIS.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 20CMU571087GV, WITH AN EFFECTIVE DATE OF APRIL 27, 2020.

ALTA/NSPS LAND TITLE SURVEY FOR BURR RIDGE, IL

PARTNER PROJECT NUMBER 20-280639 SITE NUMBER 3
ALTA SURVEY BASED AND RELIED ON CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT, NUMBER 20CMU571087GV, CONTAINING AN EFFECTIVE
DATE OF APRIL 27, 2020.

CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7-13-2020.

DATE OF PLAT OR MAP:

PROPERTY ADDRESS: 7508 S. COUNTY LINE ROAD, BURR RIDGE, IL

SURVEYOR: QUENTIN N. SCHUKAR
REGISTRATION NUMBER 3989
STATE OF REGISTRATION ILLINOIS
FIELD DATE OF SURVEY 7-13-2020
LATEST REVISION DATE

SIGNATURE

CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com

PARTNER
Engineering and Science, Inc.®

A1

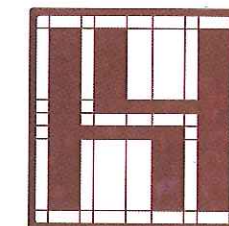


GUIDEPOST MONTESSORI @ BURR RIDGE

7508 S. COUNTY LINE RD
BURR RIDGE, IL 60527

SPECIAL USE
APPROVAL APPLICATION

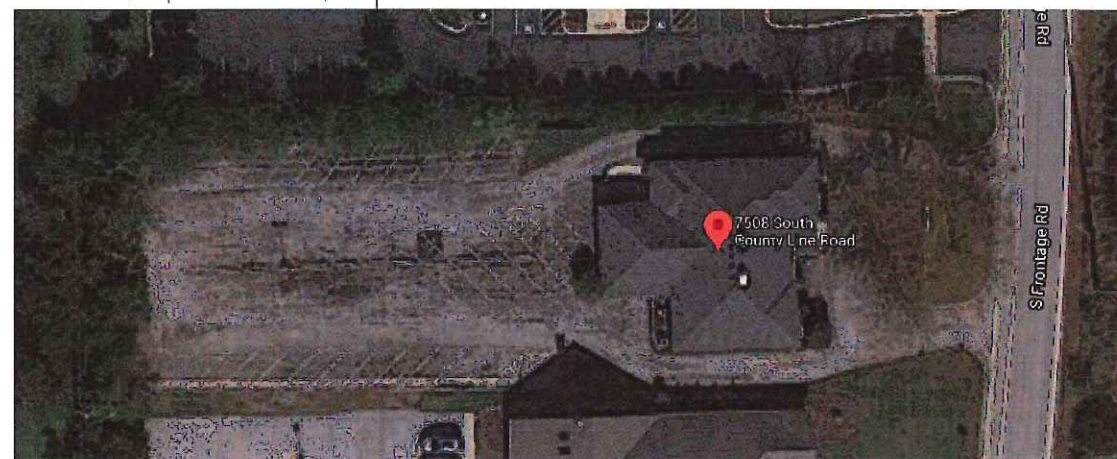
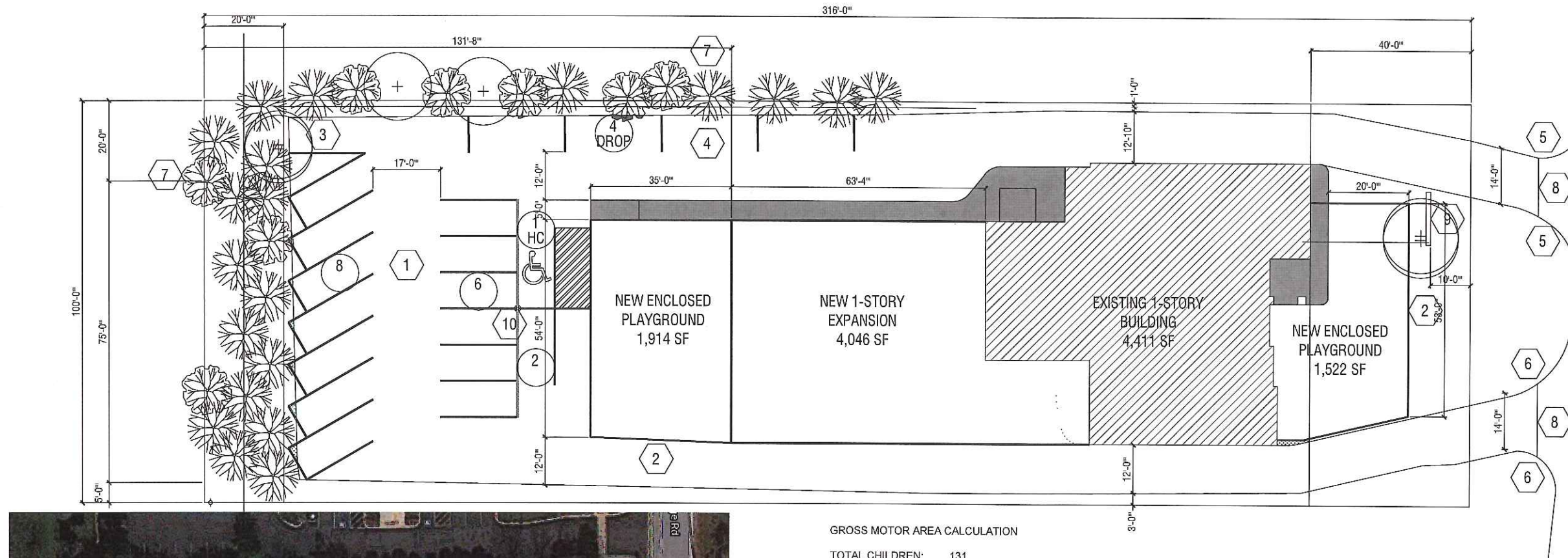
DATE: 09/24/2020
REV: 11/11/2020



HWAIYANG
ARCHITECTS
2711 COVINGTON PLACE ESTATES
ST. LOUIS 1 MISSOURI 1 63131
hwai@hwaiyangarchitects.com

SHEET A2

PROPOSED SITE PLAN



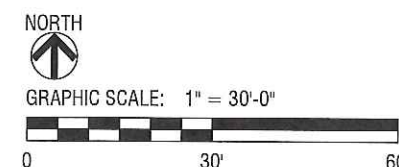
SATELLITE IMAGE

GROSS MOTOR AREA CALCULATION

TOTAL CHILDREN:	131
INFANTS:	9
YTD/ID	26
CH	96

131 @ 75 SF/CHILD:	9,825 SF
@ 33% CAPACITY:	3,242 SF

AREA PROVIDED:	
FRONT PLAY AREA	1,522 SF
BACK PLAY AREA	1,914 SF
INDOOR PLAY AREA	1,175 SF
TOTAL:	4,611 SF



PARKING CALCULATION

OCCUPANCY SHOWN IS @ MAX CAPACITY

		RATIO	SPACES REQUIRED
# STAFF	14	1:1	14
# FTE	2	1:1	2
DROP OFF LANE			4
TOTAL SPACES REQUIRED			16
TOTAL SPACES PROVIDED			16

SCOPE OF WORK

CONVERT PREVIOUS MORTUARY FACILITY INTO A MONTESSORI SCHOOL FOR PRE-SCHOOL AGE CHILDREN.

EXTERIOR:

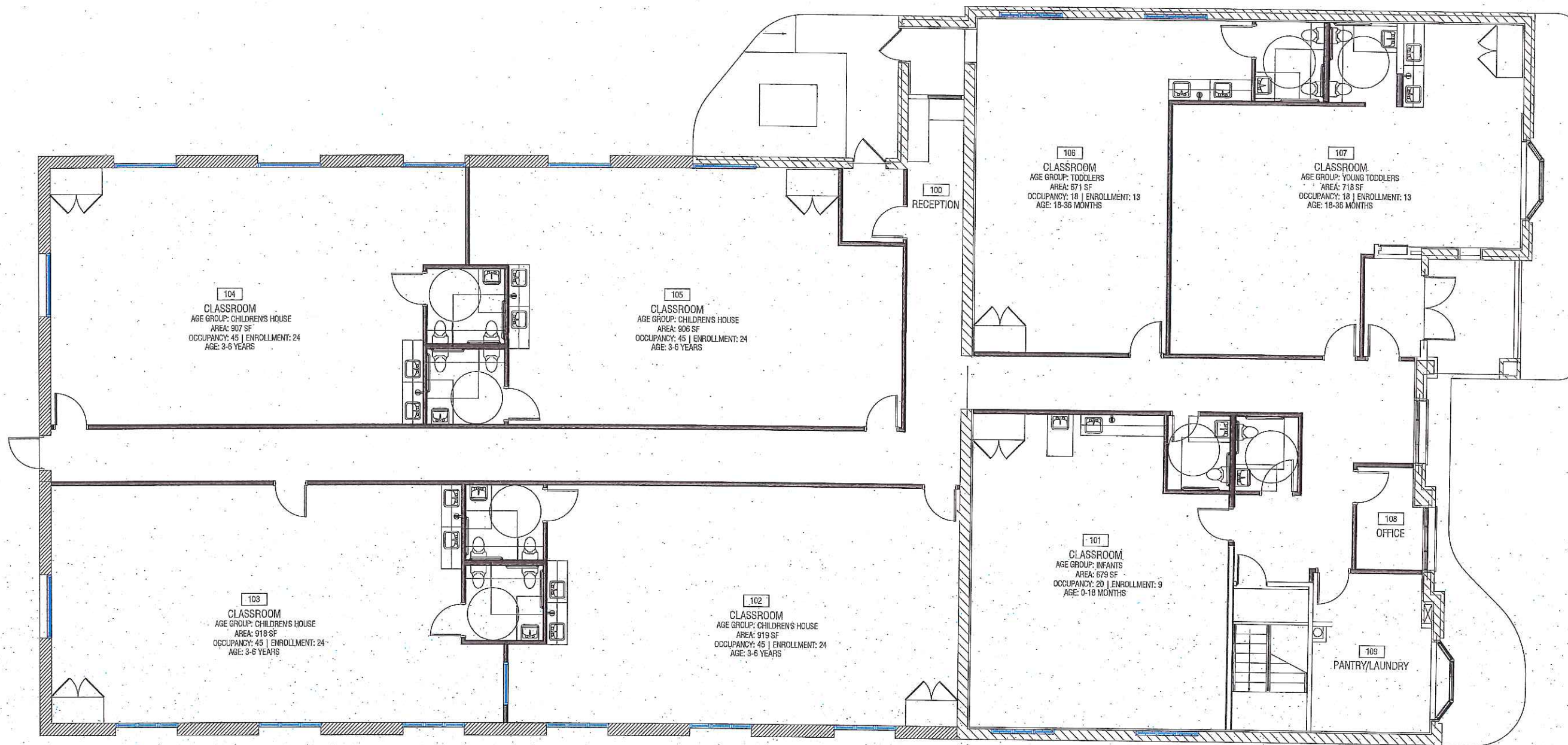
- EXPAND BUILDING SIZE
- USE MATERIALS & METHODS TO MATCH EXISTING BUILDING.
- REFRESH PAINT ON EXISTING NON-BRICK SURFACES AND TRIM.
- SLURRY COAT EXISTING ASPHALT PARKING SURFACE AND RE-STRIPE.
- INSTALL TWO NEW PLAYGROUNDS FOR PRE-SCHOOL AND TODDLER AGE CHILDREN.
- MINOR LANDSCAPING IMPROVEMENTS.

INTERIOR:

- ALTERATION TO CREATE NEW CLASSROOMS & NON-COOKING KITCHEN
- UPDATE FINISHES - NEW PAINTING AND REPLACE ALL INTERIOR FINISHES

KEYED NOTES: INDICATED BY SYMBOL

- SLURRY COAT EXISTING ASPHALT AND RESTRIPE.
- NEW 6'-0" HIGH WHITE VINYL FENCE TO ENCLOSE PLAYGROUND..
- NEW MASONRY TRASH ENCLOSURE WITH W/PASSIVE ENTRY.
- PROPOSED PICK UP/DROP OFF.
- 2 SIDED ENTRY ONLY SIGN TO COMPLY WITH VILLAGE OF BURR RIDGE ORDINANCE.
- 2 SIDED EXIT ONLY SIGN TO COMPLY WITH VILLAGE OF BURR RIDGE ORDINANCE.
- EXISTING MATURE TREES TO REMAIN.
- EXISTING CURB CUTS TO REMAIN.
- REUSE EXISTING SIGN LOCATION.
- RELOCATE EXISTING PARKING LIGHT POLE.



GUIDEPOST
MONTESSORI

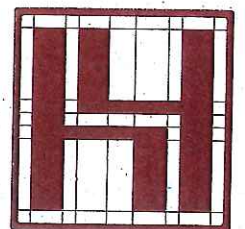
@

BURR RIDGE

7508 S. COUNTY LINE RD
BURR RIDGE, IL 60527

SPECIAL USE
APPROVAL APPLICATION

DATE: 09/24/2020



HWAIYANG
ARCHITECTS
2711 COVINGTON PLACE ESTATES
ST. LOUIS, MISSOURI 63131
hwa@hwaiyangarchitects.com

FLOOR PLAN

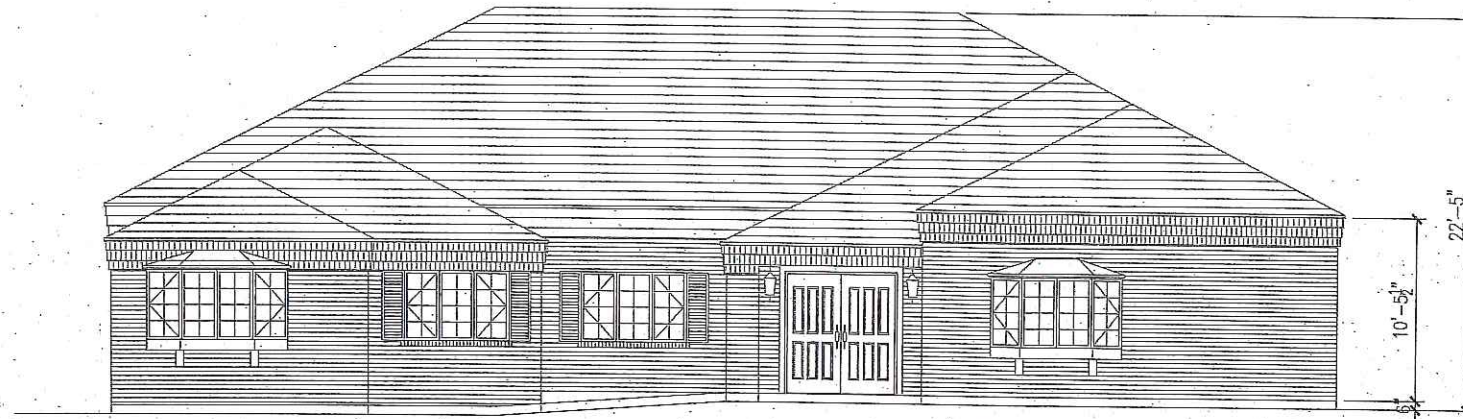
SCALE: $\frac{3}{32}$ " = 1'-0"

SHEET A3

PROPOSED FLOOR PLAN

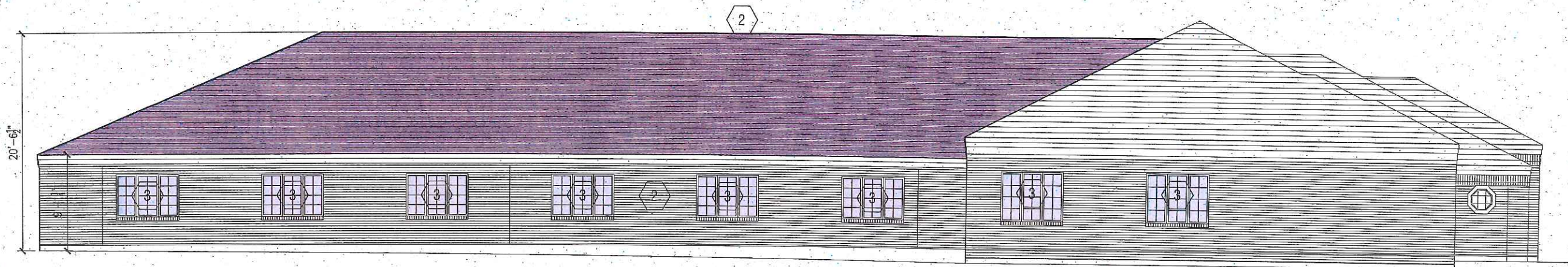
KEYED NOTES: INDICATED BY SYMBOL

1. BRICK & MASONRY DETAILING TO MATCH EXISTING
2. ARCHITECTURAL ASPHALT SHINGLE ROOF
3. WINDOWS TO MATCH EXISTING
4. DOORS TO MATCH EXISTING



EAST ELEVATION

SCALE : $\frac{3}{32}$ " = 1' - 0"



SOUTH ELEVATION

SCALE : $\frac{3}{32}$ " = 1' - 0"



GUIDEPOST
MONTESSORI

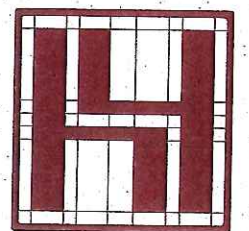
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BURR RIDGE

7508 S. COUNTY LINE RD
BURR RIDGE, IL 60527

SPECIAL USE
APPROVAL APPLICATION

DATE: 09/24/2020



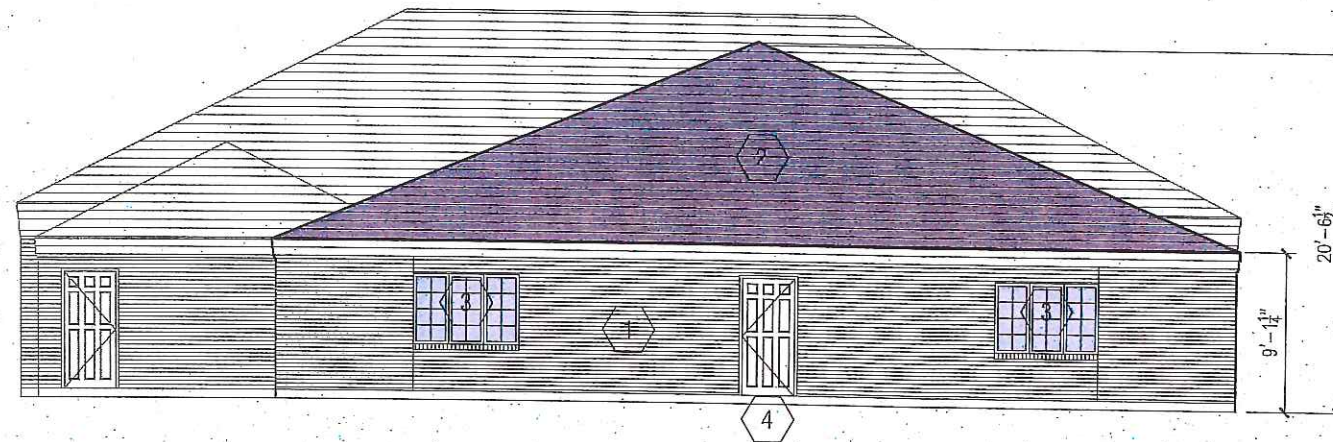
HWAIYANG
ARCHITECTS
2711 COVINGTON PLACE ESTATES
ST. LOUIS | MISSOURI | 63131
hwai@hwaiyangarchitects.com

SHEET A4

PROPOSED ELEVATION

KEYED NOTES: INDICATED BY SYMBOL

1. BRICK & MASONRY DETAILING TO MATCH EXISTING
2. ARCHITECTURAL ASPHALT SHINGLE ROOF
3. WINDOWS TO MATCH EXISTING
4. DOORS TO MATCH EXISTING



WEST ELEVATION

SCALE : $\frac{3}{32}$ " = 1' - 0 "



NORTH ELEVATION

SCALE : $\frac{3}{32}$ " = 1' - 0 "



GUIDEPOST
MONTESSORI

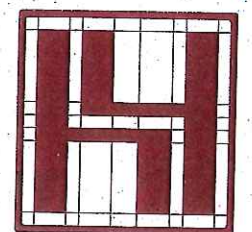
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BURR RIDGE

7508 S. COUNTY LINE RD
BURR RIDGE, IL 60527

SPECIAL USE
APPROVAL APPLICATION

DATE: 09/24/2020



HWAIYANG
ARCHITECTS
2711 COVINGTON PLACE ESTATES
ST. LOUIS | MISSOURI | 63131
hwai@hwaiyangarchitects.com

SHEET A5

PROPOSED ELEVATION



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-15-2020: 212 Burr Ridge Parkway (Halleran); Requests a special use as per Section VIII.B.ff of the Zoning Ordinance to permit a restaurant with live entertainment and sales of alcoholic beverages, a special use to permit an outdoor dining area at a restaurant, and a variation from Section XI.C.13 of the Zoning Ordinance to permit a restaurant without the required number of parking spaces at the subject property, all in the B-1 Business District.

HEARING:

November 16, 2020

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Doug Pollock, Planner

PETITIONER:

Gene Halleran

PETITIONER STATUS:

Potential Tenant

PROPERTY OWNER:

Reegs Properties, LLC

EXISTING ZONING:

B-1 Business District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

Shopping Center

SITE AREA:

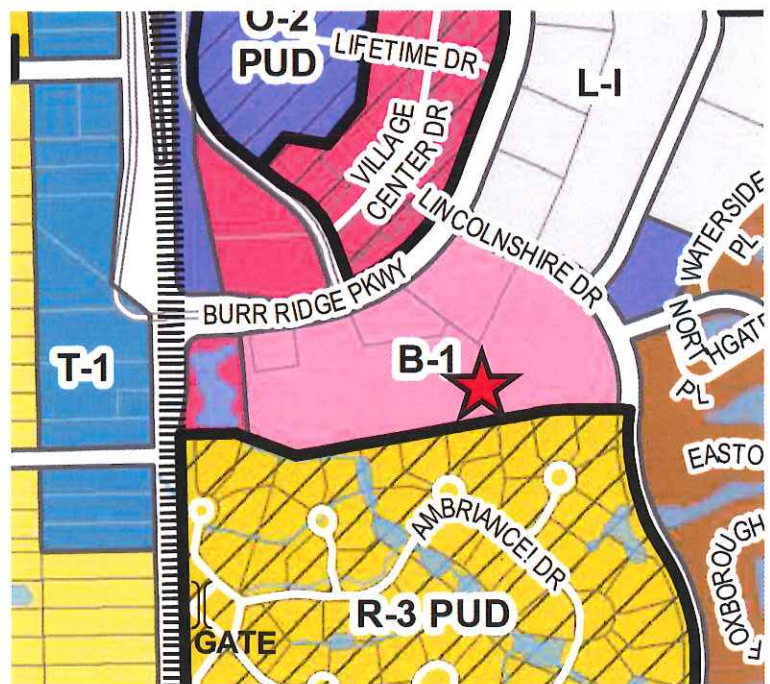
7.2 Acres

SUBDIVISION:

County Line Square

PARKING AVAILABLE:

432 Public Spaces



The petitioner seeks zoning approval for a “sports themed restaurant” with outdoor seating and live music. The proposed restaurant will occupy 4,200 square feet. The petition describes the hours of operation as being 3 PM to 12 Midnight and as being “consistent with other Village restaurants”. The petition indicates there will be 10 to 15 employees. The most recent tenant in this particular space was Fred Astaire Dance Studio.

The petitioner has provided a floor plan and a brief description of the land use (see attached). The floor plan also includes the outdoor dining area. The petitioner has told staff that the enclosure and materials for the outdoor dining area will match those used for the adjacent Dao Sushi and Thai Restaurant.

Compliance with the Zoning Ordinance

Special Use Approvals: As per Section VIII.B.2.ff of the Zoning Ordinance, the proposed land use requires special use approvals for a restaurant that serves alcoholic beverages and has live entertainment. As per Section VIII.B.2.x, a special use is required for outdoor dining. Section VII.A.5 of the Zoning Ordinance provides the following additional regulations for outdoor dining:

- a. The dining area shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant;
- b. Door to the dining area shall be self-closing;
- c. Tables shall be cleaned promptly following use;
- d. Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- e. Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- f. No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant;
- g. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;
- h. Outdoor food preparation, storage or display is prohibited;
- i. Hours of operation of an outdoor dining area shall be as specifically approved by the Village.

Parking Variation: A parking variation is also required as the shopping center does not currently provide the minimum number of parking spaces required for the current tenant mix and the proposed restaurant requires more parking than the dance studio that it is replacing.

The attached spreadsheet provides data regarding parking for the prior tenant mix and for the replacement of the dance studio with a restaurant. In summary, the prior tenant mix required 469 parking spaces but there are only 432 parking spaces provided (see Zoning History, below, for more information on prior parking variations). The proposed restaurant will require 49 parking spaces while the dance studio required 14 parking spaces. Thus, replacement of the dance studio with the restaurant increases the parking shortage by 35 spaces.

Public Hearing History

There have been no prior public hearings for this particular tenant space. In regards to parking variations, there have been two other such requests within County Line Square. Those requests included 2015 variations for Capri and Cyclebar, both of which were found to fit a defined zoning category but exceeded the parking need of the previous use.

Attached to this report is a copy of the Ordinance granting the parking variation for Capri Ristorante. That parking variation was granted subject to a parking management plan specific to

Capri. The parking management plan included requirements for valet parking. The petitioner for the proposed restaurant has told staff that they would agree to a condition requiring valet parking.

Public Comment

Staff has not received any public comment regarding this petition.

Findings of Fact and Recommendation

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. If the Plan Commission chooses to recommend a special use and variation approval for the proposed restaurant, staff recommends that said recommendation be subject to the following conditions:

1. The special use shall be limited to Gene Halleran and shall be null and void should Gene Halleran no longer have ownership interest in the restaurant consisting of approximately 4,200 square feet commonly known as 212 Burr Ridge Parkway.
2. Outdoor dining shall conform to the requirements of Section VII.A.5 of the Zoning Ordinance.
3. The enclosure of the outdoor dining area and design of outdoor furniture shall match the adjacent Dao Restaurant subject to staff review and approval.
4. Hours of operation for the restaurant and outdoor dining areas shall comply with Section VIII.A.11.c of the Zoning Ordinance.
5. The restaurant shall provide a parking management plan that includes valet parking subject to staff review and approval.

Appendix

Exhibit A – Petitioner’s Materials

**County Line Square Parking
(November 11, 2020)**

Address	Occupant	Land Use	Floor Area (-15%)	Floor Area (Gross)	Total Staff	Required Parking	Lot
50	Outlot (4)	office	2465	2,900	13	10	West
78	Patti's Café	restaurant	2581	3,037	10	36	West
82	State Farm	office	1020	1,200	4	4	West
84	Kuman	tutoring	1037	1,220	4	4	West
88	Remax	realtor	3162	3,720	15	13	West
92	Bel Canto's	music lessons	1037	1,220	2	4	West
94	Kirsten's	bakery	1683	1,980	7	7	West
96	China King	restaurant	570	670	2	8	West
98	Imperial Jewel	jewelry	595	700	1	2	West
100	Brookhaven	grocery store	22100	26,000	40	88	West
102	Kerkstra's	cleaners	1594	1,875	15	6	East
104	Great Bagel	restaurant	1581	1,860	4	20	East
106	Magic Nails	salon	1360	1,600	5	5	East
108	Vince's Floral	flower shop	1139	1,340	4	5	East
110	Salon Hype	salon	1122	1,320	5	4	East
112	Subway	restaurant	1020	1,200	4	14	East
114	Capri Express	restaurant	1020	1,200	4	14	East
118	LaCabinita	restaurant	1431	1,684	6	20	East
120	ATI	medical	2040	2,400	4	8	East
124	Cyclebar	health	2244	2,640	3	20	East
200	Dao	restaurant	3400	4,000	10	44	East
208	Wine Merchant	restaurant	1020	1,200	2	12	East
212	Sports Bar	restaurant	3418	4,021	15	49	East
212	Retail	vacant	3418	4,021	7	14	East
304	Vacant	vacant	2125	2,500	0	9	East
306	Vacant	vacant	1113	1,309	0	4	East
308	Amore Yoga	health	1020	1,200	2	4	East
312	Vacant	retail	1029	1,210	0	4	East
314	Chiro One	medical	1122	1,320	4	6	East
318	Dental Fitness	dental	1080	1,270	1	6	East
320	Medandspa	medical	2159	2,540	6	18	East
324	Capri	restaurant	3655	4,300	18	55	East
Total Req. Parking Spaces (Sports Bar)			75358	88657	217	505	
Total Req. Parking Spaces (Retail)						469	
Total Available Parking Spaces						432	
Net Parking Capacity (Sports Bar)						73	
Net Parking Capacity (Retail)						37	



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Gene Halleran

STATUS OF PETITIONER: _____

PETITIONER'S ADDRESS: 5124 Harvey Ave Western Springs IL 60588

ADDRESS OF SUBJECT PROPERTY: 212 Burr Ridge Parkway

PHONE: 708 341-4993

EMAIL: Cwmhalleran@gmail.com

PROPERTY OWNER: Bob Garber

PROPERTY OWNER'S ADDRESS: _____ PHONE: _____

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

DESCRIPTION OF REQUEST:

* Sports Theme Restaurant * hours consistent with other
* outdoor seating village Restaurants
* Live music * Parking

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: _____

EXISTING USE/IMPROVEMENTS: _____

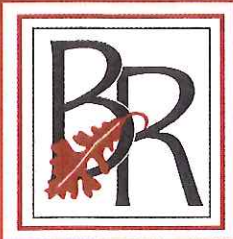
SUBDIVISION: _____

PIN(S) # _____

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

Petitioner's Signature

Date of Filing



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Gary Grasso
Mayor

J. Douglas Pollock
Village Administrator

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

October 30, 2020

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Gene Halleran for a special use as per Section VIII.B.11 of the Zoning Ordinance to permit a restaurant with live entertainment and sales of alcoholic beverages, a special use as per Section VIII.A.5 of the Zoning Ordinance to permit an outdoor dining area at a restaurant, and a variation from Section XI.C.13 of the Zoning Ordinance to permit a restaurant without the required number of parking spaces at the subject property. The petition number and property address is **Z-15-2020: 210-216 Burr Ridge Parkway** and the Permanent Real Estate Index Numbers are **18-30-301-001** and **18-30-305-003**.

A public hearing to consider this petition is scheduled for:

Date: Monday, November 16, 2020

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

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

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, as follows:

Meeting Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGYyMzk3N2QtNmNhNi00NDQxLWE3MGQtYzJiYjU2ZTQxZmQ2%40thread.v2/0?context=%7b%22Tid%22%3a%22eea31b41-c015-43e5-84cd-bde4458f7295%22%2c%22Oid%22%3a%22308ad6a7-5d17-47b5-88ac-a2275ee84445%22%7d

Meeting ID: (224) 441-6894

Phone Line Access: 935 106 751#

CONTINUED ON BACK OF PAGE

Notice of Public Hearing
Village of Burr Ridge Plan Commission
Page 2 of 2

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

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

Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527, but such gathering currently will be limited to no more than 25 persons in attendance at any one time, subject to applicable social distancing requirements, unless otherwise modified, as stated hereinabove. Public comment may also be submitted prior to and during said meeting. All written public comment wishing to appear in the Plan Commission report shall be provided no later than 5:00 p.m. on Tuesday, November 10, 2020. All public comment may be emailed to Evan Walter (ewalter@burr-ridge.gov) or mailed to Mr. Walter's attention at 7660 County Line Road, Burr Ridge, Illinois 60527. Public comment may also be submitted during the meeting telephonically via the Meeting Link found previously in this notice. All public comment received in a timely fashion shall be considered equally, regardless of the method of communication. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

Requesting a special use for
210 - 216 Burr Ridge Parkway, formerly
Fred Astaire Dance Studio. We are
seeking a variation for a Restaurant
with outdoor seating capability.

- The Restaurant will have an upscale
sports theme and music venue with
a high quality menu TBD.

- The space is Roughly 4,200 sq/ft
seating for approximately 100
customers and 40 more with
outside seating

- Hours of operation consistent
with other Village Restaurants 3^{PM} - 12^{AM}

- Number of employees 10-15 TBD.

ORDINANCE NO. A-834-12-15

AN ORDINANCE GRANTING A VARIATION FROM THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE TO REDUCE THE REQUIRED
PARKING FOR THE EXPANSION OF A RESTAURANT

(Z-04-2015: 322-324 Burr Ridge Parkway - Capri Restaurant)

WHEREAS, an application for a variation from 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 variation on May 18, 2015, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge 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 variation for the property located at 322-324 Burr Ridge Parkway, Burr Ridge, Illinois, is Sandy Andrews on behalf of Capri Restaurant (hereinafter "Petitioner"). The Petitioner

requests a variation from Section XI.C.13 to permit the expansion of the existing restaurant with a reduction in the number of required parking spaces from 15 spaces to 9 spaces.

- B. That the petitioner has provided a parking management plan that will result in more parking availability than currently exists or then is required by the Zoning Ordinance.

Section 3: That a variation from Section XI.C.13 to permit the expansion of the existing restaurant with a reduction in the number of required parking spaces from 15 spaces to 9 spaces *is hereby granted* for the property commonly known as 322-324 Burr Ridge Parkway and identified with the Permanent Real Estate Index Number of 18-30-300-024.

Section 4: That the variation is subject to the following conditions:

- A. That all employee vehicles shall be parked in the PACE parking lot after 5:30 PM each and every night that the restaurant is open.
- B. Signs shall be posted and enforced in the parking lot stating that parking is for County Line Square customers only and that violators will be towed.
- C. That valet parking shall be provided each and every evening that the restaurant is open for business and overflow valet parking shall utilize the west end of the shopping center or the PACE parking lot.
- D. That four spaces shall be designated in the parking lot for staging of valet parking.
- E. That the restaurant operator shall diligently and faithfully enforce all terms of this parking variation.

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 8th day of June, 2015, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 5 - Trustee Schiappa, Bolos, Franzese,
Paveza, Murphy

NAYS: 0 - None

ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on this 8th day of June, 2015.



Village President

ATTEST:



Village Clerk



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 a shopping center with parking shared by multiple tenants. Given the existing development of the property, it is not possible to expand the parking lot. Without a parking variation, the property owner will have a difficult time filling this vacant space with an appropriate use.

Each tenant has unique parking demands and hours of operation. Sufficient parking is available in the evenings, during peak times for the subject restaurant, at the west end of the shopping center. Parking

- 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.

The demand for retail uses is limited and becoming scarcer. Restaurants are becoming the primary tenants in multi tenant shopping centers similar to County Line Square. If a parking variation is not granted for this tenant, it is possible that the vacant space will remain vacant.

- 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.

County Line Square is the only one of two shopping centers in the Village and the only one with a single area of shared parking. Thus, the conditions that give rise to this variation do not exist anywhere else in the Village.

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

The petitioner simply wants to be open a business in this location and the variation is necessary to do so.

- 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.

The Zoning Ordinance causes the need for the variation in that it fails to take into consideration shared parking but rather requires parking based on the maximum number for each tenant.

- 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.

With the provision of valet parking, customer and employee parking will be accommodated in a safe and convenient manner.

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

A restaurant at this location is consistent with other uses in the area. As noted, with a parking management plan, the restaurant will be convenient and safe for all customers.

- 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 does not impact 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 Comprehensive Plan recommends commercial use of this property. Thus, the variation to accommodate a restaurant is consistent with the Comprehensive Plan.



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 restaurant provide dining and entertainment activities which is unique in Burr Ridge.

- 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 restaurant will be operated professionally and in compliance with all local and state codes.

- 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.**

Restaurants in general are located throughout the Downtown Burr Ridge area and a successful restaurant of this nature will improve property values for other commercial landlords and tenants.

- 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 proposed use will complement the continued success of Downtown Burr Ridge.

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

Adequate utilities, access roads, drainage and other facilities are already provided for this and similar businesses.

- 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.**

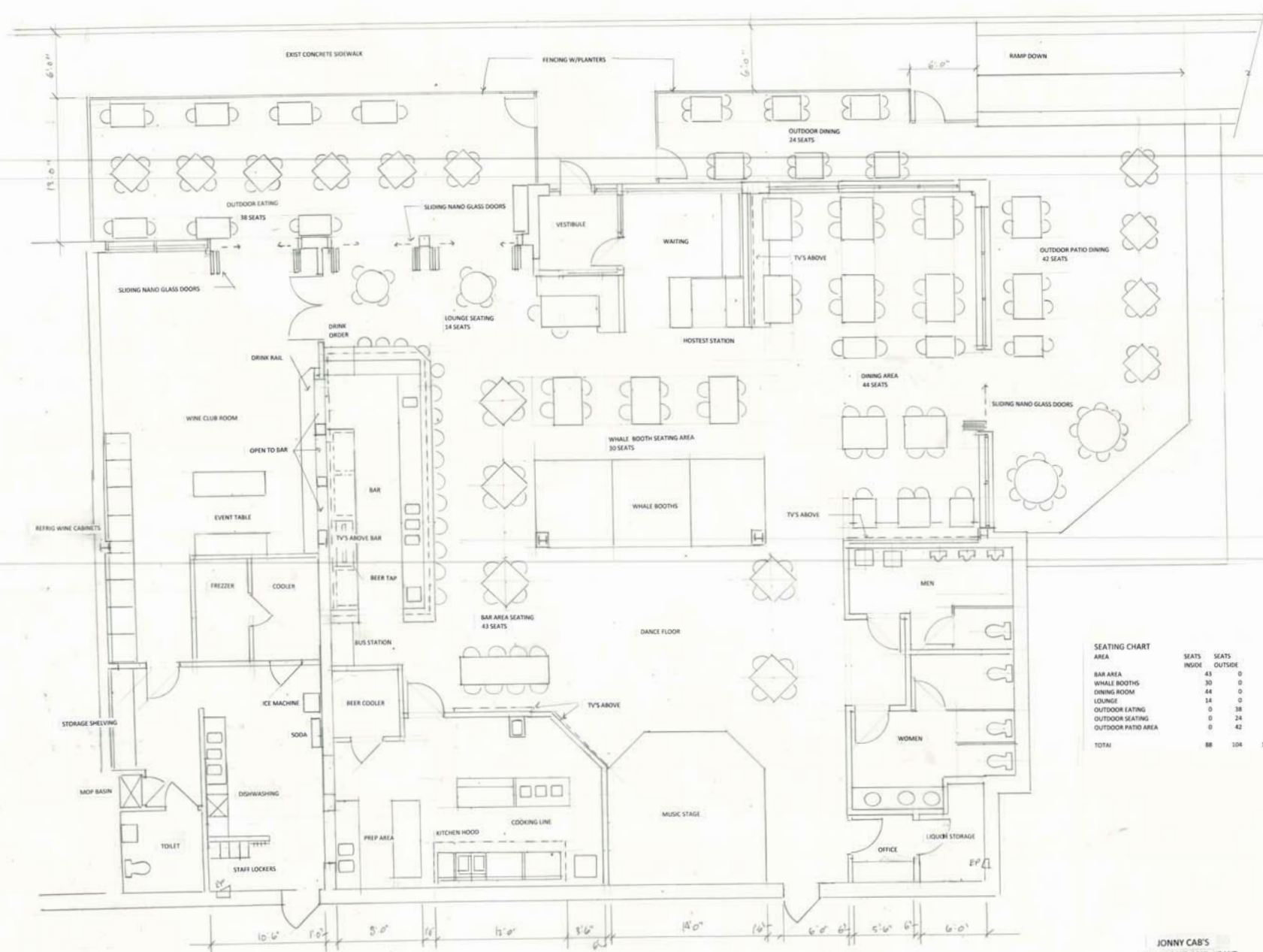
Affirmed; County Line Square is a well planned shopping center with multiple points of ingress and egress.

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

The Comprehensive Plan recommends continued commercial use and the proposed use is consistent with the Plan.

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

With the exception of a parking variation being concurrently proposed the restaurant will comply with all other regulations.



SEATING CHART

AREA	SEATS INSIDE	SEATS OUTSIDE
BAR AREA	43	0
WHALE BOOTHS	30	0
DINING ROOM	44	0
LOUNGE	14	0
OUTDOOR EATING	0	38
OUTDOOR SEATING	0	24
OUTDOOR PATIO AREA	0	42
TOTAL	88	104



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, Planner

DATE: November 16, 2020

RE: **Board Report**

At its October 26, 2020 and November 9, 2020 meetings, the Board of Trustees took the following actions relative to matters forwarded from the Plan Commission.

S-04-2020: 16W361 South Frontage Road (Price); The Board approved an ordinance granting conditional sign approval as per the Burr Ridge Sign Ordinance to approve a package of “blade signs” for the subject property.

Z-13-2020: Zoning Ordinance Text Amendment; The Board approved an ordinance amending the Zoning Ordinance to permit temporary indoor dining activities at restaurants, including waiver of parking regulations, subject to staff approval. No changes to the Plan Commission recommendation were made.

Hiring of Planner: Upon retirement of Village Administrator Doug Pollock and promotion of Assistant Village Administrator Evan Walter to the position of Interim Village Administrator, the Board of Trustees created the position of part time Planner. This position has been filled by Doug Pollock and Doug will be serving as staff liaison to the Plan Commission.



VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Doug Pollock, Planner

DATE: November 16, 2020

RE: **PC-07-2020; Annual Appointment of Plan Commission Vice Chairperson - One Year Term Beginning January 1, 2021**

The Rules of Procedure for the Plan Commission require a rotating Vice Chair with an annual nomination by the Plan Commission and approval by the Board of Trustees. The sole duty of the Vice Chair is to serve as acting Chair when the Chairperson is not in attendance.

The Vice Chair position has been held by the following current Commissioners over the course of the last several years:

2020: Commissioner Irwin
2019: Commissioner Stratis
2018: Commissioner Broline
2017: Commissioner Praxmarer
2016: Commissioner Hoch

The rules state that the Vice Chair position should rotate among those willing to serve. The Plan Commission should make a recommendation and forward that recommendation to the Village Board for confirmation.



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VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Doug Pollock, Planner

DATE: November 16, 2020

RE: **PC-08-2020; Annual Plan Commission Calendar**

The Village is required to publish a calendar of meetings each year for the Plan Commission and all other Boards and Commissions. Attached is the calendar for 2021, which also includes designation of Plan Commission representatives for Board meetings. Staff recommends approval of the calendar.



2021 Plan Commission Meeting Schedule

Date	Meeting	Commision Representative
4-Jan	Plan Commission	
11-Jan	Board of Trustees	Broline
18-Jan	Plan Commission	
25-Jan	Board of Trustees	Petrich
1-Feb	Plan Commission	
8-Feb	Board of Trustees	Hoch
15-Feb	Plan Commission	
22-Feb	Board of Trustees	Irwin
1-Mar	Plan Commission	
8-Mar	Board of Trustees	Farrell
15-Mar	Plan Commission	
22-Mar	Board of Trustees	Stratis
5-Apr	Plan Commission	
12-Apr	Board of Trustees	Parella
19-Apr	Plan Commission	
26-Apr	Board of Trustees	Trzupek
3-May	Plan Commission	
10-May	Board of Trustees	Broline
17-May	Plan Commission	
25-May	Board of Trustees	Petrich
1-Jun	Plan Commission	
8-Jun	Board of Trustees	Hoch
15-Jun	Plan Commission	
22-Jun	Board of Trustees	Irwin

Date	Meeting	Commision Representative
5-Jul	No Meeting	
12-Jul	Board of Trustees	No Rep.
19-Jul	Plan Commission	
26-Jul	Board of Trustees	Farrell
2-Aug	Plan Commission	
9-Aug	Board of Trustees	Stratis
16-Aug	Plan Commission	
23-Aug	Board of Trustees	Parella
6-Sep	No Meeting	
13-Sep	Board of Trustees	No Rep.
20-Sep	Plan Commission	
27-Sep	Board of Trustees	Trzupek
4-Oct	Plan Commission	
11-Oct	Board of Trustees	Broline
18-Oct	Plan Commission	
25-Oct	Board of Trustees	Petrich
1-Nov	Plan Commission	
8-Nov	Board of Trustees	Hoch
15-Nov	Plan Commission	
22-Nov	Board of Trustees	Farrell
6-Dec	Plan Commission	
13-Dec	Board of Trustees	Stratis