

# REGULAR MEETING PLAN COMMISSION/ZONING BOARD OF APPEALS DECEMBER 7, 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 10 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 10 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 dpollock@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 (#501 514 597). 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 NOVEMBER 16, 2020 MEETING MINUTES

### III. PUBLIC HEARINGS

A. Z-14-2020: 7508 County Line Road (Kammula); Special Use, Variations, and Findings of Fact; continued from November 16, 2020

Requests a special use as per Section VII.C of the Zoning Ordinance for site plan, architectural, and landscape review approval for a building expansion at the subject property; a text amendment to add "private preschool or Montessori school" as a special use to Section VII.C of the Zoning Ordinance; a special use as per the amended Section VII.C of the Zoning Ordinance for a "private preschool or Montessori school". The request also requires the following variations from the Zoning Ordinance: a primary building that exceeds the maximum FAR requirements; an interior side yard setback of less than 20 feet; parking lot drive aisle widths of less than 13'; a parking lot without landscape islands; and a trash dumpster non-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; continued from November 16, 2020

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. Z20-083 (Baridi): Review of Du Page County Conditional Use Request
- B. PC-08-2020: Approval of Revised 2021 Plan Commission Calendar

### VI. PUBLIC COMMENT

### VII. FUTURE MEETINGS

### **December 21, 2020**

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

### **January 4, 2021**

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

### VIII. ADJOURNMENT

## PLAN COMMISSION/ZONING BOARD OF APPEALS VILLAGE OF BURR RIDGE MINUTES FOR REGULAR MEETING OF NOVEMBER 16, 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 inperson meeting of the Burr Ridge Plan Commission/Zoning Board of Appeals on November 16, 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**: 7 – Broline, Petrich, Hoch, Irwin, Stratis, Parrella, and Trzupek

**ABSENT:** 1 - Parella

Village Planner Doug Pollock was also present.

#### II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to approve the minutes of the October 19, 2020 Plan Commission meeting.

#### **ROLL CALL VOTE** was as follows:

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

**NAYS**: 0 - None

**MOTION CARRIED** by a vote of 7-0.

### III. PUBLIC HEARINGS

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

**Z-14-2020:** 7508 County Line Road (Guidepost); Special Use, Text Amendment, Variations, and Findings of Fact

Chairman Trzupek asked for a summary of the petition. Mr. Pollock said that the petitioner is seeking 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 add "private preschool or Montessori school" as a special use in the T1 Transitional District. Special Use approval to permit a "private preschool or Montessori school" on the subject property. Special use approval for site plan, building elevations, and landscape plan review for an addition to the existing building. Variations from the Zoning Ordinance as follows: to permit two outdoor playground areas; to permit an addition to the principal building with a combined Floor Area Ratio (FAR) that exceeds the maximum FAR requirements; to permit a building addition with an interior side yard setback of less than 20 feet; 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 to permit a trash dumpster to be located in the rear yard rather than adjacent to the rear wall of the principal building.

Chairman Trzupek asked the petitioner to present their petition.

Mr. Zubin Kammula, Attorney for the petitioner, presented this petition and provided a review based on the issues described in the staff report and as follows:

In regards to the play areas, Mr. Kammula stated that both play areas are necessary due to the differing age groups needing to be in separate play areas, which is a requirement of the state licensing. In regards to the floor area ratio variation, he said that the additional floor area is needed to accommodate their business model and that increased space has become necessary due to the pandemic. Mr. Kammula said that the variation for the building setback matched the existing building. He said that the petitioner would agree to install curbing and otherwise meet all parking lot design requirements and that the dumpster would be relocated to be adjacent to the building.

Chairman Trzupek asked for public comments.

Mark Thoma, 7515 Drew Avenue, said that he initially thought the school was a good fit but upon looking at the plans he decided it was not a good fit. He cited the need for stormwater management; he suggested that the property was subject to the County Line Road Overlay District and thus would require a .2 FAR rather than a .24 FAR suggesting that the size of the building was too large. Mr. Thoma added that the driveways are too tight for emergency vehicles and snow removal and he expressed concern that parking lot lighting would interfere with adjacent residential properties. He also said that the amount of traffic could be a problem and that he did not want to have the trash dumpster located adjacent to the rear property line.

Chairman Trzupek asked the petitioner to address stormwater and vehicular circulation.

Mr. Elan Walsh, an employee of Guidepost A, LLC, said that the use is classified by the State as child care. He said that drop offs are done in 15 minute shifts so that the property is not too crowded and that pick ups vary throughout the day. He noted that there would be a maximum of 16 employees rather than the 17 cited in the staff report. He added that they are not adding to the

impervious surfaces and that with the play areas, they may actually be reducing impervious areas. He concluded that they would comply with all applicable stormwater management requirements.

Alice Krampits, 7515 Drew Avenue, asked about the number of cars, the ages of the children, what is the type of fencing for the play areas, if there are after school activities, food service, hours for staff, and snow removal and storage. She concluded that the property is too small for this particular business.

Ms. Rae Peroni, a tenant in the building at 7512 County Line Road, said that her office and conference room is adjacent to the play area. She believes that the noise from the play area will interfere with her work. She noted that in heavy rains there are already drainage problems on her property. She asked about having a fence on the south property line of the subject property.

Chairman Trzupek asked for comments and questions from the Commissioners.

Commissioner Hoch said that she does not think there is sufficient parking and that the property is just not large enough to accommodate this land use.

Commissioner Irwin said he shares the concerns expressed in public comments and believes that the petitioner has not shown that the findings of fact have been met.

Commissioner Broline said that schools are a permitted use but believes that more work is necessary before any further consideration of this petition.

Commissioner Petrich generally agreed with the residents' comments, but also noted that he was open to continuing the hearing to another meeting based on the petitioner indicating that many requested variations will be brought into compliance, as well as addressing the residents' concerns. Commissioner Petrich expressed concerns that the existing narrow south driveway aisle will be extended from the current 45-50 ft to about 200 ft and this should be addressed. He also expressed concerns of having a playground and fence in the front of a T1 transitional district property. Commissioner Petrich added that the 66 percent maximum land coverage (VII.B.7) was greatly exceeded and should be reduced. Commissioner Petrich requested that a future submittal should also include a landscaping plan and stormwater drainage plan.

Commissioner Farrell said that the text amendment is not needed as the use could be permitted as a School or already listed as a special use under the listing for Day Care Center. She suggested that the hearing be continued to get more information. She agreed that the size of the parcel is a concern.

Commissioner Stratis said that the building is too large for this property. He added that the driveways are too narrow for emergency access, that the front yard play area was a non-starter and that the findings for a floor area ratio cannot be met.

Chairman Trzupek summarized that the land use may be okay but that there is no support for the FAR variation or the second play area. He asked if they could make the building smaller.

Mr. Kammula said that he was not sure if they could make the necessary adjustments but that they would like a chance to try. He asked that the hearing be continued to December 7, 2020.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Broline to continue this public hearing to December 7, 2020.

#### **ROLL CALL VOTE** was as follows:

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

**NAYS**: 0 - None

**MOTION CARRIED** by a vote of 7-0.

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

Chairman Trzupek asked for a summary of the petition. Mr. Pollock said that the petition requests a special use 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 to permit a restaurant without the required number of parking spaces at the subject property, all in the B-1 Business District.

Chairman Trzupek asked the petitioner to provide a review of this request.

Mr. Scott Magnusson described himself as one of the investors/owners of the proposed business. He said that there is another owner and both he and the other owner are Burr Ridge residents. Mr. Magnussen said that they would like to convert the former dance studio into a high end sports bar, restaurant, and entertainment venue. He said that there is plenty of parking available at the west end of the shopping center particularly after 8 pm when the proposed business would be at its peak and the grocery store and diner are closed.

Chairman Trzupek asked if there were any public comments. There being no public comments, Chairman Trzupek asked for comments and questions from the Plan Commission.

Commissioner Stratis said he likes the idea of an entertainment use but that the landlord has not done enough to resolve the parking shortage.

Commissioner Farrell agreed that the land use was good but said she is struggling with the parking. She said that a strict parking management plan is needed.

Commissioner Petrich asked and petitioner indicated that the target customers are 40 to 75 year old, that the live entertainment would be big band and 60s-70s music, and meals would be light and higher end. The petitioner also indicated that the live entertainment would be limited to Thursday, Friday, and Saturday starting at 9pm and that the entertainment noise will not be heard

outdoors as it will be acoustically controlled, and the sliding doors will also be closed during live entertainment. Commissioner Petrich expressed concerns that while the plan indicated 140 total seating (100 indoors and 40 outdoors), the submitted sketch showed at least 250 seating with 104 outdoor dining, 94 indoor seating, bar seating of 24, and whale booth seating of 30, which would further challenge the parking concerns. The petitioner indicated that submitted sketch was overaggressive, and that they would limit the number of customers to 100 indoors and 40 outdoors. Commissioner Petrich asked staff if there was a limitation of occupancy with respect to fire regulations.

Commissioner Broline said that a clear plan for parking is needed. He also questioned the floor plan and the number of seats shown. In response, Mr. Magnussen said that the architect was showing more outdoor seating than would be normally provided. He said the architect was trying to show extra outdoor seating in case indoor dining is limited by the pandemic. Commissioner Broline noted too that the signs shown in the renderings may not comply with the Sign Regulations.

Commissioner Irwin said he has no problem with the special use request but he shares the same concerns about parking.

Commissioner Hoch said Burr Ridge residents want to have this type of business in their downtown but she is worried about parking. She suggested that this hearing be continued so that more work could be done on a parking plan and that other tenants and the landlord could be consulted.

Chairman Trzupek stated that an accurate count of customers and customer seating should be provided. He noted that the chart provided by staff does not consider the varying peak hours of the business in the shopping center. He said a more detailed parking plan is needed.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to continue the public hearing to December 7, 2020.

### **ROLL CALL VOTE** was as follows:

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

**NAYS**: 0 - None

### **MOTION CARRIED** by a vote of 7-0.

#### IV. CORRESPONDENCE

In regards to the Board Report, Commissioner Hoch welcomed Mr. Pollock back as the staff liaison the Plan Commission.

Chairman Trzupek suggested that the Commission skip to Public Comment since there were people in the audience.

#### VI. **PUBLIC COMMENT**

Ms. Krampits spoke in regards to the hearing for the restaurant. She said that a parking survey should be done to determine actual parking availability at various times. Commissioner Stratis responded that those requests have been made and there has been frustration over the property owner's lack of action in that regard. Mr. Pollock added that a parking survey at this time would not yield helpful results because of the current dining and gathering restrictions caused by the pandemic.

#### V. **OTHER PETITIONS**

### PC-07-2020: Appointment of 2021 Vice Chairperson

A MOTION was made by Commissioner Hoch and SECONDED by Commissioner Broline to appoint Commissioner Farrell as the Vice Chairperson for 2021. By voice vote, the **MOTION** was unanimously **APPROVED**.

### PC-08-2020: Approval of 2021 Plan Commission Calendar

A MOTION was made by Commissioner Broline and SECONDED by Commissioner Irwin to approve the 2021 Plan Commission calendar.

### **ROLL CALL VOTE** was as follows:

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

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 9:00 pm.

### **ROLL CALL VOTE** was as follows:

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

NAYS:

**MOTION CARRIED** by a vote of 7-0.

<b>Respectfully Submitted:</b>		
	Doug Pollock, Planner	



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 an outdoor playground area; from Section VII.C.5 to permit a building addition with an interior side yard setback of less than 20 feet.

### **HEARING:**

December 7, 2020, continued from 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



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:**

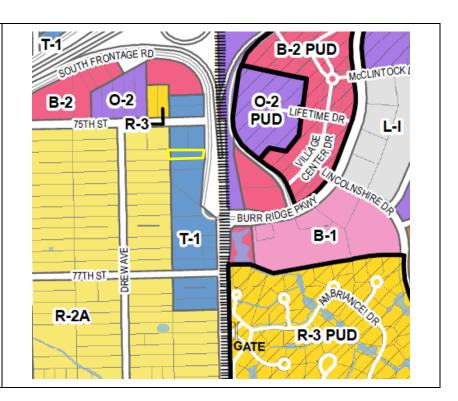
0.72 Acres

#### **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 public hearing for this petition was opened at the November 16, 2020 Plan Commission meeting and continued to December 7, 2020 to allow the petitioner to make changes to the plans based on feedback at the November 16 public hearing.

Amendments to the petition and plans include the following:

- The building addition was reduced from 4,046 square feet to 2,639 square feet; thus reducing the Floor Area Ratio (FAR) from 0.27 to 0.22. As a result, the petitioner has withdrawn their request for an FAR variation. The maximum permitted FAR is 0.24.
- The front playground area has been removed and the rear playground area made larger. The petitioner has also designated the front yard as a snow disposal area.
- The number of parking spaces has been increased from 16 to 22; a total of 16 spaces are required). The parking plan has also been revised to provide perimeter curbing and to otherwise comply with the parking lot design criteria.
- The trash dumpster has been relocated to rear wall of building; thus, eliminating a variation request.
- Circulation has been modified to direct traffic to enter via the south driveway and exit the
  north driveway. This provides additional stacking for vehicles on private property. The
  existing front yard turnaround driveway has been preserved providing a secondary drop off
  area.

Staff Report and Summary

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

### **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.

The petitioner has not yet provided a detailed landscaping plan. The petitioner has agreed to provide landscaping in the rear yard consistent with landscaping to be approved for the adjacent property to the south. Staff has also suggested to the petitioner that the site plan should be modified to provide a minimum 3 foot wide landscaping strip along the north and south sides adjacent to the rear yard playground and to plant year round landscaping (e.g. arbor vitae) to buffer the play area from the adjacent properties. Staff has also suggested that the fence located on the north lot line be removed and replaced with landscaping.

**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 an outdoor play area to be located behind the building. The rear play area is to be 3,020 square feet in area. The plans do not show details of the play area but the petitioner has reported that a 6-foot tall, white vinyl fence will enclose the play area.

**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.

### **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. If the Plan Commission recommends approval of this petition, staff suggests the following conditions:

1. Development shall comply with the submitted site plan and building elevations except as specifically modified herein.

Staff Report and Summary

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

- 2. The petitioner shall provide a revised site and landscaping plan for staff review and approval prior to construction of the addition and opening of the business. The revised plans shall include the following:
  - a. A minimum 3-foot landscaping strip shall be provided along the north and south sides of the building beginning at the rear wall of the existing building. Solid, year round landscaping shall be provided within this side yard landscaping strip.
  - b. Rear yard landscaping and fencing shall be provided subject to staff review and approval.

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.

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.

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.

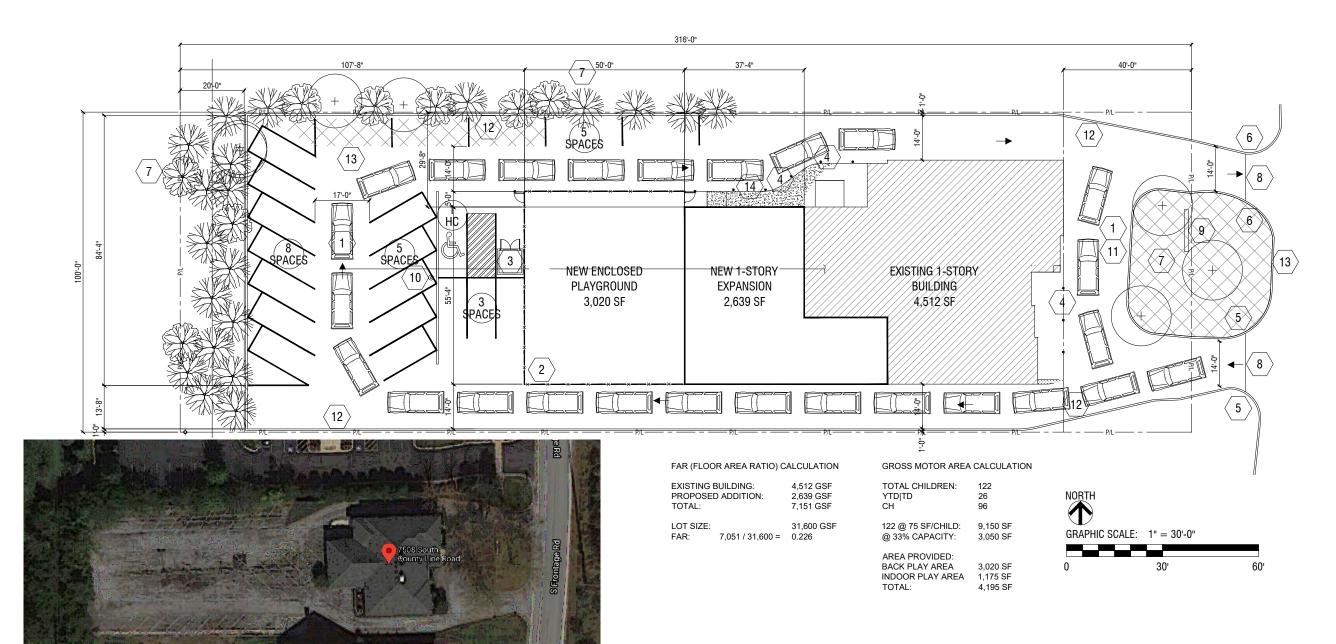
#### The Role of the Adult

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.



SATELLITE IMAGE

### **PARKING CALCULATION**

OCCUPANCY SHOW	n is @ max capacity	′	SPACES
		RATIO	REQUIRED
# STAFF	14	1:1	12
# FTE	2	1:1	2
TOTAL SPACES REQU	JIRED		14
TOTAL SPACES PROV	/IDED		22
PROJECTED CAR PO	OL TOTAL		25

### **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 MEMORIAN PLANSING ASPHALT PARKING SURFACE AND TORRISON.

  INSTALL MEMORIAN PLANSING ASPHALT PARKING SURFACE AND TORRISON.

  INSTALL MEMORIAN PLANSING ASPHALT PARKING SURFACE AND TORRISON.

  INSTALL MEMORIAN PLANSING ASPHALT PARKING SURFACE AND RE-STRIPE.

  INSTALL MEMORIAN PLANSING PROPERTY PARKING PROPE
- INSTALL NEW PLAYGROUND FOR PRE-SCHOOL AND TODDLER AGE CHILDREN.
- LANDSCAPING IMPROVEMENTS TO COORDINATE WITH ADJOINING BUSINESSES.

#### 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.
- 2. NEW 6'-0" HIGH WHITE VINYL FENCE TO ENCLOSE PLAYGROUND...
- NEW MASONRY TRASH ENCLOSURE WITH W/PASSIVE ENTRY.
- GUIDEPOST STAFF LOCATION FOR PROPOSED PICK UP/DROP OFF.
- 2 SIDED ENTRY ONLY SIGN TO COMPLY WITH VILLAGE OF BURR RIDGE ORDINANCE.
- 6. 2 SIDED EXIT ONLY SIGN TO COMPLY WITH VILLAGE OF BURR RIDGE ORDINANCE.
- EXISTING MATURE TREES TO REMAIN.
- 8. EXISTING CURB CUTS TO REMAIN.
- 9. REUSE EXISTING SIGN LOCATION.
- 10. RELOCATE EXISTING PARKING LIGHT POLE.
- 11. EXISTING ASPHALT TURNAROUND DRIVE TO REMAIN FOR SECOND DROP OFF AREA.
- NEW 6" CONTINUOUS CONCRETE CURB.
- 3. PROPOSED SNOW DISPOSAL AREA (CROSSHATCHED).
- 14. EXTEND EXISTING SIDEWALK FOR NEW DROP OFF AREA AND HC ACCESS.



### GUIDEPOST MONTESSORI

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### BURR RIDGE

7508 S. COUNTY LINE RD BURR RIDGE, IL 60527

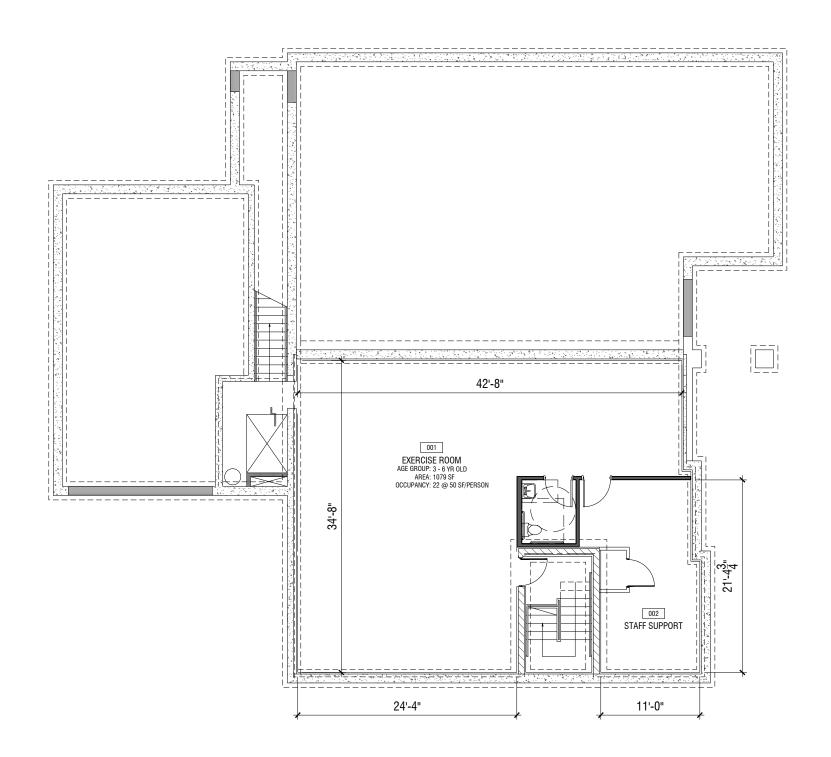
### SPECIAL USE APPROVAL APPLICATION

DATE: 09/24/2020 REV: 11/23/2020



### SHEET A1

PROPOSED SITE PLAN



# BASEMENT FLOOR PLAN

S C A L E:  $\frac{3}{32}$ " = 1'-0"



### GUIDEPOST MONTESSORI



### **BURR RIDGE**

7508 S. COUNTY LINE RD BURR RIDGE, IL 60527

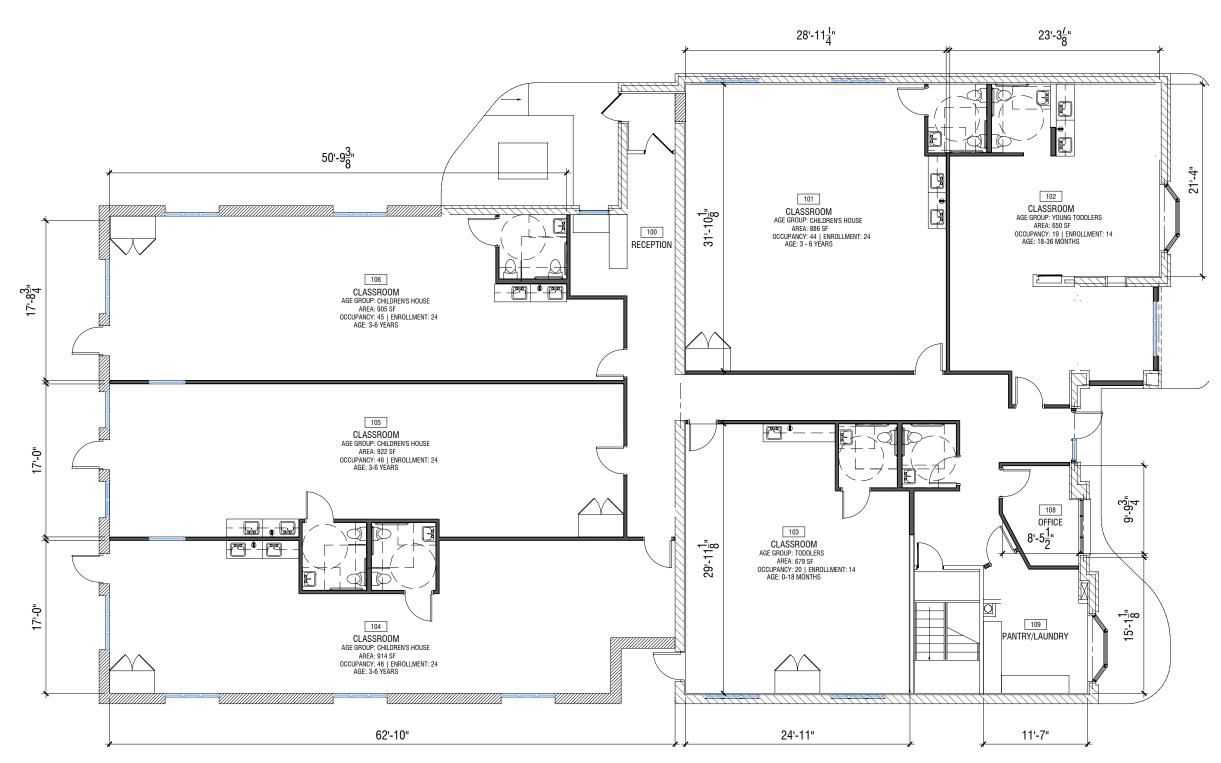
SPECIAL USE APPROVAL APPLICATION

DATE: 09/24/2020 REV: 11/23/2020



### SHEET A2

PROPOSED FLOOR PLAN



### FLOOR PLAN

S C A L E :  $\frac{3}{32}$  " = 1 ' - 0 "



### GUIDEPOST MONTESSORI

### <u>@</u>

### BURR RIDGE

7508 S. COUNTY LINE RD BURR RIDGE, IL 60527

SPECIAL USE APPROVAL APPLICATION

DATE: 09/24/2020 REV: 11/23/2020



### 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

S C A L E :  $\frac{3}{32}$  " = 1 ' - 0 "



### SOUTH ELEVATION

S C A L E :  $\frac{3}{32}$  " = 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 REV: 11/23/2020

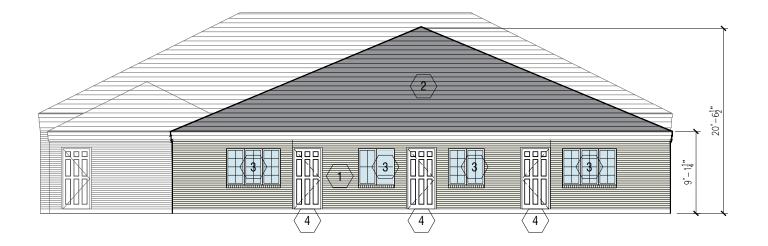


### SHEET A4

PROPOSED ELEVATION

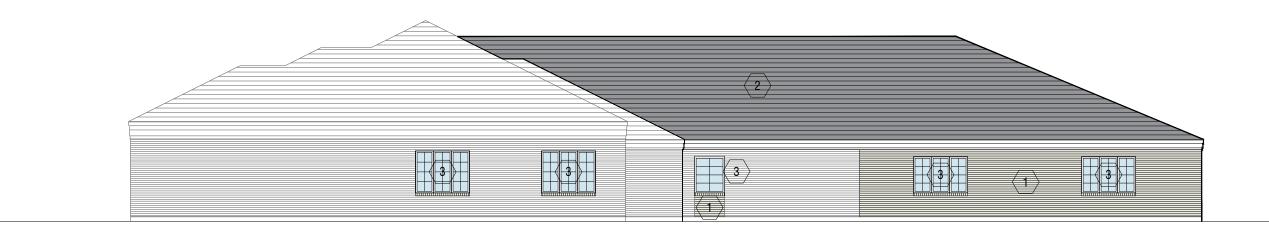
### KEYED NOTES: INDICATED BY SYMBOL

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



### WEST ELEVATION

S C A L E :  $\frac{3}{32}$  " = 1 ' - 0 "



### NORTH ELEVATION

S C A L E :  $\frac{3}{32}$  " = 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 REV: 11/23/2020



### SHEET A5

PROPOSED ELEVATION



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:**

December 7, 2020, continued from 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

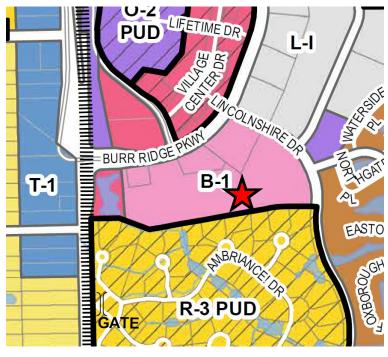
### **SUBDIVISION:**

County Line Square

### **PARKING AVAILABLE:**

468 Public Spaces





Z-15-2020: 212 Burr Ridge Parkway (Halleran); Special Use, Variation, and Findings of Fact Page 2 of 4

The public hearing for this petition was opened at the November 16, 2020 Plan Commission meeting and continued to December 7, 2020 to allow the petitioner to revise the floor plan and provide a more detailed parking management plan. The petition seeks special use for a restaurant with sales of alcoholic beverages, live entertainment, and outdoor dining and for a variation to reduce the required parking. Based on the discussion at the November 16 public hearing, it appears the primary concern of the Plan Commission is parking and the need for an effective parking management plan. There were no public comments at the first hearing.

### **Updates and Revisions**

Below are updates to the parking table, a summary of the revisions to the floor plan, and a summary of the proposed parking management plan.

**Available and Required Parking:** The attached table provides a detailed list of all tenants in the shopping center, the required parking for the shopping center and the total number of available parking spaces. Updated numbers are as follows:

- The November 16 staff report did not take into account parking spaces added by the landlord in 2016. At that time, the landlord reconfigured some of the parking lot to provide 36 additional parking spaces. Thus, the additional spaces increased the total number of available parking spaces from 432 to 468.
- Staff updated the table to reflect vacancies and new businesses. These updates did not change the total number of parking spaces required (please note that parking is still included for vacant spaces based on past use of the vacant space). There are 484 parking spaces required for the shopping center.

**Revisions to Floor Plan:** The petitioner has provided the attached revised floor plan. The plan includes a table showing the total number of seats, both indoor and outdoor. The table indicates seating for 88 people indoors and 74 people outdoors. Please note that required parking is based on net floor area and number of employees, not on seating capacity.

**Parking Management Plan:** Staff has worked with the petitioner to develop a parking management plan that includes the following:

- All employees shall park in designated parking spaces behind the building or west of the shopping center main entryway.
- Valet parking shall be provided each and every evening that the restaurant is open for business and at least two valet attendants shall be on duty between 6 PM and 10 PM on Thursdays, Fridays and Saturdays.
- Four parking spaces shall be designated in the parking lot for staging of valet parking and under no circumstances shall the drive aisle/fire lane be used for valet parking or staging of valet parking. Signage reflecting the permitted valet staging area shall be provided at the petitioner's expense.
- All valet customer vehicles shall be parked west of the shopping center main entryway.

The petitioner has stated that the business will comply with all aspects of this parking management plan.

Staff Report and Summary

Z-15-2020: 212 Burr Ridge Parkway (Halleran); Special Use, Variation, and Findings of Fact Page 3 of 4

### **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. The outdoor dining will comply with all of the requirements for outdoor dining.

**Parking Variation:** The Zoning Ordinance requires 474 parking spaces for the existing tenants in County Line Square (not including the proposed restaurant and including parking variations previously granted). There are 468 parking spaces existing in County Line Square.

The proposed restaurant requires 49 spaces and the prior tenant required only 14 spaces. Thus, replacement of the dance studio with the restaurant increases the parking shortage for the shopping center by 35 spaces (from 6 spaces to 41 spaces).

### **Public Hearing History**

**2015 Parking Variations:** In 2015, The Plan Commission recommended and the Board approved a parking variation for Capri Ristorante to accommodate the expansion of floor area for the restaurant. The prior tenant required 18 spaces and the expanded area for Capri required 24 spaces. Thus, the parking variation reduced the required parking by 6 spaces.

Subsequently in 2015, the Plan Commission and Board approved a parking variation for Cycle Bar. The prior tenant required 10 spaces and Cycle Bar requires 19 spaces. Thus, the parking variation reduced the required parking by 9 spaces.

The 2015 parking variation for Cycle Bar also included variations for parking design to allow the landlord to expand the parking lot by 36 spaces. The additional parking spaces were added in 2016.

**2018 Text Amendment:** In 2018, a text amendment was considered by the Plan Commission to change the parking calculation for shopping centers. Rather than the current requirement based on the aggregate of parking requirements for each tenant, the amendment sought to establish a single parking requirement based on the gross square footage of the shopping center. Specifically, the proposed amendment would have created the following parking requirement for a shopping center: "I parking space per 200 gross square feet of commercial space provided that not more than 25% of the gross square footage of a multi-tenant shopping center is occupied by restaurants."

The 2018 amendment was met with mixed reactions from the Plan Commissioners and was tabled indefinitely. Concurrently, the Plan Commission directed staff to encourage the property owner to pursue a Planned Unit Development designation for County Line Square that would address parking with PUD regulations specific to the subject property. The proposed text amendment was subsequently withdrawn. However, the property owner chose not to file a PUD request.

As part of the 2018 text amendment, staff prepared a detailed analysis of parking demand based on the hours of operation for individual uses and their location (east or west of the main entrance drive). Attached is an updated table based on the 2018 table. The data indicates that the peak parking demand of 455 parking spaces occurs between 12 Noon and 2 PM and a second peak of 438 parking spaces occurs between 4 and 5 pm. At 5 PM, parking demand goes down to 393 parking spaces and by 9 pm required parking for open businesses goes down to 208 spaces. In summary, when taking into account the varying hours of operation for existing businesses, the

Staff Report and Summary

Z-15-2020: 212 Burr Ridge Parkway (Halleran); Special Use, Variation, and Findings of Fact Page 4 of 4

shopping center is always in compliance with the parking requirement of the Zoning Ordinance. This would continue to be the case if the proposed restaurant is approved.

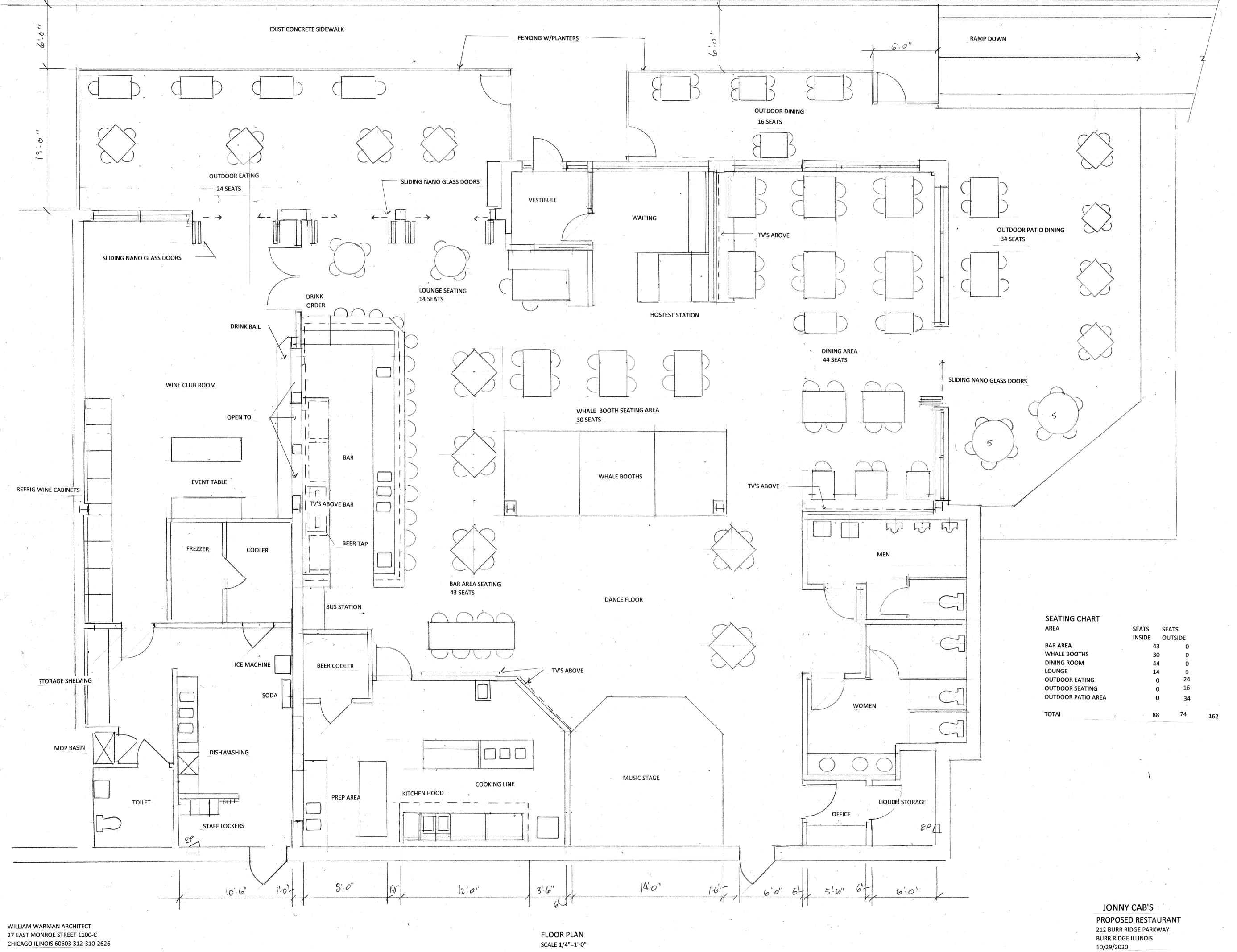
The 2018 table also shows that many of the businesses closed after 5 pm are located on the west side of the shopping center. Thus, the proposed parking management plan requires valet and employee parking for the proposed restaurant to be located on the west side of the shopping center.

### **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 comply with the following parking management conditions:
  - a. All employees shall park in designated parking spaces behind the building or west of the shopping center main entryway.
  - b. Valet parking shall be provided each and every evening that the restaurant is open for business and at least two valet attendants shall be on duty between 6 PM and 10 PM on Thursdays, Fridays and Saturdays.
  - c. Four parking spaces shall be designated in the parking lot for staging of valet parking and under no circumstances shall the drive aisle/fire lane be used for valet parking or staging of valet parking.
  - d. All valet customer vehicles shall be parked west of the shopping center main entryway.

	County Line Square Parking Updated December 3, 2020							
Address	Occupant	Land Use	Floor Area (-12.5%)	Floor Area (Gross)	Total Staff	Required Parking		
50	Outlot (4)	office	2538	2,900	13	10		
78	Patti's Café	restaurant	2657	3,037	10	37		
80	Vacant	1 per 250	1155	1,320	4	5		
82	State Farm	office	1050	1,200	4	4		
84	Kuman	tutoring	1068	1,220	4	4		
88	Remax	realtor	3255	3,720	15	13		
92	Bel Canto	music school	1068	1,220	5	4		
94	Kirsten's	bakery	1733	1,980	10	7		
96	China King	restaurant	586	670	2	8		
98	Imperial Jewel	jewelry	613	700	1	2		
100	Brookhaven	grocery store	22750	26,000	40	91		
102	Kerkstra's	cleaners	1641	1,875	15	7		
104	Great Bagel	restaurant	1628	1,860	4	20		
106	Magic Nails	salon	1400	1,600	5	6		
108	Vince's Floral	flower shop	1173	1,340	4	5		
110	Salon Hype	salon	1155	1,320	5	5		
112	Vacant	1 per 100 +	1050	1,200	4	15		
114	Capri Express	restaurant	1050	1,200	4	15		
118	LaCabinita	restaurant	1474	1,684	6	21		
120	ATI	medical	2100	2,400	4	8		
124	Cyclebar	health	2310	2,640	3	10	w/o variaiton, required parking would be 19 spaces	
200	Dao	restaurant	3500	4,000	10	45		
208	Wine Merchant	restaurant	1050	1,200	2	13		
212	Vacant	1 per 250	3518	4,021		14	Proposed restaurant requires 49 parking spaces; thus an increase of 33 spaces.	
302	Vacant	1 per 250	1094	1,250		4		
304	Vacant	1 per 250	1094	1,250		4		
306	Vacant	1 per 250	1145	1,309	8	5		
308	Amore Yoga	health	1050	1,200	2	4		
312	Are We Live?		1059	1,210	2	4		
314	Chiro One	medical	1155	1,320	4	6		
318	Dental Fitness	dental	1111	1,270	1	6		
320	Medandspa	medical	2223	2,540	6	18		
324	Capri	restaurant	3763	4,300	18	56	w/o variaiton, required parking would be 62 spaces	
То	tal Required Park	ing Spaces =	75212	85956	215	474	w/o variations, required parking would be <b>489</b> spaces	
То	tal Available Park				468	Includes 2016 addition of 36 spaces		



CHICAGO ILINOIS 60603 312-310-2626

SCALE 1/4"=1'-0"

Address	Occupant	Land Use	Section	5-6AM	6-7AM	7-8AM	8-9AM	9-10AM	10-11AM	11-12PM	12-1PM	1-2PM	2-3PM	3-4PM	4-5PM	5-6PM	6-7PM	7-8PM	8-9PM	9-10PM	10-11PM
50	Office Outlot (4)	office	West				10	10	10	10	10	10	10	10	10						
78	Patti's Sunrise Café	restaurant	West		36	36	36	36	36	36	36	36	36								
82	State Farm	office	West				4	4	4	4	4	4	4	4	4						i
84	Kuman	tutoring	West								4	4	4	4	4	4	4				i
88-90	Remax	realtor	West					13	13	13	13	13	13	13	13						
92	The Rug Company	rug sales	West						4	4	4	4	4	4	4	4	4				
94	Kirsten's Bakery	bakery	West		7	7	7	7	7	7	7	7	7	7	7	7					
96	China King	restaurant	West							8	8	8	8	8	8	8	8	8	8		
98	Imperial Jewelers	jewelry	West																		
100	Brookhaven	grocery store	West			88	88	88	88	88	88	88	88	88	88	88	88	88	88		
102	Kerkstra's Cleaners	cleaners	East			6	6	6	6	6	6	6	6	6	6	6	6				
104	Great American Bagel	restaurant	East		20	20	20	20	20	20	20	20	20	20	20	20					ı
106	Magic Nails	salon	East					5	5	5	5	5	5	5	5	5	5	5			
108	Vince's Floral	flower shop	East					5	5	5	5	5	5	5	5						ı
110	Salon Hype	salon	East																		ı
112	Subway	restaurant	East			14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	
114	Capri Express	restaurant	East						14	14	14	14	14	14	14	14	14	14	14	14	
116-118	LaCabinita	restaurant	East							20	20	20	20	20	20	20	20	20	20	20	1
120	ATI Physical Therapy	medical	East			8	8	8	8	8	8	8	8	8	8	8	8				ı
124	Cyclebar	health	East	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20			ı
150	Chase Bank	bank	East					12	12	12	12	12	12	12	12	12					ı
200	Dao Sushi and Thai	restaurant	East							44	44	44	44		44	44	44	44	44	44	1
208	County Wine Merchant	restaurant	East								12	12	12	12	12	12	12	12	12	12	12
212	Sports Bar	dance	East											49	49	49	49	49	49	49	49
304	Vacant	retail	East						9	9	9	9	9	9	9	9	9				ĺ
306	Vacant	retail	East						4	4	4	4	4	4	4	4	4				
308	Amore Yoga	health	East					4	4	4	4	4	4	4	4	4	4	4			
312	Vacant	retail	East						5	5	5	5	5	5	5	5	5				
314-316	Chiro One	medical	East			6	6	6						6	6	6	6				İ
318	Dental Fitness Center	dental	East			6	6	6	6	6	6	6	6	6	6						
320	Medandspa	medical	East																		
324	Capri	restaurant	East							55	55	55			55	55	55	55	55	55	55
	BUSINESSES OPEN			1	4	10	12	17	21	25	27	27	26	26	28	23	20	12	9	7	3
	SPACES REQUIRED	)		20	83	211	225	264	294	421	437	437	382	357	456	418	379	333	304	208	116
			WEST	0	43	131	145	158	162	170	174	174	174	138	138	111	104	96	96	0	0
			EAST	20	40	80	80	106	132	251	263	263	208	219	318	307	275	237	208	208	116

From: Gene Halberan
To: Davides Probots
Subject: Five: Establisher Renderings updated 11-17-20
Date: Tuesday, December 1, 2020 10:30-22 AM

Sent from my iPhone

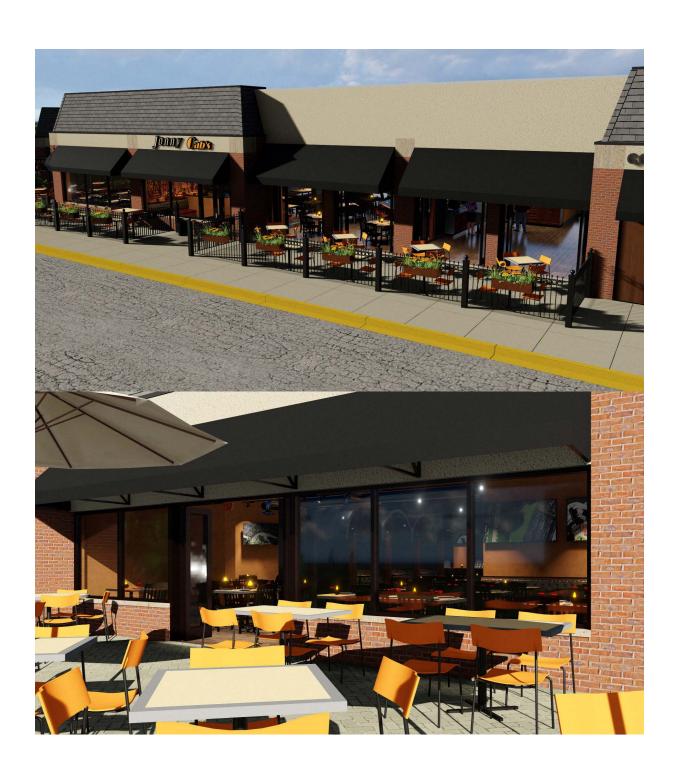
Begin forwarded message:

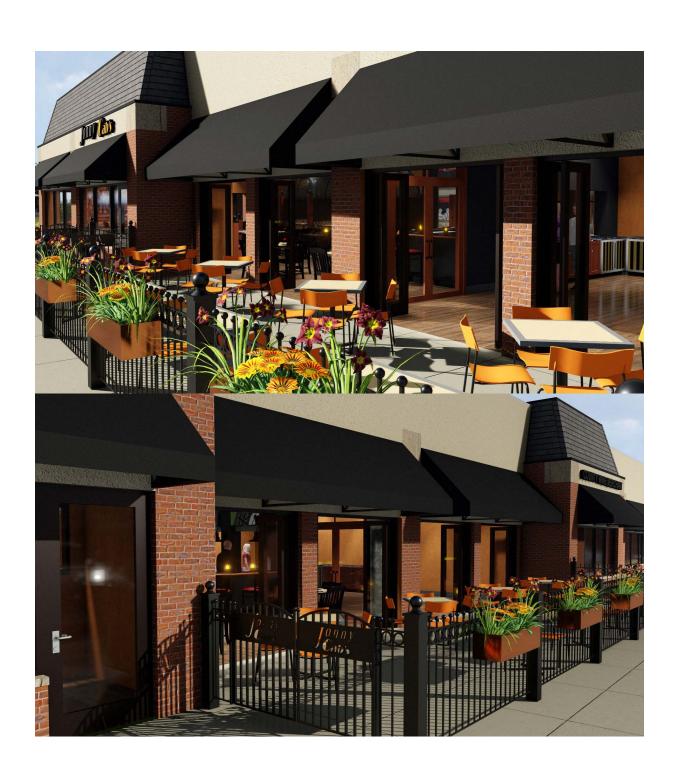
Here are the revised views

From: Chuck clpis@wir.com>
Date: Tuesday, November 17, 2020
Subject: Exterior Renderings updated 11-17-20
To: "wwarchitects! @gmail.com" <warchitects!@gmail.com</pre>









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.

Address: 212 Burr Ridge Parkway

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.

Findings of Fact - Zoning Variation Burr Ridge Zoning Ordinance Address: 212 Burr Ridge Parkway

- 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 affect 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.

Address:	212 E	Burr R	idae	Parkwav <b>Parkwa</b> v

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.



### **VILLAGE OF BURR RIDGE**

### **MEMORANDUM**

**TO:** Village of Burr Ridge Plan Commission

Greg Trzupek, Chairman

**FROM:** Doug Pollock, Planner

DATE: December 7, 2020

**RE:** Board Report

At its November 23, 2020 meeting, the Board of Trustees took the following actions relative to matters forwarded from the Plan Commission.

**PC-07-2020: Appointment of Vice Chair:** The Board of Trustees concurred with the recommendation of the Plan Commission and appointed Commissioner Janine Farrell as the Vice Chairperson for the 2021 calendar year.



### VILLAGE OF BURR RIDGE

### **MEMORANDUM**

**TO:** Village of Burr Ridge Plan Commission

Greg Trzupek, Chairman

**FROM:** Doug Pollock, Planner

**DATE:** December 2, 2020

**RE**: Z20-83: 91<sup>st</sup> and Rt 83: Du Page County Zoning Petition

Attached is a notice from Du Page County regarding a public hearing scheduled for December 10, 2020 before the Du Page County Zoning Board of Appeals. The public hearing is to consider a request for conditional use for an automobile laundry, minimart, and drive through food service in conjunction with an automobile service station. A site plan is included with the public hearing notice.

The subject property is located on the west side of Route 83 south of 91<sup>st</sup> Street. Although this is not within the planning jurisdiction of the Village as defined by our Comprehensive Plan, staff wanted to bring this to the attention of the Plan Commission as it may have impact on property within the Village on the east side of Route 83.

At this time, staff does not have any more information than is provided in the attached public notice. Staff is attempting to contact the petitioner and if more information is provided, will provide said information at Monday's meeting.

With any zoning hearing in an adjacent unincorporated area, the Village has the right to comment as would any other affected property owner or jurisdiction. If the Village believes the land use may have an adverse impact on properties in the Village, the Plan Commission may recommend and the Board of Trustees may file an objection to the zoning request. Typically, if the Plan Commission believes that there is impact on the Village, no comment will be provided to the County.



### BUILDING & ZONING DEPARTMENT

630-407-6700 Fax: 630-407-6702

www.dupageco.org/building

#### DU PAGE COUNTY ZONING BOARD OF APPEALS

#### **Zoning Petition Z20-083 Baridi**

### Please review the information herein and return with your comments to:

Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at <a href="mailto:Jessica.Infelise@dupageco.org">Jessica.Infelise@dupageco.org</a> or via facsimile at 630-407-6702 by **December 9, 2020.** 

### COMMENT SECTION: : OUR OFFICE HAS NO JURISDICTION IN THIS MATTER : NO OBJECTION/CONCERNS WITH THE PETITION : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION : I OBJECT/ HAVE CONCERNS WITH THE PETITION. **COMMENTS:** SIGNATURE: DATE: MUNICIPALITY/TOWNSHIP/ AGENCY/DEPARTMENT: GENERAL ZONING CASE INFORMATION Z20-083 Baridi **CASE #/PETITIONER ZONING REQUEST** Conditional Use for an automobile laundry, minimart, drivethrough food service in conjunction with an automobile service station in the B-2 General Business District REFAT BARIDI 131 ST. FRANCIS CIRCLE, OAK BROOK, IL **OWNER** 60523/AGENT: LEONARD MCENERY, 8200 W. 185<sup>TH</sup> STREET, UNIT K, TINLEY PARK, IL 60487 ADDRESS/LOCATION 9200 @ 10S456 S. KINGERY HIGHWAY, WILLOWBROOK, IL PIN 10-02-301-007; 008; 009; 010 TWSP./CTY. BD. DIST. Downers Grove S District 3 **ZONING/LUP** Multi- Family 5-15 DU AC **B-2** General Business **AREA** 5.62 Acres (244,807 sq. ft.) **UTILITIES** Water and Sewer PUBLICATION DATE Daily Herald: November 25, 2020 **PUBLIC HEARING** Thursday, December 10, 2020

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

Environmental Division

Planning Division

Building

Zoning &



Building

Zoning &

Planning Division

Environmental

### **BUILDING & ZONING DEPARTMENT**

630-407-6700 Fax: 630-407-6702

www.dupageco.org/building

DU PAGE COUNTY ZONING BOARD OF APPEALS
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/630-407-6700

Zoning Petition Z20-083 Baridi

The DuPage County Zoning Board of Appeals will conduct the following public hearing:

<u>PUBLIC HEARING</u>: 6:00 p.m. **THURSDAY, DECEMBER 10, 2020**, 2<sup>nd</sup> Floor Cafeteria, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**PETITIONER:** REFAT BARIDI 131 ST. FRANCIS CIRCLE, OAK BROOK, IL 60523/AGENT: LEONARD MCENERY, 8200 W.  $185^{TH}$  STREET, UNIT K, TINLEY PARK, IL 60487 / LYMAN C. TIEMAN, ATTORNEY AT LAW, 12417 TAHOE LANE, MOKENA, IL 60448

**REQUEST:** Conditional Use for an automobile laundry, minimart, drive-through food service in conjunction with an automobile service station in the B-2 General Business District.

ADDRESS OR GENERAL LOCATION: 9200 @ 10S456 S. KINGERY HIGHWAY, WILLOWBROOK, IL 60521

LEGAL DESCRIPTION: TRACT 1: LOTS 4, 5, 6 AND 7 IN THE OAKS, BEING AN ASSESSMENT PLAT OF THE LAND OF THE LOWE FOUNDATION, IN THE EAST HALF (EXCEPT THE SOUTH 1800.0 FEET THEREOF) OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1952 AS DOCUMENT 659666, IN DUPAGE, ILLINOIS.

TRACT 2: LOTS 8 AND 9 IN THE OAKS, BEING AN ASSESSMENT PLAT OF THE LAND OF THE LOWE FOUNDATION, IN THE EAST HALF (EXCEPT THE SOUTH 1800.0 FEET THEREOF) OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1952 AS DOCUMENT 659666 IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted, ROBERT J. KARTHOLL, CHAIRMAN, DUPAGE COUNTY ZONING BOARD OF APPEALS

Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.

Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.

2



### **BUILDING & ZONING DEPARTMENT**

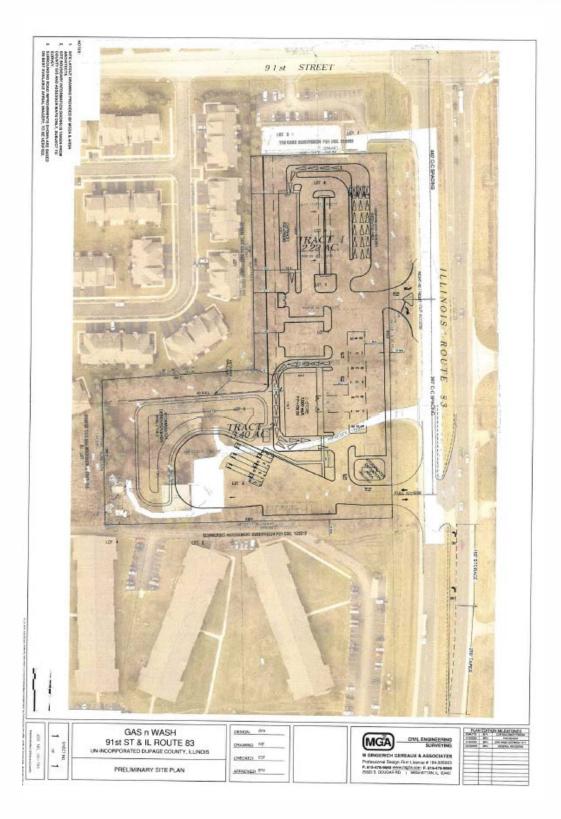
630-407-6700 Fax: 630-407-6702

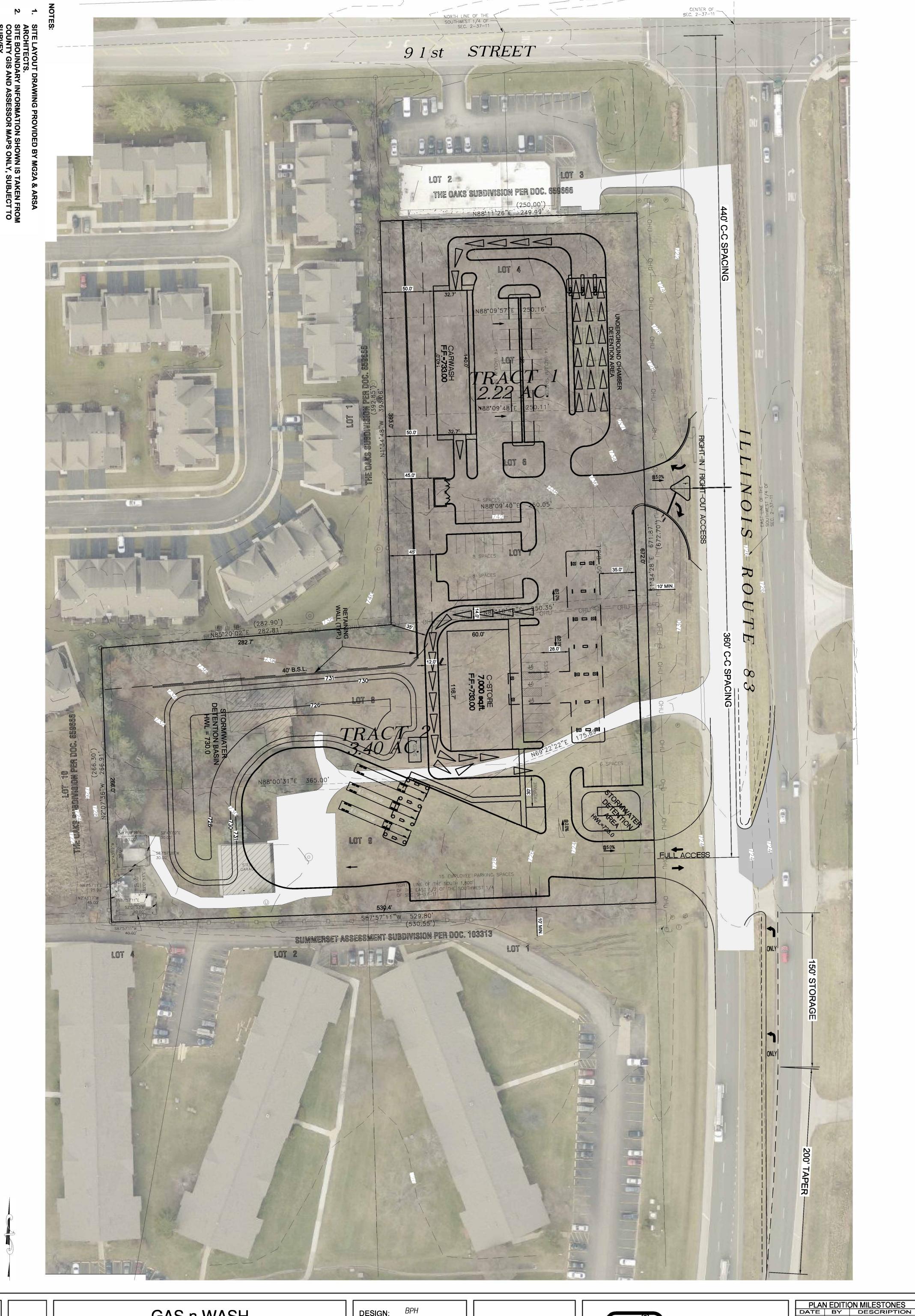
www.dupageco.org/building

Building Division

Zoning & Planning Division

Environmental Division





JOB NO. 20-701

SHEET NO.

GAS n WASH
91st ST & IL ROUTE 83
UN-INCORPORATED DUPAGE COUNTY, ILLINOIS

PRELIMINARY SITE PLAN

DESIGN:

DRAWING: NIB

CHECKED: RSR

APPROVED: BPH



CIVIL ENGINEERING
SURVEYING

M GINGERICH GEREAUX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com\_F. 815-478-9685
25620 S. GOUGAR RD. | MANHATTAN, IL. 60442

DATE	DI	DESCRIPTION
9/10/2020	BPH	FOR REVIEW
9/15/2020	BPH	CAR WASH SETBACK / D.T.
10/15/2020	BPH	GENERAL REVISIONS