



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
DECEMBER 21, 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](tel:2244416894) and entering the conference identification number [\(#161 136 868#\)](#). 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 DECEMBER 7, 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, architectural, and landscape plan review approval for a building expansion at the subject property; a special use as per Section VII.C of the Zoning Ordinance for a “Day Care Center”; a variation from Section XI.B.11.a(2)(c) of the Zoning Ordinance to permit a reduction of the required 8 foot side yard landscaping area; and a variation from Section VII.B.4 to permit an outdoor play area.

IV. CORRESPONDENCE

A. Board Report – December 14, 2020

V. OTHER CONSIDERATIONS

There are no other considerations scheduled.

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

January 4, 2021 Plan Commission

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

January 11, 2021 Board of Trustees

Commissioner Broline is the scheduled Plan Commission representative for this Board meeting.

January 18, 2021 Plan Commission

There is currently no business scheduled for this meeting. The public hearing filing deadline for this meeting is December 21, 2020.

VIII. ADJOURNMENT

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF DECEMBER 7, 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 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: 8 – Broline, Petrich, Hoch, Irwin, Stratis, Farrell, Parella, and Trzupek

ABSENT: 0 – None

(Commissioner Parella did not respond to Roll Call but later indicated she was present but having trouble unmuting her computer)

Village Planner Doug Pollock was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

Chairman Trzupek noted that the minutes incorrectly noted that Commissioner Parella was absent and that she was also in attendance. Mr. Pollock said that she was present at the meeting and the minutes would be changed accordingly.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to approve the minutes of the November 16, 2020 Plan Commission meeting subject to the change noted herein.

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 public hearing for this petition was continued from November 16 to allow the petitioner to revise the site plan in response to feedback at the November 16 hearing. Mr. Pollock summarized the changes as follows:

- 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.

Chairman Trzupek asked the petitioner to present their petition.

Mr. Zubin Kammula, Attorney for the petitioner, stated that he has read the staff report and understands the recommendation for a minimum 3 foot side yard landscaping strip. He said that they have looked at that recommendation but are unable to provide due to the need to maintain the size of the play area in compliance with licensing standards.

Chairman Trzupek asked for public comments.

Mark Thoma, 7515 Drew Avenue, asked about the floor area ratio and whether they had to comply with the 0.2 FAR required by the County Line Road Overlay District. In response, Mr. Pollock said that the property is not considered to be within the Overlay District and that the Overlay

District regulations have not been applied to the T1 District. He noted that the properties in this T1 District have County Line Road addresses but are actually on South Frontage Road.

Mr. Toma said that he is still concerned with traffic, does not like the 1-foot buffer on the north and south sides, that there is not enough parking, that drainage is a big concern, and that even though it is not required he would like to see some stormwater storage provided. In response to a question from Mr. Toma, Mr. Pollock confirmed that the property would have to comply with the Village's lighting standards.

Ms. Alice Krampits, 7515 Drew Avenue, questioned how the front drop off area is used and whether it would cause a bottleneck. She said that the garbage collection would conflict with the traffic flow, that the perimeter buffers are too small, and that she is concerned there will still be problems with snow removal and storage.

Chairman Trzupek asked the petitioner why there are two drop off areas. In response, Mr. Elan Walsh, an employee of Guidepost A, LLC, said that the front drop off area already exists and that it will be used as a backup drop off area. Mr. Walsh went on to describe how the primary drop off works on the north side of the building and showed a video from another location that indicates each drop off lasts about 21 seconds. He added that the drop offs are staggered to lessen traffic volume and that pick-ups occur throughout the afternoon. He also said that the petitioner would install a perimeter fence if requested.

Chairman Trzupek asked for comments and questions from the Commissioners.

Commissioner Stratis said that the revised plan is much better, but the development still appears to be too big for the property. He said that he thinks the text amendment is not needed and that the use should be classified as child care which is already a special use in the T-1 District.

Commissioner Stratis asked if there is one or two stairs to the basement and if the building is sprinkled. Mr. Kammula said that one of the two stairs to the basement is to be removed and that the building does not currently have a sprinkler system but one would be added.

Commissioner Stratis said that the plan is better, but he believes it still has too much lot coverage. He added that he would not support requiring extra stormwater detention if it is not required by code. He said he does not want to see the Plan Commission involve itself with stormwater engineering.

Commissioner Farrell said she concurs that there is no need for a text amendment. She said that she would like to see a more detailed landscaping plan including more details regarding the play area. She said that updated findings of fact are also needed to reflect the revised variation requests.

Commissioner Petrich agreed that a text amendment is not needed and that the development is too much for this property. He said he would like to see something done to provide improved stormwater management.

Commissioner Broline said that other Commissioners addressed his questions and issues and that he agrees with the need for more details regarding landscaping and stormwater.

Commissioner Parella said that she has been in the meeting but was muted during roll call. She said that she agrees with the concerns of others and especially the concern about access to and from the basement.

Commissioner Irwin agreed that more detail is needed for landscaping and play areas and that revised findings of fact are needed. He said he agrees that no text amendment is needed.

Commissioner Hoch said she was concerned about the number of cars shown on the site plan. Mr. Walsh responded that there would never be that many cars, and the site plan is only to show the total number of cars that could be accommodated. She said that it still seems like traffic may be too much given that they have up to 120 children. She also asked about how often the play area would be used, and Mr. Walsh responded that there would be a maximum of 40 children at a time with three different shifts of children. He also described details of the play area.

Commissioner Hoch concluded that she wants to see more details and that she prefers an open fence for the play area. She said she is less concerned with stacking of vehicles but remains concerned that this use may not be appropriate at this location.

Chairman Trzupek also questioned the egress from the basement. He said he understands the need for the variations but questions the hardship for the reduced setback for the new building and the side-landscaping yard. He said that the amount of development for this site may be too much.

Commissioner Stratis added that he is concerned that the 17-foot drive aisle for the parking may be too small and that there does not appear to be a hardship for the variations. Mr. Pollock responded that the 17-foot drive aisle complies with the parking requirements for angled parking.

Commissioner Irwin questioned the side yard landscaping requirement. Mr. Pollock clarified that the code requires an 8 foot wide separation between the curb and the property line. Mr. Pollock apologized for not providing more information about this requirement in the staff report. Commissioner Irwin noted that the findings of fact do not address this variation and that he questions whether a hardship exists to justify the variation.

Commissioner Stratis agreed that there does not appear to be hardship for the side yard landscaping setback. He said that with the substantial addition to the property, any non-conforming status would be forfeited. Chairman Trzupek added that his interpretation would be that the existing building remains legal non-conforming but that new construction beyond the existing building should be subject to current standards.

Chairman Trzupek asked the petitioner if they want to continue the hearing or if they would like the Commission to proceed with a vote.

Mr. Kammula said that he appreciates the additional opportunity to reconsider the plan and that they would like a continuance to the December 21, 2020 meeting.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Irwin to continue this public hearing to December 21, 2020.

ROLL CALL VOTE was as follows:

AYES: 7 – Farrell, Irwin, Broline, Stratis, 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 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 provide more information. He said that the petitioner provided a revised floor plan and a parking management plan and that staff updated the parking table showing existing and required parking. Mr. Pollock said that staff has also provided a table listing all of the businesses in County Line Square, their hours of operation, and their parking requirement during those hours of operation. He said that this table shows that based on the hours of operation, there is always sufficient parking in compliance with the Zoning Ordinance. Mr. Pollock clarified that the Zoning Ordinance does not allow this type of accommodation for hours of operation but that the table was provided to inform the Plan Commission's knowledge of the actual parking situation at the shopping center.

Chairman Trzupek asked how many parking spaces were on each side of the shopping center. Mr. Pollock said he did not know that number but could provide that information in the future.

Chairman Trzupek asked the petitioner for comments.

Mr. Scott Magnusson said he is one of the investors/owners of the proposed business. He said that the table with the hours of operation shows that there is sufficient parking on the west side of the property and that during the peak hours for the proposed restaurants, which is approximately 7 to 9 pm, there is plenty of parking in the shopping center.

Mr. Tyler Metcalf said he is also a part owner. Mr. Metcalf further discussed the available parking and that sufficient parking is available during peak times for the restaurant. He said that he would like the Commission to forego the condition that there be two valet attendants on Thursdays, Fridays, and Saturdays. He said that with this being a new business that may not always be necessary and he assured the Commission that sufficient attendants would be provided to accommodate demand.

There being no response to his request for public comment, Chairman Trzupek asked for questions and comments from the Plan Commission.

Commissioner Hoch asked if the Chase Bank property was included in the parking calculations. Mr. Pollock said the Chase lot was owned separately so staff did not include that in the parking calculation. He estimated there were 44 parking spaces on the Chase lot.

Commissioner Hoch asked if the restaurant would have any daytime hours. Mr. Magnusson said that they would be open during the daytime but that business would be small.

Commissioner Hoch suggested that maybe less than 4 spaces were necessary for the staging of valet parking and asked for further clarification regarding valet staging. Mr. Magnussen said that valet staging would occur in the first row of parking spaces next to the express pick up spaces for Dao Restaurant.

Commissioner Hoch concluded that there might be parking congestion at times but that overall she believes there is sufficient parking within the shopping center.

Commissioner Irwin said he agrees and that he believes with the parking management plan, there will be sufficient available parking. He said he favors approving the parking variation.

Commissioner Parella said that the valet parking should resolve any parking issues.

Commissioner Broline said the parking by hours table was very helpful and that he favors approving this petition.

Commissioner Petrich said that the idea of this restaurant with entertainment is great but he wanted more clarification regarding the business plan. Mr. Magnussen said that the primary entertainment evenings would be Thursdays, Fridays, and Saturdays. He said that there would be entertainment such as karaoke on Tuesdays and Wednesdays but those events tend not to draw large crowds. He said that the entertainment on weekends would likely start at 8 pm or later.

Commissioner Petrich said that during the early evening hours, perhaps before 8 pm, that the valet parking should be moved further west beyond the first 2 double rows of parking. He said that Brookhaven is still open during that time and he does not want the valet parking to interfere with Brookhaven parking.

Commissioner Farrell agreed that requiring 2 valet attendants is not appropriate and that should be left to the business owner.

Commissioner Stratis said that he agreed with one valet on Thursdays but believes two should be provided on Fridays and Saturdays. He said the table with the hours of operation helped alleviate his fears about parking but that he is still frustrated that the property owner has not done more to address parking. He suggested that the shopping center owner should provide a single valet service for all of the restaurants.

Chairman Trzupek asked the petitioner if they had read the conditions recommended by staff and if they accept those conditions. Mr. Magnussen said that they have read them and agree with those conditions.

There being no further questions or comments, Chairman Trzupek asked for a motion to close the hearing.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Hoch to close the public hearing for Z-15-2020.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, Hoch, Petrich, Broline, Stratis, Farrell, 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 of Trustees approve Z-15-2020 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.
 - 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 at all times and west of the first two double rows (four single rows) of parking spaces before 8 pm.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

There were no comments regarding the Board Report.

V. OTHER PETITIONS

Z-20-083 (Baridi): Review of Du Page County Conditional Use Request

Mr. Pollock said that staff received notice last week from Du Page County regarding a public hearing for this property scheduled for December 10, 2020. 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. The subject property is located on the west side of Route 83 south of 91st Street.

Mr. Pollock said that this property is not within the planning jurisdiction of the Village as defined by our Comprehensive Plan but that 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. He also said that he has been in contact with a representative of the property owner about potential for annexation into the Village.

Commissioner Farrell said she lives close to this property and asked if there would be a turn lane on Route 83 to accommodate the semi-trucks and trailers accessing this property.

Commissioner Stratis asked if lighting on the canopy would be recessed or shielded. He asked if there would be access to 91st Street and agreed that a proper turn lane is needed on Route 83.

Commissioner Broline said signage is a concern because these types of uses often want to have large and tall highway signs.

There being no other comments, Mr. Pollock said he would forward these comments to the County Zoning Board staff.

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

Mr. Pollock said that the calendar previously reviewed and approved by the Commission had some incorrect dates. He said a revised calendar was provided with the agenda packet.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Farrell to approve the revised calendar for 2021. The **MOTION** was approved by a unanimous voice vote of the Commission.

VI. PUBLIC COMMENT

Mr. Mark Toma said that if no stormwater detention is provided for the property at 7508 County Line Road that he requests there be no curb so that run off continues to go onto other properties rather than be directed only toward the back of the property.

VII. FUTURE MEETINGS

Chairman Trzupek noted that Z-14-2020 was continued to December 21 so that there will be a meeting on that date.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Irwin to adjourn the meeting at 8:47 pm.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 8-0.

Respectfully Submitted:

Doug Pollock, Planner



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-14-2020: 7508 County Line Road (Guidepost A, LLC); Requests a special use as per Section VII.C of the Zoning Ordinance for site, architectural, and landscape plan review approval for a building expansion at the subject property; a special use as per Section VII.C of the Zoning Ordinance for a “Day Care Center”; a variation from Section XI.B.11.a(2)(c) of the Zoning Ordinance to permit a reduction of the required 8 foot side yard landscaping area; and a variation from Section VII.B.4 to permit an outdoor play area.

HEARING:

December 21, 2020, continued from
December 7, 2020 and 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

CURRENT ZONING:

T-1 Transitional

CURRENT LAND USE:

Funeral Home

COMPREHENSIVE PLAN:

Recommends Office

SITE AREA:

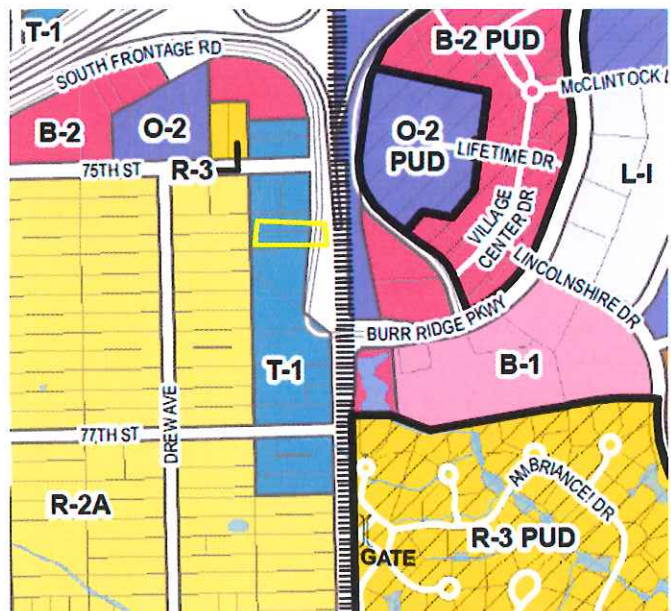
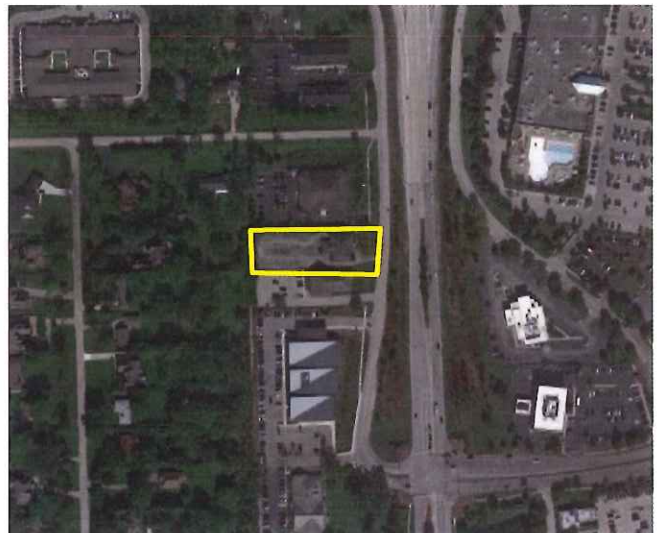
0.72 Acres

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, continued to December 7, 2020, and continued again to the December 21, 2020 Plan Commission meeting. Both continuances were to allow the petitioner to make changes to the plans.

As directed by the Plan Commission, the petitioner has withdrawn the request for a text amendment. The petitioner continues to request a special use for a “day care center” and a special use for review of the site plan, building elevations, and landscaping plan.

At this time, the petitioner continues to request a variation for a reduction of the required 8-foot side yard-landscaping setback between the property line and the curb. The latest iteration of the plan provides for a 3-foot setback along both side lot lines except for the side yards adjacent to the existing building. Adjacent to the existing building, the side yard setback will only be one foot.

Compliance with the Zoning Ordinance

Special Use: The T-1 District lists “Day care centers” as a special use. The Plan Commission has determined that the proposed Montessori School fits into this classification.

As further documentation for the school operations, petitioner has submitted the attached “Drop Off and Pick Up Plan”. The plan addresses the total number of children at the school and the various drop off and pick up times.

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, building elevations, and a landscaping plan. Highlights of the plans include:

- **Building Elevations:** 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.
- **Play Area Details:** The petitioner has added details for the outdoor play area. The play area is proposed to be enclosed by a solid white vinyl fence.
- **Landscaping:** The landscaping plan provides a row of evergreen bushes within the 3-foot setback along the north and south side lot lines. The site and landscaping plan indicated that the turnaround in front of the building is to be removed and replaced with landscaping. The plans also provide more detail for the rear yard landscaping treatment. The rear yard will include a fence, a drainage swale, and evergreen bushes adjacent to the parking spaces. This aspect of the plan will match the rear yard of the Shirley Ryan Ability Lab property as well as the planned improvements for 7512 County Line Road.
- **Stormwater Storage:** The site plan also includes a note stating that “underground stormwater storage to be provided as recommended by the Village Engineer”. Included with the plans is the recommendation from the Village Engineer. The recommendation provides for underground storage as was provided for the Shirley Ryan Ability Lab and Crowne Plaza Hotel properties. Please note that this storage is not required by code but is proposed by the petitioner to improve stormwater management.

- **Public Sidewalk:** The petitioner has volunteered to provide a public sidewalk in the adjacent South Frontage Road right of way. Although not required by code, a sidewalk in this location is a priority of the Village's Sidewalk and Pathway Plan and Pathway Commission.

Outdoor Play Areas: Section VII.B.4 of the Zoning Ordinance states as follows: *"All activities, except for an enclosed trash dumpster in compliance with Section IV.I.31, permitted within such zones shall be conducted completely within enclosed buildings, except upon prior application and the recommendation of the Plan Commission, the Board may give prior approval to limited outside activities which, in the judgment of the Village Board, will not hinder the enjoyment of adjoining residential properties."*

For purposes of the legal notice, staff included a variation from this section to allow an outdoor play area in the T-1 District. However, if the Plan Commission determines that the outdoor play area *"will not hinder the enjoyment of adjoining residential properties"*, the Commission may make this recommendation to the Village Board without the need for a variation.

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. The petitioner has modified the Findings of Fact for the variations to reflect the amendments to the plan. If the Plan Commission recommends approval of this petition, staff suggests the following conditions:

1. Prior to issuance of a permit for the building addition, the petitioner shall submit final site engineering plans and landscaping plans consistent with the submitted preliminary plan including but not limited to the following:
 - a. A solid row of evergreen bushes shall be planted and maintained within the 3 foot side yard buffer area. The bushes shall be a minimum of 4 feet tall at the time of planting.
 - b. Rear yard landscaping, drainage and fencing shall be provided as per the attached plan and subject to the approval of the Village Engineer.
 - c. Dead, dying or diseased plant materials shall be replaced in a reasonable time and as needed.
 - d. Underground stormwater storage shall be provided as per the submitted recommendation of the Village Engineer with final plans subject to the approval by the Village Engineer.
 - e. A public sidewalk shall be constructed in the adjacent right of way subject to the approval of the Village Engineer.



- 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 variations to reduce the 8-foot side yard landscaping and for an outdoor play area. The variation for the side yard landscaping setback is necessary for the re-development of this parcel which is smaller in area and width than a typical lot in this zoning district. In order for the school to safely accommodate its prospective students while minimizing impact to the surrounding community, it is necessary to reduce the side yard landscaping setback.

In regards to the outdoor play area, the T-1 District allows schools as a permitted use and allows day care centers as a special use. An outdoor play area is an expected part of a school or child care center. It would be a hardship not to allow an outdoor play area for a school or day care center.

- 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. Because the property is smaller in area and width than is otherwise required by the T-1 District, redevelopment of the property for the permitted use as a school or for the special use as a day care center, strict compliance with the zoning standards precludes reasonable use of the property. 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. Those conditions being the size of the lot in regards to lot area and lot width and relative to typical lot sizes in the T-1 District.

- 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 or created the hardships caused by the Ordinance.

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 variations sought 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 variations 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 variations will not impact the supply of light and air to adjacent property. The property includes a private parking lot exceeding the minimum parking requirement. 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. Petitioner will improve existing drainage and stormwater storage following the direction and recommendations of the Village Engineer 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.



7508 S County Line Road

Drop Off and Pick Up Plan

Student Counts:

14 Young Toddlers (approximately 15 to 23 months)

14 Toddlers (approximately 2 years to 3 years)

96 Children's House (approximately 3-6 year)

Approximate Staff Count: 12

Drop-Off Times

1. Staff will arrive and depart the school outside of student drop off and pick up times.
2. Open to all drop off time from 7:00AM – 8:00AM.
3. 28 Young Toddlers and Toddlers will arrive between 8:00AM – 8:15AM.
4. 48 Children's House students (classrooms 1 and 2) will arrive between 8:15AM and 8:30AM.
5. 48 Children's House students (classrooms 3 and 4) will arrive between 8:30AM and 8:45AM.

Pick-Up Times

1. Staff will depart outside of the student pick times.
2. Young Toddlers, and Toddlers will depart between 2:30PM and 6:00PM as convenient for parents.
3. Children's House students will depart between 3:00PM -6:00PM as convenient for parents.

Key notes

1. Approximately 40% of students on average across 76 schools are siblings which.
2. Parent drop off and pick up times are allowed as a range of time as convenient for parents. We do not experience a 'rush' right before class instruction times start because we are not a traditional school. Before and after care are offered at no additional cost to our families, and we do not bring kids from off campus for after school care.
3. With are child valet system we can off-load 6 cars every minute, or 90 cars every 15 minutes, which is more than double the capacity required to prevent congestion leading to stacking on to County Line Road.
4. Assuming our national average of 18% siblings and 25% before care, we will actually only have approximately 17.22 cars arriving between 8:00 – 8:15, approximately 29.52 cars would arrive between 8:15 – 8:30, and 29.52 cars would arrive between 8:30 – 8:45.

Guidepost Montessori

A subsidiary of
Higher Ground Education



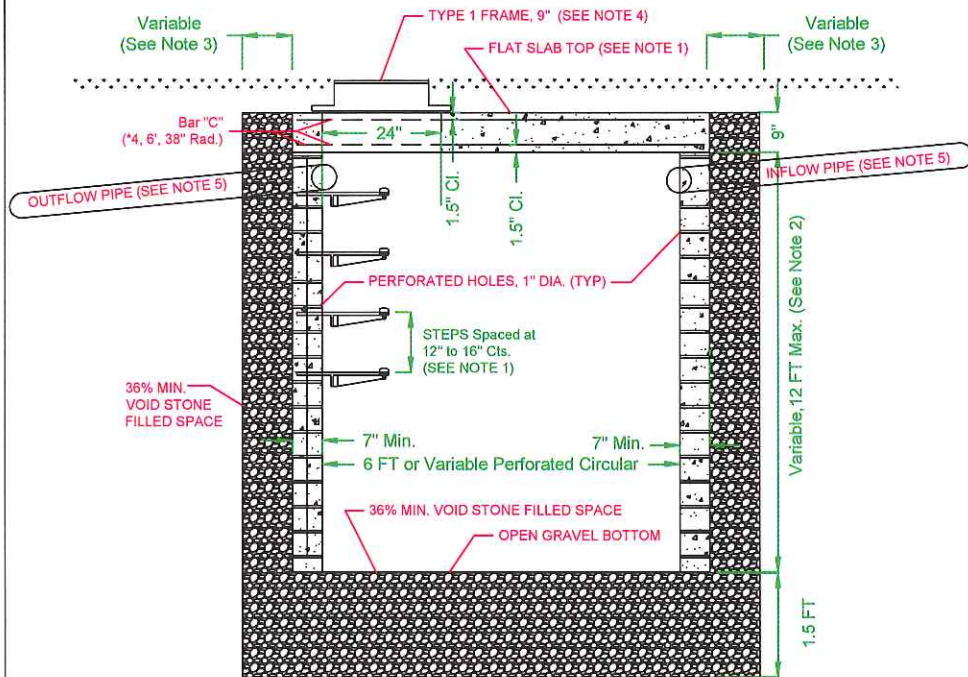
From: David Preissig <dpreissig@burr-ridge.gov>
Sent: Tuesday, December 8, 2020 6:04 PM
To: Douglas Pollock <DPOLLOCK@BURR-RIDGE.GOV>
Subject: RE: 7508 County Line Rd

Doug,

It's very flat through this parking lot but stormwater runoff generally drains to the south. From the west end of the existing building, stormwater flows along the south lot line in a shallow swale to the ditch on South Frontage Road (which outfall location must be maintained for this drainage sub-area).

Proposed curb along the perimeter of the parking lot would result in storm sewer pipes beneath the south curblin, would could also collect building downspouts and sump pump(s). Again, stormwater from the existing building and front 1/2 of this lot must be directed to the ditch along the South Frontage Road. Stormwater directed to the rear of the lot should be attenuated, which could be provided in a minor, underground detention system. This could include slightly-oversized storm sewer pipes ending with a restrictor installed in the outflow manhole structure. A drywell is also recommended, per the attached drawing, as was provided at SRALab. Please note that the front of the lot has a depressional storage area that should be checked if it serves an existing stormwater detention system.

Thanks,
Dave



-  PORTLAND CEMENT CONCRETE PRECAST STRUCTURE WITH PERFORATION HOLES AND NON-WOVEN GEOTEXTILE FABRIC WRAPPED AROUND THE SIDES OF THE STRUCTURE.
-  CA-7 AGGREGATE OR 3" ROCK, OPEN GRADED WITH A MIN 36 % VOID STONE FILLED SPACE
-  SOD, SEED AND BLANKET OR OTHER VEGETATIVE COVER WITH 4" TOPSOIL

Project Name

VOLUME CONTROL BMP
DRYWELL STRUCTURE

General Notes

1. FOR INFORMATION ON THE FLAT TOP, STEPS OR MATERIALS, SEE VILLAGE MANHOLE DETAIL.
2. DEPTH SPECIFIED BASED ON REQUIRED STORAGE.
3. AGGREGATE FILLED AREA BASED ON REQUIRED STORAGE.
4. FILTER FABRIC TO BE INSTALLED UNDER LID UNTIL VEGETATIVE COVER FULLY ESTABLISHED.
5. PIPES SHALL BE PERFORATED PVC SDR 26 IN OPEN GRADED STONE AND FABRIC LINED SOCK. INVERT ELEVATIONS SHALL BE 1/10 FOOT DIFFERENCE.
6. ALL WORK SHALL BE IN ACCORDANCE WITH DUPAGE COUNTY REQUIREMENTS INCLUDING ARTICLE 8, SECTION 15-64. VOLUME CALCULATIONS SHALL BE SUPPLIED WITH THIS DETAIL.
7. BMP DEVICE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND LOCATED OUTSIDE OF THE R.O.W. N.T.S.

Date

11-28-2012

Address

Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527



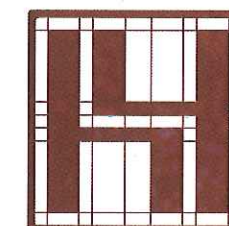
GUIDEPOST MONTESSORI

@
BURR RIDGE

7508 S. COUNTY LINE RD
BURR RIDGE, IL 60527

SPECIAL USE
APPROVAL APPLICATION

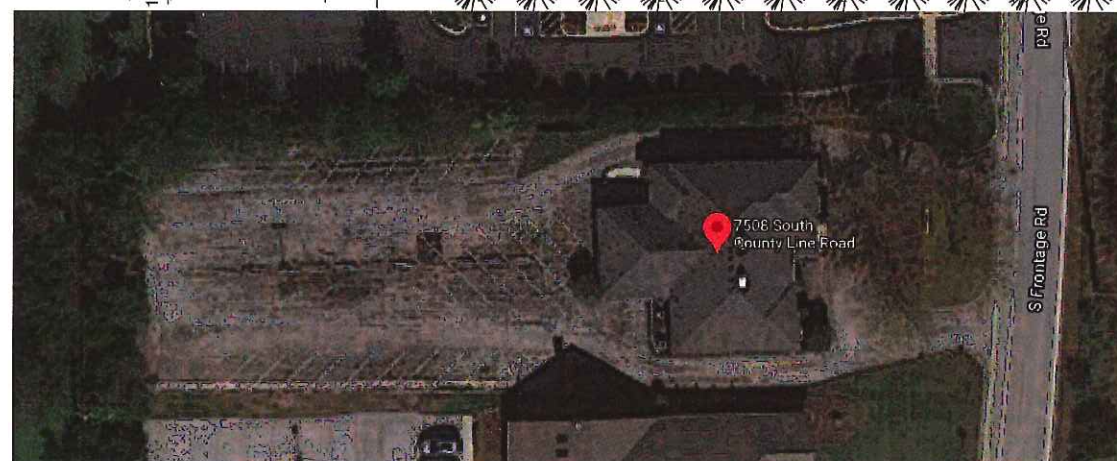
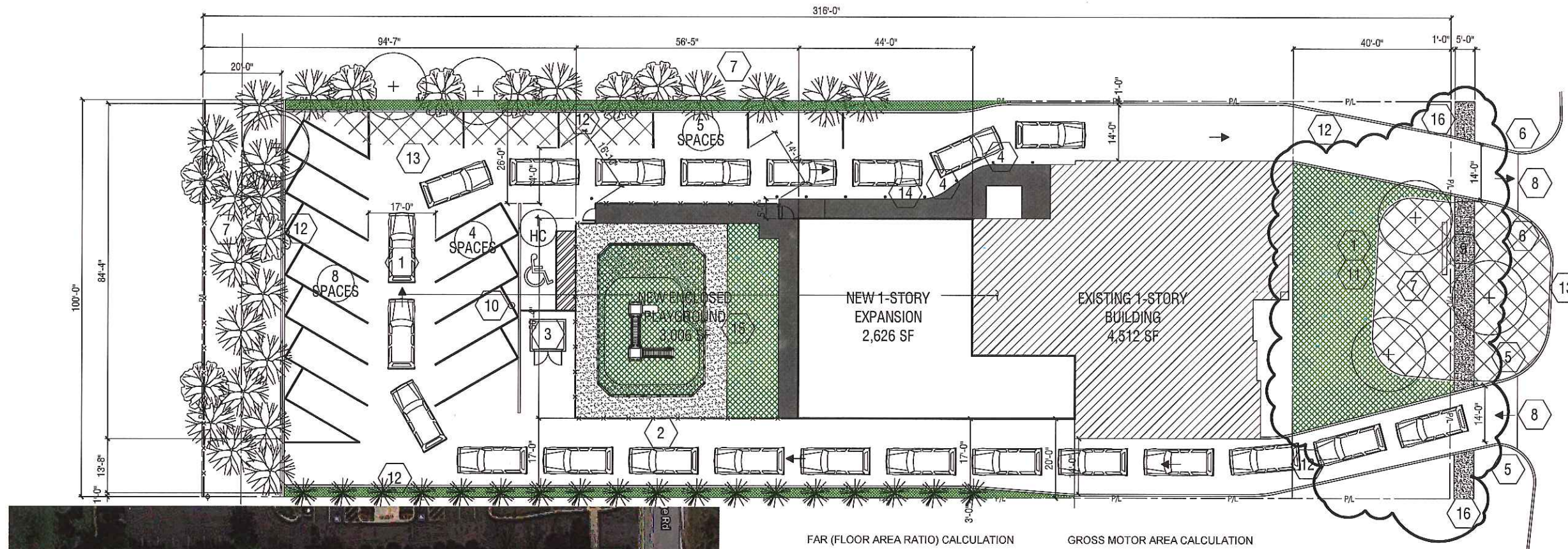
DATE: 09/24/2020
REV: 12/13/2020



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SHEET A1

PROPOSED SITE PLAN



SATELLITE IMAGE

FAR (FLOOR AREA RATIO) CALCULATION

EXISTING BUILDING: 4,512 GSF
PROPOSED ADDITION: 2,626 GSF
TOTAL: 7,138 GSF

LOT SIZE: 31,600 GSF
FAR: $7,138 / 31,600 = 0.226$

GROSS MOTOR AREA CALCULATION

TOTAL CHILDREN: 122
YTD/CH: 26/96

122 @ 75 SF/CHILD: 9,150 SF
@ 33% CAPACITY: 3,050 SF

AREA PROVIDED:
BACK PLAY AREA: 3,006 SF
INDOOR PLAY AREA: 1,175 SF
TOTAL: 4,181 SF

STORMWATER DRAINAGE:

UNDERGROUND STORMWATER STORAGE
TO BE PROVIDED AS RECOMMENDED BY
THE VILLAGE ENGINEER.



GRAPHIC SCALE: 1" = 30'-0"



KEYED NOTES: INDICATED BY SYMBOL

- RESURFACE EXISTING ASPHALT AND RESTRIPE.
- 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.
- 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.
- REMOVE EXISTING ASPHALT TURNAROUND DRIVE AND EXTEND EXISTING GRASS AREA.
- NEW 6" CONTINUOUS CONCRETE CURB.
- PROPOSED SNOW DISPOSAL AREA (CROSSHATCHED).
- EXTEND EXISTING SIDEWALK FOR NEW DROP OFF AREA AND HC ACCESS.
- PLAYGROUND AREA W/GREEN AREA, MULCH AND TRIKE LOOP.
- NEW 5'-0" SIDEWALK IN R.O.W. VERIFY LOCATION OF EXISTING TREE.

PARKING CALCULATION

OCCUPANCY SHOWN IS @ MAX CAPACITY

		RATIO	SPACES REQUIRED
# STAFF	12	1:1	12
# FTE	2	1:1	2
TOTAL SPACES REQUIRED			14
TOTAL SPACES PROVIDED			18
PROJECTED CAR-POOL TOTAL			22

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.
- RESURFACE EXISTING ASPHALT PARKING SURFACE AND RE-STRIPE.
- INSTALL NEW PLAYGROUND FOR PRE-SCHOOL AND TODDLER AGE CHILDREN.
- 3'-0" LANDSCAPING BUFFER ALONG NORTH AND SOUTH PROPERTY LINES: ARBORVITAE @10'-0" O.C. ALONG SOUTH PL. SUPPLEMENT NORTH & WEST PL WITH ARBORVITAE TO INTEGRATE W/EXISTING MATURE TREES AND PROVIDE NEW GROUND COVER.

INTERIOR:

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



PROPOSED FENCE @ 7512 S COUNTY LINE



KEYED NOTES: INDICATED BY  SYMBOL

1. NEW FENCE TO MATCH AND ALIGN WITH PROPOSED @ 7512 S. COUNTY LINE RD.
2. NEW CONTINUOUS 6" CONCRETE CURB TO TIE INTO NEW 6" CONTINUOUS CURB ALONG NORTH AND SOUTH PROPERTY LINES.
3. EXISTING MATURE TREES TO REMAIN. NEW ARBORVITAE AND GROUND COVER TO SUPPLEMENT EXISTING.



GUIDEPOST
MONTESSORI

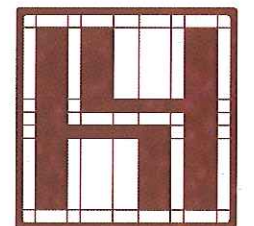
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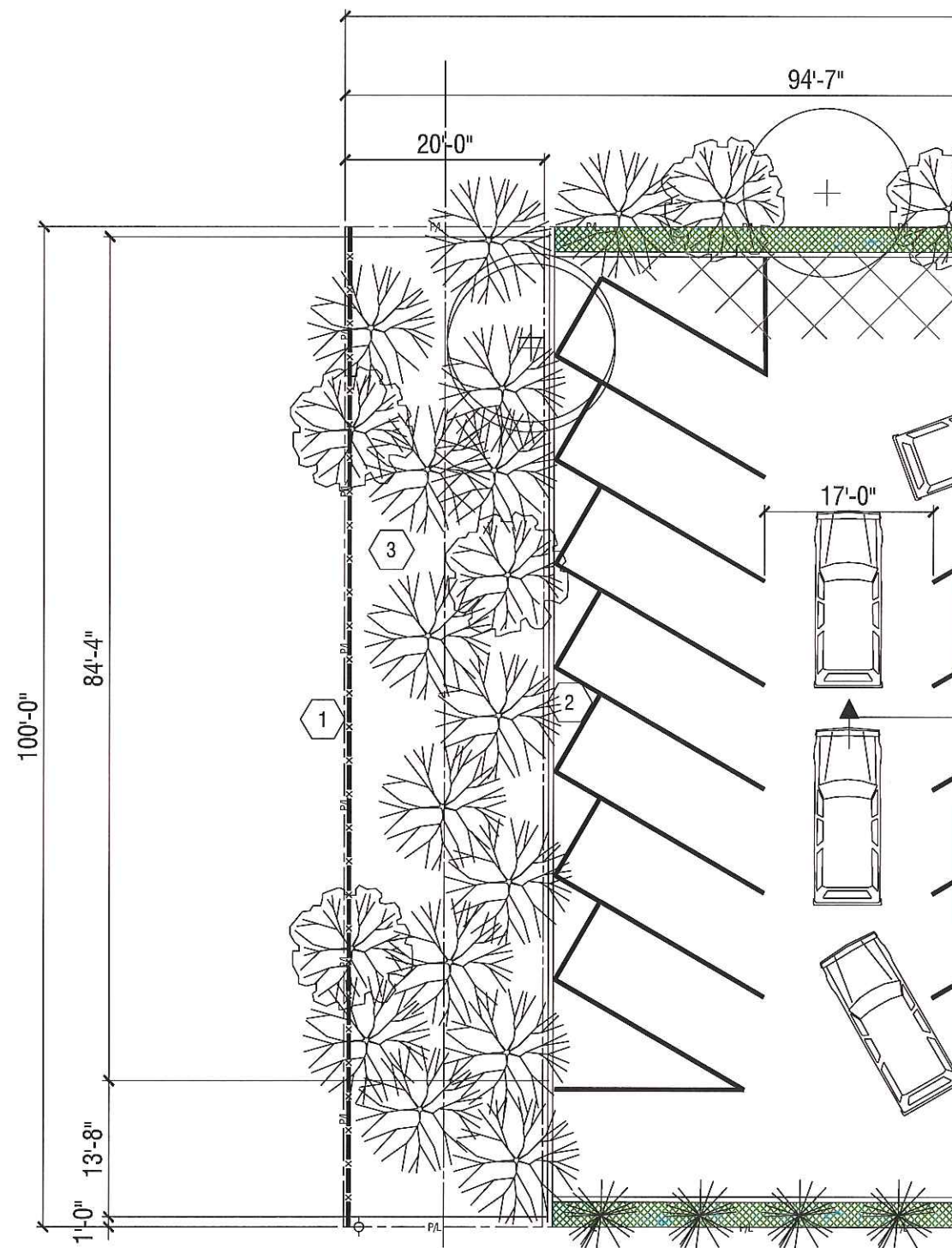
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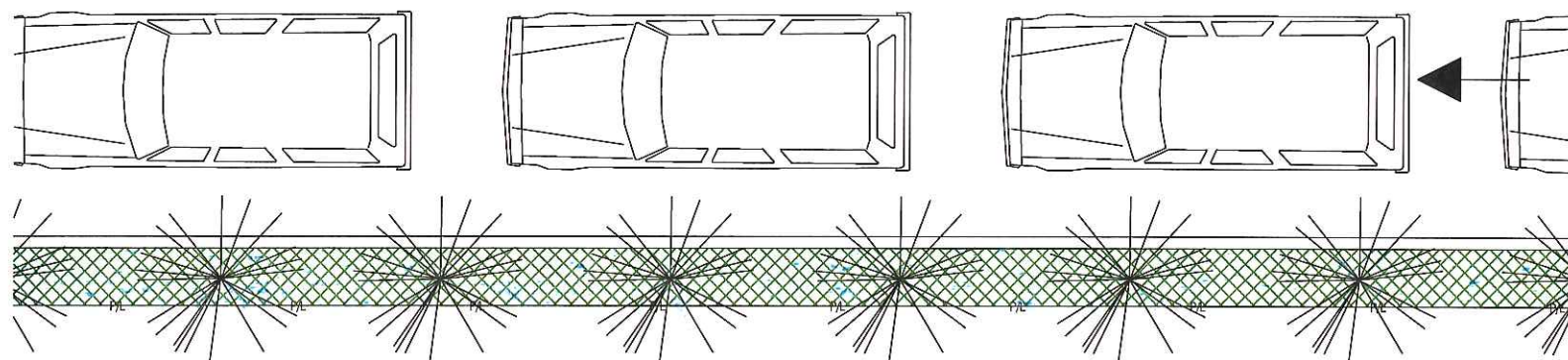
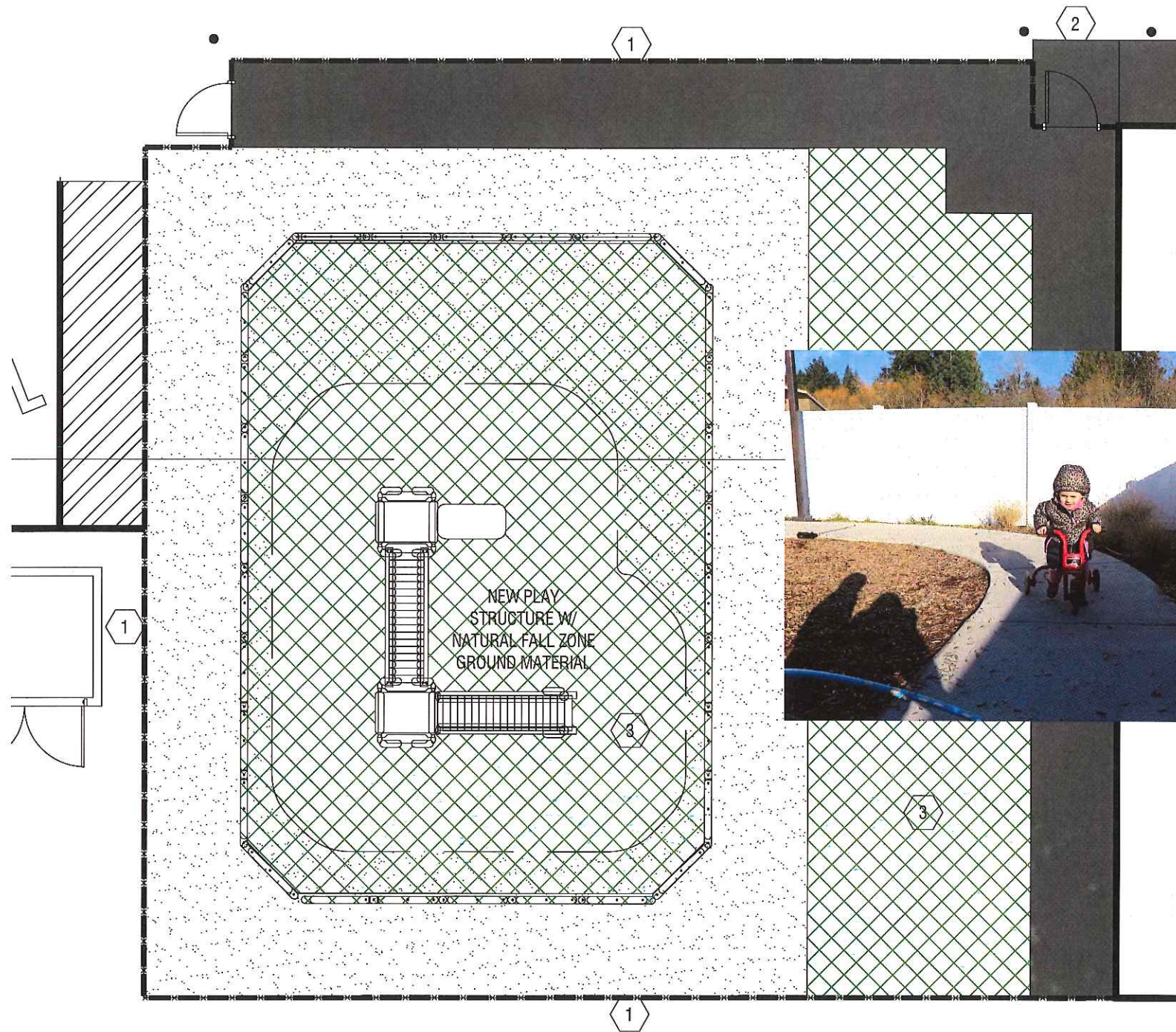
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SHEET A1.1

PROPOSED REAR YARD



ENLARGED REAR YARD



KEYED NOTES: INDICATED BY SYMBOL

1. NEW 6'-0" HIGH WHITE VINYL FENCE TO ENCLOSE PLAYGROUND.
2. EXTEND EXISTING SIDEWALK FOR NEW DROP OFF AREA AND HC ACCESS.
3. PLAYGROUND AREA W/GREEN AREA, MULCH AND TRIKE LOOP.



GUIDEPOST
MONTESSORI

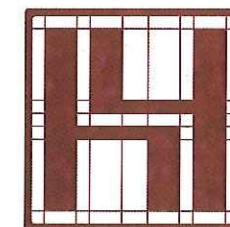
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SHEET A1.2

PROPOSED PLAYGROUND



GUIDEPOST
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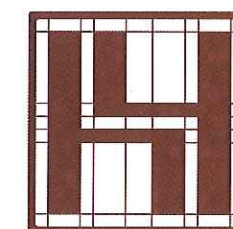
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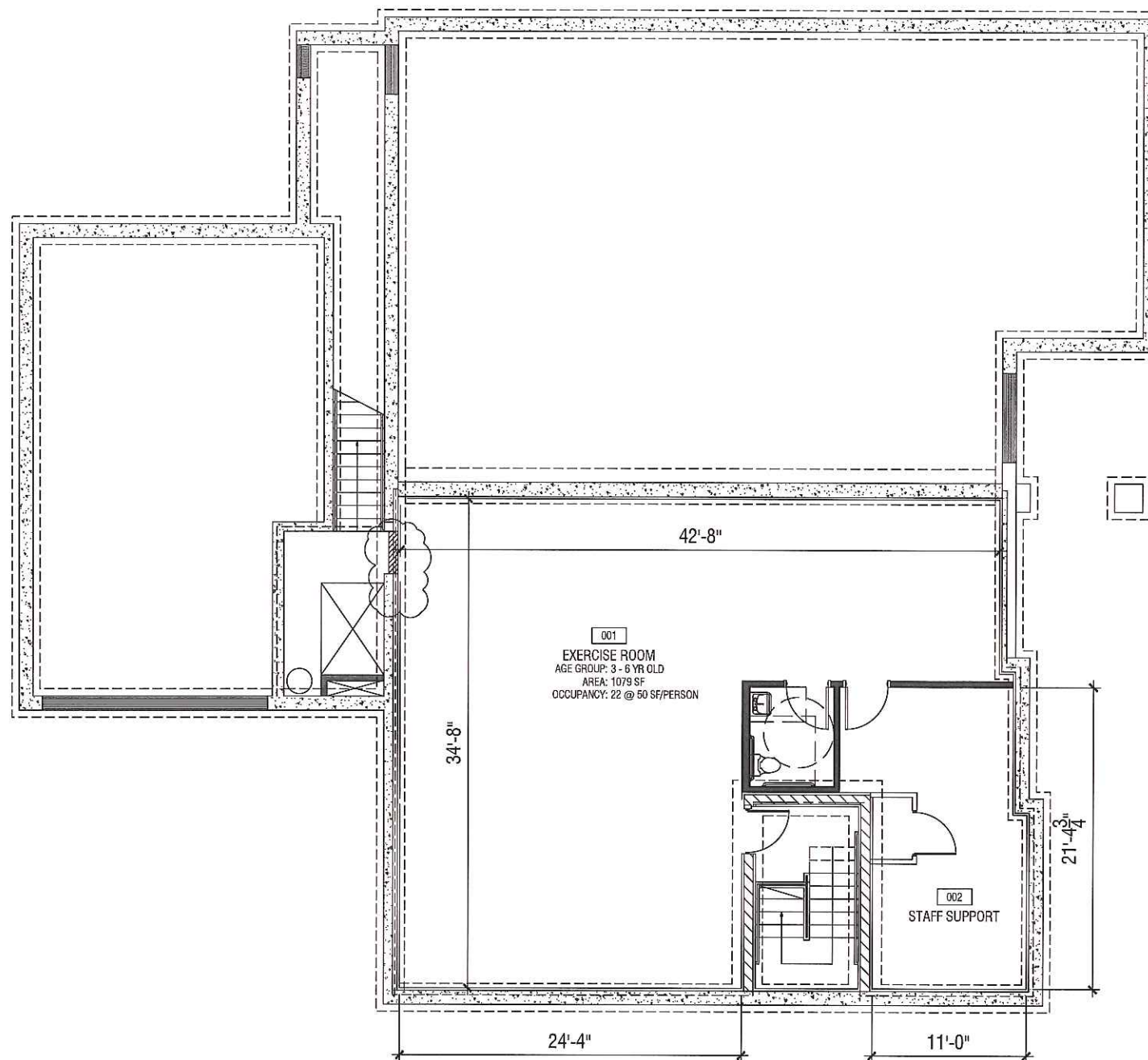
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SHEET A2

PROPOSED FLOOR PLAN



BASEMENT
FLOOR PLAN

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



GUIDEPOST
MONTESSORI

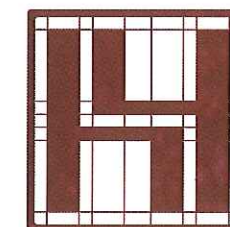
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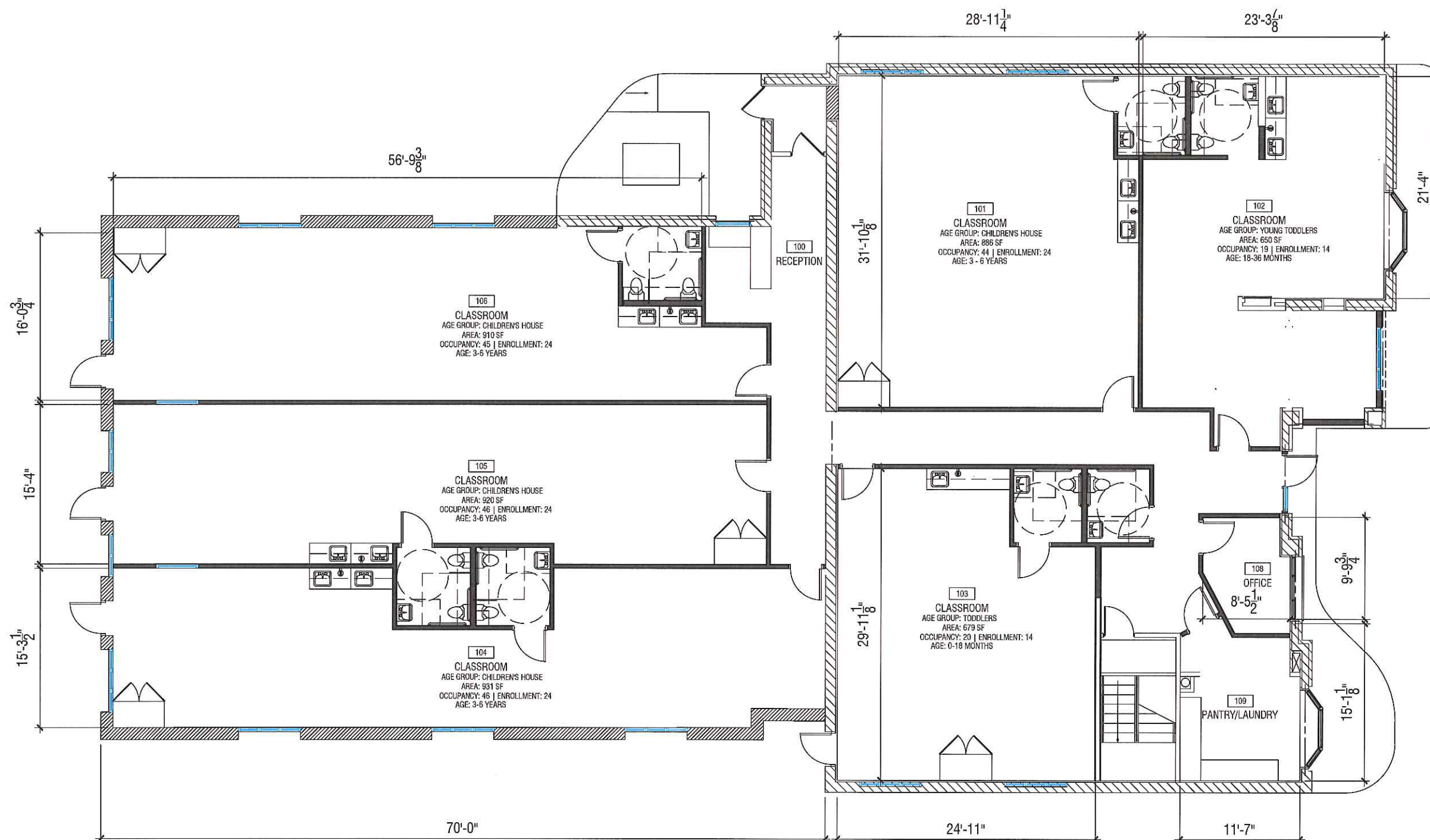
REV: 12/13/2020



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SHEET A3

PROPOSED FLOOR PLAN



FLOOR PLAN

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



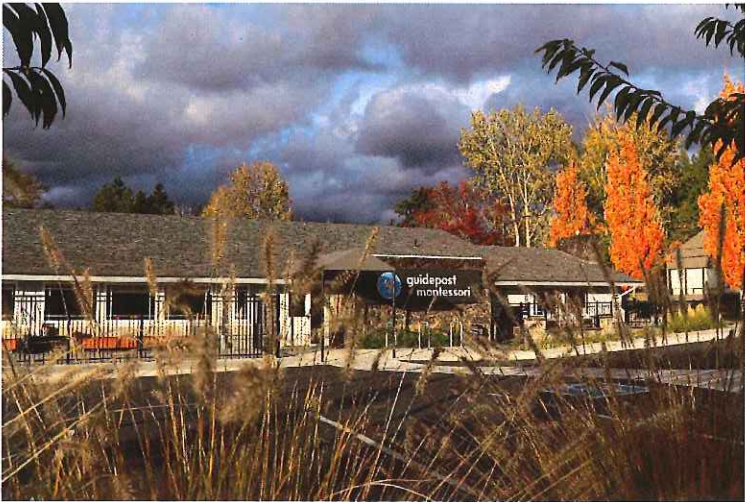
KEYED NOTES: INDICATED BY  SYMBOL

- 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

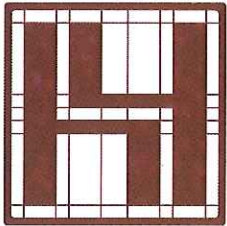
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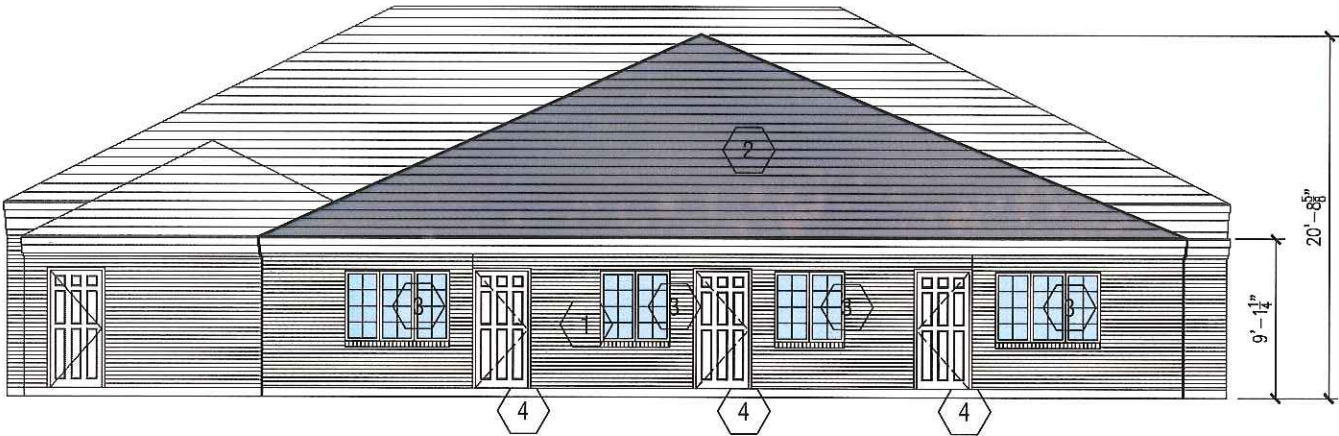
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SHEET A4

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"



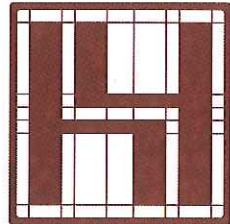
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SHEET A5

PROPOSED ELEVATION



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, Planner

DATE: December 21, 2020

RE: Board Report

At its December 14, 2020 meeting, the Board of Trustees took the following actions relative to matters forwarded from the Plan Commission.

Z-12-2020: 7512 County Line Road (Giadla): The Board concurred with the recommendation of the Plan Commission and directed staff to prepare an Ordinance granting special use approval for a medical office in an existing building. The Commission's recommendation included working with the neighbors to improve the rear yard landscaping, drainage and fence. Residents, staff and the petitioner met on site and agreed to a plan (see attached). The final plan matches the improvements on the Shirley Ryan Ability Lab property to the south,

Z-15-2020: 212 Burr Ridge Parkway (Halleran): The Board of Trustees concurred with the recommendation of the Plan Commission and directed staff to prepare an Ordinance granting special use approval and a parking variation for the proposed restaurant with live entertainment and outdoor dining.