



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
MAY 17, 2021 - 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 20 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 [\(570 122 956#\)](tel:570122956#). 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 MAY 3, 2021 MEETING MINUTES

III. PUBLIC HEARINGS

There are no public hearings scheduled.

IV. CORRESPONDENCE

There is no correspondence.

V. OTHER CONSIDERATIONS

- A. PC-02-2021: Burr Ridge Village Center Planned Unit Development:** As per PUD Amendment Ordinance A-834-15-20; review of plans for final streetscape design, color and design of surface materials, street furniture and bollard design, landscape and lighting design, etc.

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

May 24, 2021 Board of Trustees

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

June 7, 2021 Plan Commission

Z-01-2021: 312 Burr Ridge Parkway (Andrews/Rovito); Special Use, Variations, and Findings of Fact; Continued from May 3, 2021

June 14, 2021 Board of Trustees

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

VIII. ADJOURNMENT

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF MAY 3, 2021

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 that I hereby declare that conducting a solely in-person meeting of the Burr Ridge Plan Commission/Zoning Board of Appeals on April 19, 2021 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 – Parella, Stratis, Broline, Petrich, Hoch, Irwin, Farrell, and Trzupek

ABSENT: 0 – None

Village Planner Doug Pollock was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to approve the minutes of the April 19, 2021 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Hoch, Irwin, Broline, Petrich, Farrell, 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 hearings on the agenda for the meeting.

V-03-2021: 15W361 95th Place (Dimitov)

Chairman Trzupek asked for a summary of the petition. Mr. Pollock said that the petitioner seeks a zoning variation to erect a fence in the side yards of his home. The Zoning Ordinance only allows fences in the rear yard. The petitioner had previously requested a text amendment to allow fences in side yards but after a negative recommendation from the Plan Commission, the petitioner withdrew that request.

Chairman Trzupek asked the petitioner for further comment.

Mr. Dimitar Angelov stated that his house has bedroom windows on the side and he wants that portion of the yard enclosed with a fence. He said the fence is needed for privacy and security and noted that the neighbor's house was very close to his house.

Chairman Trzupek asked for public comments. There was none.

Chairman Trzupek asked for comments and questions from the Commissioners.

Commissioner Hoch said she agrees with the letter from the neighbor stating that fence should not be allowed in the side yard. She said side yard fences are not in keeping with the atmosphere of Burr Ridge and that there was nothing unique about this property that created a hardship.

Commissioner Irwin noted that there was no record of any police investigations. He said that this variation would be a precedent that is undesirable for Burr Ridge. He added that there is no hardship shown and therefore, he opposes granting the variation.

Commissioner Parella said she had nothing to add.

Commissioner Broline agreed that this variation would be a negative precedent and that there is no hardship shown.

Commissioner Farrell agreed with the other Commissioners and added that there is no unique physical condition to the property that creates the need for the variation.

Commissioner Petrich said it appears the security issue described by the petitioner was random and is not grounds for a variation.

Commissioner Stratis also agreed that there was nothing unique about this property.

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

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to close the public hearing for V-03-2021.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees deny the request for a fence variation. **ROLL CALL VOTE** was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Z-01-2021: 310-312 Burr Ridge Parkway (Andrews/Rovito)

Chairman Trzupek asked for a summary of the petition by staff. Mr. Pollock said that the petitioner is seeking special use approvals for a restaurant with service of alcoholic beverages and outdoor dining. He said the petitioner originally included live entertainment but that was withdrawn. Mr. Pollock said that the petition also includes a parking variation as the existing parking is not sufficient for the proposed restaurant.

Chairman Trzupek asked for comments by the petitioner.

Ms. Sandy Andrews said that the name of the restaurant, Are We Live, was originated in March of 2020 as a way of letting people know on social media that Capri was open for the business during the pandemic. She went on to describe the proposed restaurant.

Chairman Trzupek asked for public comments.

Mr. Neal Smith said he was an attorney representing a business and various residents. He referenced his written statements that were submitted to the Plan Commission. Mr. Smith questioned whether Ms. Andrews had standing to file this petition.

Commissioner Hoch asked Mr. Smith who exactly he is representing. Mr. Smith said one business is Capri Express. He said there was also a group of concerned residents that he is representing.

Mr. Mike Mallon introduced himself and said that he is representing the same group as Mr. Smith. He also referenced the letter he submitted prior to the hearing. He concluded that it his professional opinion that the petition does not meet the standards for special use approval or a variation.

Ms. Nancy Delosio spoke and said that the truth is that this will be a nightclub with live entertainment and will be detrimental to the Village. She also said that the Plan Commission will do whatever the Mayor tells them to do.

Ms. Karen Wiggins said she opposed the Chase bank because the parking was needed for the shopping center. She suggested the Village could allow restaurants with valet parking required.

Mr. John Manderscheid said he is the owner of Patti's Sunrise Café. He noted that the proposed restaurant would not open until 4 pm and that plenty of parking is available at that time at the west end of the shopping center.

Mr. Robert McAnally said that he goes to Capri every Friday evening and is always able to find a parking spot.

Ms. Judy Raka asked how late the restaurant would stay open. Mr. Pollock responded that permitted hours for restaurants was a midnight closing on Sundays through Wednesdays, 1 AM on Thursdays, and 2 AM on Fridays and Saturdays. Ms. Raka said that traffic through Chasemoor is a concern.

A resident from Burr Oaks Glen South subdivision spoke and said he walks to the area. He said that we need more restaurants in downtown Burr Ridge.

Mr. Spencer Lee said he lives in Ambriance! and is concerned with noise.

A resident identifying herself as Barbara said that she live in Chasemoor and that the Village should require a traffic study to determine impact on Chasemoor Drive.

Ms. Jeana McClure said that the garbage behind Capri was a problem and that this restaurant would make it worse.

Ms. Patricia Davis asked about when Capri would take down the tent. She said that it was very congested in that area. She was concerned about noise from the proposed restaurant interfering with residents enjoyment of their homes.

Commissioner Hoch asked about the removal of the tent in front of Capri. She suggested that the proposed restaurant be postponed until the tent is removed.

Chairman Trzupek said that a recommendation could include a condition that the new restaurant not open until the tent was removed.

Mr. Paul Jepson, owner of Kirstens Bakery, said that even with the lifting of restrictions, people are still afraid to go into restaurants and the tents will be necessary for a while longer.

Mr. Hassan Aboud said he is a resident of Burr Ridge. He said he got letters saying this was a night club but now knows it is not. He said he supports the proposed restaurant and believes it will benefit Burr Ridge.

Ms. Ellen Raymond asked about the procedures for obtaining a liquor license. Chairman Trzupek said that is a separate process and outside the purview of the Plan Commission.

Ms. Davis spoke again and said that the restaurant would have 82 chairs indoor and 26b outside. She said that there will not be enough parking for the restaurant.

Mr. Roland Smith said that the Commission should have pictures taken of the interior and continue the hearing so those may be reviewed. He suggested that the interior was being designed for live entertainment.

A resident by the name of Tom said that it is a great idea to open another restaurant just as long as you can figure out the parking.

Mr. Zach Mottl said he was resident and believes the noise from the restaurant will be too much for nearby residents. He suggested 2 am was too late for dining.

Ms. Linda Kramer said that Burr Ridge needs more restaurants as people do not feel safe going into the city.

Mr. Bill Svatas said that he lives on Hamilton Avenue. He said that Gi Gi runs his restaurant with class and he welcomes another restaurant.

Mr. Smith spoke again and suggested there was no hardship for the granting of the parking variation.

There being no further public comment, Chairman Trzupek asked for comments and questions from the Plan Commission.

Commissioner Stratis confirmed that Ms. Andrews was authorized to speak on behalf of the owner. He said that it was always the practice of the Village to allow representatives to speak on behalf of the business or property owner. In response to one public comment, he said that elected officials have never contacted him about a pending petition. He said that his concern with the petition was the parking. Commissioner Stratis said he is on record suggesting that no more parking variations be granted in County Line Square unless the owner addresses the lack of parking.

Commissioner Farrell said that she needs more information before she can decide. She would like to see a detailed business plan, a shared parking agreement if off-site parking is proposed, and specifically wants the business plan to be updated to make it clear that there will be no live entertainment. She also mentioned the lack of interior access to the outdoor dining area and the need to modify the plans to show the required access.

Commissioner Broline referenced the noise complaint that was resolved immediately upon notice from the police department. He said that parking is available in the area but that he understands Commissioner Stratis' concern with the parking variation.

Commissioner Petrich Commissioner Petrich stated that the Special Use Findings of Facts should be revised to remove the word "entertainment"; and for the Variation to remove "extension of Capri in this space to increase the bar seating", as this should not be considered a necessity and public service for Burr Ridge.

Commissioner Petrich asked the petitioner to confirm that both the Capri restaurant and the proposed restaurant will be self-sufficient for food and beverages and there will be no public

crossover of wait staff with food or beverages between the two restaurants. He also expressed a concern about proposed late hours beyond midnight till 2am on Fridays/Saturdays and 1am on Thursdays. He said that based on comments from nearby residents, these proposed hours are too late, and are also beyond what other restaurants in the area are currently open, including Johnny Cab's planned hours no later than midnight on weekends. He concluded that he too would like to see an updated business plan.

Commissioner Parella said this would be a good facility to have in Burr Ridge. She noted that La Cabanita closes at 9 pm and that maybe 12 midnight would be more appropriate for the proposed restaurant.

Commissioner Irwin said that the owner refuses to submit a request for a Planned Unit Development which would be helpful to create parking plan for the shopping center. He said that he has never had a problem parking at County Line Square. He said that this restaurant never was a nightclub and noted that there was no opposition to the restaurant proposed by Gene Halleran. He said that it was unanimous by the Plan Commission that these are the types of businesses the Village wants.

Commissioner Irwin also noted that he sensed personal animosity in the letters objecting to the restaurant. He noted that the idea that we do not want outsiders is inappropriate, as the businesses would not survive on Burr Ridge customers only. Commissioner Irwin said that no trustee had ever called him about a pending petition. He suggested this business will not promote consumption of alcohol any more than any other restaurant. And finally he added that the additional foot traffic and outdoor dining would be good for the shopping center.

Commissioner Hoch said she agrees that this would be a good business for Burr Ridge. She noted this could take overflow from Capri and may not create much additional traffic. She said the noise complaint was a one time complaint from County Wine Merchant regarding someone singing outside of the restaurant.

Commissioner Hoch said that the continued use of the tent created parking problems. She said she does think there is a hardship for the variation as businesses would not be able to locate in the shopping center if they were required to comply with the parking regulations. She also commented that the access doors to the outdoor dining need to be brought into code and that the designated pick up parking spaces should be more restrictive in their hours.

Chairman Trzupek said that he had nothing to add but did mention his concern that the landlord has not come up with a better parking plan for the shopping center.

Commissioner Stratis noted that there are very few complaints from Ambriance! and he would expect that would not change with the proposed restaurant.

Commissioner Farrell said she wants more information and Commissioner Hoch agreed.

Chairman Trzupek summarized the desired additional information as follows:

- Confirm in writing again that there will be no live entertainment.
- Revise the outdoor dining plan to comply with the access requirements.
- Consider tighter restrictions for the hours of operation.
- Provide a more detailed description of the business plan.
- Consider tighter restrictions on the outdoor dining, perhaps closing no later than 10 pm.

Commissioner Hoch said that she wants more specific schedule for removing the tent in front of Capri restaurant. In response, Chairman Trzupek said a possible condition could be that the proposed restaurant does not open until the tents are removed.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Hoch to continue Z-01-2021 to June 7, 2021.

ROLL CALL VOTE was as follows:

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

There were no other Petitions on the agenda.

VI. PUBLIC COMMENT

There were no further public comments.

VII. FUTURE MEETINGS

Mr. Pollock said that the next meeting is May 17 and on that agenda is the review of final plans for the Village Center entertainment district.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Farrell to adjourn the meeting at 9:48 pm.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

Respectfully Submitted: _____
Doug Pollock, Planner



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, Planner

DATE: May 10, 2021

RE: **PC-02-2021: Burr Ridge Village Center Planned Unit Development:** As per PUD Amendment Ordinance A-834-15-20; review of plans for final streetscape design, color and design of surface materials, street furniture and bollard design, landscape and lighting design, etc.

Attached are plans for the proposed entertainment district at the Village Center Planned Unit Development. The Plan Commission previously recommended approval of the PUD amendment subject to final plan review and approval. At this time, the property owner is seeking final plan approval.

Staff completed a pre-application review of the plans. The following staff comments and responses from the property owner (in red font) were received:

- Vehicle protection in the form of bollards is noted at either end of the proposed central drive aisle; to allow for emergency access as needed, these protections must be removable. Please quantify how vehicles will be able to access the site if permanent bollards are present. **The bollards at the central drive aisle will be removable and will allow for emergency access. I have noted them accordingly on the concept site plan.**
- In eight locations, “temporary enclosures” are noted on the site plan. Please provide a visual rendering of what these enclosures are to look like, how they are engineered, what makes them temporary, etc. Staff assumes that this is likely a Viewpoint product but such a concept has not been presented to the Plan Commission at this time. Renderings will allow for clarity as to the nature of the temporary structures. **The temporary enclosures are still being evaluated and would be implemented during a second phase of the project. We are not seeking approval for them at this time and will provide further information as requested once we have worked out the final solution.**
- Please provide a delineation plan for how outdoor seating areas will be separated from the central drive aisle as well as from sidewalks. Our Zoning Ordinance as well as all past special uses for outdoor dining have required fencing around each dining area, for example; this must be addressed. **Our plan is to have fencing around the outdoor seating areas which**

will clearly separate them from the sidewalks and center drive aisle. A note has been added to concept site plan.

- On the plan, “overhead signage” is noted at either end of the central drive aisle. Staff is supportive of such a concept; however, it should be noted that this would not be permitted until a final design is approved by the Village through the planning process. I have not seen a design for this element at this time, therefore I suggest it be delayed until the signs can be better considered at a later date. **The overhead signage is also still being evaluated and would be implemented during a second phase of the project. We will submit the final design at a later time for approval and permitting.**
- As Dave Preissig has communicated to the civils, the placement of the water main along the north side of the current street needs to be resolved, either in physical or legal form. While a water main break has not occurred in this area since the property’s opening, plans must be made to allow for legal access to the pipes if and when this occurs. The Village would need to be indemnified against any damage caused to the street-level structures when fixing a water main, as well as valves needing to be installed in at least two locations along the main to allow for the pipe to be temporarily shut down if the main does fail. Fire flows must also be maintained. Further analysis of this issue on the engineering side is needed, which Dave Preissig is handling with civils. **We are aware of the concern and are currently evaluating the cost to relocate the water main. More than likely we will implement a plan that allows for legal access to the pipes, it will allow for removal of the temporary enclosures.**
- The issue of water detention and runoff should be resolved; from last discussion with staff, it appears that permeable pavers were the favored solutions. There may be Plan Commission objection to allowing runoff to drain under outdoor eating areas, but this is not known at this time. A final plan to this effect is needed. **Our civil engineer will work with the plan commission to address any concerns.**
- The issue of overhead lights should be resolved. The Fire District (cc’d) has not reported any objections to simply cutting light strands to gain access if that is amendable to the Village Center. Your confirmation of this arrangement is appreciated. **The Village Center is amenable and has no objections. Our plan is to provide a lockbox with bolt cutters that would allow the fire department to cut down light strands for access as required.**

The proposed plans are consistent with the concepts approved by the Plan Commission and Village Board as per Ordinance A-834-15-20. Please note that any recommendation from the Plan Commission should include a condition requiring Plan Commission review of the final plans for the enclosures and for signage.

SCHEMATIC DESIGN
ENTERTAINMENT DISTRICT + SIGNAGE

BURR RIDGE

VILLAGE CENTER

EXPERIENTIAL EVENTS DINING FUN
LOCAL WELCOMING **SOPHISTICATED**



SERVICE INTERACTIVE SHOPPING

BURR RIDGE

MODERN VILLAGE CENTER
SLEEK CONTEMPORARY
SOCIAL CENTER CURATED MUSIC DIVERSITY
AFFLUENT LIFESTYLE
SENSE OF PLACE COMMUNITY ENTERTAINMENT

Our Patron

The Suburban Utopian

Our guest is a cultured cosmopolitan - the family, the friends, the parent, and the young professionals.

Our guests are local neighborhood citizens seeking both activity and entertainment to meet all their lifestyle needs and wants.

They are looking for a community they can belong to and depend on for activity, community and fun. He or she could be enjoying a family outing, running errands, or a date night out.

Weekdays

- Those looking for convenience, shopping and dining
- Those looking to meet their lifestyle needs

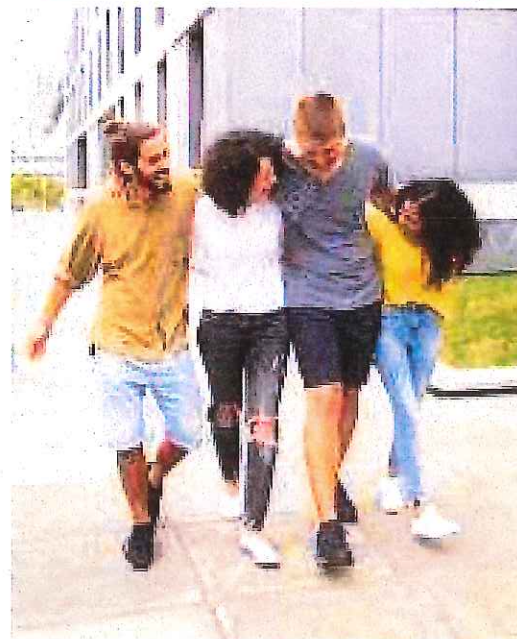
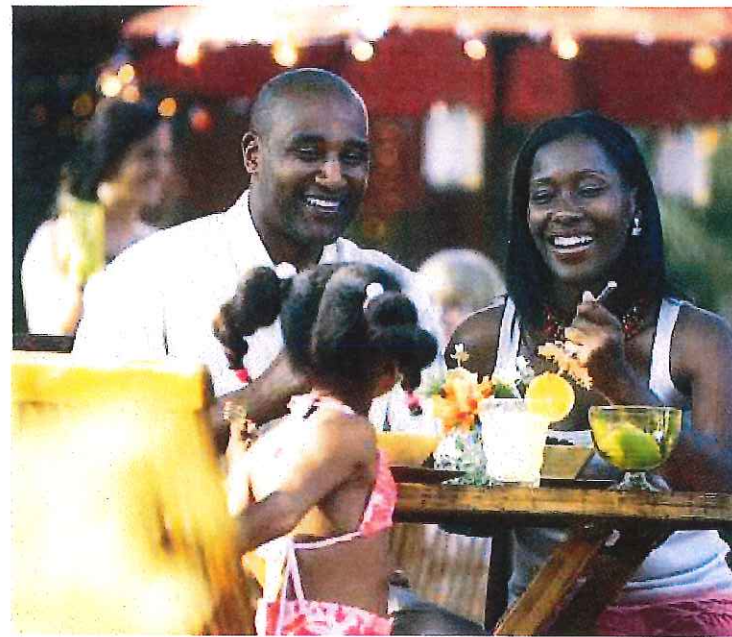
Weekends

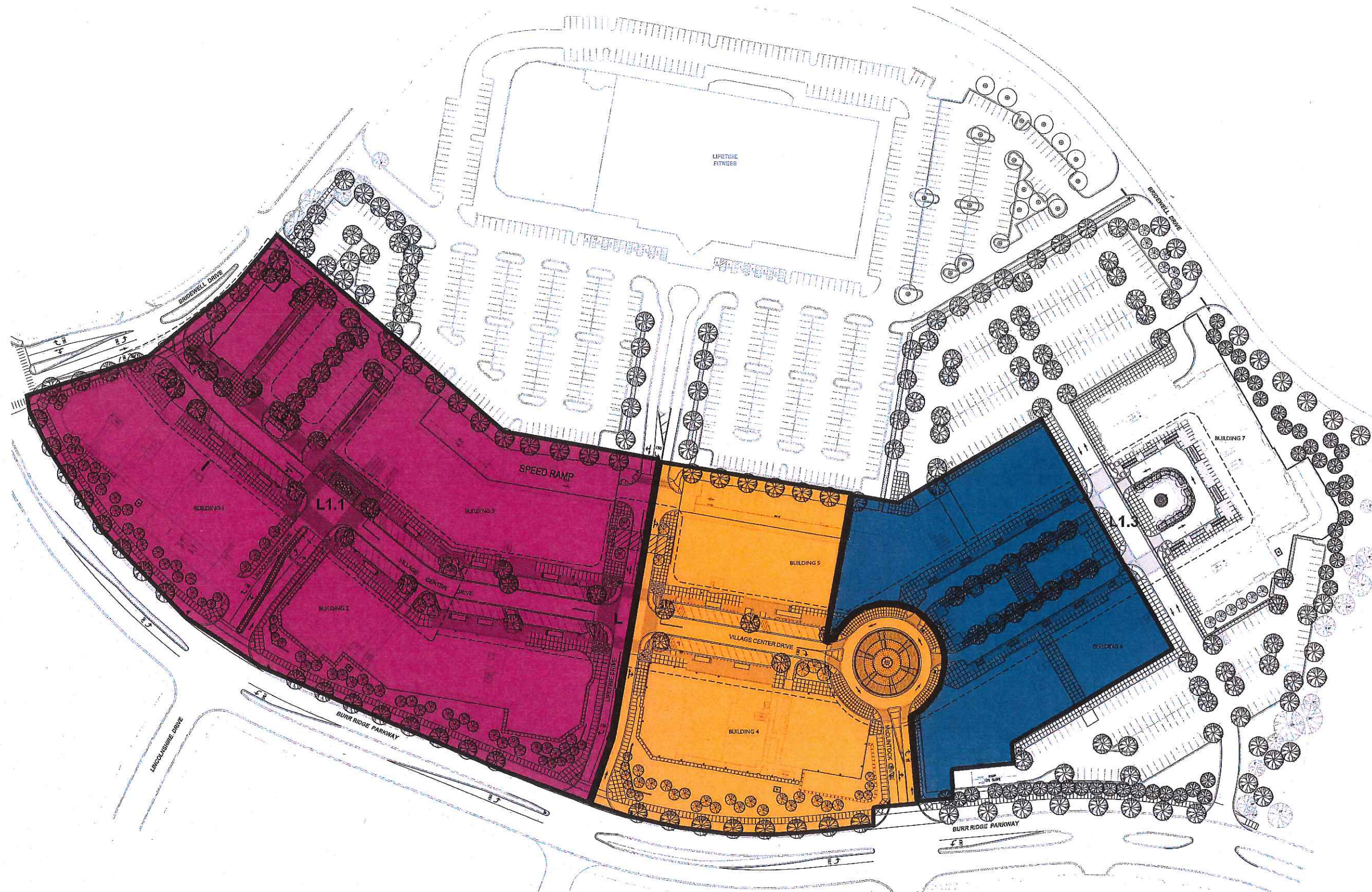
- Those looking for a cool or on trend local hang out
- Those looking for events and activities to entertain

Events

- Those looking for community engagement and fun
- Fashion Shows, Movies in the Park, Concerts, Yoga, Food truck Socials and more

Scalable: Scalable from weekdays to weekends





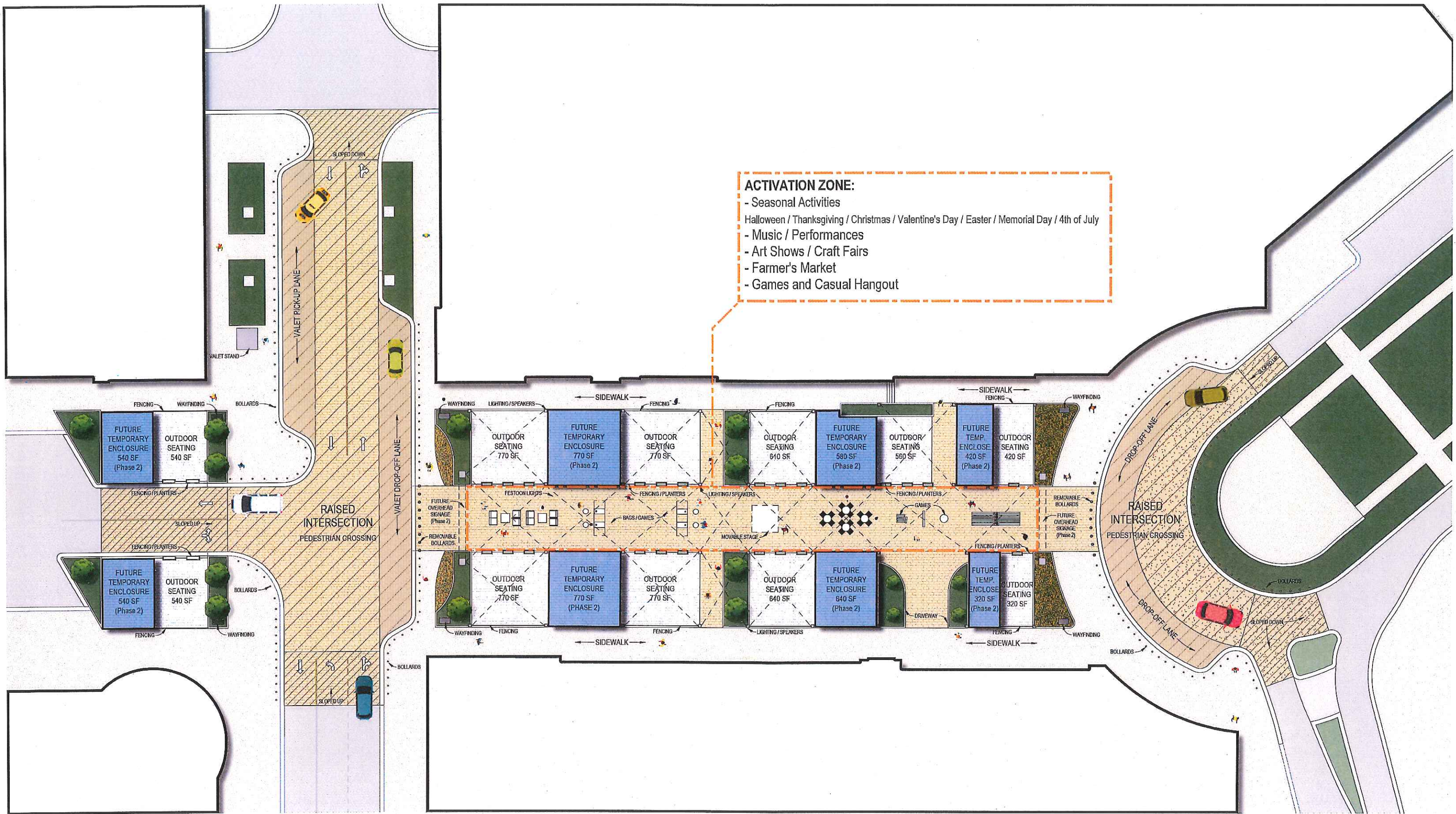
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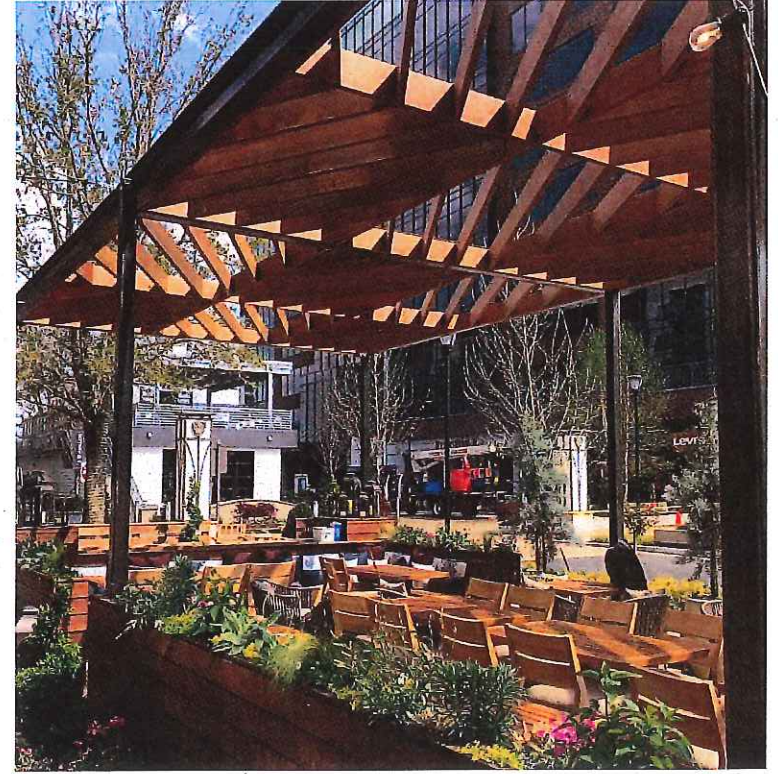
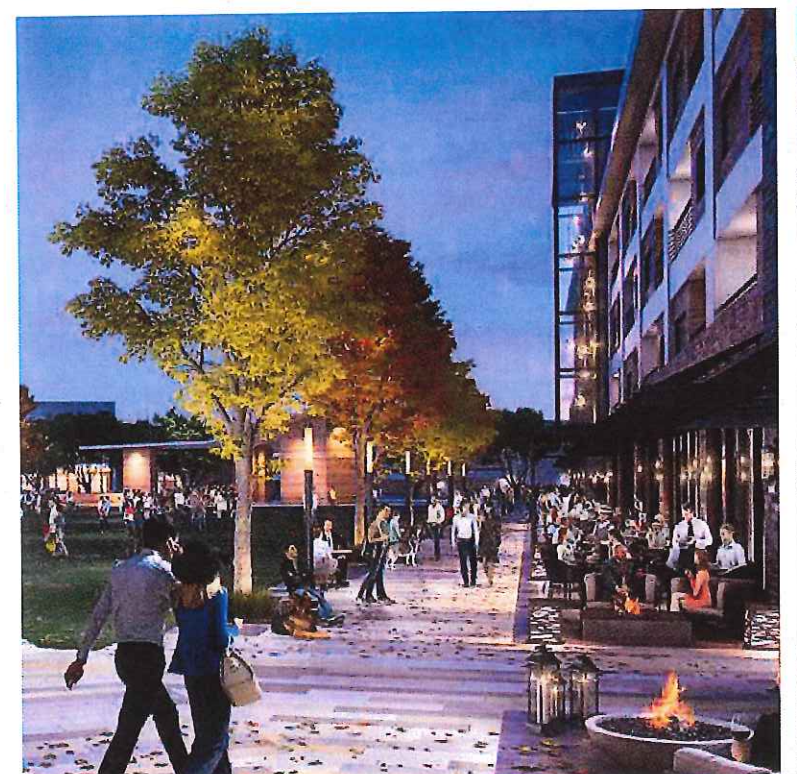
ENTERTAINMENT

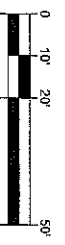
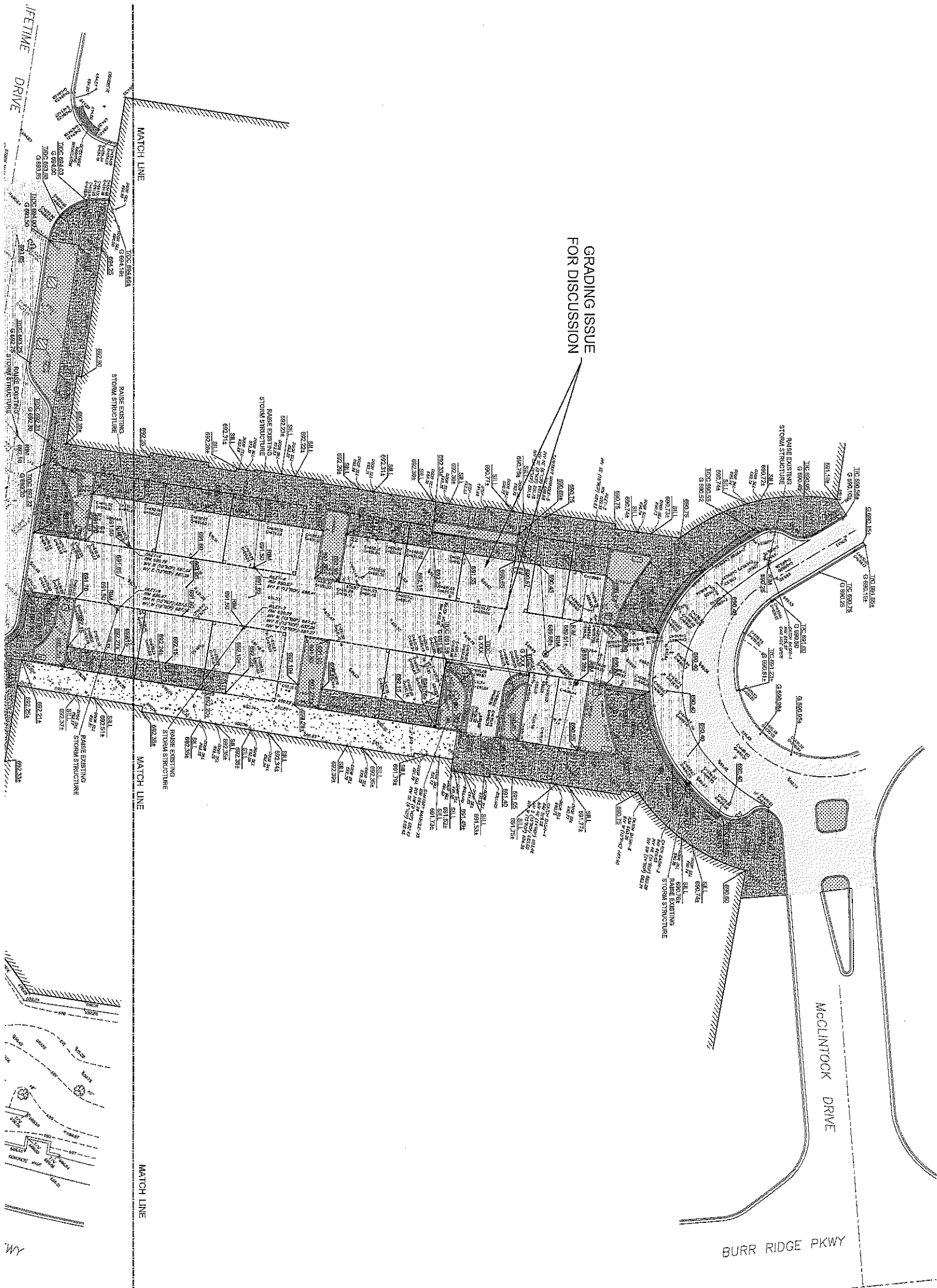
BUSINESS



architecture • interior design • management
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PROPOSED GRADING & DRAINAGE PLAN
BVC - ENTERTAINMENT DISTRICT
701 VILLAGE CENTER DR, BURR RIDGE, IL 60527

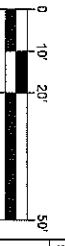
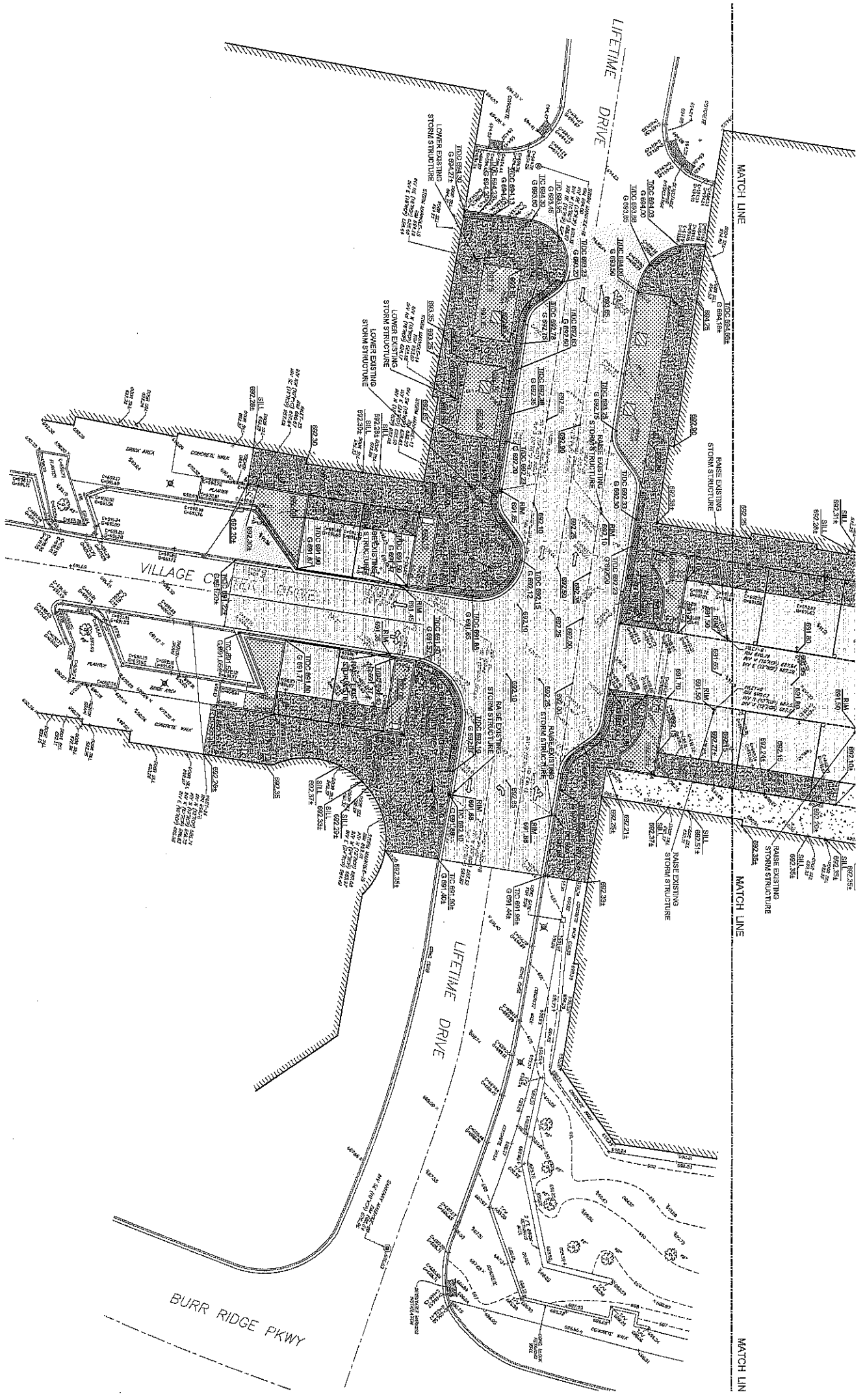


710 EAST OGDEN AVE., SUITE 570 PH : (931) 228-3512
NAPERVILLE, IL 60563 FAX: (847) 823-3303
DESIGN FIRM INC. 184.002379 rwalker@bonoconsulting.com

PROJECT STAFF		ISSUE		REVISIONS		DATE
PROJECT MANAGER	R. WALKER, P.E.	1	PRELIMINARY PLAN			01-23-2021
ENGINEER	R. CARP, P.E.					
ENGINEER						
TECHNICIAN						

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PROJECT NO.: 21047
SHEET FILE:
BASE FILE:
SHEET DATE: APR 23, 2021
SCALE: 1"=20'
SHEET NUMBER
C-4.0



PROPOSED GRADING & DRAINAGE PLAN
BRVC - ENTERTAINMENT DISTRICT
701 VILLAGE CENTER DR, BURR RIDGE, IL 60527

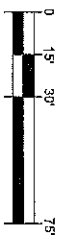
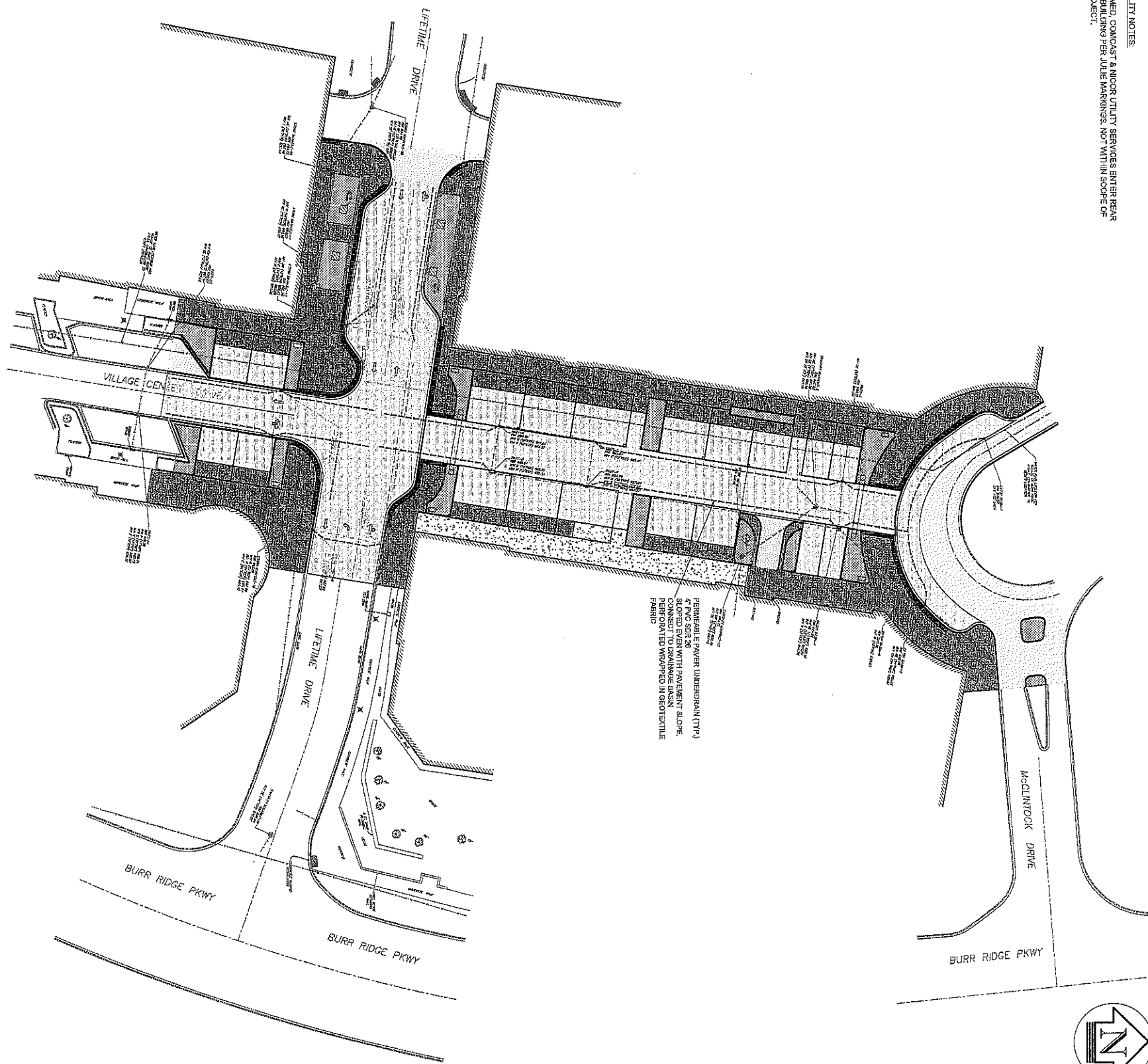
BCI
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PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER	R. WALKER, P.E.	1	PRELIMINARY PLAN	04-19-2021
ENGINEER	R. CARR, P.E.			
ENGINEER				
TECHNICIAN				

DATE: 04-19-2021
PROJECT NO.: 21047
SHEET FILE:
ISSUE DATE: APR 23, 2021
SCALE: 1"=30'
SHEET NUMBER: C-4.1



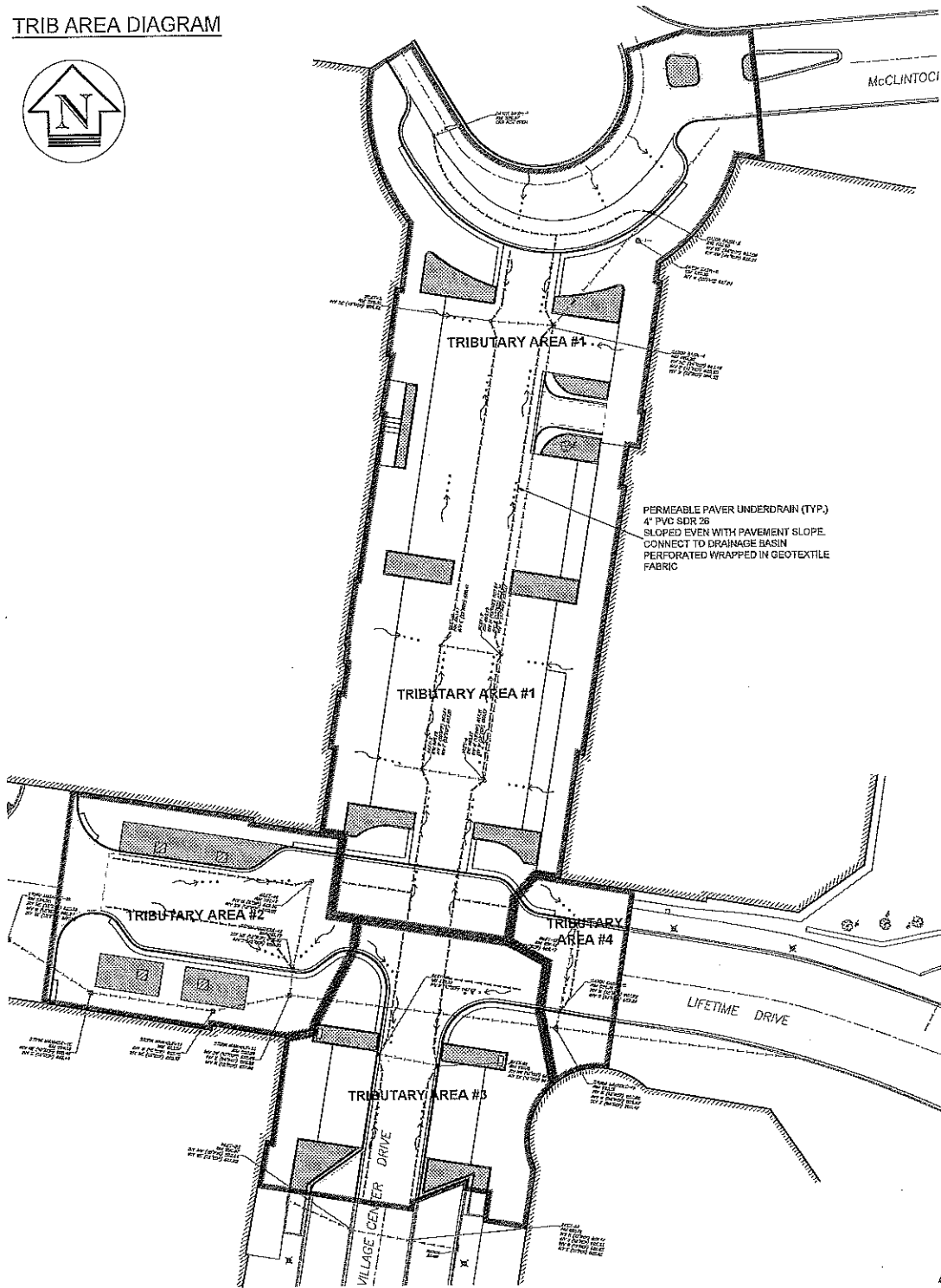
PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	R. WALKER, P.E.	1	PRELIMINARY PLAN	04-25-2021
ENGINEER:	R. CAMER, P.E.			
ENGINEER:				
TECHNICIAN:				

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BASE FILE:	
SHEET FILE:	
ISSUE DATE:	APR 23, 2022
SCALE:	1"=30'
SHEET NUMBER	
C-5.0	

TRIB AREA DIAGRAM



STORMWATER MANAGEMENT NARRATIVE:

- PROPERTY ORIGINALLY DEVELOPED BACK IN EARLY 1980'S. REFERENCE MWRD PERMIT 83-335.
- PROPERTY REDEVELOPED TO CONSTRUCT SITE TO CURRENT CONDITIONS IN EARLY 2000'S. REFERENCE MWRD PERMIT 06-276.
- PROPERTY HAD DETENTION BUILT IN PRIOR DESIGN THAT SERVICES CURRENT DEVELOPMENT AREA.

PROJECT SITE IS BEING REDEVELOPED.
TOTAL AREA = 1.37 ACRES (59,639 SF)

PER MWRD REQUIREMENTS FOR REDEVELOPMENT:

- STORMWATER DETENTION REQUIRED FOR ONLY AREA OF REDEVELOPMENT
- DETENTION NEED TO STORE ADDITIONAL VOLUME FOR NEW RAINFALL DATA.
- PROJECT TO COMPARE EXISTING CONDITION UNDER BULLETIN 70 AND PROPOSED CONDITIONS UNDER BULLETIN 75.
- STANDARD RELEASE RATE FOR PROJECT SITE IS 0.20 CFS PER ACRE - DES PLAINES RIVER

TO SIMPLIFY THE DESIGN PROCESS, THE REDEVELOPMENT AREA IS SPLIT INTO FOUR (4) SEPARATE TRIBUTARY AREAS. EACH AREA WILL BE TREATED INDIVIDUALLY AND WILL PROVIDE THE REQUIRED DETENTION AND VOLUME CONTROL WITHIN ITS AREA. EACH AREA WILL HAVE ITS OWN RESTRICTOR (IF REQUIRED) THAT CONNECTS INTO THE EXISTING STORMWATER SYSTEM.

PROJECT SITE UTILIZES PERMEABLE PAVERS FOR MAJORITY OF DEVELOPMENT. PERMEABLE PAVERS WILL PROVIDE BOTH VOLUME CONTROL AND STORMWATER DETENTION. UNLOCK PERMEABLE PAVERS WILL BE USED.

SEE SPREADSHEET & ATTACHED STORMWATER DOCUMENTS FOR AREAS AND CALCULATIONS

TRIBUTARY AREA #1 -
DETENTION REQUIRED = 0.002 ACRE-FT = 87 CU FT
VOLUME CONTROL REQUIRED = 1" * IMPERVIOUS = $(\frac{1}{12}) \times 18,858 = 1,572$ CU FT
REDUCED IMPERVIOUS = 40.80% - REDUCE VOLUME CONTROL
 $V_0 = 1,572$ CU FT - $(40.80\%)(5\% / 1\%) (1,572$ CU FT) = -1,643 CU FT
NO VOLUME CONTROL REQUIRED.

TRIBUTARY AREA #2 -
DETENTION REQUIRED = 0.001 ACRE-FT = 44 CU FT
VOLUME CONTROL REQUIRED = 1" * IMPERVIOUS = $(\frac{1}{12}) \times 5,096 = 425$ CU FT
REDUCED IMPERVIOUS = 33.31% - REDUCE VOLUME CONTROL
 $V_0 = 425$ CU FT - $(33.31\%)(5\% / 1\%) (425$ CU FT) = -47 CU FT
NO VOLUME CONTROL REQUIRED.

TRIBUTARY AREA #3 -
DETENTION REQUIRED = 0 - NO DETENTION REQUIRED DUE TO REDUCED IMPERVIOUS
VOLUME CONTROL REQUIRED = 1" * IMPERVIOUS = $(\frac{1}{12}) \times 6,303 = 526$ CU FT
REDUCED IMPERVIOUS = 36.91% - REDUCE VOLUME CONTROL
 $V_0 = 526$ CU FT - $(36.91\%)(5\% / 1\%) (526$ CU FT) = -524 CU FT
NO VOLUME CONTROL REQUIRED.

TRIBUTARY AREA #4 -
DETENTION REQUIRED = 0 - NO DETENTION REQUIRED DUE TO REDUCED IMPERVIOUS
VOLUME CONTROL REQUIRED = 1" * IMPERVIOUS = $(\frac{1}{12}) \times 1,445 = 121$ CU FT
REDUCED IMPERVIOUS = 48.52% - REDUCE VOLUME CONTROL
 $V_0 = 121$ CU FT - $(48.52\%)(5\% / 1\%) (121$ CU FT) = -180 CU FT
NO VOLUME CONTROL REQUIRED.

PERMEABLE PAVER STORAGE

STANDARD UNLOCK PERMEABLE PAVER SECTION WILL HAVE 14" STONE, MIX OF CA-7 AND CA-1. SEE DETAIL.

STORAGE PER SF = $14" \times (\frac{1}{12}) \times 1' \times 1' = 0.42$ CU FT PER SF

TRIBUTARY AREA #1 -
DETENTION REQUIRED = 87 CU FT
NO VOLUME CONTROL REQUIRED.
PERMEABLE PAVERS = 17,179 SF
STORAGE PROVIDED = 7,215 CU FT

TRIBUTARY AREA #2 -
DETENTION REQUIRED = 44 CU FT
NO VOLUME CONTROL REQUIRED.
PERMEABLE PAVERS = 3,777 SF
STORAGE PROVIDED = 1,586 CU FT

TRIBUTARY AREA #3 -
DETENTION REQUIRED = 0
NO VOLUME CONTROL REQUIRED.
PERMEABLE PAVERS = 3,958 SF
STORAGE PROVIDED = 1,662 CU FT

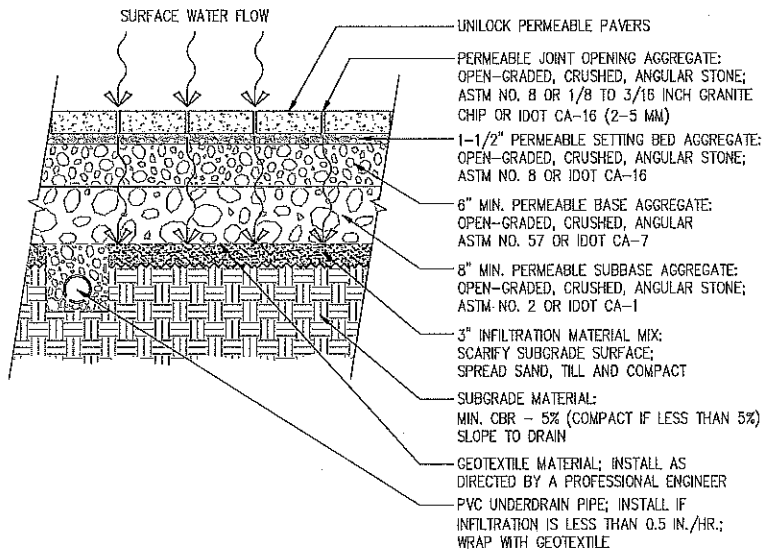
TRIBUTARY AREA #4 -
DETENTION REQUIRED = 0
NO VOLUME CONTROL REQUIRED.
PERMEABLE PAVERS = 1,436 SF
STORAGE PROVIDED = 603 CU FT

Area #1								
	Existing				Proposed			
	Square Feet	Acre	C	C*Area	Square Feet	Acre	C	C*Area
Total Area	37,982	0.87	-	-	37,982	0.87	-	-
Impervious	34,393	0.79	0.90	0.71	18,858	0.43	0.90	0.39
Pervious	3,589	0.08	0.45	0.04	1,945	0.04	0.45	0.02
Permeable Pavers	0	0.00	0.75	0.00	17,179	0.39	0.75	0.30
Total				0.75	Total			0.71
C-Factor				0.86	C-Factor			0.81

Area #2								
	Existing				Proposed			
	Square Feet	Acre	C	C*Area	Square Feet	Acre	C	C*Area
Total Area	10,263	0.24	-	-	10,263	0.24	-	-
Impervious	8,515	0.20	0.90	0.18	5,096	0.12	0.90	0.11
Pervious	1,748	0.04	0.45	0.02	1,391	0.03	0.45	0.01
Permeable Pavers	0	0.00	0.75	0.00	3,777	0.09	0.75	0.07
Total				0.19	Total			0.18
C-Factor				0.82	C-Factor			0.78

Area #3								
	Existing				Proposed			
	Square Feet	Acre	C	C*Area	Square Feet	Acre	C	C*Area
Total Area	11,114	0.26	-	-	11,114	0.26	-	-
Impervious	10,739	0.25	0.90	0.22	6,303	0.14	0.90	0.13
Pervious	374	0.01	0.45	0.00	852	0.02	0.45	0.01
Permeable Pavers	0	0.00	0.75	0.00	3,958	0.09	0.75	0.07
Total				0.23	Total			0.21
C-Factor				0.88	C-Factor			0.81

Area #4								
	Existing				Proposed			
	Square Feet	Acre	C	C*Area	Square Feet	Acre	C	C*Area
Total Area	2,880	0.07	-	-	2,880	0.07	-	-
Impervious	2,880	0.07	0.90	0.06	1,445	0.03	0.90	0.03
Pervious	0	0.00	0.45	0.00	0	0.00	0.45	0.00
Permeable Pavers	0	0.00	0.75	0.00	1,436	0.03	0.75	0.02
Total				0.06	Total			0.05
C-Factor				0.90	C-Factor			0.83



PERMEABLE PAVER MAINTENANCE PLAN:

WEEKLY

Prevent contamination from routine landscape maintenance such as grass clippings from mowing, hedge trimming, mulching plant beds, etc., by implementing the following joint-opening cleaning procedures immediately after contamination occurs:

- Hand broom debris from the paver surface
- Blow debris from the paver surface with backpack blower type device, collect and dispose
- Mechanically sweep paver surface

MONTHLY

Observe any collection areas of debris, dirt, topsoil, mulch, etc., after seasonal events such as snowfall, rain storms, leaf litter, etc., and investigate if clogging is occurring. Immediately restore infiltration using the following cleaning options:

- Break up any crust covering the joint aggregate material with hand broom for smaller areas, or mechanically with a rotary sweeper for larger areas. Remove debris material.
- When necessary, restore infiltration using wet/dry shop-vacuum for small areas or vacuum truck for larger areas by removing debris from joint/aggregate material.
- Replenish joint aggregate material to "lip" of paver

YEARLY

Establish a seasonal maintenance schedule that includes the following:

- Sweep entire permeable paving surface with appropriate preventative sweeping devices
- Replenish joint aggregate material to "lip" of paver

TEN YEARS PLUS

Plan long-term maintenance to rejuvenate infiltration rates:

- Complete restoration of the joint aggregate material
- Replenish joint with cleaned or new aggregate material to "lip" of paver

DATE	04-25-2021
REVISIONS	
PROJECT NO.	21047
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	APR 23, 2021
SCALE:	1"=30'
SHEET NUMBER	C-5.1

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PROPOSED STORMWATER
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