



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
OCTOBER 4, 2021 - 7:00PM
VILLAGE HALL - BOARD ROOM**

The Plan Commission/Zoning Board of Appeals hears 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.

I. ROLL CALL

II. APPROVAL OF SEPTEMBER 20, 2021 MEETING MINUTES

III. PUBLIC HEARINGS

A. V-04-2021: 6100 Grant Street (Toland); Variation and Findings of Fact; continued from August 2, 2021

Requests a variation from Section VI.F.4 of the Zoning Ordinance to permit a single-family residence to be built with a Floor Area Ratio in excess of 20%.

B. Z-08-2021: 50-124 and 200-324 Burr Ridge Parkway (Village of Burr Ridge); Planned Unit Development and Findings of Fact; continued from July 19, 2021 and August 16, 2021

Requests a Planned Unit Development as per Section VIII.B.2.cc of the Zoning Ordinance for the purpose of creating parking and land use regulations at the subject property.

IV. CORRESPONDENCE

A. September 27, 2021 – Board Report

V. OTHER CONSIDERATIONS

A. PC-04-2021: 6100 Grant Street; Preliminary Plat of Subdivision (Bak)

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

October 11, 2021 Board of Trustees

Chairman Trzupek is the scheduled Plan Commission representative.

October 18, 2021 Plan Commission

No business is currently scheduled for this meeting. If no business is scheduled by the conclusion of the October 4 Plan Commission, staff recommends this meeting be cancelled.

October 25, 2021 Board of Trustees

Commissioner Broline is the scheduled Plan Commission representative.

November 1, 2021

A. Z-12-2021: Downtown Business District (Village of Burr Ridge); Land Use Moratorium

Requests a moratorium on all new and significant alteration of development and land usage applicable within the Downtown Business District.

VIII. ADJOURNMENT

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF SEPTEMBER 20, 2021

I. ROLL CALL

The 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.

ROLL CALL was noted as follows:

PRESENT: 5 – Broline, Petrich, Parella, Farrell, and Trzupek
ABSENT: 2 – Stratis and Irwin

Interim Village Administrator Evan Walter was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

Commissioner Broline asked for further elaboration on his comments regarding parking regulations at County Line Square.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Broline to approve the amended minutes of the September 20, 2021 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 4 – Farrell, Broline, Petrich, and Parella
NAYS: 0 – None
ABSTAIN: 1 – Trzupek

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

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

V-04-2021: 6100 Grant Street (Toland); Variation and Findings of Fact; continued from August 2, 2021

Interim Village Administrator Walter said that the petitioner requested a continuance of the petition to October 4, 2021 to allow for further time to finalize the plans for the prospective house.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to continue the public hearing for V-04-2021 to October 4, 2021.

ROLL CALL VOTE was as follows:

AYES: 5 – Farrell, Broline, Petrich, Parrella, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-11-2021: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendments and Findings of Fact; continued from August 2, 2021 and August 16, 2021

Mr. Walter said that the petition had been continued from August 2, 2021 and August 16, 2021. Mr. Walter said at the previous public hearings, a revised noise standard entitled “Excessively Audible” was discussed. Staff has revised the initial amendments to align with the feedback of the Plan Commission, including incorporating a property line mechanism for measurement purposes, several additional exceptions to the rule added, as well as a staff-monitored special event permit which could be obtained once every six months by property owners.

Chairman Trzupek asked for public comment. No public comment was given.

Chairman Trzupek asked what the determination of Excessively Audible would be. Mr. Walter stated that the most salient revision to the previous discussions was to consolidate the pertinent regulation related to noise standards to the following: “no person may cause or allow the emission of sound from any property in such a manner so as to cause Noise Pollution which is Excessively Audible with a determination taken from the property line on the property on which the noise is received.”

Commissioners Farrell, Broline, and Parrella supported the final revisions as presented.

Commissioner Petrich suggested striking the word “also” from the draft language related to the exceptions for landscaping in the Municipal Code but otherwise supported the revisions.

Chairman Trzupek supported the final revisions.

Mark Thoma, 7515 Drew, asked how appeals to Circuit Court would be handled, specifically as to whose rules would be applicable in such a case. Mr. Walter said that the local rule would still apply.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Farrell to close the public hearing for Z-11-2021.

ROLL CALL VOTE was as follows:

AYES: 5 – Petrich, Farrell, Broline, Parella, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Petrich to recommend that the Board approve a text amendment to Section IV.W of the Zoning Ordinance in its entirety subject to the language included in the staff report, except to strike the word “also” from Item C in the Exceptions standards.

ROLL CALL VOTE was as follows:

AYES: 5 – Broline, Petrich, Farrell, Parella, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Z-08-2021: 50-124 and 200-324 Burr Ridge Parkway (Village of Burr Ridge); Planned Unit Development and Findings of Fact; continued from July 19, 2021

Mr. Walter said that the petition had been continued from July 19, 2021 and August 16, 2021. Mr. Walter said that several revisions had been made to the petition’s language, including the provision of a redlined copy of any changes made from standard B-1 Business District zoning. Mr. Walter said that the major revisions still outstanding were the revision of the parking standard from 1/250 square feet to 1/200 square feet, the removal of the fire lane being replaced by a standing/loading lane, the inclusion of a standard 7:00am-10:00pm hours of operation rule, as well as other minor clarifications. Mr. Walter noted that under a PUD, all previously-approved special uses would remain in effect, and that the PUD would be enforced for any future development or uses.

Chairman Trzupek asked how the parking chart would be used going forward if the PUD as shown were approved. Mr. Walter said that the chart would be void, as the Village would no longer track parking needs on an individual use basis.

Alice Krampits, 7515 Drew, expressed concerns about the removal of the fire lane. Mr. Walter said that the removal of the fire lane has already been approved by Pleasantview Fire Protection District. Ms. Krampits expressed concerns about valet cars stacking in standing and loading areas if the entire lane were available for standing and loading purposes.

Commissioner Parella asked if neon signs were permitted in the PUD. Mr. Walter said that visible neon was not permitted as proposed in the draft language.

Commissioner Petrich asked if the additional spaces on Lincolnshire Drive would be part of the PUD. Mr. Walter said that they would not be part of a PUD, but wanted to include the matter for discussion since there was an opportunity to create more parking proximate to the subject property. Commissioner Petrich supported adding said spaces as part of a Plan recommendation. Commissioner Petrich deferred to the determination of the Fire District regarding the fire lane. Commissioner Petrich asked what the differences in sign regulations between the PUD and Village Center were as proposed. Mr. Walter said that some of the regulations at Village Center did not appear to fit at County Line Square, such as the requirement that all tenants have a blade sign. Commissioner Petrich expressed some concerns about outdoor dining becoming a permitted use. Commissioner Petrich asked if outdoor dining space would be included in the parking calculations. Mr. Walter said that outdoor space was currently not included in the parking calculations.

Commissioner Farrell asked for clarification about the number of spaces. Mr. Walter said that there were closer to 500 parking spaces. Commissioner Farrell asked for better definition of parking/standing/loading areas while supporting the overall concept of fire lane amendments. Commissioner Farrell asked if the Village Center has permitted restaurants with alcohol. Mr. Walter said that such uses were permitted within the Entertainment District. Commissioner Farrell said that she would support outdoor dining being permitted if it were included in the overall size calculation of the restaurant.

Chairman Trzupek supported the concept of including outdoor dining in both the overall square footage count as well as the individual restaurant size count. Chairman Trzupek expressed some reservation about valet cars being stacked in the standing/loading area as well as the loss of control over parking, as the PUD would generally concede that parking no longer be an issue requiring direct analysis on a use-by-use basis.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Farrell to continue the public hearing for Z-08-2021 to October 4, 2021.

ROLL CALL VOTE was as follows:

AYES: 5 – Petrich, Farrell, Broline, and Parella, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

IV. CORRESPONDENCE

A brief discussion was held regarding the July Building Report.

V. OTHER PETITIONS

VI. PUBLIC COMMENT

No public comment was given.

VII. FUTURE MEETINGS

Mr. Walter said that there were four considerations scheduled for the September 20, 2021 meeting.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Parella to adjourn the meeting at 7:55 pm.

ROLL CALL VOTE was as follows:

Plan Commission/Zoning Board Minutes
September 20, 2021 Regular Meeting

AYES: 5 – Petrich, Parella, Broline, Farrell, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Respectfully Submitted:

Evan Walter – Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

V-04-2021: 6100 Grant Street (Toland); Requests a variation from Section VI.F.4 of the Zoning Ordinance to permit a single-family residence to be built with a floor area ratio in excess of 20%.

HEARING:

October 4, 2021; continued from
September 16, 2021 and August
2, 2021

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Village Administrator

PETITIONER:

Judith Toland

PETITIONER STATUS:

Prospective Property Owner

EXISTING ZONING:

R-3 Residential

LAND USE PLAN:

Recommends Single-Family
Residential Uses

EXISTING LAND USE:

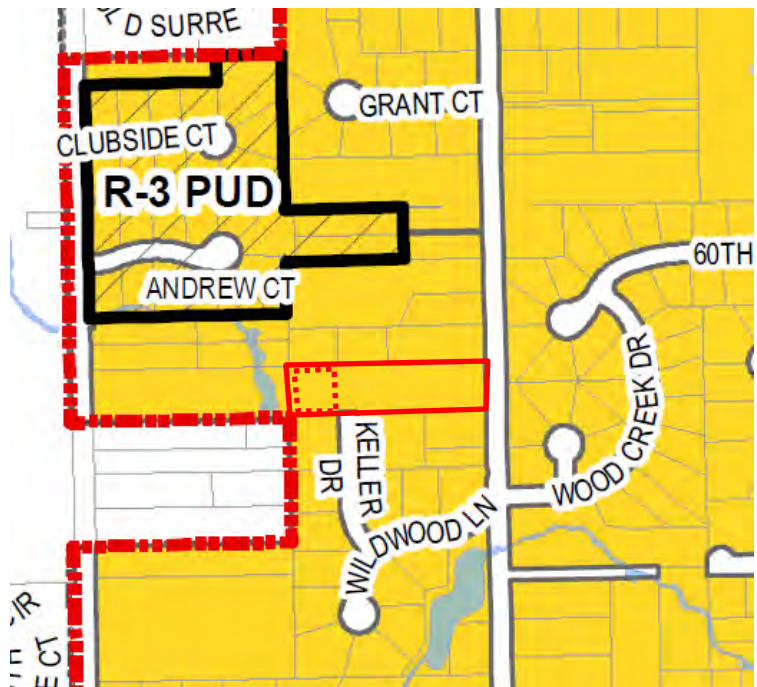
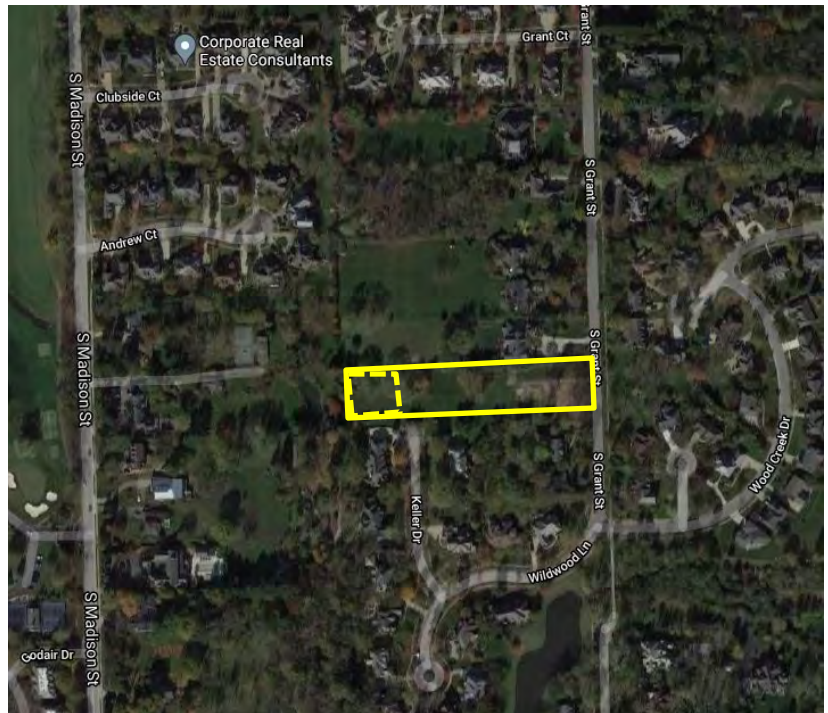
Single-Family Residence

SITE AREA:

0.51 Acres

SUBDIVISION:

Grant Street



The petitioner is Judith Toland, prospective property owner of Lot 1 in the Grant Street Subdivision. At the time of the petitioner's submittal to the Village, the Grant Street Subdivision had not been completed. On July 27, the property was successfully subdivided with a PIN of 09-13-306-013 assigned to the new subject property to be addressed as 6061 Keller Drive. The petitioner is requesting a variation from Section VI.F.4 of the Zoning Ordinance to permit a single-family residence to be built with a Floor Area Ratio (FAR) in excess of 20%. The petitioner states in their application that the water table on the subject property is demonstrably impactful on their property's plans, requiring that the proposed home to be built be raised out of the ground with a shallower basement than is otherwise desired. The petitioner has submitted a proposed site, elevation, and floor plan of the home to be developed if the variation were granted. The home shows 4,799 square feet of applicable Floor Area, which would equate to a Floor Area Ratio of 21.2% on the subject property, remaining above the standard 20% FAR threshold set for the R-3 Residential District. The petitioner has previously stated that the additional FAR is identified in the need to relocate elements of the basement to an above-grade location due to a higher-than-normal water table on the subject property.

"Floor Area Ratio" is a measurement commonly found in zoning regulations to specify the bulk of a building on a property. Calculating the FAR of a building is determined by dividing the floor area by the gross land area of the lot. For example, a 30,000-square foot property zoned R-3 Residential has an FAR regulation of 20%; in this example, a property owner would be legally permitted to build a home with a Floor Area of 6,000 square feet, as 6,000 divided by 30,000 is 20%. The entire interior space of the home does not usually count towards the determination of the Floor Area of the home, and the square footage of the home does not necessarily equate to the Floor Area of the home. For example, certain areas of principal residential structures are exempt from FAR calculation, including the first 1,000 square feet of an attached garage, interior balconies and mezzanines (such as a stairways in a two-story space), enclosed porches, attic space with wall plates less than 54" tall, and basement space whose ceiling line is less than 54" above grade. In many houses in Burr Ridge, FAR is generally limited to the first and second floor space of the home. R-1 and R-2 Residential Districts have a Floor Area Ratio of 10% while R-2A, R-2B, and R-3 Residential Districts have a Floor Area Ratio of 20%. R-5 Residential has a Floor Area Ratio of 50%, but this zoning classification is intended for multi-family development, which is not comparable to this petition.

The Plan Commission requested additional information to further consider the merits of the petition's request for a variation. First, and in summary, this petition would meet the development standards of the Village but for the FAR calculation as well as several technical engineering comments, such as the presence of a retaining wall in a Public Utility and Drainage Easement that the Village would require to be relocated. There is sufficient space on the site as well as adequate grading for any remaining issues to be overcome in normal course. Any plans for a new home would be required to meet the remaining Village regulations before a building permit were issued.

Second, staff has been unable to ascertain useful data regarding the proliferation of shallow water tables throughout the Village. Staff has not been able to identify any permits which included water table analyses in the past five years, nor are any regional analyses available for review. The petitioner submitted a report dated February 19, 2020 from a licensed soil testing company indicated that water bearing conditions were encountered at depths of 6'-10' below existing grade, with an engineering recommendation that the maximum bottom of foundation be no more than 5' below grade. While there is no presence of wetland or floodplain within the specific lot lines of

Staff Report

V-04-2021: 6100 Grant Street (Toland); Variation and Findings of Fact; continued from September 16, 2021 and August 2, 2021

Page 3 of 3

the subject property, both wetland and floodplain are located on adjacent properties, which may indicate the likelihood of rising sub-surface water tabling in the general area. Based upon limited information, a water table at this level is likely unusually high in the Village.

Public Hearing History

No other petitions have been submitted related to the subject property.

Public Comment

Staff has received five objections from property owners within the 1000' public hearing notice radius, all noting the preponderance of additional flooding concerns due to a larger-than-permitted home being potentially allowed. A number of other inquiries were received with no position taken except to obtain additional information.

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 wishes to recommend approval of a variation for a home with a Floor Area Ratio in excess of 20% at the subject property, staff recommends the following conditions:

1. The variation shall be granted to 6061 Keller Drive, PIN #09-13-306-013.
2. The maximum Floor Area Ratio permitted for the subject property shall be that which is present in the petitioner's submitted site plans.

Appendix

Exhibit A – Petitioner's Materials

EXHIBIT A



FIRST FLOOR PLAN

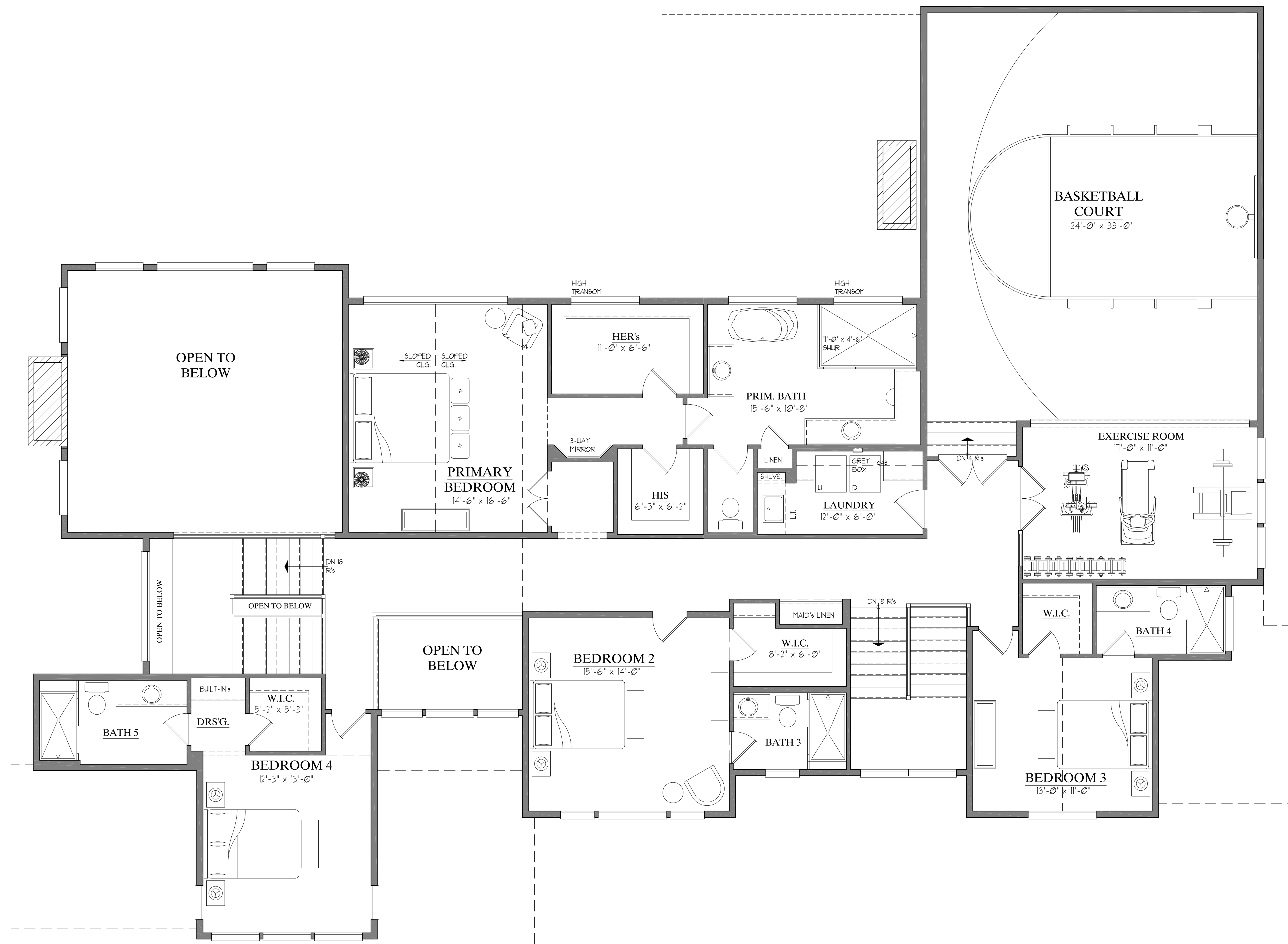
SCALE: 1/4"=1'-0" 2,699 SQ. FT.

A RESIDENCE FOR
MR. & MRS. TOLAND

SCHWARZ • LEWIS

SL

SCHWARZ LEWIS
Design Group, Inc.
1550 Spring Rd., Suite 100
Oak Brook, IL 60523
630-537-1416
www.schwarzlewis.com



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
EXER. / B.BALL COURT 913 SQ. FT.

A RESIDENCE FOR MR. & MRS. TOLAND



LOWER LEVEL PLAN
SCALE: 1/4"=1'-0" 2545 SQ. FT.

A RESIDENCE FOR MR. & MRS. TOLAND

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Design Group, Inc.
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A RESIDENCE FOR
MR. & MRS. TOLAND

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KELLER DRIVE

142.25'

30' (MIN.) FRONT
YARD SETBACK

155.60'

10' INT. YARD SETBACK

32'-0"

29'-9"

50' REAR YARD SETBACK

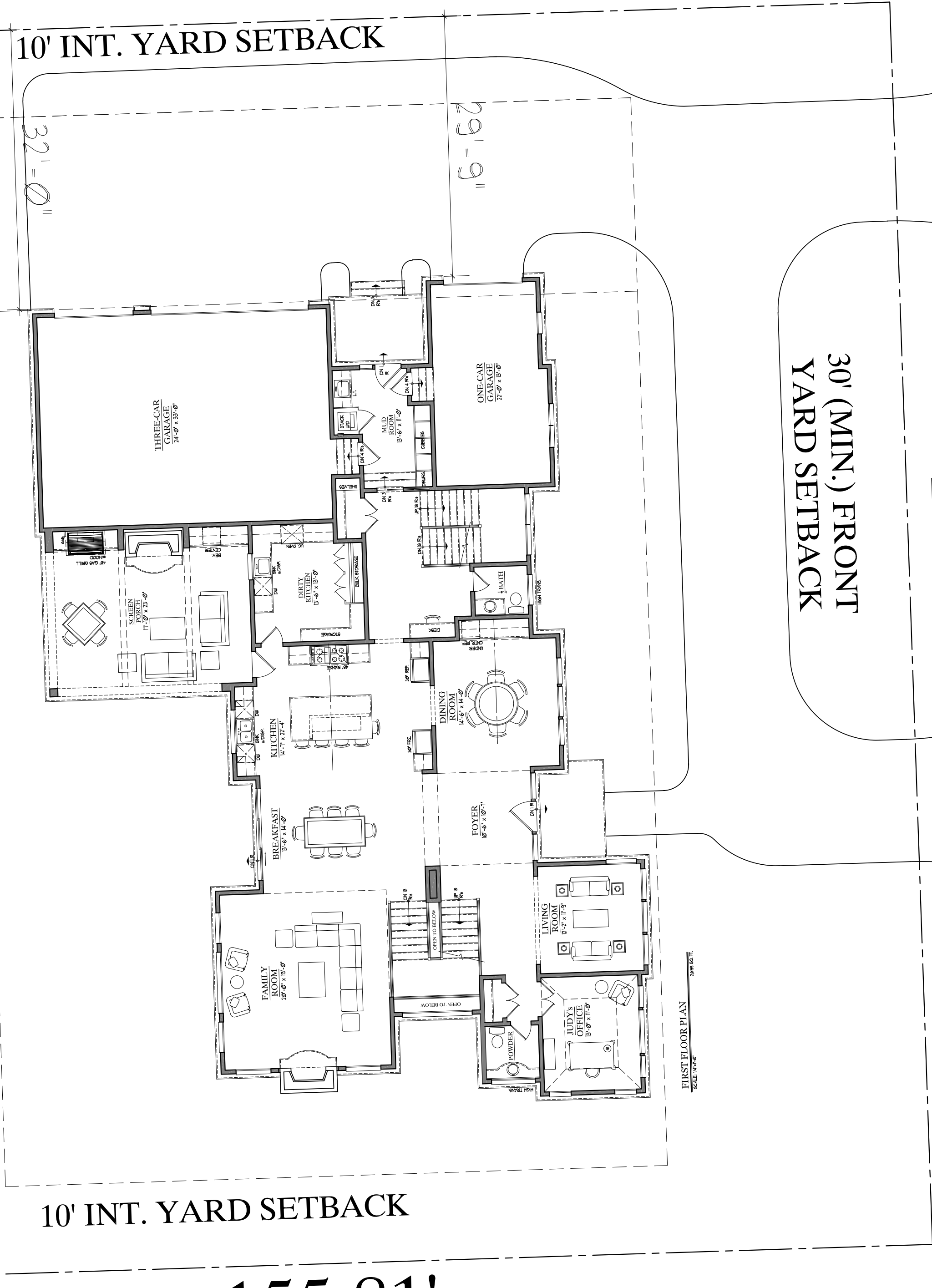
10' INT. YARD SETBACK

155.81'

142.28'

SITE PLAN

SCALE: 1" : 20'

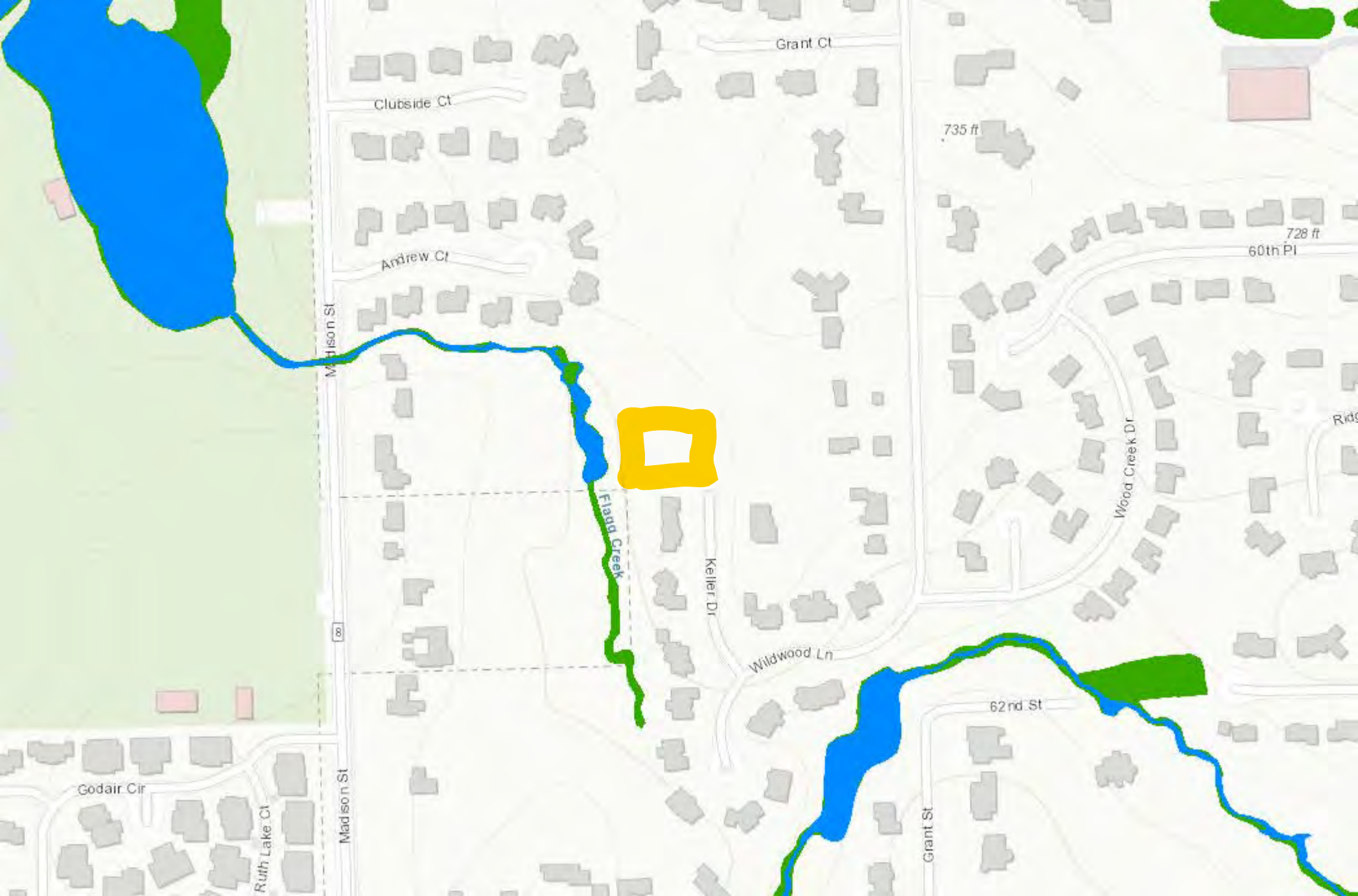


A RESIDENCE FOR
MR. & MRS. TOLAND

SCHWARZ • LEWIS



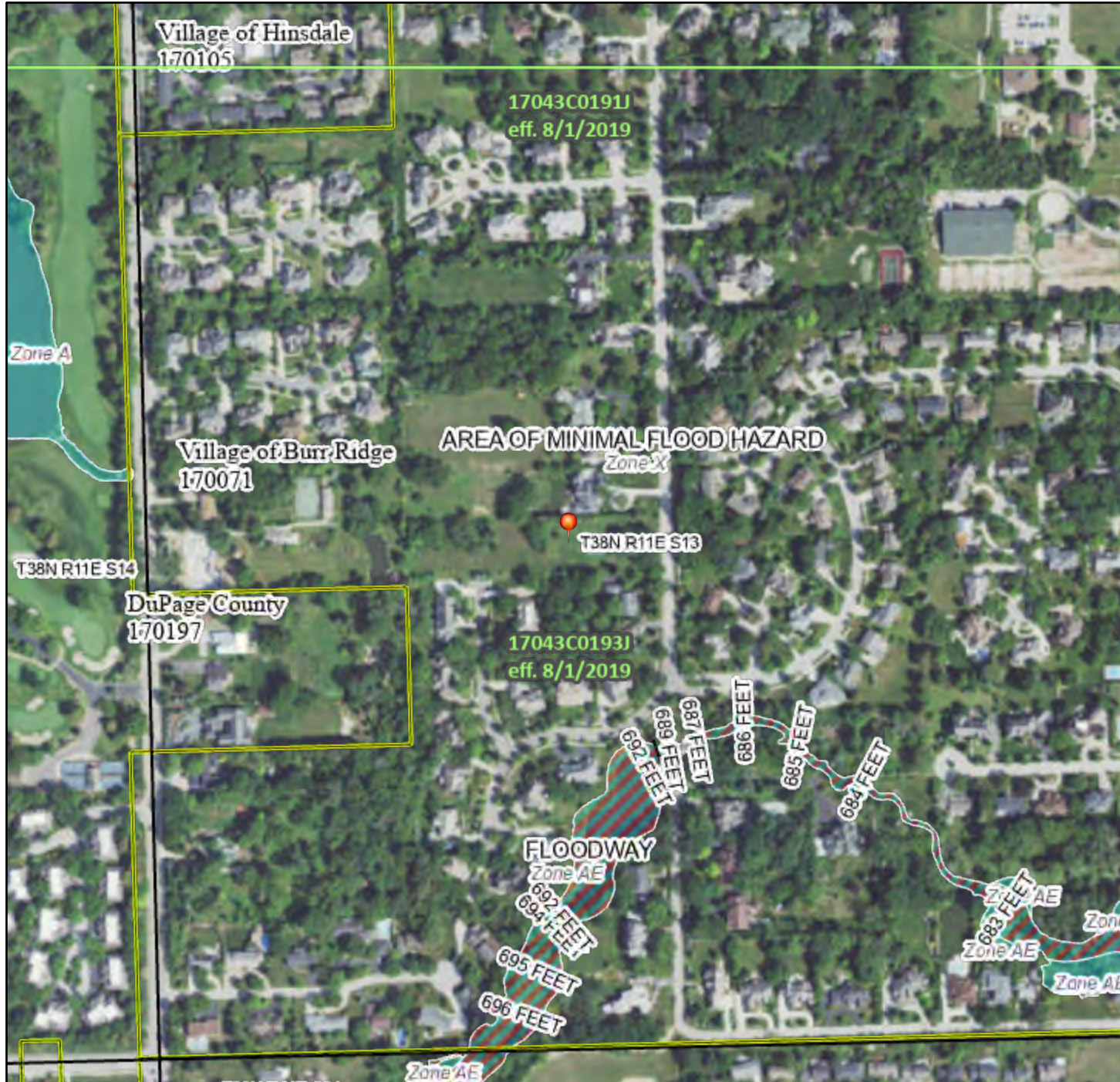
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National Flood Hazard Layer FIRMette



87°56'14"W 41°46'54"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/28/2021 at 5:04 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-08-2021: 50-124 and 200-324 Burr Ridge Parkway (Village of Burr Ridge); Requests establishment of a Planned Unit Development as per Section VIII.B.2.cc of the Zoning Ordinance for the purpose of creating parking and land use regulations at the subject property.

HEARING:

October 4, 2021; continued from
September 20, 2021, August 16,
2021 and July 19, 2021

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Village Administrator

PETITIONER:

Village of Burr Ridge

PROPERTY OWNER:

Robert Garber d/b/a Reegs
Properties

EXISTING ZONING:

B-1 Business District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

Commercial Buildings

SITE AREA:

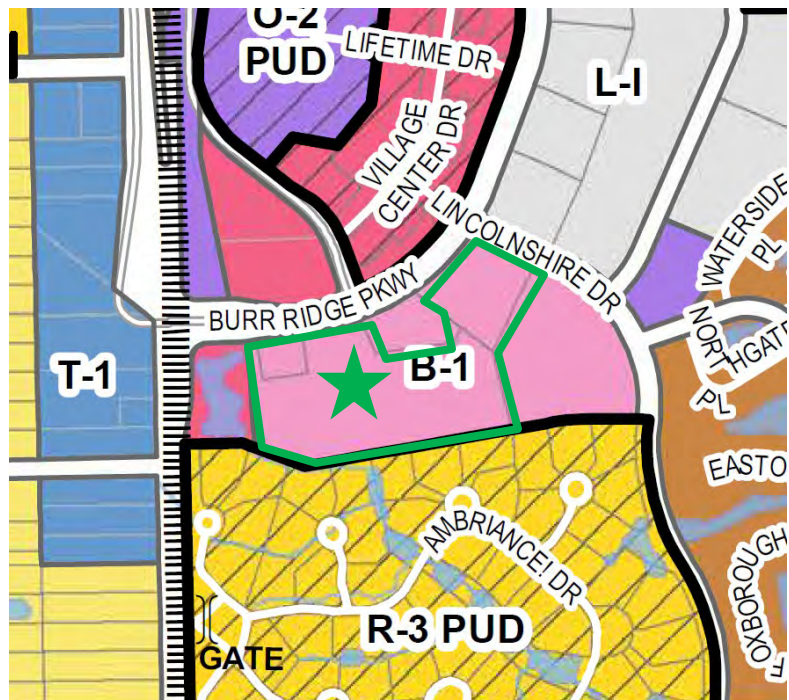
7.2 Acres

SUBDIVISION:

County Line Square

AVAILABLE PARKING:

499 Total Spaces



Staff Report and Summary

Z-08-2021: 50-124 and 200-324 Burr Ridge Parkway (Village of Burr Ridge); PUD and Findings of Fact; continued from September 20, 2021, August 16, 2021 and July 19, 2021

The petitioner is the Village of Burr Ridge in partnership with Bob Garber, owner of the subject property. On June 28, 2021, the Board of Trustees directed the Plan Commission to hold a public hearing at the subject property (hereinafter referred to as “County Line Square” or “CLS”) for the purposes of considering a Planned Unit Development to create local parking and land use regulations for the subject property. The Board found that several parking variances and special uses had been granted in succession at the subject property and has requested that the Plan Commission consider alternative approaches to regulating parking and land uses in light of these successive approvals.

The petitioner requests establishment of a Planned Unit Development (PUD) as per Section VIII.B.2.cc of the Zoning Ordinance for the purpose of creating parking and land use regulations at the subject property. The intent of the PUD is to provide greater flexibility regarding the regulation of parking as well as evaluate and optimize land-use regulations for the purpose of creating an economically-healthy commercial property in downtown Burr Ridge. If a PUD is ultimately adopted, it would become the governing document regarding all zoning matters for the subject property; amendments to the PUD would be brought as public hearings. County Line Square contains a strip shopping center with approximately 90,000 total square feet of commercial space, including two outlot buildings (both under separate ownership).

Land Use Analysis

Staff and the property owner worked together to develop a revised list of permitted and special uses that would be applicable to the subject property under the PUD. Most notably, restaurants with or without sales of alcoholic beverages less than 4,000 square feet is proposed as a permitted use. All restaurants over 4,000 square feet, regardless of menu, would be required to obtain a special use. The largest current restaurant at County Line Square is Capri, coming in at just over 5,000 total square feet, followed by Johnny Cab’s at 4,200 square feet. All outdoor dining space would also be included in the calculation of restaurant size. Similarly, “live entertainment and dancing” has been moved to a standalone special use, applicable as an accessory use to any permitted or special use.

Signage regulations were also proposed for the subject property generally matching that of those approved at the Village Center. Tenants at County Line Square are currently restricted to a sign in one specific color (#313 – Duranodic Bronze) and of a certain size; these requirements were incorporated in 1988 upon original construction of the property.

Finally, staff has included a basic hours of operation provision which would limit all future uses to a 7:00am-10:00pm regulation, with special uses being required for any desired operation outside of these hours.

Parking Analysis

The adoption of a shared parking calculation at one space per 200 square feet of gross square footage would create the legal basis so as to no longer require additional parking variations except if significant amounts of gross square footage were added to the property, which would require a PUD amendment regardless of the parking regulations in place. Under a 1/200 square feet rule, 462 parking spaces would be required to be provided at the subject property if outdoor dining areas were included in the parking calculation as directed by previous Plan Commission discussion.

Staff has included a clause in the draft PUD regulations which would require any restaurant use over 4,000 gross square feet to provide valet service from Thursday-Saturday. Additionally, the draft PUD would require that all employees at the property park in the rear of the building (as

Staff Report and Summary

Z-08-2021: 50-124 and 200-324 Burr Ridge Parkway (Village of Burr Ridge); PUD and Findings of Fact; continued from September 20, 2021, August 16, 2021 and July 19, 2021

defined by Exhibit B) unless all parking spaces were taken in this defined area. There are approximately 85 parking spaces included in Exhibit B. Staff's analysis of current business plans at the subject property indicates that this is generally sufficient for the employees who may be working at any point. Staff also recommends that the Plan Commission recommend that the Board consider the installation of additional on-street parking spaces along Lincolnshire Drive to further add parking capacity near the subject property. Staff estimates that approximately ten spaces could be added between Chasemoor Drive and Burr Ridge Parkway, and would be available to any downtown patron. These spaces could be limited to parking from 11:00am-midnight, thus eliminating the possibility of their being generally used by Pace riders.

Finally, staff proposes that the curbline along the tenant space be a permitted 5-minute loading zone. Currently, the entire curbline is defined as a "no parking" zone; under this revision, temporary standing and loading would be permitted in yellow zones, but parking would remain prohibited. The curbline would remain yellow, with no parking/standing/loading areas painted red, and signed every 100 feet throughout the property.

Findings of Fact and Recommendation

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. Staff recommends that the draft PUD regulations along with Exhibits A-C be adopted with any affirmative recommendation.

Appendix

Exhibit A – Petitioner's Materials

**PLANNED UNIT DEVELOPMENT REGULATIONS RELATED TO THE
SHOPPING CENTER AT 50-324 (EXCLUDING 150) BURR RIDGE PARKWAY**

The following regulations are intended to govern the current use, scope, as well as present and future conditions of the subject property at 50-324 (excluding 150) Burr Ridge Parkway, known at this time as “County Line Square Shopping Center”, as described in Exhibit A (Plat of Survey).

Operation within Enclosed Buildings

All business, service, storage, merchandise display, repair, and processing, where allowed, shall be conducted within a completely enclosed building, except as follows:

- a. Outdoor activities are permitted for uses which by definition require outdoor activities such as parking and loading areas, automobile service stations, or recreation areas for child care centers and nurseries.
- b. Outdoor activities listed as special uses may be approved by the Board of Trustees upon recommendation from the Plan Commission subject to the Zoning Ordinance.
- c. Temporary (less than or equal to 72 hours in total duration) outdoor activities may be permitted subject to written approval by the Village Administrator or their designee. Such activities shall not include any permanent improvements, buildings, or structures. Outdoor activities which may be permitted include festivals, tent sales, or seasonal sidewalk sales.

Signs

Building Signs located at the subject property are subject to the issuance of a sign permit by the Village. Building Signs are subject to the following regulations:

- a. Each tenant shall be permitted one Building Sign on the building façade.
- b. Each Building Sign shall not exceed one square foot for each lineal foot of the storefront or tenant space width with a minimum area allowed of 20 square feet and a maximum area allowed of 40 square feet.
- c. All tenants are permitted to affix Storefront/Window Signs, defined as any covering of the front window for advertisement purposes, without need for a sign permit and in adherence to the following regulations:
 1. The sum total of all Storefront Signs shall not exceed 30 percent of the total area of the windows in which they are located.
 2. Storefront Signs shall not have any moving parts.
 3. A series of windows that are separated by frames and supporting material of less than six inches in width shall be considered as a single window for the purpose of computation.
 4. Storefront Signs must be hung from some appurtenance of the tenant space and may not be taped or suction-cupped to the window, except if the advertisement is not related to the business' primary functions and is equal or less than 8 ½ x 11 inches in size and laminated.

Design guidelines for Building Signs shall be defined as follows:

- a. Signs are limited to trade names and logo (as identified in the lease). Listing of merchandise or descriptions of categories are not permitted. Signs may not include payment options or the terms “We Accept” in any form or variant.
- b. Iridescent and flashing signs, flashing lights, animated elements, formed plastic, injection molded plastic, and internally illuminated box signs are prohibited.
- c. Exposed raceways, exposed transformers, and visible sign company labels are not allowed. Transformers should not be visible and installed within a tenant’s frontage. Animated components, formed plastic, or non-durable signs are not allowed. All signage materials shall be UL-Rated.
- d. No sign maker’s labels or identifications may be visible on the exterior of the sign.
- e. No signs with a visible back are permitted and fasteners should be concealed. All supports and fasteners must be of a non-ferrous metal of a quality material and finish.
- f. Exposed neon is not permitted.
- g. All signs must include a seven-day, 24-hour clock to control illumination of storefronts.
- h. All signs must not be more than 12 inches in depth.

Non-Internally Illuminated Individual Letter Signs

- a. Dimensional letter or graphics, pin-set or otherwise applied directly to the face of storefront area with external illumination. Signage types include metal, acrylic, or wood letters.
- b. Signs shall not be placed on background material.
- c. All signs must be lit with either a concealed fixture or as a design element i.e. decorative gooseneck fixture.

Silhouette (Halo) Reverse Channel Lettering

- a. Background surfaces of the sign shall be opaque and not reflect the illumination of image of the neon lamps within the letters.
- b. All neon tubing must be fully concealed within the letter to not be visible to the public.
- c. The rear edge of the letter shall be approximately one inch from the background surface.
- d. Standoff brackets shall be mounted in the least visible location to support the letters.
- e. Standoff brackets and fasteners visible within the one-inch dimension between the background surface and the back of the letter shall be painted to match the background surface.
- f. P-K transformer housings shall be provided to feed the neon to each letter of the sign.
- g. Halo-type signs must have clear Lexan backing on the rear of the letters.

In all instances, signs must not exceed three total colors, including white.

Shopping Center Ground Sign

Shopping center signs are subject to the approval of the Board of Trustees upon review by the Plan Commission. One shopping center ground sign may be allowed subject to the following:

- a. Shopping center ground signs shall be consistent in design and materials with wall signs.
- b. Shopping center ground signs shall be a maximum area of 100 square feet in area.
- c. Shopping center ground signs shall not exceed a maximum height of 8 feet except as allowed by paragraph e below.

- d. Shopping center ground signs shall be setback a minimum of 10 feet from all property lines except as required by paragraph e below;
- e. The height of shopping center ground signs may be increased up to 12 feet provided that the sign is setback an additional 3 feet for each 1 foot increase in height. For example, a 9 foot high sign would require a 13 foot setback from all property lines, a 10 foot high sign would require a 16 foot setback.

Landscaping and Buffering

Any element of the subject property which adjoins or is across the street from a Residential District, a fence or wall of architectural design approved by the Village and not less than five nor more than six feet in height, or a densely planted tree or shrub hedge, initially not less than five feet in height, shall be provided along the entire length of the property line which adjoins or is across the street from the Residential District. The proposed method of buffering shall be considered as part of the site plan review process herein set forth. The decision whether to require a wall, fence, trees, or shrub hedge shall be made by the Village based on site considerations.

Hours of Operation for Business Uses

- a. The hours of operation for all uses within this Ordinance shall not exceed 7 A.M. to 10 P.M. on a permitted basis.
- b. Any use may request special use approval in accordance with the procedures and requirements outlined in the Zoning Ordinance to exceed these permitted hours.
- c. Any previously-approved special use shall be considered a use's permitted hours of operation until and unless revisions are specifically made to this extent.

Permitted and Special Uses

Permitted Uses

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

- a. Antique shops
- b. Art stores, including galleries, custom art studios, art supplies, and related functions
- a. Bicycle sales, including rental and repair and service functions
- c. Book, stationery, card, and related gift shops
- d. Camera and photographic supply stores
- e. Carpet and rug stores with retail component
- f. China, glassware, and household goods stores
- b. Computer, business machine, and office equipment and supply stores
- g. Dry cleaning or laundry receiving establishment (with majority of cleaning done off-site)
- h. General apparel stores, including furriers, leather shops, jewelry stores with repair services, shoe stores with repair services, tailor and dressmaking shops, and clothing rental stores
- i. Financial services offices, including financial planning, real estate, or insurance offices
- j. Florists

- k. Food stores, including grocery stores, supermarkets, bakeries, health food stores, fruit and vegetable stores, delicatessens, butchers, bulk food stores, candy stores, and other similar establishments
- l. Furniture stores
- m. Home improvement stores, including hardware stores, interior decorating stores, locksmiths, and paint and wallpaper stores
- n. Hobby shops, including toy stores, coin/philatelic stores, and craft/fabric/sewing stores
- o. Home contracting sales and services, including homebuilders
- p. Household appliance and electronics stores including repair and service functions where incidental to retail sales
- q. Medical, dental, and optical offices and clinics without ambulance or emergency services
- r. Movie and video game stores, excluding movie theaters
- s. Music stores, including the sale of music-related items and the teaching of music skills
- t. Offices for use by government agencies, except those related to the services provided by the Secretary of State's Vehicle Services Division
- u. Orthopedic and medical appliance stores
- v. Outdoor dining areas accessory to any permitted or special restaurant use subject to compliance with the regulations herein
- w. Personal improvement services, including health and fitness, barber shops and beauty and health services studio or instructional, and physical therapy offices, excluding fortune-telling or psychic and tattoo or body piercing establishments
- x. Pharmacies and drug stores
- y. Photography and picture framing studios
- z. Post offices or business service stores without outdoor parking or storage
- aa. Restaurants under 4,000 square feet (including specialty restaurants such as donut shops and ice cream shops), with or without sales of alcoholic beverages
- bb. Studios for teaching of art, martial arts, music, dance, gymnastics, etc.
- cc. Sporting goods stores, excluding uses whose primary functions are related to gun and ammo sales and/or shooting ranges
- dd. Temporary outside sales display accessory to a permitted or special use
- ee. Travel agencies
- ff. Tutoring centers for pre-school, primary, and secondary education
- gg. Wine shops and services without any on-site consumption except for sampling

Special Uses

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section XIII of the Zoning Ordinance, as appropriate:

- a. Banks and financial institutions
- b. Banquet halls and catering establishments
- c. Child care centers and nursery schools
- d. Clubs or lodges, private, fraternal, or religious
- e. Drive through facilities accessory to a permitted or special use

- f. Dry cleaners with on-site equipment for dry cleaning
- g. Gun and ammo sales, including shooting ranges
- h. Hours of operation exceeding 7 A.M. to 10 P.M. for any permitted or special use
- i. Liquor stores
- j. Live entertainment and dancing accessory to any permitted or special use
- k. Professional massage services
- l. Offices related to the Secretary of State's Vehicle Services Division
- m. Parking lots and structures where such uses are the principal use on a lot
- n. Pet shops and pet service stores, with or without overnight services
- o. Restaurants (including specialty restaurants such as donut shops and ice cream shops) over 4,000 square feet with or without sales of alcoholic beverages.
- p. Tobacco shops
- q. Wine boutique with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site

Outdoor Dining Area Regulations

Restaurant outdoor dining areas shall be subject to the following:

- Dining areas must be limited to the linear frontage of the principal business to which the outdoor area is intended to serve;
- Dining areas shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant if table service is provided or alcohol served in the outdoor dining area;
- Door to the dining area shall be self-closing;
- Tables shall be cleaned promptly following use;
- Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant, defined as being within 48" of a curbline or so as to impede the normal flow of pedestrian traffic into or from a doorway;
- Outdoor food preparation, storage or display is prohibited;
- All furniture must be stored in the rear or off-site of the subject property when not in use;
- Any and all outdoor dining areas must cease to be occupied not less than one-half hour prior to the closure of the principal business;
- Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas, except when specifically exempted by one-time permit by the Village Administrator or their designee;
- Approval of outdoor dining areas shall be subject to the Village's adopted building codes;
- Approval of outdoor dining areas may only be approved by the Village if they are also approved by the property owner; and
- Outdoor dining areas must be cumulatively approved by the Village Administrator or their designee to determine final compliance with the regulations set forth herein.

- Outdoor dining areas shall be included as part of the size calculation for restaurants.

Parking Design Regulations

The subject property shall provide one parking space for each 200 gross square feet of commercial space available.

Every parking lot in excess of fifteen spaces shall contain planting islands for shade trees in compliance with the following standards:

- a. There shall be one island for every 15 parking spaces and one shade tree for each island.
- b. Each parking lot landscape island shall be a minimum of 9 feet wide and 18 feet in length.
- c. Required shade trees shall have a minimum 3 inch diameter measured two feet above ground level.
- d. Parking lot landscape islands generally shall be located at the ends of each row of parking (one double island to be located at the end of a double row of parking) and every 15 parking spaces within a row.
- e. Maintenance of Landscape Areas and Screening: All such landscaped areas and screening shall, once installed, be maintained in such manner as to retain at least the intended standards of the initial landscaping and to conform to the landscaping requirements of the Village.

Minimum Standards for Parking Stalls and Aisles

Angle of Parking	45 Degrees	60 Degrees	90 Degrees
Width of Stall	9'	9'	9'
Stall Width (parallel to aisle)	12'9"	10'5"	9'
Stall Depth (perp. to aisle)	20'	21'	18'
Stall Length	19'	19'	18'
Aisle Width	13'*	17'*	24'

*One-way aisles only

Parallel parking shall be permitted with stalls at least 24' in length with an aisle of 14'

Accessible parking areas shall be designed in accordance with State requirements

All open off-street loading berths, access drives, aisles, and maneuvering spaces shall be improved with an all-weather hard surface pavement including, at a minimum, a two inch (2") bituminous concrete surface course, with a twelve inch (12") minimum thickness aggregate base course, and six inch (6") high perimeter concrete curbing (Type B or Type B6:12) installed in accordance with Illinois Department of Transportation specifications.

Parking and Loading Regulations

The area immediately adjacent to the curbline shall be permitted to be used as a standing and loading zone, except no parking, standing, or loading areas shall be designated near the traffic intersection as shown in Exhibit C. It shall be unlawful for the driver of a vehicle to stand a passenger vehicle for a period of time longer than is necessary for the loading or unloading of

passengers, groceries, or freight in any place along the curblin. It is prohibited to park a vehicle, whether occupied or not, along the curblin at the subject property. Parking or excessive standing/loading shall be defined as five (5) consecutive minutes. Signs shall be erected every 100 feet along the curblin to this effect.

All restaurant uses over 4,000 gross square feet must provide and continually operate a parking management plan, which shall include, at minimum, valet service to be present on Thursday-Saturday evenings after 5:00pm.

Employees at all businesses shall park behind the primary building (articulated in Exhibit B), except when cases when all legally permitted spaces behind the building are occupied.

Parking of trucks in the open shall be prohibited. Trucks making deliveries to the business premises shall make deliveries only at loading docks where provided and, if there is no loading dock, such trucks may park only for such time as is necessary to complete the delivery.

**PLANNED UNIT DEVELOPMENT REGULATIONS RELATED TO THE
SHOPPING CENTER AT 50-324 (EXCLUDING 150) BURR RIDGE PARKWAY**

The following regulations are intended to govern the current use, scope, as well as present and future conditions of the subject property at 50-324 (excluding 150) Burr Ridge Parkway, known at this time as “County Line Square Shopping Center”, as described in Exhibit A (Plat of Survey).

Operation within Enclosed Buildings

All business, service, storage, merchandise display, repair, and processing, where allowed, shall be conducted within a completely enclosed building, except as follows:

- a. Outdoor activities are permitted for uses which by definition require outdoor activities such as parking and loading areas, automobile service stations, or recreation areas for child care centers and nurseries.
- b. Outdoor activities listed as special uses may be approved by the Board of Trustees upon recommendation from the Plan Commission subject to the Zoning Ordinance.
- c. Temporary (**less than or equal to 72 hours in total duration**) outdoor activities may be permitted subject to written approval by the Village Administrator or their designee. Such activities shall not include any permanent improvements, buildings, or structures. Outdoor activities which may be permitted include festivals, tent sales, or seasonal sidewalk sales.

Signs

Building Signs located at the subject property are subject to the issuance of a sign permit by the Village. Building Signs are subject to the following regulations:

- a. Each tenant shall be permitted one Building Sign on the building façade.
- b. Each Building Sign shall not exceed one square foot for each lineal foot of the storefront or tenant space width with a minimum area allowed of 20 square feet and a maximum area allowed of 40 square feet.
- c. All tenants are permitted to affix Storefront/Window Signs, defined as any covering of the front window for advertisement purposes, without need for a sign permit and in adherence to the following regulations:
 1. The sum total of all Storefront Signs shall not exceed 30 percent of the total area of the windows in which they are located.
 2. Storefront Signs shall not have any moving parts.
 3. A series of windows that are separated by frames and supporting material of less than six inches in width shall be considered as a single window for the purpose of computation.
 4. Storefront Signs must be hung from some appurtenance of the tenant space and may not be taped or suction-cupped to the window, except if the advertisement is not related to the business' primary functions and is equal or less than 8 ½ x 11 inches in size and laminated.

Design guidelines for Building Signs shall be defined as follows:

- a. Signs are limited to trade names and logo (as identified in the lease). Listing of merchandise or descriptions of categories are not permitted. Signs may not include payment options or the terms “We Accept” in any form or variant.
- b. Iridescent and flashing signs, flashing lights, animated elements, formed plastic, injection molded plastic, and internally illuminated box signs are prohibited.
- c. Exposed raceways, exposed transformers, and visible sign company labels are not allowed. Transformers should not be visible and installed within a tenant’s frontage. Animated components, formed plastic, or non-durable signs are not allowed. All signage materials shall be UL-Rated.
- d. No sign maker’s labels or identifications may be visible on the exterior of the sign.
- e. No signs with a visible back are permitted and fasteners should be concealed. All supports and fasteners must be of a non-ferrous metal of a quality material and finish.
- f. Exposed neon is not permitted.
- g. All signs must include a seven-day, 24-hour clock to control illumination of storefronts.
- h. All signs must not be more than 12 inches in depth.

Non-Internally Illuminated Individual Letter Signs

- a. Dimensional letter or graphics, pin-set or otherwise applied directly to the face of storefront area with external illumination. Signage types include metal, acrylic, or wood letters.
- b. Signs shall not be placed on background material.
- c. All signs must be lit with either a concealed fixture or as a design element i.e. decorative gooseneck fixture.

Silhouette (Halo) Reverse Channel Lettering

- a. Background surfaces of the sign shall be opaque and not reflect the illumination of image of the neon lamps within the letters.
- b. All neon tubing must be fully concealed within the letter to not be visible to the public.
- c. The rear edge of the letter shall be approximately one inch from the background surface.
- d. Standoff brackets shall be mounted in the least visible location to support the letters.
- e. Standoff brackets and fasteners visible within the one-inch dimension between the background surface and the back of the letter shall be painted to match the background surface.
- f. P-K transformer housings shall be provided to feed the neon to each letter of the sign.
- g. Halo-type signs must have clear Lexan backing on the rear of the letters.

In all instances, signs must not exceed three total colors, including white.

Shopping Center Ground Sign

Shopping center signs are subject to the approval of the Board of Trustees upon review by the Plan Commission. One shopping center ground sign may be allowed subject to the following:

- a. Shopping center ground signs shall be consistent in design and materials with wall signs.
- b. Shopping center ground signs shall be a maximum area of 100 square feet in area.
- c. Shopping center ground signs shall not exceed a maximum height of 8 feet except as allowed by paragraph e below.

- d. Shopping center ground signs shall be setback a minimum of 10 feet from all property lines except as required by paragraph e below;
- e. The height of shopping center ground signs may be increased up to 12 feet provided that the sign is setback an additional 3 feet for each 1 foot increase in height. For example, a 9 foot high sign would require a 13 foot setback from all property lines, a 10 foot high sign would require a 16 foot setback.

Landscaping and Buffering

Any element of the subject property which adjoins or is across the street from a Residential District, a fence or wall of architectural design approved by the Village and not less than five nor more than six feet in height, or a densely planted tree or shrub hedge, initially not less than five feet in height, shall be provided along the entire length of the property line which adjoins or is across the street from the Residential District. The proposed method of buffering shall be considered as part of the site plan review process herein set forth. The decision whether to require a wall, fence, trees, or shrub hedge shall be made by the Village based on site considerations.

Hours of Operation for Business Uses

- a. The hours of operation for all uses within this Ordinance shall not exceed 7 A.M. to 10 P.M. on a permitted basis.
- b. Any use may request special use approval in accordance with the procedures and requirements outlined in the Zoning Ordinance to exceed these permitted hours.
- c. Any previously-approved special use shall be considered a use's permitted hours of operation until and unless revisions are specifically made to this extent.

Permitted and Special Uses

Permitted Uses

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

- a. ~~Antique shops with less than 7000 square feet of floor area~~
- b. Art stores, including galleries, custom art studios, art supplies, and related functions
- a. Bicycle sales, including rental and repair and service functions
- c. Book, stationery, card, and related gift shops
- d. Camera and photographic supply stores
- e. Carpet and rug stores with retail component
- f. China, glassware, and household goods stores
- b. Computer, business machine, and office equipment and supply stores
- g. Dry cleaning or laundry receiving establishment (with majority of cleaning done off-site)
- h. **General apparel stores, including furriers, leather shops, jewelry stores with repair services, shoe stores with repair services, tailor and dressmaking shops, and clothing rental stores**
- i. **Financial services offices, including financial planning, real estate, or insurance offices**
- j. Florists

Commented [EW1]: Many existing uses were combined into a single use category.

Commented [EW2]: Many existing uses were combined into a single use category.

- k. Food stores, including grocery stores, supermarkets, bakeries, health food stores, fruit and vegetable stores, delicatessens, butchers, bulk food stores, candy stores, and other similar establishments
- l. Furniture stores
- m. Home improvement stores, including hardware stores, interior decorating stores, locksmiths, and paint and wallpaper stores
- n. Hobby shops, including toy stores, coin/philatelic stores, and craft/fabric/sewing stores
- o. Home contracting sales and services, including homebuilders
- p. Household appliance and electronics stores including repair and service functions where incidental to retail sales
- q. Medical, dental, and optical offices and clinics without ambulance or emergency services
- r. Movie and video game stores, excluding movie theaters
- s. Music stores, including the sale of music-related items and the teaching of music skills
- t. Offices for use by government agencies, except those related to the services provided by the Secretary of State's Vehicle Services Division
- u. Orthopedic and medical appliance stores
- v. Outdoor dining areas accessory to any permitted or special restaurant use subject to compliance with the regulations herein
- w. Personal improvement services, including health and fitness, barber shops and beauty and health services studio or instructional, and physical therapy offices, excluding fortune-telling or psychic and tattoo or body piercing establishments
- x. Pharmacies and drug stores
- y. Photography studios
- z. Picture framing with retail component
- aa. Post offices or business service stores without outdoor parking or storage
- bb. Restaurants under 4,000 square feet (including specialty restaurants such as donut shops and ice cream shops), with or without sales of alcoholic beverages
- cc. Studios for teaching of art, martial arts, music, dance, gymnastics, etc.
- dd. Sporting goods stores with more than 7,000 square feet of floor area, excluding uses whose primary functions are related to gun and ammo sales and/or shooting ranges
- ee. Temporary outside sales display accessory to a permitted or special use
- ff. Travel agencies
- gg. Tutoring centers for pre-school, primary, and secondary education
- hh. Wine shops and services without any on-site consumption except for sampling

Commented [EW3]: Many existing uses were combined into a single use category.

Commented [EW4]: Previously special uses

Commented [EW5]: Previously special uses.

Commented [EW6]: Previously special uses with defined regulations for compliance.

Commented [EW7]: Many existing uses were combined into a single use category. Massage establishments deleted.

Commented [EW8]: Revised permitted use.

Commented [EW9]: Many existing uses were combined into a single use category.

Commented [EW10]: Previously special uses.

Special Uses

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section XIII of the Zoning Ordinance, as appropriate:

- a. Banks and financial institutions
- b. Banquet halls and catering establishments
- c. Child care centers and nursery schools
- d. Clubs or lodges, private, fraternal, or religious

- e. Drive through facilities accessory to a permitted or special use
- f. Dry cleaners with on-site equipment for dry cleaning
- g. Funeral parlors or crematoriums
- h. Gun and ammo sales, including shooting ranges
- i. Hours of operation exceeding 7 A.M. to 10 P.M. for any permitted or special use
- j. ~~Laundromats~~
- k. Liquor stores
- l. Live entertainment and dancing accessory to any permitted or special use
- m. **Offices related to the Secretary of State's Vehicle Services Division**
- n. Parking lots and structures where such uses are the principal use on a lot
- o. Pet shops and pet service stores, **with or without overnight services**
- p. Restaurants (including specialty restaurants such as donut shops and ice cream shops) over 4,000 square feet with or without sales of alcoholic beverages.
- q. ~~Theaters, performing arts, indoor only~~
- r. Tobacco shops
- s. Wine boutique with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site

Commented [EW11]: New stand-alone special use.

Commented [EW12]: Revised special use.

Outdoor Dining Area Regulations

- Dining areas must be limited to the linear frontage of the principal business to which the outdoor area is intended to serve;
- Dining areas shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant if table service is provided or alcohol served in the outdoor dining area;
- Door to the dining area shall be self-closing;
- Tables shall be cleaned promptly following use;
- Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant, defined as being within 48" of a curblin or so as to impede the normal flow of pedestrian traffic into or from a doorway;
- Outdoor food preparation, storage or display is prohibited;
- All furniture must be stored in the rear or off-site of the subject property when not in use;
- Any and all outdoor dining areas must cease to be occupied not less than one-half hour prior to the closure of the principal business;
- Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas, except when specifically exempted by one-time permit by the Village Administrator or their designee;
- Approval of outdoor dining areas shall be subject to the Village's adopted building codes;
- Approval of outdoor dining areas may only be approved by the Village if they are also approved by the property owner; and

- Outdoor dining areas must be cumulatively approved by the Village Administrator or their designee to determine final compliance with the regulations set forth herein.
- Outdoor dining areas shall be included as part of the size calculation for restaurants.

Parking Design Regulations

The subject property shall provide one parking space for each 200 gross square feet of commercial space available.

Every parking lot in excess of fifteen spaces shall contain planting islands for shade trees in compliance with the following standards:

- There shall be one island for every 15 parking spaces and one shade tree for each island.
- Each parking lot landscape island shall be a minimum of 9 feet wide and 18 feet in length.
- Required shade trees shall have a minimum 3 inch diameter measured two feet above ground level.
- Parking lot landscape islands generally shall be located at the ends of each row of parking (one double island to be located at the end of a double row of parking) and every 15 parking spaces within a row.
- Maintenance of Landscape Areas and Screening: All such landscaped areas and screening shall, once installed, be maintained in such manner as to retain at least the intended standards of the initial landscaping and to conform to the landscaping requirements of the Village.

Minimum Standards for Parking Stalls and Aisles

Angle of Parking	45 Degrees	60 Degrees	90 Degrees
Width of Stall	9'	9'	9'
Stall Width (parallel to aisle)	12'9"	10'5"	9'
Stall Depth (perp. to aisle)	20'	21'	18'
Stall Length	19'	19'	18'
Aisle Width	13'*	17'*	24'

*One-way aisles only

Parallel parking shall be permitted with stalls at least 24' in length with an aisle of 14'

Accessible parking areas shall be designed in accordance with State requirements

All open off-street loading berths, access drives, aisles, and maneuvering spaces shall be improved with an all-weather hard surface pavement including, at a minimum, a two inch (2") bituminous concrete surface course, with a twelve inch (12") minimum thickness aggregate base course, and six inch (6") high perimeter concrete curbing (Type B or Type B6:12) installed in accordance with Illinois Department of Transportation specifications.

Parking and Loading Regulations

The area immediately adjacent to the curblane shall be permitted to be used as a standing and loading zone, except no parking, standing, or loading areas shall be designated near the traffic

intersection as shown in Exhibit C. It shall be unlawful for the driver of a vehicle to stand a passenger vehicle for a period of time longer than is necessary for the loading or unloading of passengers, groceries, or freight in any place along the curblane. It is prohibited to park a vehicle, whether occupied or not, along the curblane at the subject property. Parking or excessive standing/loading shall be defined as five (5) consecutive minutes. Signs shall be erected every 100 feet along the curblane to this effect.

All restaurant uses over 4,000 gross square feet must provide and continually operate a parking management plan, which shall include, at minimum, valet service to be present on Thursday-Saturday evenings after 5:00pm.

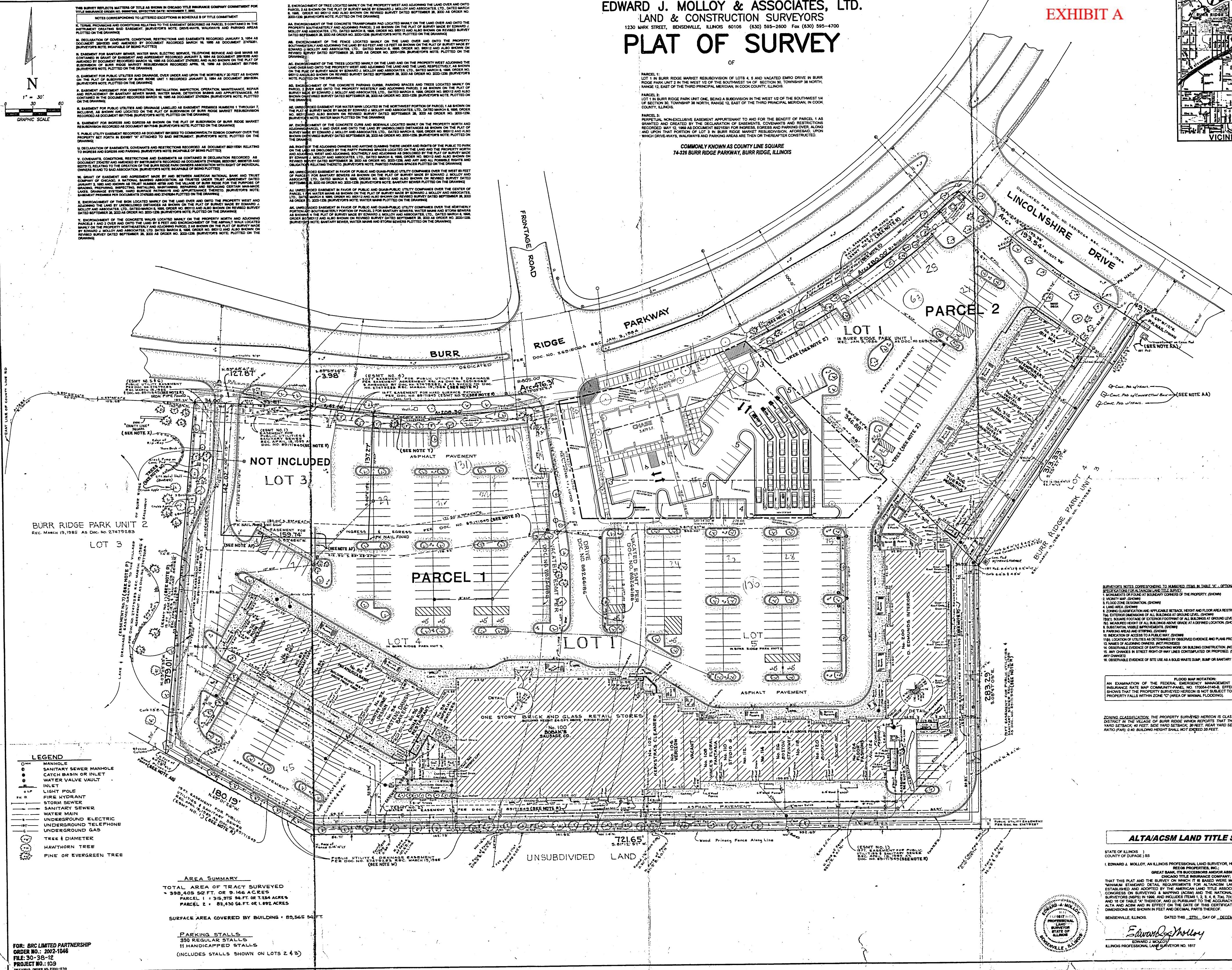
Employees at all businesses shall park behind the primary building (articulated in Exhibit B), except when cases when all legally permitted spaces behind the building are occupied.

Parking of trucks in the open shall be prohibited. Trucks making deliveries to the business premises shall make deliveries only at loading docks where provided and, if there is no loading dock, such trucks may park only for such time as is necessary to complete the delivery.

EDWARD J. MOLLOY & ASSOCIATES, LTD.
LAND & CONSTRUCTION SURVEYORS
1230 MARK STREET, BENSenville, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700

PLAT OF SURVEY

EXHIBIT A



SURVEYOR'S NOTES CORRESPONDING TO NUMBERED ITEMS IN TABLE "A" - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS FOR ALTA/ACSM LAND TITLE SURVEY:

1. MONUMENTS OR FOUND AT BOUNDARY CORNERS OF THE PROPERTY, (SHOWN)
2. VICINITY MAP, (SHOWN)
3. FLOOD ZONE DESIGNATION, (SHOWN)
4. LAND AREA, (SHOWN)
5. ZONING CLASSIFICATION AND APPLICABLE SETBACK, HEIGHT AND FLOOR AREA RESTRICTIONS, (SHOWN)
6. EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL, (SHOWN)
7. TOTAL SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL, (SHOWN)
8. SUBSTANTIAL VISIBLE IMPROVEMENTS, (SHOWN)
9. PARKING AREAS AND STOPPING, (SHOWN)
10. LOCATION OF ACCESS TO PUBLICWAY, (SHOWN)
11. LOCATION OF UTILITIES AS DETERMINED BY OBSERVED EVIDENCE AND PLANS PROVIDED, (SHOWN)
12. NAMES OF ADJOINING OWNERS, NOT PROVIDED
13. OBSERVABLE EVIDENCE OF EARTHWORK OR CONSTRUCTION, (NONE FOUND)
14. ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTINGENT UPON PROPOSED SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES
15. OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL, (NONE FOUND)

FLOOD MAP NOTATION:
AN EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170004-0146-8, EFFECTIVE DATE: APRIL 18, 1981 SHOWS THAT THE PROPERTY SURVEYED HEREON IS NOT SUBJECT TO FLOOD RISK AND THAT SAID PROPERTY FALLS WITHIN ZONE "X" (AREA OF MINIMAL FLOODING).

ZONING CLASSIFICATION: THE PROPERTY SURVEYED HEREON IS CLASSIFIED "B-1" RETAIL BUSINESS DISTRICT IN THE VILLAGE OF BURR RIDGE WHICH REPORTS THAT THE FOLLOWING APPLY: FRONT YARD SETBACK, 40 FEET; SIDE YARD SETBACK, 20 FEET; REAR YARD SETBACK, 40 FEET; FLOOR AREA RATIO (FAR), 0.40; BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.

ALTA/ACSM LAND TITLE SURVEY

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, EDWARD J. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO:

GREAT BANK, ITS SUCCESSORS AND/OR ASSIGNS;
CHICAGO TITLE INSURANCE COMPANY;
THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE (i) IN ACCORDANCE WITH ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA), THE AMERICAN CONGRESS ON SURVEYING & MAPPING (ACSM) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) IN 1986, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 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564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

RENSVILLE, ILLINOIS. DATED THIS 27TH DAY OF DECEMBER, A.D. 2002.

Edward J. Molloy
EDWARD J. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1517

EXHIBIT B

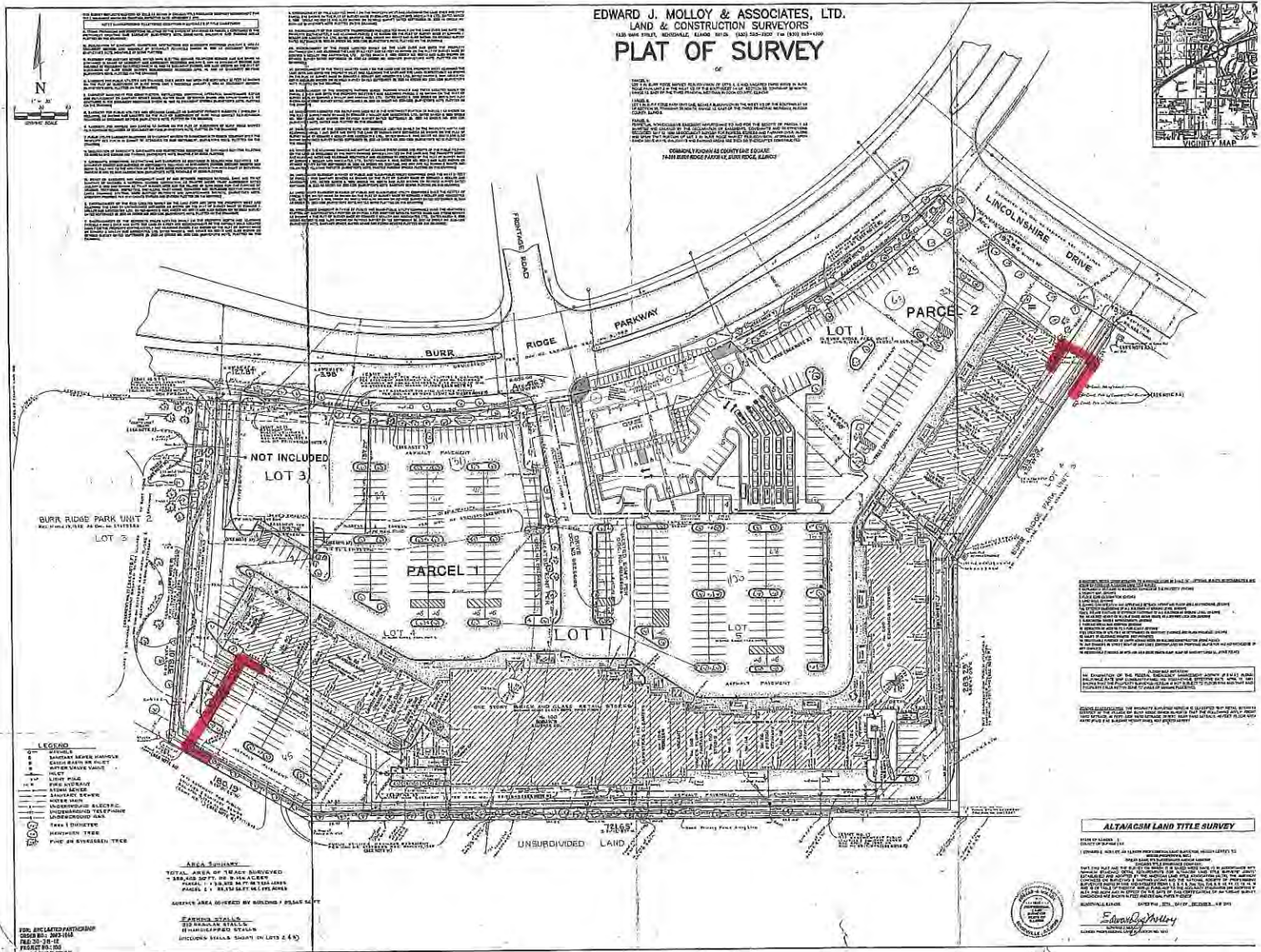
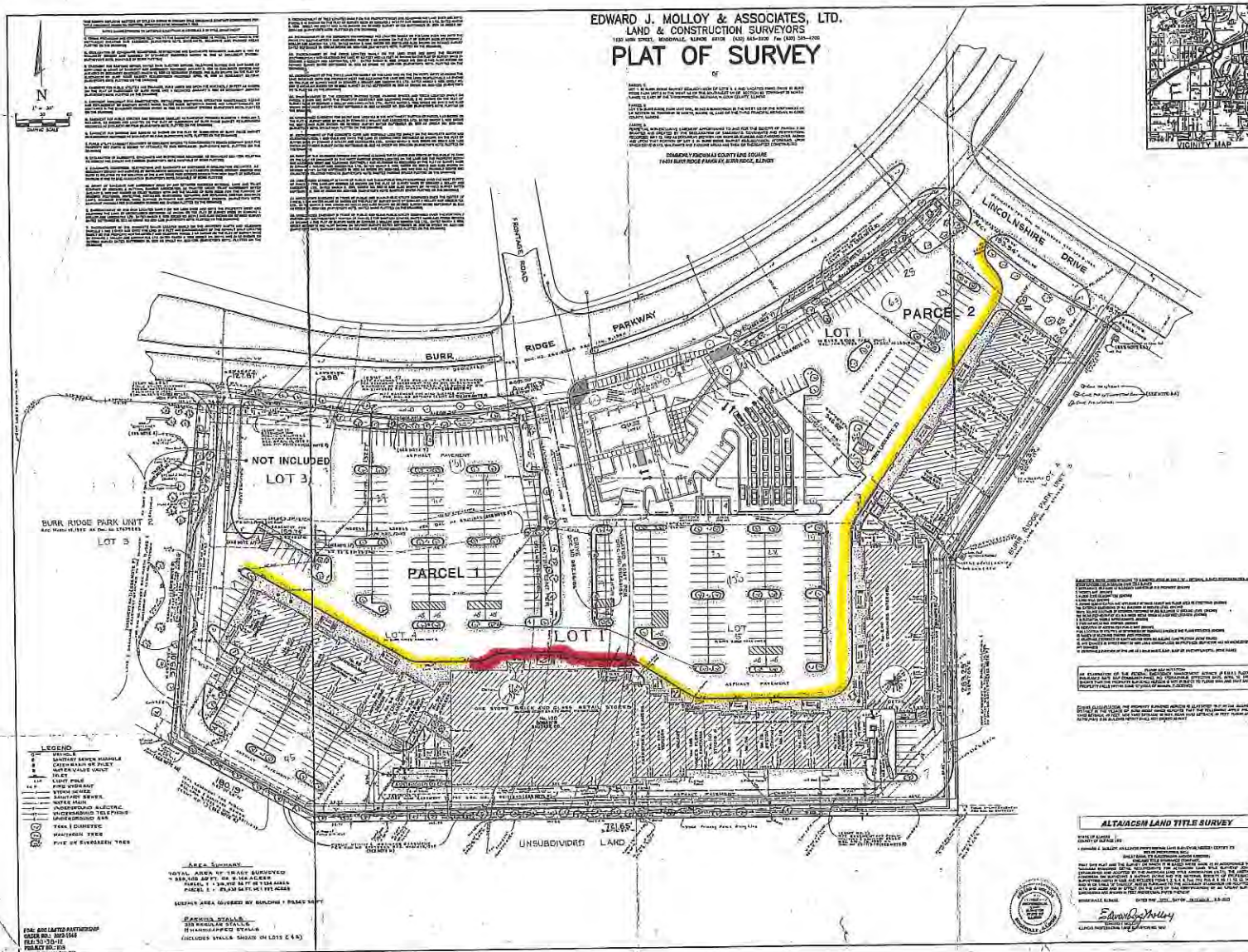


EXHIBIT C





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter – Village Administrator

DATE: October 4, 2021

RE: Board Report

At its September 27 meetings, the Board of Trustees took the following actions relative to matters forwarded from the Plan Commission.

Z-11-2021: Zoning Ordinance Amendments (Village of Burr Ridge); The Board directed staff to prepare an ordinance approving the amendments to the Zoning Ordinance regarding noise performance standards.

Direction: The Board directed the Plan Commission to hold a public hearing to consider a land use moratorium in the Downtown Business District.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter – Village Administrator

DATE: October 4, 2021

RE: **PC-04-2021: 6100 Grant Street; Preliminary Plat of Subdivision (Bak)**

Please find attached a preliminary plat of subdivision for the Bak subdivision at 6100 Grant Street. This property is located immediately east of the subject property in V-04-2021 and was one of the newly-created parcels that was produced in the recent Grant Street subdivision. The preliminary plat of subdivision is an approval process that the Village requires to ensure that lot lines are set in place before any engineering reviews occur.

The proposed subdivision proposes to create two lots from a single property, with one property having access along Keller Drive and another along Grant Street. The current property is zoned R-3 Residential; the Zoning Ordinance states that all properties in this Zoning District must be at least 20,000 square feet in size with 100 feet of linear street frontage. Both of the new lots comply with these requirements. Therefore, staff recommends that the Plan Commission recommend that the Board approve a preliminary plat of subdivision at 6100 Grant as shown in Exhibit A.

EXHIBIT A

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE SOLE OWNER(S) OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS SHOWN ON THIS PLAT OF SUBDIVISION, FOR PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED:

LOT 2 IN GRANT STREET SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 150 FEET (EXCEPT THE NORTH 8 FEET OF THE WEST 215.60 FEET AND THE NORTH 5 FEET EXCEPT THE WEST 215.60 FEET) OF LOT 5 IN BLOCK 5 IN BRANIGAR BROTHERS' HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2021, AS DOCUMENT R2021-112442, IN DUPAGE COUNTY, ILLINOIS.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES, ALLEYS, WALKWAYS AND PUBLIC SERVICES; GRANTS THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENT AS STATED AND SHOWN ON THIS PLAT; AND GRANTS AND DECLARES THREE STORM WATER DRAINAGE AND DETENTION RESTRICTIONS AND EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AND SHOWN ON THIS SUBDIVISION PLAT OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE SUBDIVISION AND APPROVED BY THE COURT WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

DATED THIS ____ DAY OF _____, A.D. 2021

OWNER _____ SIGNATURE _____

ADDRESS _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF _____, A.D. 2021, AT _____, ILLINOIS.

NOTARY PUBLIC _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, COUNTY CLERK OF _____ COUNTY, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT OF SUBDIVISION AND NO DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

GIVEN UNDER MY HAND AND SEAL AT _____, COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D. 2021

COUNTY CLERK _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, VILLAGE TREASURER OF THE VILLAGE OF BURR RIDGE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENTS.

DATED AT BURR RIDGE, _____, COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D. 2021

VILLAGE TREASURER _____

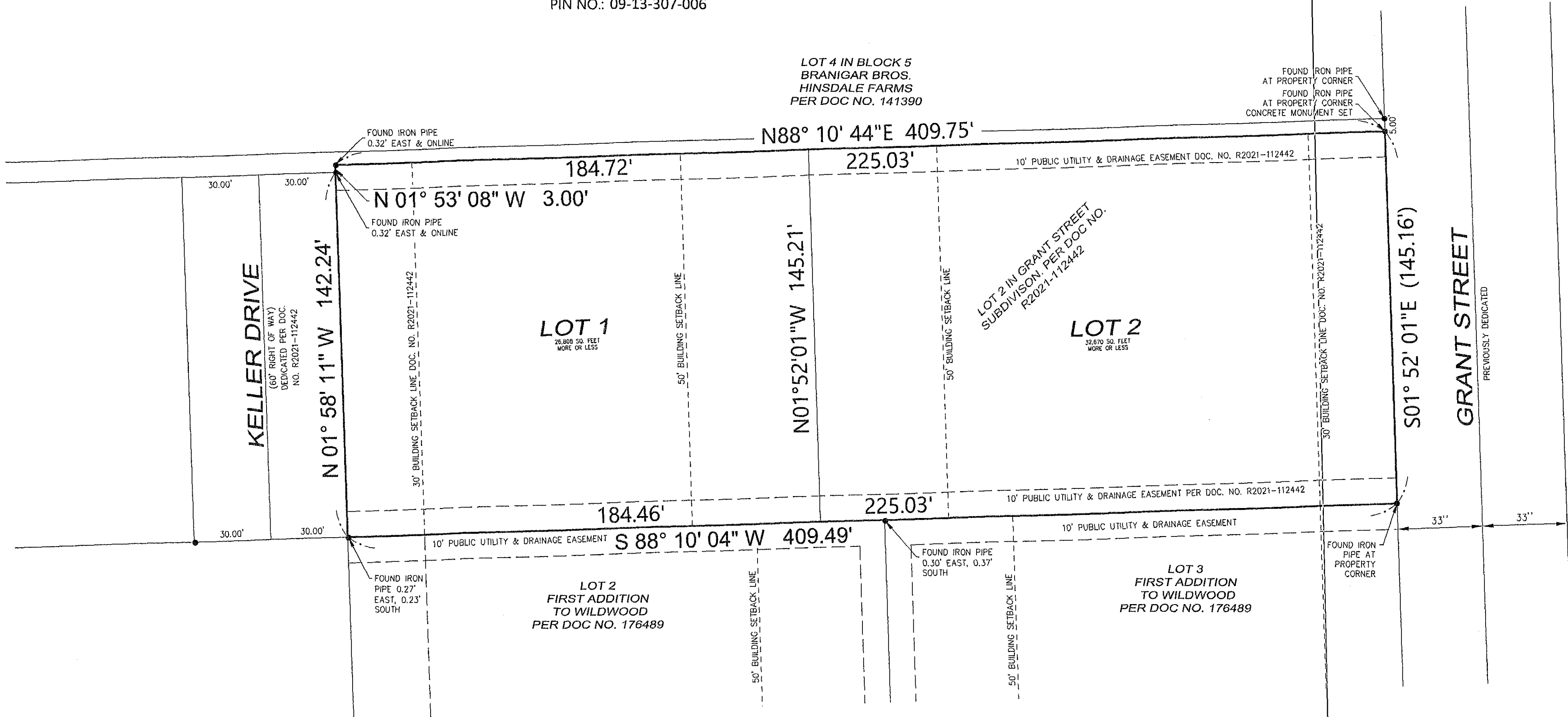
PRELIMINARY/FINAL PLAT OF BAK SUBDIVISION

LEGAL DESCRIPTION

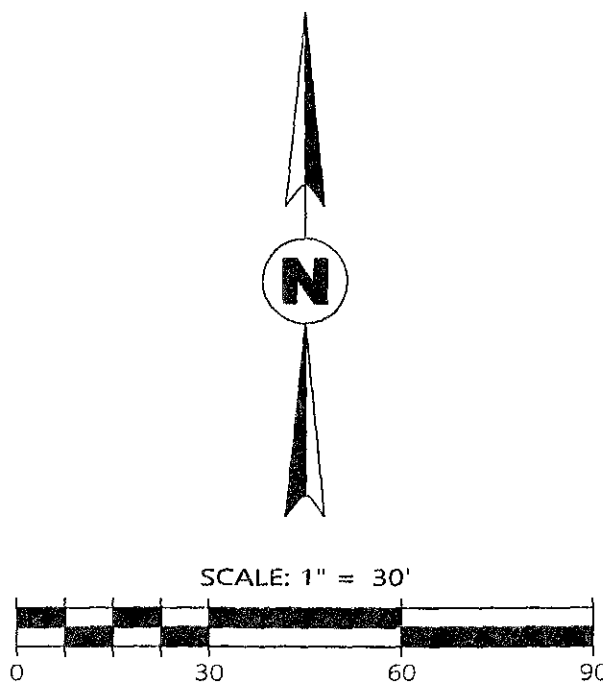
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COMMONLY KNOWN AS 6100 GRANT STREET BURR RIDGE, ILLINOIS 60527

PLIN NO.: 09-13-307-006



TAX BILL AND RETURN PLAT TO:
JOSEPH BAK JR.
400 N. LASALLE DRIVE
CHICAGO, IL 60654



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON
ILLINOIS STATE PLANE COORDINATES,
ZONE EAST, N.A.D. 1983

GROSS LAND AREA:
1.365 ACRES MORE OR LESS
59,478 SQ. FEET MORE OR LESS

LOT 1 AREA:
26,808 SQ. FEET MORE OR LESS

LOT 2 AREA:
32,670 SQ. FEET MORE OR LESS

OWNER'S CERTIFICATE - SCHOOL DISTRICTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE SOLE OWNER(S) OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HEREBY CERTIFIES THAT THE SUBJECT PROPERTY IS LOCATED WITH THE FOLLOWING SCHOOL DISTRICT(S): GRADE SCHOOL DISTRICT 181, HIGH SCHOOL DISTRICT 86 AND COLLEGE OF DUPAGE DISTRICT 502.

THE NORTH 150 FEET (EXCEPT THE NORTH 8 FEET OF THE WEST 215.60 FEET AND THE NORTH 5 FEET EXCEPT THE WEST 215.60 FEET) OF LOT 5 IN BLOCK 5 IN BRANIGAR BROTHERS' HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920, AS DOCUMENT 141390, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY OWNER _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF _____, A.D. 2021, AT _____, ILLINOIS.

NOTARY PUBLIC _____

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, EXECUTIVE DIRECTOR OF THE FLAGG CREEK WATER RECLAMATION DISTRICT, DUPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT. SUBDIVISION PLAT.

DATED AT BURR RIDGE, DUPAGE COUNTY, ILLINOIS THIS ____ DAY OF _____, 2021.

EXECUTIVE DIRECTOR _____

PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT PROVISIONS

NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED AND GRANTED FOR THE VILLAGE OF BURR RIDGE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE OF BURR RIDGE INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, AMERITECH, NICOR, A.T. & T. CABLE, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED, "PUBLIC UTILITIES AND DRAINAGE EASEMENT" AND THOSE AREAS DESIGNATED "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING BUT NOT LIMITED TO OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BE SAID VILLAGE AND/OR UTILITY COMPANIES, OVER UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT OBLIGATION TO RESTORE OR REPLACE AND WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF BURR RIDGE AND TO VILLAGE APPROVAL AS TO DESIGN LOCATION.

PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BURR RIDGE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM, AND SANITARY SEWER SERVICE AND MAINTENANCE AND EMERGENCY AND ROUTINE POLICE, FIRE, AND OTHER PUBLIC SAFETY RELATED SERVICES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF OGLE)SS

THIS IS TO CERTIFY THAT I, RUDY P. DIXON, REGISTERED, ILLINOIS LAND SURVEYOR NO. 035-003832, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 IN GRANT STREET SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 150 FEET (EXCEPT THE NORTH 8 FEET OF THE WEST 215.60 FEET AND THE NORTH 5 FEET EXCEPT THE WEST 215.60 FEET) OF LOT 5 IN BLOCK 5 IN BRANIGAR BROTHERS' HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2021, AS DOCUMENT R2021-112442, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN ON THIS SUBDIVISION PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE, A MUNICIPAL CORPORATION IN COOK COOK AND DUPAGE COUNTIES, ILLINOIS, RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT (A/NO) PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND THAT (A/NO) PART OF SAID PROPERTY BORDERS ON OR INCLUDES ANY PUBLIC WATERS IN WHICH THE STATE OF ILLINOIS HAS ANY PROPERTY RIGHTS OR PROPERTY INTERESTS.


I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF SAID VILLAGE OF BURR RIDGE OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF SAID VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 2021

RUDY P. DIXON ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 035-003832 LICENSE EXPIRES: NOVEMBER 30, 2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



	REGIONAL LAND SERVICES <small>PROFESSIONAL SURVEYING & MAPPING, INC.</small>		PROJECT NUMBER: 200105		DRAWN BY: RPD DATE: 9/24/21				
			SCALE: 1" = 30'		CHECKED BY: RPD DATE: 9/24/21				
			ORDERED BY: JOSEPH BAK JR.		FIELD WORK COMPLETED DATE: 1/20/2020				
			PROPERTY ADDRESS: 6100 S GRANT STREET BURR RIDGE, IL 60577						
			0		ISSUED		9/24/21		
			REV		DESCRIPTION		DATE		