



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
NOVEMBER 1, 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 OCTOBER 4, 2021 MEETING MINUTES

III. PUBLIC HEARINGS

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

Requests imposition of a temporary moratorium on new development projects in the Downtown Business Development District, and other relief as required.

IV. CORRESPONDENCE

A. October 11, 2021 – Board Report

V. OTHER CONSIDERATIONS

A. S-01-2021: 7508 County Line Road (Guidepost Montessori); Special Uses, Variations and Findings of Fact

Requests conditional approvals as per Section 55.05 of the Sign Ordinance for a wall sign and a ground sign as well as variations from Section 55.05 of the Sign Ordinance to permit a wall sign in excess of 16 square feet in area and a ground sign in excess of 16 square feet in area and less than ten (10) feet from a lot line, all at a non-residential lot in the T-1 Transitional District.

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

November 8, 2021 Board of Trustees

Commissioner Petrich is the scheduled Plan Commission representative.

November 15, 2021 Plan Commission

A. Z-13-2021: Zoning Ordinance Amendments (Chappel); Text Amendment and Findings of Fact

Requests a text amendment to Section IV.A.4 and IV.A.5 of the Zoning Ordinance to revise the permitted maximum overhead door height on principal residential buildings to a value of greater than 9 feet and other design regulations as necessary.

B. Z-14-2021: 15W776 North Frontage Road (Criscione); Special Use and Findings of Fact

Requests a permanent special use to permit an automobile and truck and equipment sales at the subject property.

November 22, 2021 Board of Trustees

No Commissioner is currently scheduled for this meeting (previously Commissioner Hoch).

December 6, 2021 Plan Commission

No business is currently scheduled.

VIII. ADJOURNMENT

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF OCTOBER 4, 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: 6 – Broline, Petrich, Irwin, Stratis, Farrell, and Trzupek
ABSENT: 1 – Parella

Interim Village Administrator Evan Walter was also present. Commissioner Irwin participated remotely due to a work commitment.

II. APPROVAL OF PRIOR MEETING MINUTES

Commissioner Petrich and Broline suggested several technical revisions to the September 20 minutes.

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

ROLL CALL VOTE was as follows:

AYES: 4 – Petrich, Farrell, Broline, and Trzupek
NAYS: 0 – None
ABSTAIN: 2 – Stratis and Irwin

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

Chairman Trzupek asked for a summary of the petition. Interim Village Administrator Walter said that 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.

Mr. Walter said that the Plan Commission requested additional information to further consider the merits of the petition's request for a variation. First, 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 perceived retaining wall in a Public Utility and Drainage Easement that the Village would require to be relocated. Any plans for a new home would be required to meet the remaining Village regulations before a building permit were issued. Mr. Walter also said that staff was unable to ascertain useful data regarding the proliferation of shallow water tables throughout the Village. The petitioner submitted a report dated February 19, 2020 from a licensed soil testing company indicating 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 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, Mr. Walter said that staff concluded that a water table at this level is likely unusually high in the Village, but that it was impossible to ascertain the uniqueness of the water table due to limited information.

Chairman Trzupek asked for public comment.

Matt Joyce, 6111 Madison, asked how the Village measured building height. Mr. Walter said that the Village uses a median height definition between effectively the gutter and peak roof lines; the proposed house was approximately 20 feet tall by definition, while 30 feet was defined as the maximum allowable roof. Mr. Joyce asked for confirmation that the home would only exceed the Village's FAR regulations by approximately 100 square feet. Mr. Walter confirmed this fact. Mr. Joyce said that since the variation was limited in scope, he did not oppose the petition, but asked that the Village be vigilant in not setting precedent for much larger buildings to exceed FAR in the area, as further subdivision of the area was expected.

Mark Thoma, 7515 Drew, said that while the variation was not severe, the Village should continue to enforce its regulations.

Commissioner Stratis asked for confirmation of the applicable square footage of the FAR calculation. Mr. Walter confirmed that 4,799 square feet on an approximate 22,350 square foot property resulted in an FAR calculation between 1.2-1.5% over 20% based upon the most exact calculation possible, depending on very minor changes that may be ascertained during a permit review process and rounding preferences. Commissioner Stratis felt that a hardship was not clear, but that the request for a variation was also not severe or significant.

Commissioner Farrell concurred with Commissioner Stratis' comments. Commissioner Farrell asked for clarification regarding the perceived reduction in FAR non-compliance from the first petition to the current proposal. Mr. Walter confirmed that the petitioner had revised their plans to re-grade the subject property, creating a site plan which would not count the basement as being part of the FAR. The FAR had dropped from approximately 25% to 21% based upon the petitioner's revisions.

Commissioner Broline asked for clarification about the basement not being included in the FAR. Mr. Walter reviewed the revised grading plans, which were confirmed as preliminarily acceptable by the Village Engineer.

Commissioner Petrich asked about the elevation changes from the street to the house. Mr. Walter said that the sidewalk was shown at 705' while the front stoop was shown at 708.3', therefore creating about 3 feet of slope from sidewalk to front wall. Mr. Walter said that many houses have a slight grade increase from the street to the home in an effort to create additional flooding protection and a better building stance on the property.

Commissioner Irwin asked about the proliferation of the water table in the Village. Mr. Walter said that due to the fact that the Village does not require soil testing as part of routine permitting, property-specific data is not available. Commissioner Irwin said that he did not immediately see a hardship present on the subject property, and that it is the petitioner's job to prove the presence of a hardship, not staff's. Chairman Trzupek agreed with the sentiment of Commissioner Irwin's statements but noted that if staff did not have enough data to make a scientific determination, it would not be reasonable to assume that the petitioner would have access to such information.

Chairman Trzupek asked for clarification of the definition of FAR as it applies to attics and lot coverage. Mr. Walter said that attics whose wall plates are less than 54" tall are not counted towards FAR, whereas there was no maximum lot coverage other than the building area presented on all lots and the FAR calculation generally. Chairman Trzupek said that since the proposed home was already nearly in compliance with FAR as shown, there were "ironic" opportunities to make the home larger in footprint, but smaller in FAR, therefore possibly creating perverse incentives to expand the footprint to comply with FAR regulations.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to close the public hearing for V-04-2021.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Farrell, Broline, Petrich, Irwin, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to recommend that the Board approve a variation for a home with a Floor Area Ratio (FAR) in excess of 20% in the R-3 Residential District at 6100 Grant Street, subject to revised Findings of Fact,

with the variation being granted for the property with the Permanent Index Number of #09-13-306-013 and that the maximum Floor Area Ratio permitted for the subject property shall be that which is present in the petitioner's submitted site plans.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Petrich, Farrell, Broline, and Trzupek
NAYS: 1 – Irwin

MOTION CARRIED by a vote of 5-1.

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

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that final revisions per Plan Commission feedback had been incorporated into the draft PUD regulations, including the inclusion of outdoor dining space as part of any restaurant size calculation and the removal of the fire lane/no parking zone being replaced with a standing/loading zone in map form. Mr. Walter said that no parking would be permitted near the frontage of Brookhaven due to the presence of an intersection in this location.

Chairman Trzupek asked for public comment.

Mark Thoma, 7515 Drew, said that the Village should retain some control over parking regulations, and that the standing/loading lane would be abused.

Alice Krampits, 7515 Drew, said that the Village should retain some control over parking regulations, and that the standing/loading lane would be abused.

Commissioner Irwin asked for a review of the fire lane issue, with him being absent from a recent meeting. Mr. Walter said that Pleasantview Fire Protection District had no objection to the fire lane being removed, as most of the relevant firefighting apparatuses were located in the rear of the building.

Commissioner Petrich provided several brief formatting suggestions as well as requested that “funeral homes and parlors” be specified as a special use to retain further control over the use. Commissioner Petrich said that he felt better about outdoor dining being a permitted use now that it was included in the restaurant's overall size calculation and supported the change. Commissioner Petrich supported the inclusion of street parking along Lincolnshire Drive adjacent to the subject property as appropriate.

Commissioner Broline supported the PUD's language.

Commissioner Farrell expressed concerns regarding the potential for abuse of the standing/loading lane and wanted to see how it would work for a period of time, suggesting one year. Mr. Walter

said that PUD regulations allow for more expedient land use, and would be glad to provide a monitoring of the activities as they develop in practice. Commissioner Farrell otherwise supported the PUD.

Commissioner Stratis shared Commissioner Farrell's concerns regarding the standing/loading lane but otherwise felt that the regulations had undergone significant improvements through the iterative process between the Plan Commission and staff. Commissioner Stratis also supported the inclusion of street parking along Lincolnshire Drive adjacent to the subject property but asked for mechanisms to be considered to limit their potential use by Pace users. Mr. Walter suggested a late-morning parking start as well as a time limit. Commissioner Stratis agreed with a multiple-pronged approach and supported the concept again.

Chairman Trzupek shared previous concerns about the standing/loading lane but felt that any issues could be addressed at a later date.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Irwin to close the public hearing for Z-08-2021.

ROLL CALL VOTE was as follows:

AYES: 6 – Farrell, Irwin, Petrich, Broline, Stratis, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Irwin to recommend that the Board approve a special use for 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 (50-124 and 200-324 Burr Ridge Parkway) as per the draft PUD regulations.

ROLL CALL VOTE was as follows:

AYES: 6 – Petrich, Irwin, Stratis, Farrell, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

IV. CORRESPONDENCE

A brief discussion was held regarding a future public hearing regarding land use moratoria in the Downtown Business District.

V. OTHER PETITIONS

VI. PUBLIC COMMENT

No public comment was given.

VII. FUTURE MEETINGS

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to cancel the October 18 Plan Commission meeting due to a lack of business.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Farrell, Irwin, Petrich, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

VII. ADJOURNMENT

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

ROLL CALL VOTE was as follows:

AYES: 6 – Petrich, Farrell, Irwin, Stratis, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Respectfully Submitted:

Evan Walter – Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-12-2021: Downtown Business Development District (Village of Burr Ridge); Requests imposition of a temporary moratorium on new development projects in the Downtown Business Development District, and other relief as required.

HEARING:

November 1, 2021

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Village Administrator

PETITIONER:

Village of Burr Ridge

PETITIONER STATUS:

Land Use Jurisdictional Authority

EXISTING ZONING:

B-1/B-2/O-2/L-I

LAND USE PLAN:

Recommends Mixed-Uses

EXISTING LAND USE:

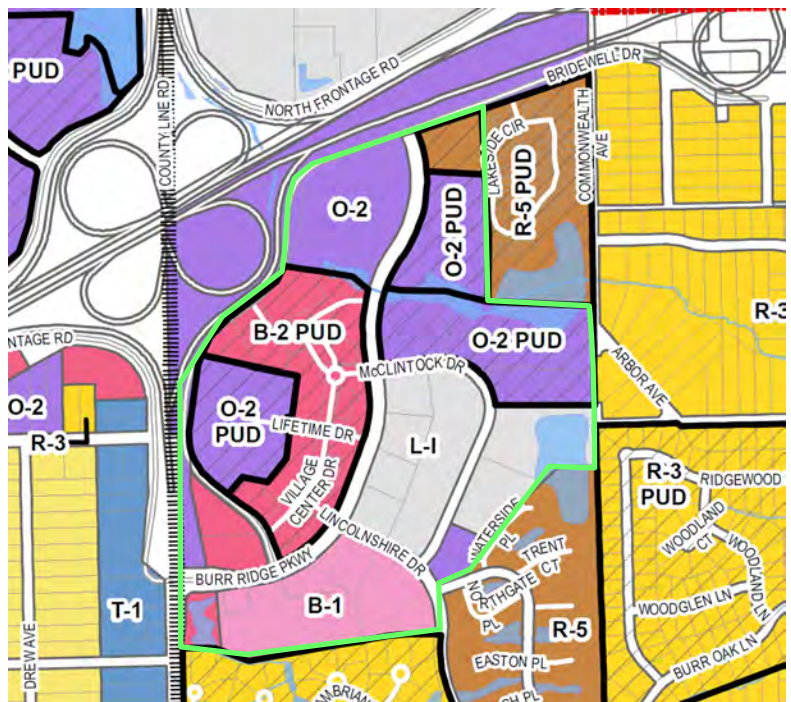
Mixed-Use Commercial, Office, and
Hotel

SITE AREA:

130 Acres

SUBDIVISION:

Various



On September 27, 2021, the Board of Trustees considered the concept of a potential moratorium which would temporarily restrict the consideration of applications for new development within the Downtown Business Development District. Subsequent to their review and discussion, the Board of Trustees recommended the Plan Commission host a public hearing to consider a moratorium. An excerpt from the minutes of this meeting including the entirety of the Board's discussion is attached to this report.

Moratorium in Brief

The proposed moratorium would be an Ordinance adopting a policy establishing a temporary hold on certain types of development undertaken while the Village considers potential land-use and zoning amendments. Illinois courts have recognized the use of moratoria as a viable land use tool, and the United States Supreme Court has acknowledged both the importance and appropriateness of moratoria in certain planning efforts. Communities establishing a temporary moratorium should ensure the moratorium:

- a. advances a legitimate governmental interest;
- b. relates to an issue the community is actively studying;
- c. precisely defines what activities are subject to the moratorium;
- d. only extends for limited duration of time; and
- e. is clearly and completely communicated in the ordinance establishing the moratorium.

Given the Village's recent development of economic development priorities, creation and implementation of the Downtown Business Development District, a temporary pause in review of any new downtown development could allow for any desired adjustments to the Village's downtown regulations and future vision to be evaluated. The area within which the moratorium would apply includes those portions of downtown Burr Ridge east of County Line Road, south of I-55, west of all residential development in Burr Oaks Glen North and 72nd Street, as well as north of Ambriance! and Chasemoor subdivisions. The Plan Commission and subsequently the Village Board should review the five components noted to provide the public with an understanding of the goals and terms of the moratorium.

Staff requests the Plan Commission's review, consideration of public comments, and a recommendation to the Village Board of Trustees regarding the proposed moratorium components.

Proposed Ordinance (Moratorium) Components

Before considering a recommendation to the Village Board of Trustees, the Plan Commission should review the following criteria and identify findings that would be included in a draft ordinance for the Village Board's consideration at an upcoming meeting.

The moratorium advances a legitimate governmental interest

A moratorium would prevent further development under existing land use and zoning regulations in the Downtown Business Development District which are expected to be amended through the Village's Comprehensive Plan, current zoning ordinance regulations, the Economic Development Plan goals and directives, as well as establish a proposed Downtown Master Plan.

The moratorium relates to an issue the community is actively studying

The Village recently retained the third-party assistance of SB Friedman, a reputable area economic development consultant to study, design, and produce a Business District Plan for Downtown Burr Ridge, which was implemented by the Board of Trustees on September 27, 2021. The Village's Economic Development Committee has subsequently begun its research into hiring an appropriate consultant to begin review and establishment of incentive policies, including the possibility of retaining SB Friedman, while preliminary analysis has begun at the staff level to identify the most plausible and effective path forward to design Comprehensive Plan amendments, a proposed Downtown Master Plan, as well as other land use and zoning regulations as necessary.

The moratorium precisely defines what activities are subject to the moratorium

As currently proposed, those projects types impacted by the moratorium would be new development projects such as an application for zoning relief (a Planned Unit Development, rezoning to accommodate a new development, or setback/height variation request), redevelopment of a property, or major site modifications (e.g. Final Site Plan Review). A process and associated evaluation criteria would be included in the proposed moratorium ordinance to allow consideration by the Board of Trustees of exceptions on a case-by-case basis for a given project. Interior remodeling projects (e.g. tenant buildout of existing spaces), signage, outdoor dining, façade enhancement, and minor site modifications would be permitted to proceed during the proposed moratorium. The moratorium would not be retroactively applied to any projects that have been previously approved by the Board of Trustees. Staff is not aware of any projects which will be impacted by such a moratorium, should one be implemented in accordance with the standards applied as described in this report.

The moratorium only extends for limited duration of time

The proposed moratorium on new downtown development would be expected to span until May 1, 2022. If necessary, the Board of Trustees would be permitted consider whether to extend the term of the proposed moratorium without further need for Plan Commission input. Upon adoption of the new code amendments, the moratorium would be lifted and new developments would need to comply with the updated downtown plan and zoning.

The moratorium is clearly and completely communicated in the ordinance establishing the moratorium

The components outlined above would be included in a draft motion for consideration and deliberation by the Village Board at an upcoming meeting.

Public Comment

Staff has received a number of informational inquiries related to this petition, but none have resulted in definitive support or opposition to the petition.

Findings of Fact and Recommendation

Land use moratoriums such as this petition do not have established Findings of Fact; rather, an affirmative recommendation to implement such a policy would include language in a motion which asserts concurrence with the legal standards related to the adoption of such a policy. Sample language to this effect is as follows:

a. The moratorium advances a legitimate governmental interest

- The proposed moratorium prevents further development under existing land use and zoning provisions for the Downtown Business Development District.

The moratorium relates to an issue the community is actively studying

- A process has begun to amend the Village's Comprehensive Plan, current zoning ordinance regulations, the Economic Development Plan goals and directives, as well as establish a proposed Downtown Master Plan.

The moratorium precisely defines what activities are subject to the moratorium

- The proposed moratorium encumbers and is effective related to the receipt of applications for the processing of, the approval of, and the issuance of any new development projects such as an application for zoning relief (a Planned Unit Development, re-zoning to accommodate a new development, or setback/height variation request), redevelopment of a property, or major site modifications (e.g. Final Site Plan Review).
- A process should be included to allow consideration of exceptions by the Board of Trustees on case-by-case basis.
- Interior remodeling projects (e.g. tenant buildout of existing spaces), signage, outdoor dining, façade enhancement, and minor site modifications would be permitted to proceed would be permitted to proceed during the moratorium period.
- The moratorium would not be retroactively applied to any projects approved by the Board of Trustees.

The moratorium only extends for limited duration of time

- The proposed moratorium would be expected to span until May 1, 2022.
- The Board of Trustees would consider whether to extend the term of the proposed based on the progress of the proposed planning efforts and code update depending on the current progress of all such review projects at a date to be determined.
- Upon adoption of the new code amendments, the moratorium would be lifted.

The moratorium is clearly and completely communicated in the ordinance establishing the moratorium

- The area included in the proposed moratorium would be the coterminous to those of the Downtown Business Development District (see Exhibit A).

Appendix

Exhibit A – Petitioner's Materials

Map 2: Proposed Business District Boundary



Proposed Business District Boundary
 Proposed Business District Parcels
 Sources: Cook County; Esri; SB Friedman



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter – Village Administrator

DATE: November 1, 2021

RE: Board Report

At its October 11 meeting, the Board of Trustees took the following actions relative to matters forwarded from the Plan Commission.

Z-06-2021: 114 Burr Ridge Parkway (Salamone); The Board approved an ordinance granting a special use for a restaurant with amended outdoor dining.

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

Z-08-2021: 50-124 and 200-324 Burr Ridge Parkway (Village of Burr Ridge); The Board directed staff to prepare an ordinance granting a special use for a Planned Unit Development at County Line Square, provided that staff make revisions to the standing/loading lanes related to valet services.

V-04-2021: 6100 Grant Street (Toland); The Board directed staff to prepare an ordinance granting a variation for a property with an FAR in excess of 20%.

PC-04-2021: Preliminary Plat of Subdivision (Bak); The Board approved a preliminary plat of subdivision at 6100 Grant Street.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

S-01-2021: 7508 County Line Road (Guidepost); Requests conditional approvals as per Section 55.05 of the Sign Ordinance for a wall sign and a ground sign as well as variations from Section 55.05 of the Sign Ordinance to permit a wall sign in excess of 16 square feet in area and a ground sign in excess of 16 square feet in area and less than ten (10) feet from a lot line, all at a non-residential lot in the T-1 Transitional District.

HEARING:

November 1, 2021

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Village Administrator

PETITIONER:

Guidepost, LLC

PETITIONER STATUS:

Tenant

PROPERTY OWNER:

Rob Walters Quattro
Development

EXISTING ZONING:

T-1 Transitional District

LAND USE PLAN:

Recommends Transitional Uses

EXISTING LAND USE:

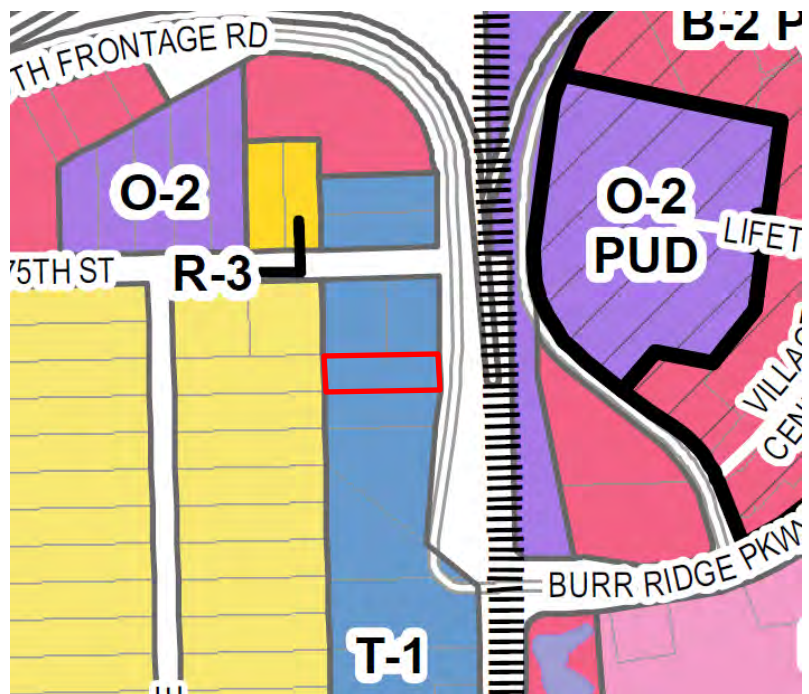
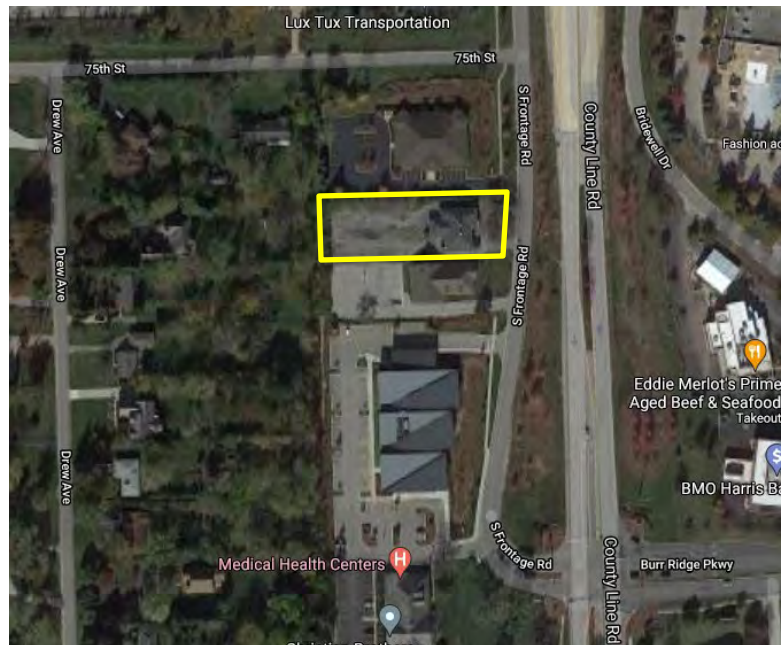
Montessori School

SITE AREA:

0.73 Acres

SUBDIVISION:

Robert Bartlett Estates



Staff Report and Summary

S-01-2021: 7508 County Line Road (Guidepost); Conditional Sign Approvals, Variations, and Findings of Fact

The petitioner is Guidepost Montessori, tenant of the building at 7508 County Line Road. The petitioner is seeking conditional approvals as per Section 55.05 of the Sign Ordinance for a wall sign and a ground sign as well as variations from Section 55.05 of the Sign Ordinance to permit a wall sign in excess of 16 square feet in area and a ground sign in excess of 16 square feet in area and less than ten (10) feet from a lot line, all at a non-residential lot in the T-1 Transitional District. Section 55.05 of the Sign Ordinance permits each non-residential lot in Transitional Districts to have:

- one ground sign not exceeding 16 square feet in area and not more than 8 feet in height along with being located 10 feet from all lot lines, and
- one wall sign not exceeding 16 square feet in area.

The primary plans for the property include a Montessori school which was approved by the Village under petition Z-14-2020 (final plans attached). The property's previous tenant, Coglianese Funeral Home, had one ground sign measuring approximately 33 square feet in size. This sign was erected by right prior to the Sign Ordinance's overall revision in 2001, which established the current regulations in the T-1 Transitional District; this sign has since been removed from the premises. The petitioner provided multiple options for a ground sign; however, the petitioner requested that Option 3 be solely considered by the Plan Commission. To be approved as shown, the proposed ground sign requires variations to permit a sign in excess of 16 square feet (42 square feet in actual size) as well as to be located within 10 feet of a lot line. The proposed wall sign is located on the east-facing wall and requires a variation due to its size (18 square feet in size).

Additionally, the plans also contain several signs which are considered traffic directional signs and are permitted from consideration due to their size and height i.e. those containing phrases such as "DO NOT ENTER", "ENTER", and "EXIT". There are also listed address signs, guidance signs, as well as interior signs, all of which are permitted based upon their size and location on the subject property.

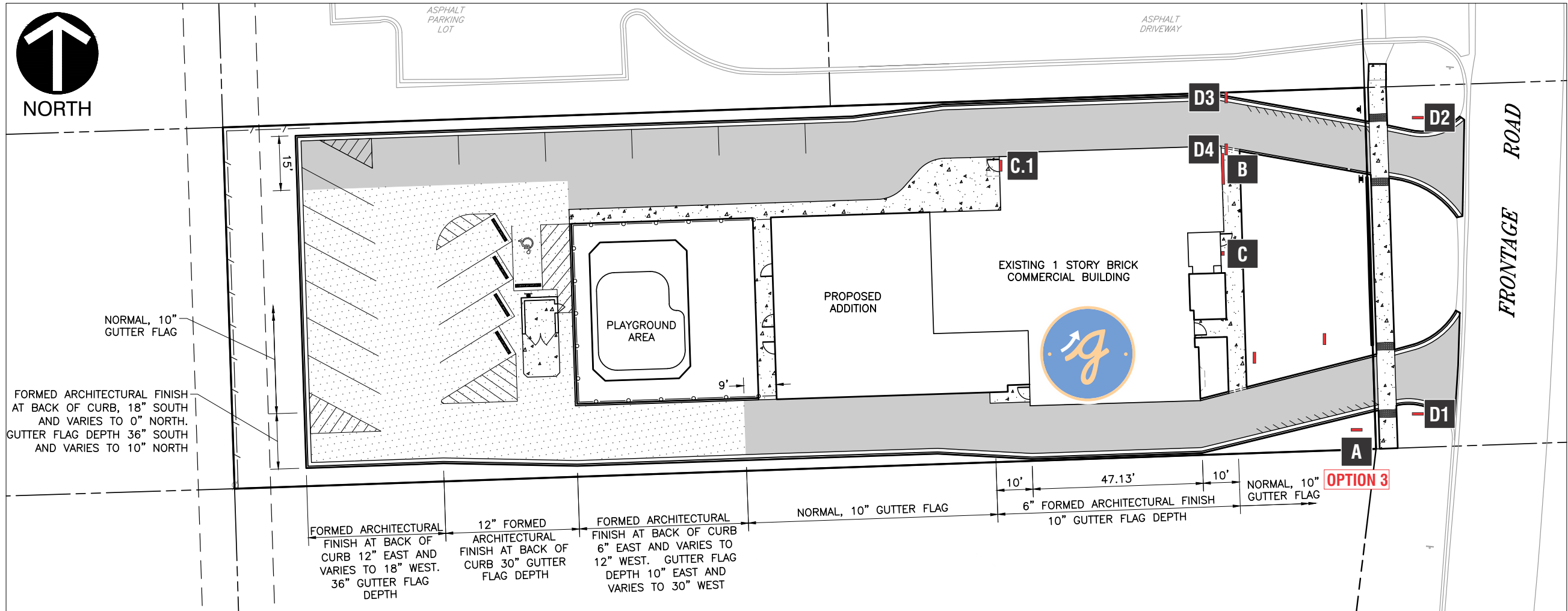
There have been no previous considerations related to signs at the subject property.

Findings of Fact and Recommendation

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. If the Plan Commission chooses to recommend conditional approval as well as the sign variations included in the petition, staff recommends that they be made subject to the petitioner's plans.

Appendix

Exhibit A – Petitioner's Materials



SITE PLAN
SCALE: 1/32" = 1'-0"

EXISTING CONDITIONS



A GPM-MON-ALRO-83x72-ILL

6'-11 1/2" (83 1/2")

6'-0" (72")



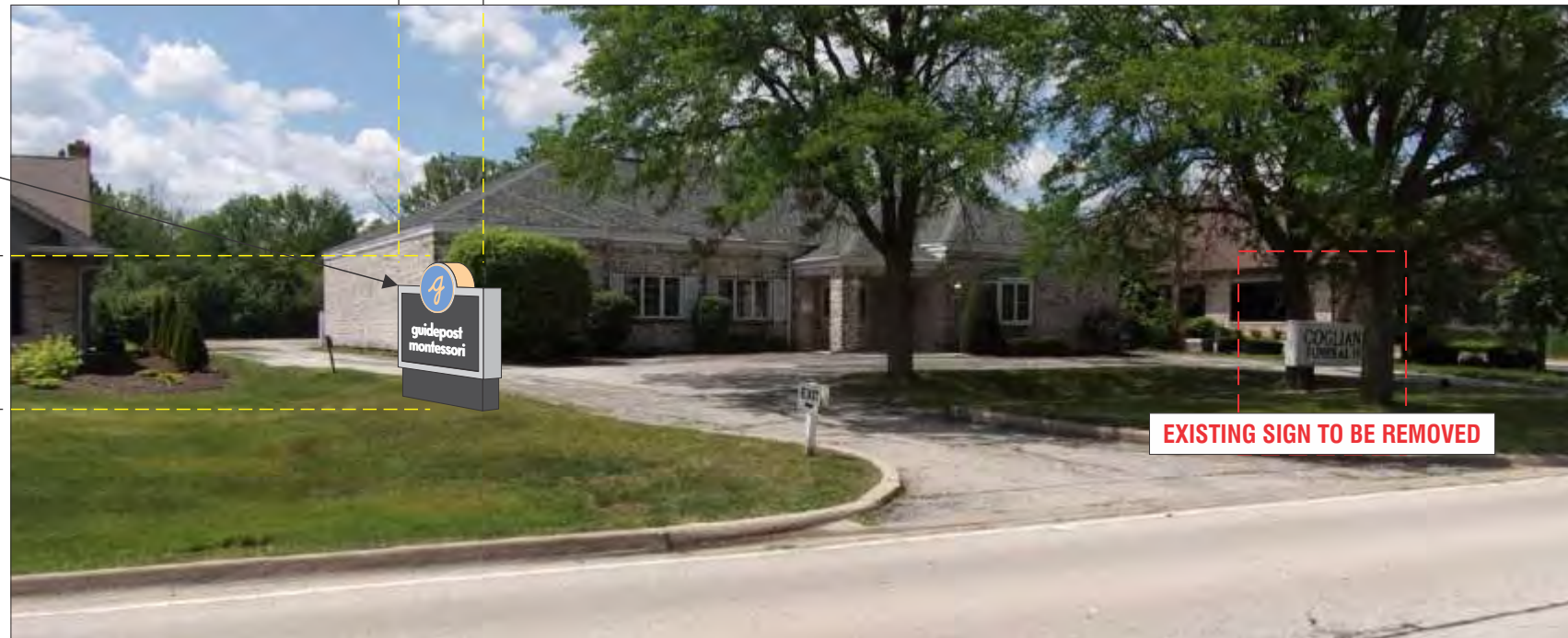
OPTION 2

PROPOSED ELEVATION
APPROX. SCALE: 3/16" = 1'-0"

A GPM-MON-ALRO-83x72-ILL

6'-11 1/2" (83 1/2")

6'-0" (72")



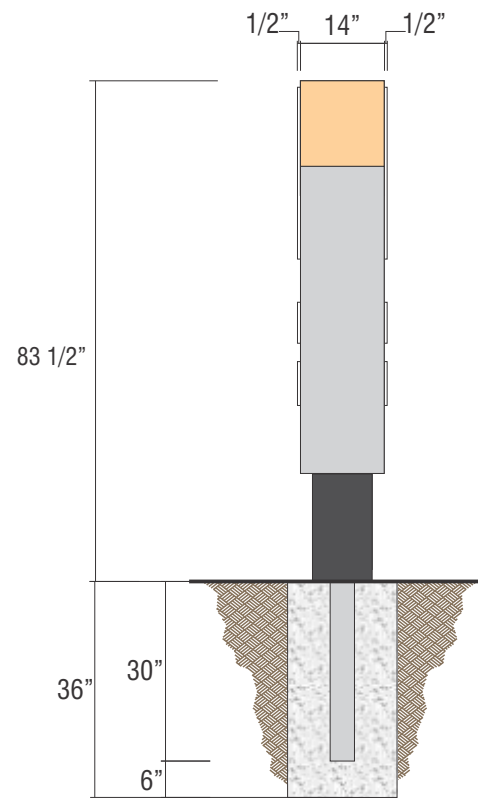
OPTION 3



OPTION 2 & 3

FRONT VIEW

SCALE: 3/8" = 1'-0"



SIDE VIEW
SCALE: 3/8" = 1'-0"

A

SIGNTYPE

GPM-MON-ALR0-83x72-ILL

MANUFACTURE AND INSTALL ONE (1) D/F INTERNALLY ILLUMINATED MONUMENT SIGN WITH ROUTED OUT AND PUSH THRU LOGO AND COPY

CABINET: FABRICATED ALUMINUM, PAINTED AS SHOWN.

LOGO: 3/4" CLEAR PLEX TO PUSH THRU FACE 1/2" WITH DIGITAL PRINTED VINYL LOGO APPLIED ON FIRST SURFACE AND #3635-70 DIFFUSER WHITE VINYL APPLIED ON SECOND SURFACE.

COPY: 3/4" CLEAR PLEX TO PUSH THRU FACE 1/2" WITH # 3630-20 WHITE VINYL APPLIED ON FIRST SURFACE AND #3635-70 DIFFUSER WHITE VINYL APPLIED ON SECOND SURFACE.

ILLUMINATION: WHITE LED LIGHT (TYPE AND BRAND TBV)

DIGITALLY PRINTED VINYL

DP1 DIGITAL PRINT TO MATCH PMS 7453C BLUE, SATIN LAMINATE (C-53 M-26 Y-0 K-0)

DP3 DIGITAL PRINT TO MATCH (C-0 M-20 Y-43 K-0) SATIN LAMINATE

DP DIGITAL PRINT TO MATCH DARK GREY SATIN LAMINATE (C-0 M-0 Y-0 K-90)

VINYL

V1 3M 3630-20 WHITE TRANSLUCENT, FIRST SURFACE APPLICATION

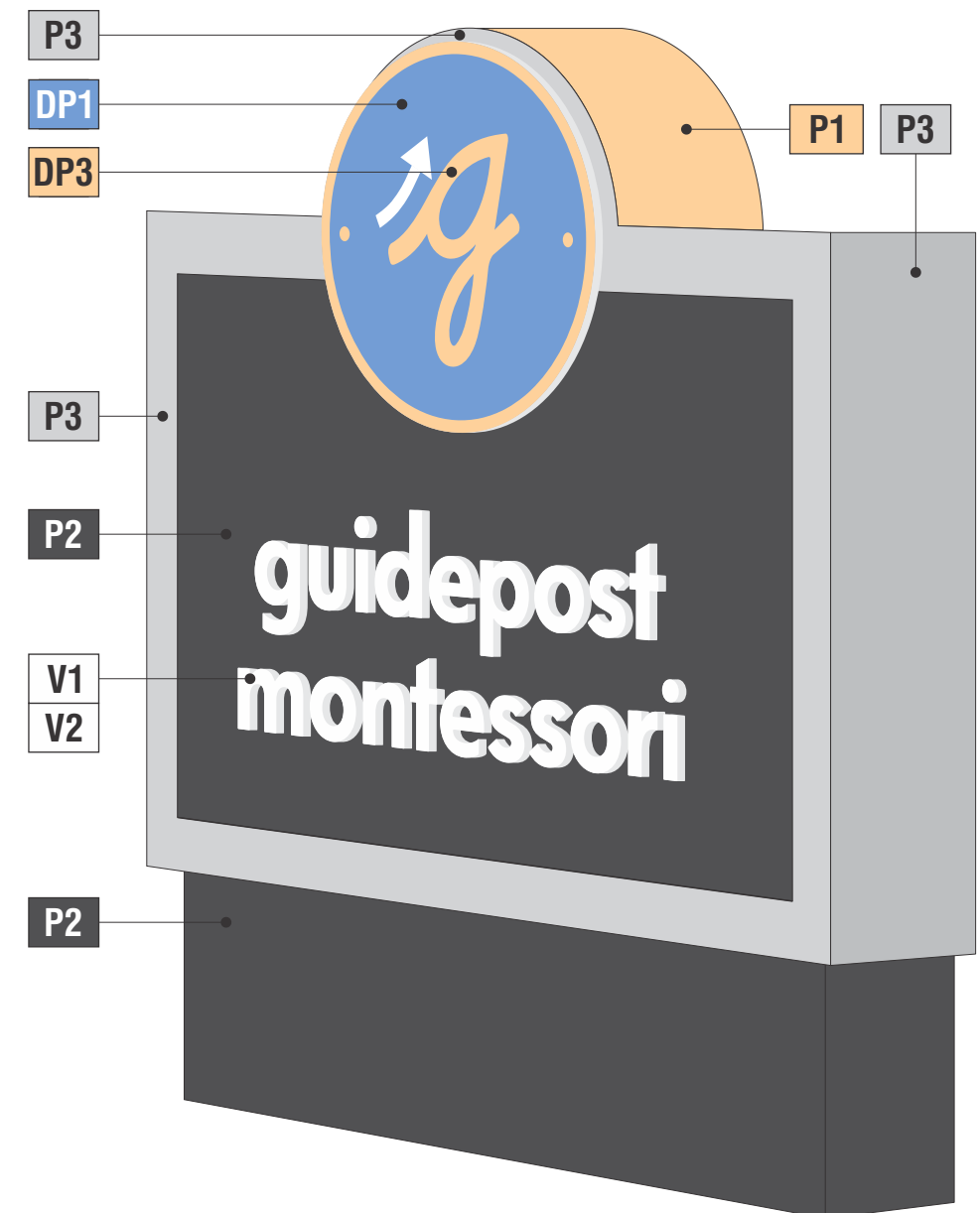
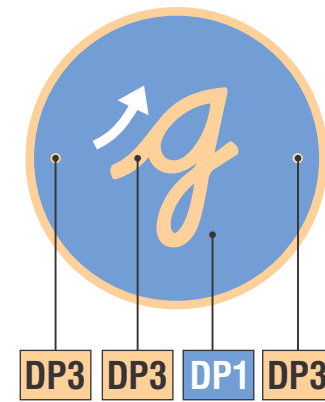
V2 WHITE DIFFUSER FILM 70%, SECOND SURFACE APPLICATION

PAINT

P1 PAINT TO MATCH (C-0 M-20 Y-43 K-0), SATIN FINISH

P2 MATTHEWS MP07102 "DEEP RIVER", (C-67 M-61 Y-56 K-40)

P3 PAINT MATTHEWS BRUSH ALUMINUM



4444 Federal Blvd San Diego, CA 92102
(619) 527-6100 signtech.com

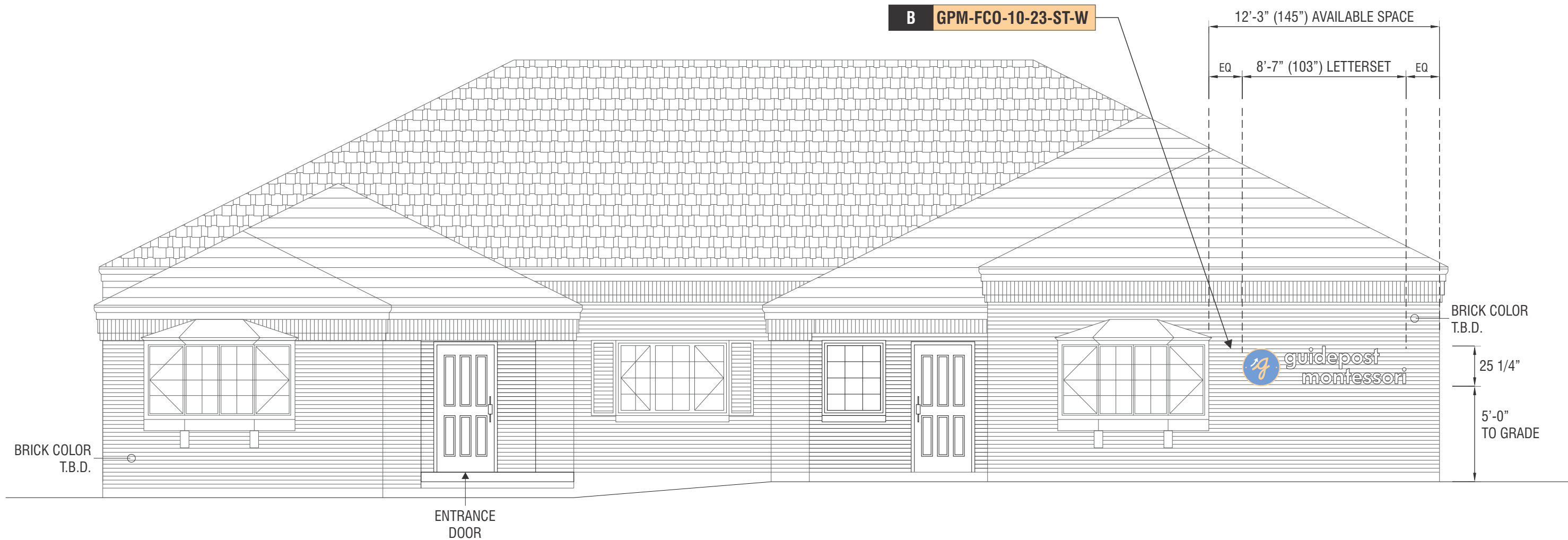
GUIDEPOST MONTESSORI

7508 S. County Line Rd.
Burr Ridge, IL 60527-6955

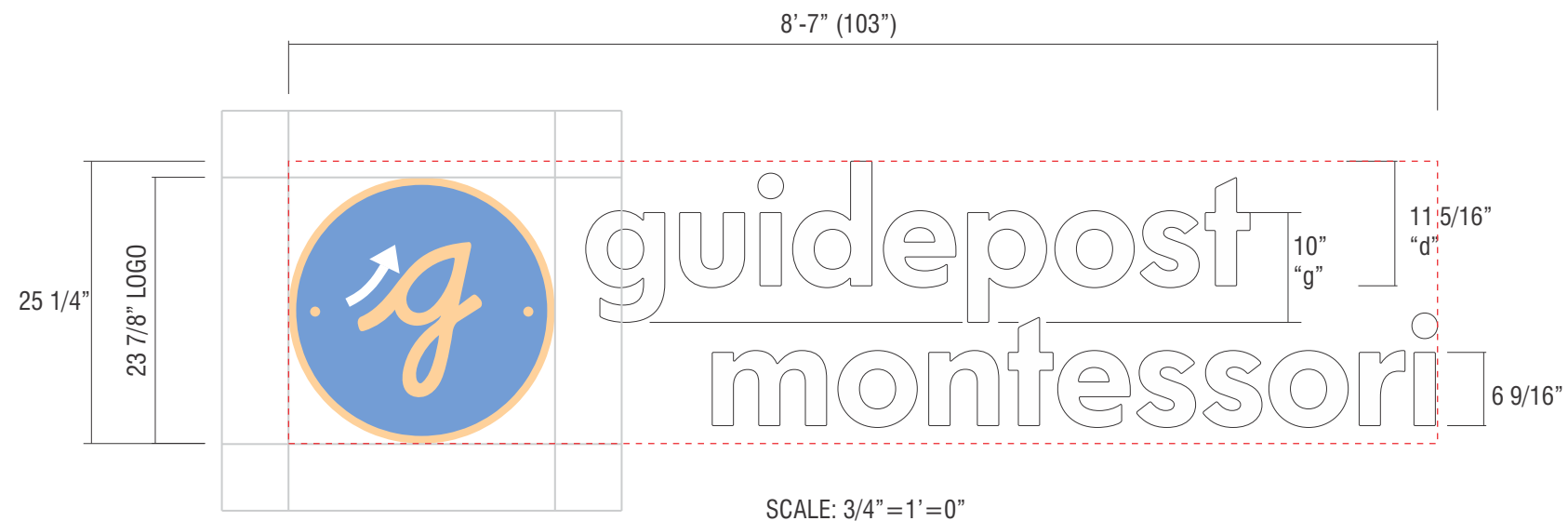
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Sales Christine Mello
Coordinator Brian Benson
Design gmcclung
Engineering

date 02/25/21
drawing 21-00303 rev 8 10/22/21 - gmc
quote
project GUIDEPOST_7508S_1



EAST ELEVATION
SCALE: 3/16"=1'-0"

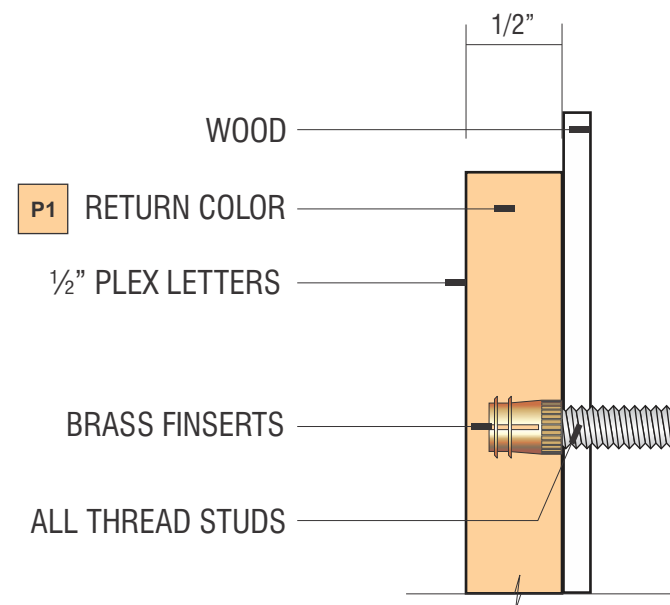
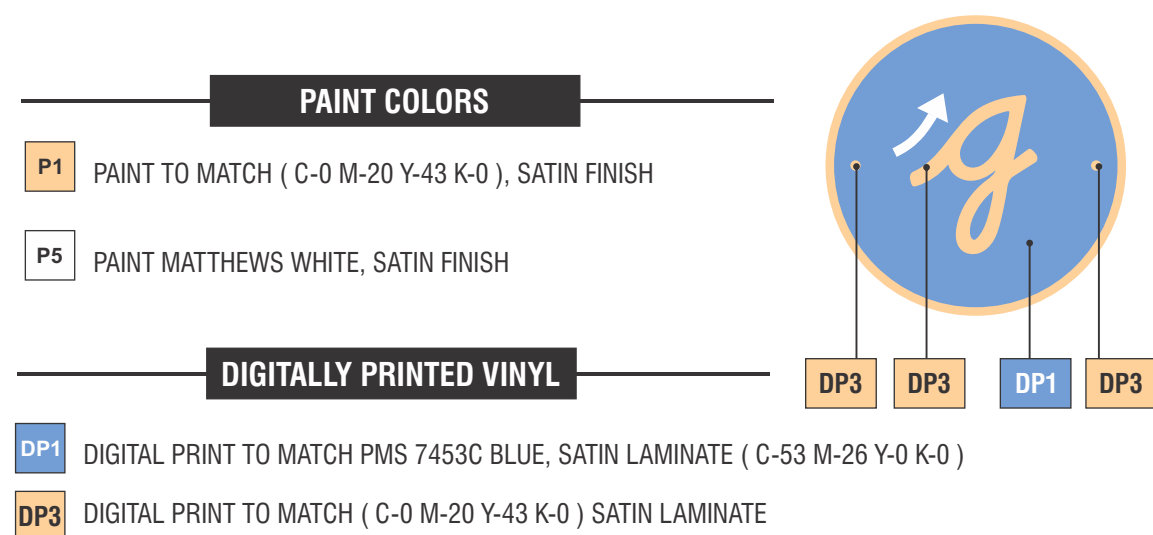


B SIGNTYPE GPM-FCO-10-23-ST-W

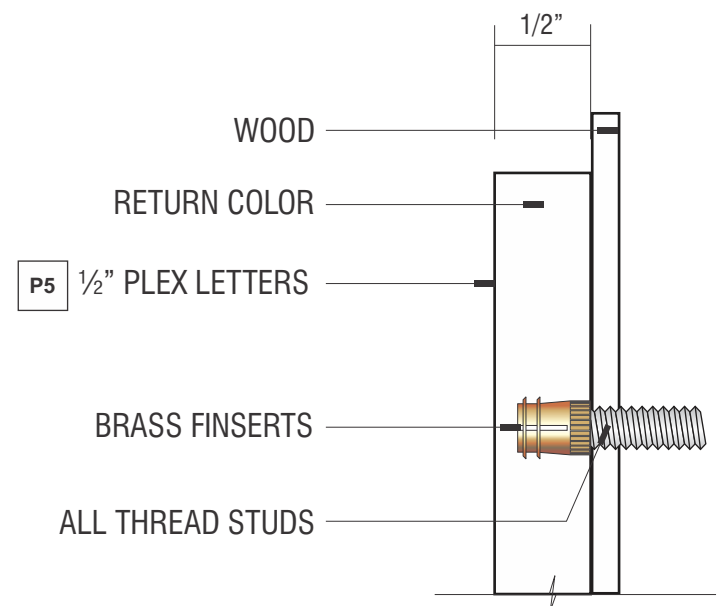
MANUFACTURE AND INSTALL ONE (1) SET OF FCO LOGO AND LETTERS

LOGO SYMBOL: 1/2" PLEX PAINTED P1

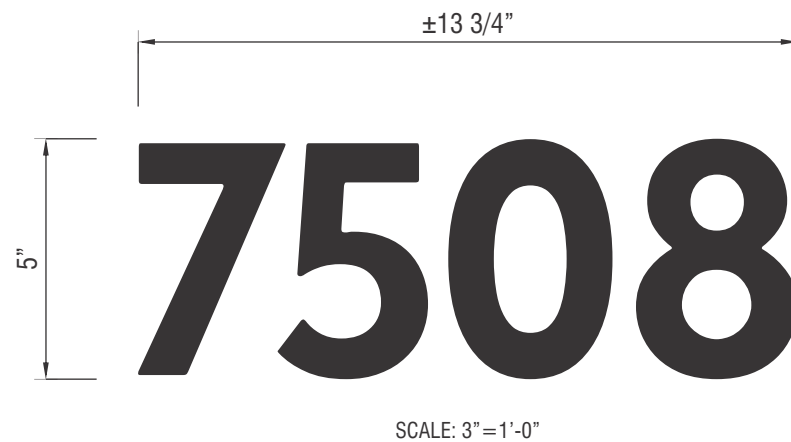
"GUIDEPOST MONTESSORI": 1/2" PLEX PAINTED MATTHEWS WHITE, SATIN FINISH



1 **PARTIAL SECTION MOUNTING DETAIL**
Scale: 1:1



2 **PARTIAL SECTION MOUNTING DETAIL**
Scale: 1:1



NOTE: FCO COLOR TBD DEPENDING ON COLOR OF BRICK

C	SIGNTYPE	GPM-FCO-PL-5
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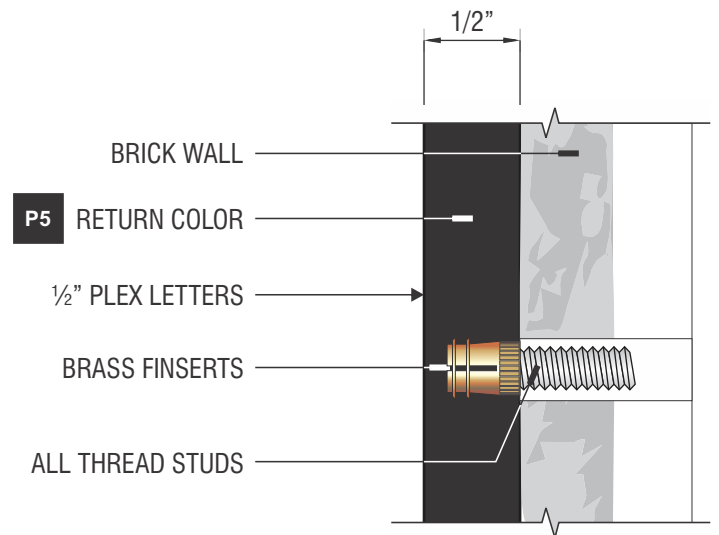
MANUFACTURE AND INSTALL ONE (1) SET OF FCO ADDRESS NUMERALS

NUMBERS: 1/2" PLEX PAINTED P1

FONT- TELEPHONE WEB BOLD

PAINT COLORS

P5 PAINT MATTHEWS BLACK, SATIN FINISH



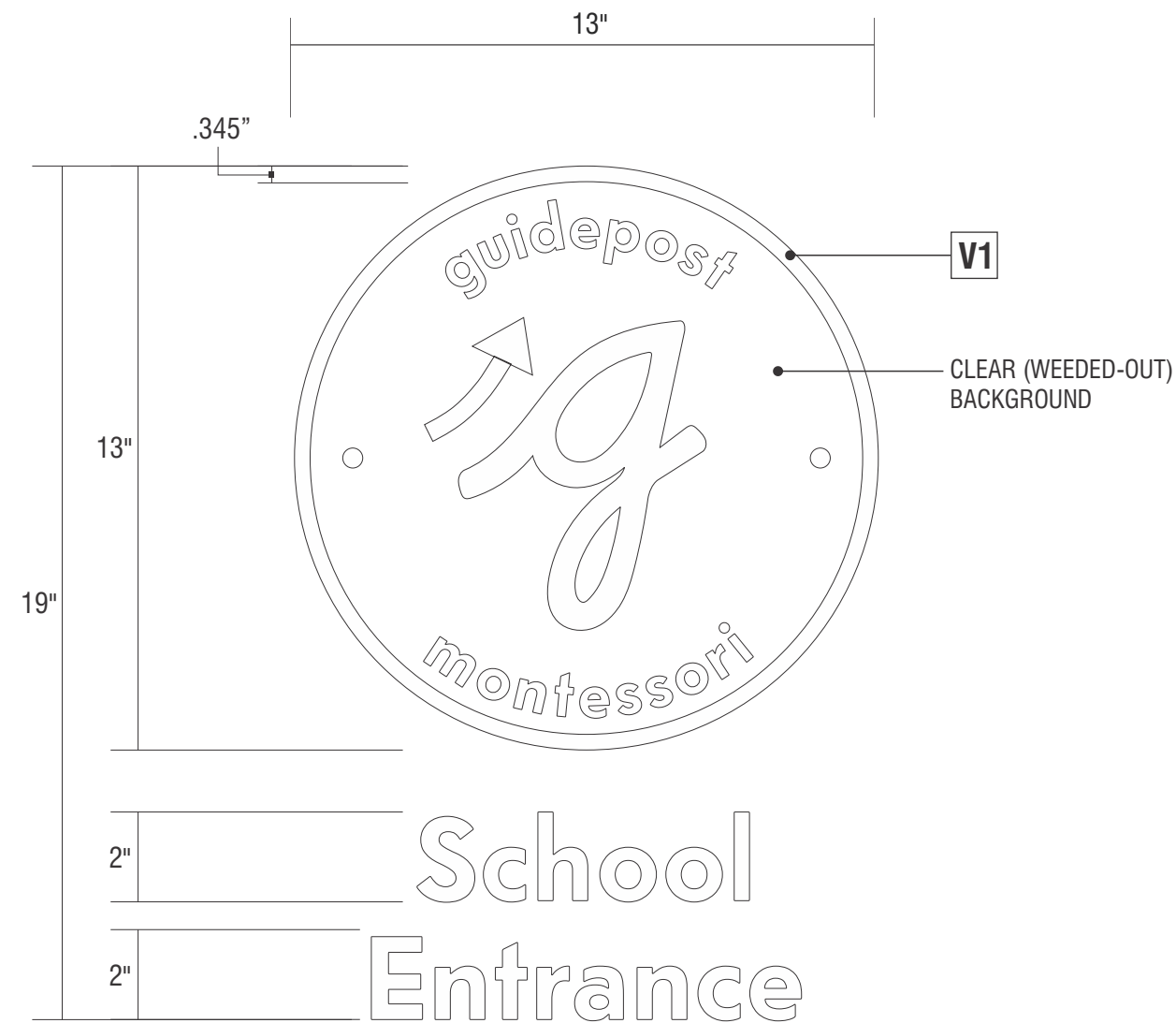
PARTIAL SECTION MOUNTING DETAIL
SCALE 1:1



EXISTING ELEVATION
APPROX. SCALE: 3/16"=1'-0"



PROPOSED ELEVATION
APPROX. SCALE: 3/8"=1'-0"



SCALE: 3"=1'-0"

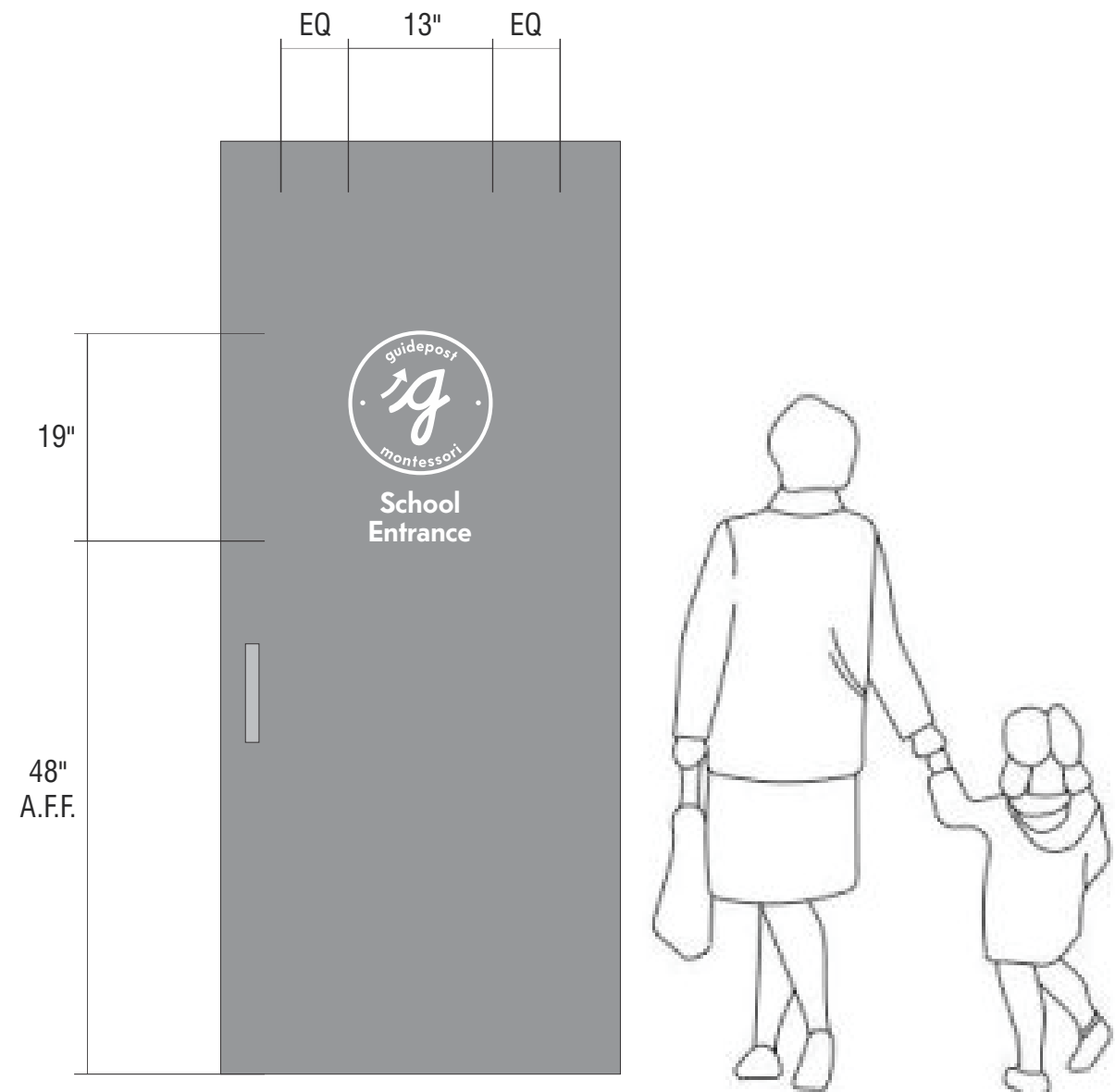
DOOR NOT INSTALLED JUST YET, VINYL APPLIED TO DOOR AFTER CONSTRUCTION

C.1 SIGNTYPE GPM-VYL-19-13

MANUFACTURE AND INSTALL ONE (1) SET OF ENTRANCE DOOR WINDOW VINYL
SEMI-TRANSLUCENT VINYL, TO BE APPLIED FIRST-SURFACE

FONT- TELEFON WEB BOLD

V1 3M #7725-20 OPAQUE MATTE WHITE VINYL



ENTRANCE DOOR

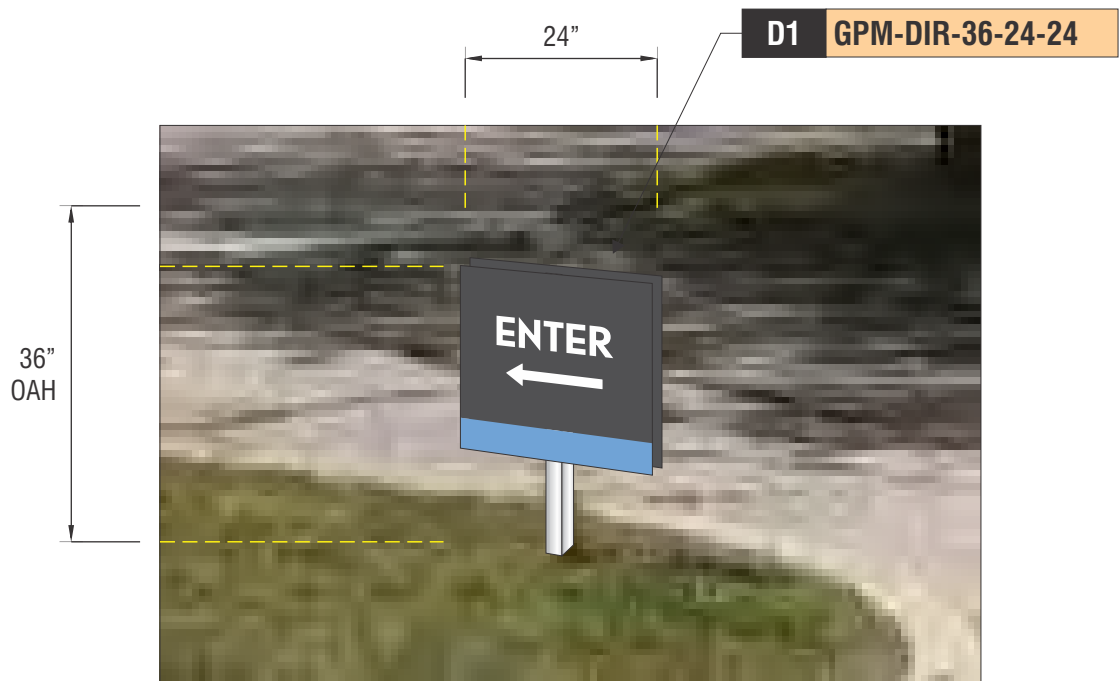
SCALE: 3/4"=1'-0"



EXISTING DOUBLE-SIDED DIRECTIONAL
SCALE: 1/2" = 1'-0"



EXISTING DOUBLE-SIDED DIRECTIONAL
SCALE: 1/2" = 1'-0"



PROPOSED DOUBLE-SIDED 'ENTER' DIRECTIONAL
SCALE: 1/2" = 1'-0"



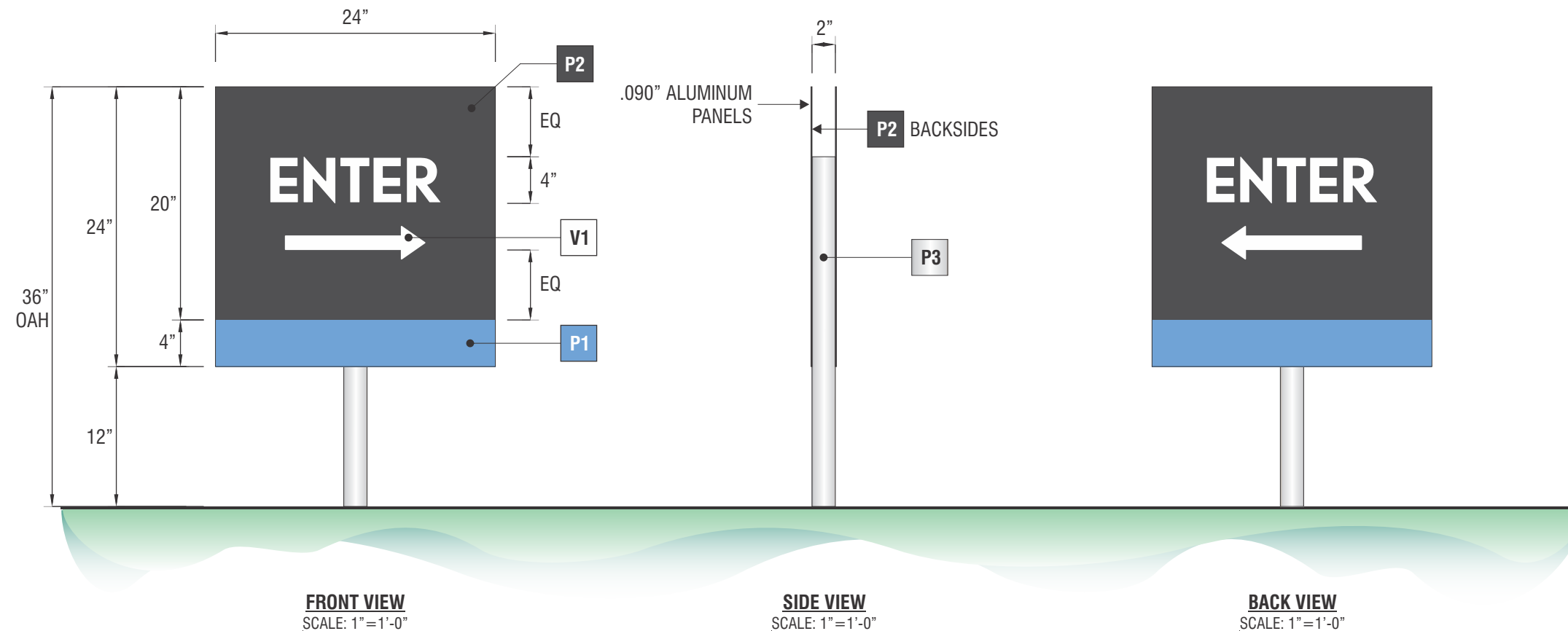
PROPOSED DOUBLE-SIDED 'EXIT' DIRECTIONAL
SCALE: 1/2" = 1'-0"



EXISTING SINGLE-SIDED 'ONE' DIRECTIONALS
SCALE: 1/2"=1'-0"



PROPOSED SINGLE-SIDED 'ONE' DIRECTIONALS
SCALE: 1/2"=1'-0"



D1 SIGNTYPE GPM-DIR-36-24-24

MANUFACTURE AND INSTALL ONE (1) DOUBLE SIDED NON-ILLUMINATED 'ENTER' DIRECTIONAL SIGN

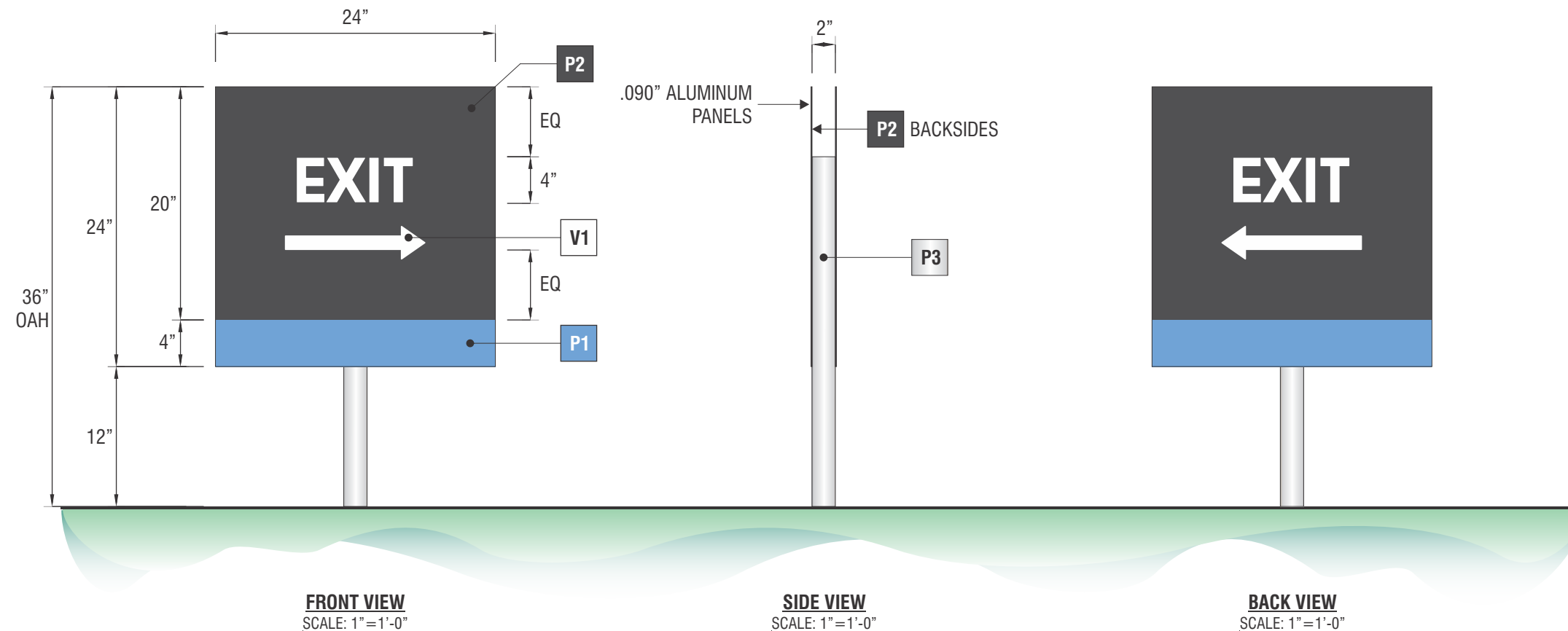
1. PANEL: FABRICATED .090" ALUMINUM PANEL WITH SURFACE APPLIED OPAQUE GRAPHICS. TOP PORTION PAINTED TO MATCH MATTHEWS 'DEEP RIVER' MP07102. BOTTOM PORTION PAINTED TO MATCH PMS 7453C 'BLUE.'
2. FABRICATED INTERNAL STRUCTURE TO PRODUCE SURFACES FREE FROM OIL CANNING, WARPING, DISTORTION OR ANY IRREGULARITIES OR INCONSISTENCIES.
3. ALL WELDS TO BE GROUND SMOOTH PRIOR TO PAINTING.
4. COPY AND ARROW: 3M 7725-10 WHITE OPAQUE VINYL.
5. SECURE PANEL TO POST WITH COUNTERSUNK MECHANICAL FASTENERS, PAINTED TO MATCH ADJACENT SURFACE COLOR. PAINT TO MATCH PMS 7453C BLUE. PREFERENCE IS TO HAVE FASTENERS ON TOP AND BOTTOM SURFACES OF PANEL.
6. ALL SURFACES TO BE FREE OF VISIBLE SEAMS.
7. POST: 2" X 2" ALUMINUM SQUARE TUBE PAINTED MATTHEWS BRUSHED ALUMINUM.

PAINT

- P1** PAINT TO MATCH PMS 7453C 'BLUE' - SATIN FINISH
- P2** PAINT MATTHEWS MP07102 'DEEP RIVER' - SATIN FINISH
- P3** MATTHEWS 'BRUSH ALUMINUM'

VINYL

- V1** 3M 7725-10 WHITE OPAQUE VINYL



D2 SIGNTYPE GPM-DIR-36-24-24

MANUFACTURE AND INSTALL ONE (1) DOUBLE SIDED NON-ILLUMINATED 'EXIT' DIRECTIONAL SIGN

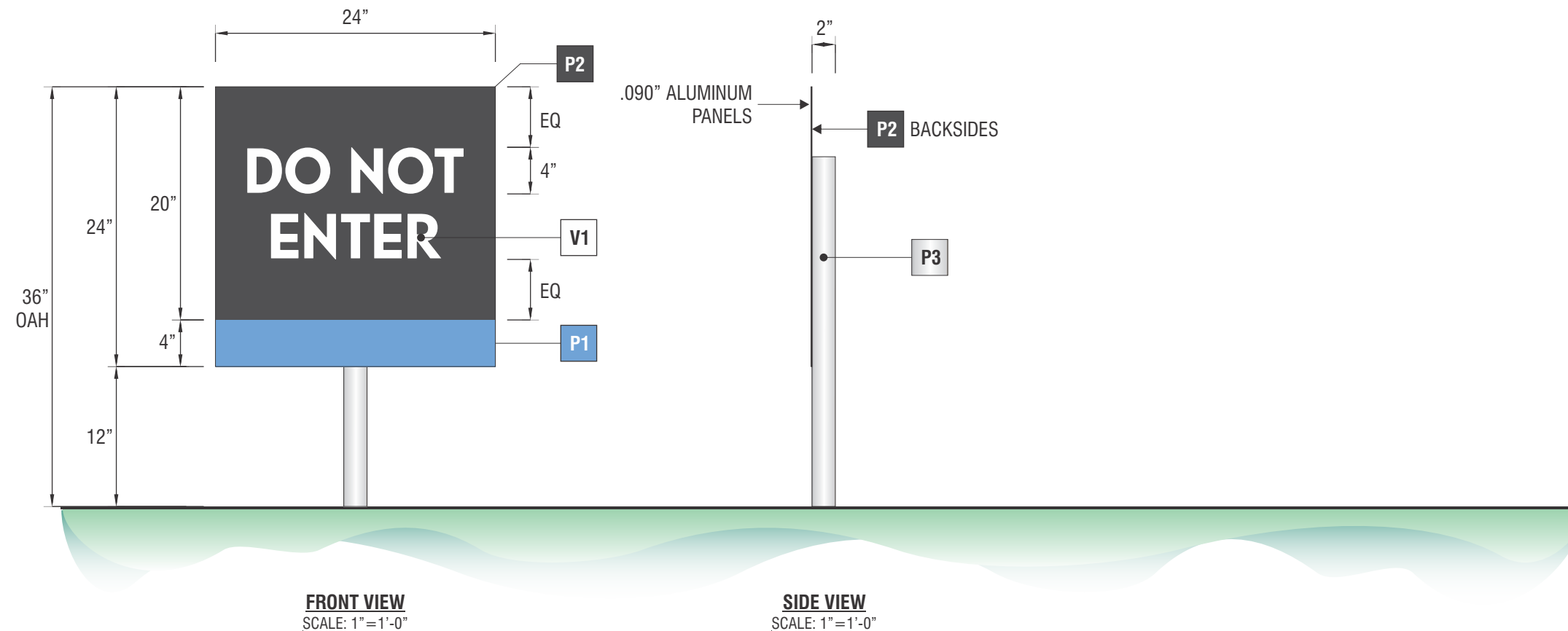
1. PANEL: FABRICATED .090" ALUMINUM PANEL WITH SURFACE APPLIED OPAQUE GRAPHICS. TOP PORTION PAINTED TO MATCH MATTHEWS 'DEEP RIVER' MP07102. BOTTOM PORTION PAINTED TO MATCH PMS 7453C 'BLUE.'
2. FABRICATED INTERNAL STRUCTURE TO PRODUCE SURFACES FREE FROM OIL CANNING, WARPING, DISTORTION OR ANY IRREGULARITIES OR INCONSISTENCIES.
3. ALL WELDS TO BE GROUND SMOOTH PRIOR TO PAINTING.
4. COPY AND ARROW: 3M 7725-10 WHITE OPAQUE VINYL.
5. SECURE PANEL TO POST WITH COUNTERSUNK MECHANICAL FASTENERS, PAINTED TO MATCH ADJACENT SURFACE COLOR. PAINT TO MATCH PMS 7453C BLUE. PREFERENCE IS TO HAVE FASTENERS ON TOP AND BOTTOM SURFACES OF PANEL.
6. ALL SURFACES TO BE FREE OF VISIBLE SEAMS.
7. POST: 2" X 2" ALUMINUM SQUARE TUBE PAINTED MATTHEWS BRUSHED ALUMINUM.

PAINT

- P1** PAINT TO MATCH PMS 7453C 'BLUE' - SATIN FINISH
- P2** PAINT MATTHEWS MP07102 'DEEP RIVER' - SATIN FINISH
- P3** MATTHEWS 'BRUSH ALUMINUM'

VINYL

- V1** 3M 7725-10 WHITE OPAQUE VINYL



D3 D4 SIGNTYPE GPM-DIR-36-24-24

MANUFACTURE AND INSTALL TWO (2) SINGLE SIDED NON-ILLUMINATED 'DO NOT ENTER' DIRECTIONAL SIGN

1. PANEL: FABRICATED .090" ALUMINUM PANEL WITH SURFACE APPLIED OPAQUE GRAPHICS. TOP PORTION PAINTED TO MATCH MATTHEWS 'DEEP RIVER' MP07102. BOTTOM PORTION PAINTED TO MATCH PMS 7453C 'BLUE.'
2. FABRICATED INTERNAL STRUCTURE TO PRODUCE SURFACES FREE FROM OIL CANNING, WARPING, DISTORTION OR ANY IRREGULARITIES OR INCONSISTENCIES.
3. ALL WELDS TO BE GROUND SMOOTH PRIOR TO PAINTING.
4. COPY AND ARROW: 3M 7725-10 WHITE OPAQUE VINYL.
5. SECURE PANEL TO POST WITH COUNTERSUNK MECHANICAL FASTENERS, PAINTED TO MATCH ADJACENT SURFACE COLOR. PAINT TO MATCH PMS 7453C BLUE. PREFERENCE IS TO HAVE FASTENERS ON TOP AND BOTTOM SURFACES OF PANEL.
6. ALL SURFACES TO BE FREE OF VISIBLE SEAMS.
7. POST: 2" X 2" ALUMINUM SQUARE TUBE PAINTED MATTHEWS BRUSHED ALUMINUM.

PAINT

- P1** PAINT TO MATCH PMS 7453C 'BLUE' - SATIN FINISH
- P2** PAINT MATTHEWS MP07102 'DEEP RIVER' - SATIN FINISH
- P3** MATTHEWS 'BRUSH ALUMINUM'

VINYL

- V1** 3M 7725-10 WHITE OPAQUE VINYL



SCALE: 3/4" = 1'-0"

NOTE: TO BE INSTALLED ON CONSTRUCTION FENCE.

E SIGNTYPE **GPM-BAN-36X72**

MANUFACTURE AND INSTALL ONE (1) SINGLE SIDED BANNER

WHITE BANNER TO BE DIGITALLY PRINTED.

BANNER TO BE HEMMED AND GROMMETED

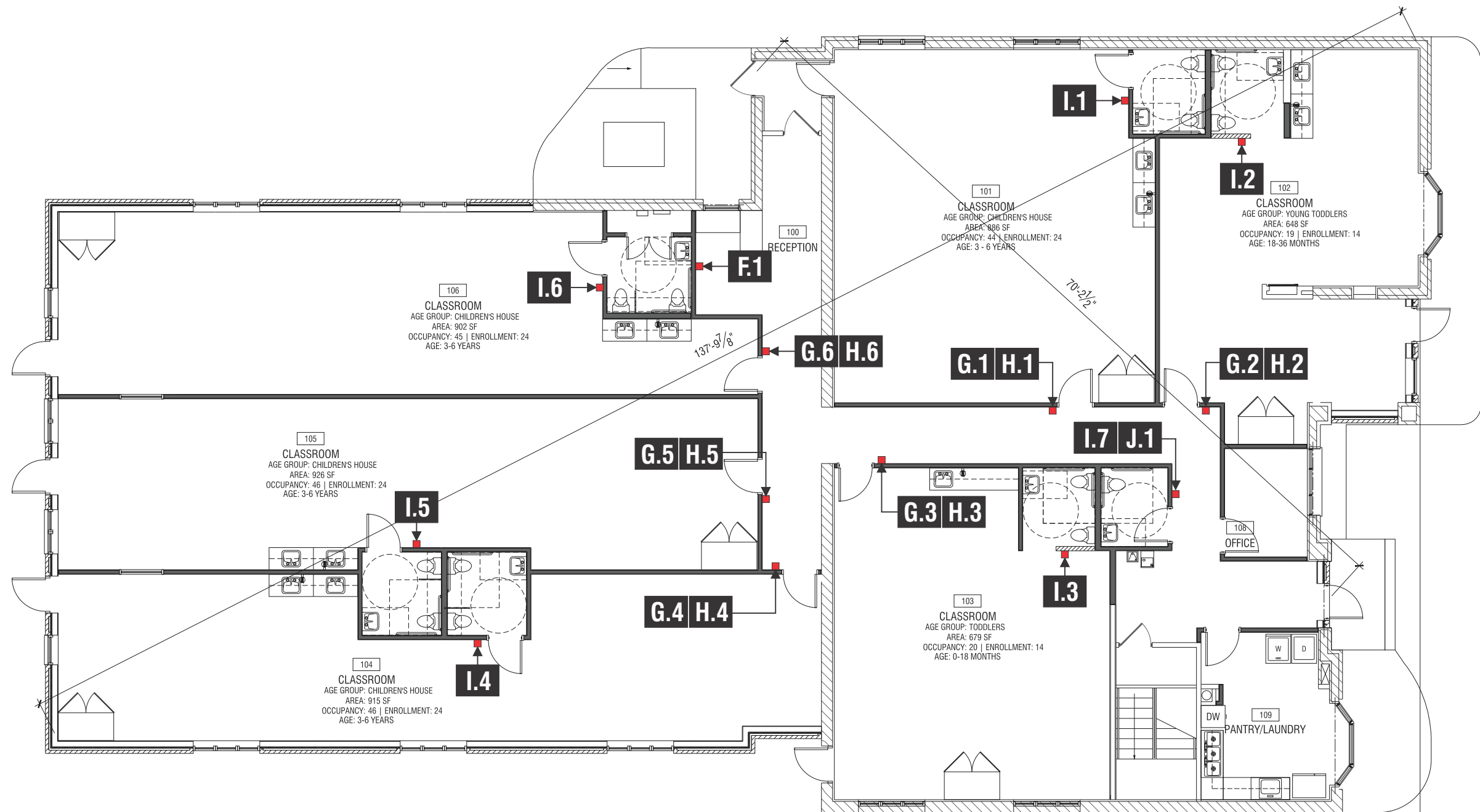
FONT- TELEPHONE WEB BOLD AND TELEPHONE

DP1 DIGITAL PRINT TO MATCH PMS 7453C BLUE, SATIN LAMINATE (C-53 M-26 Y-0 K-0)

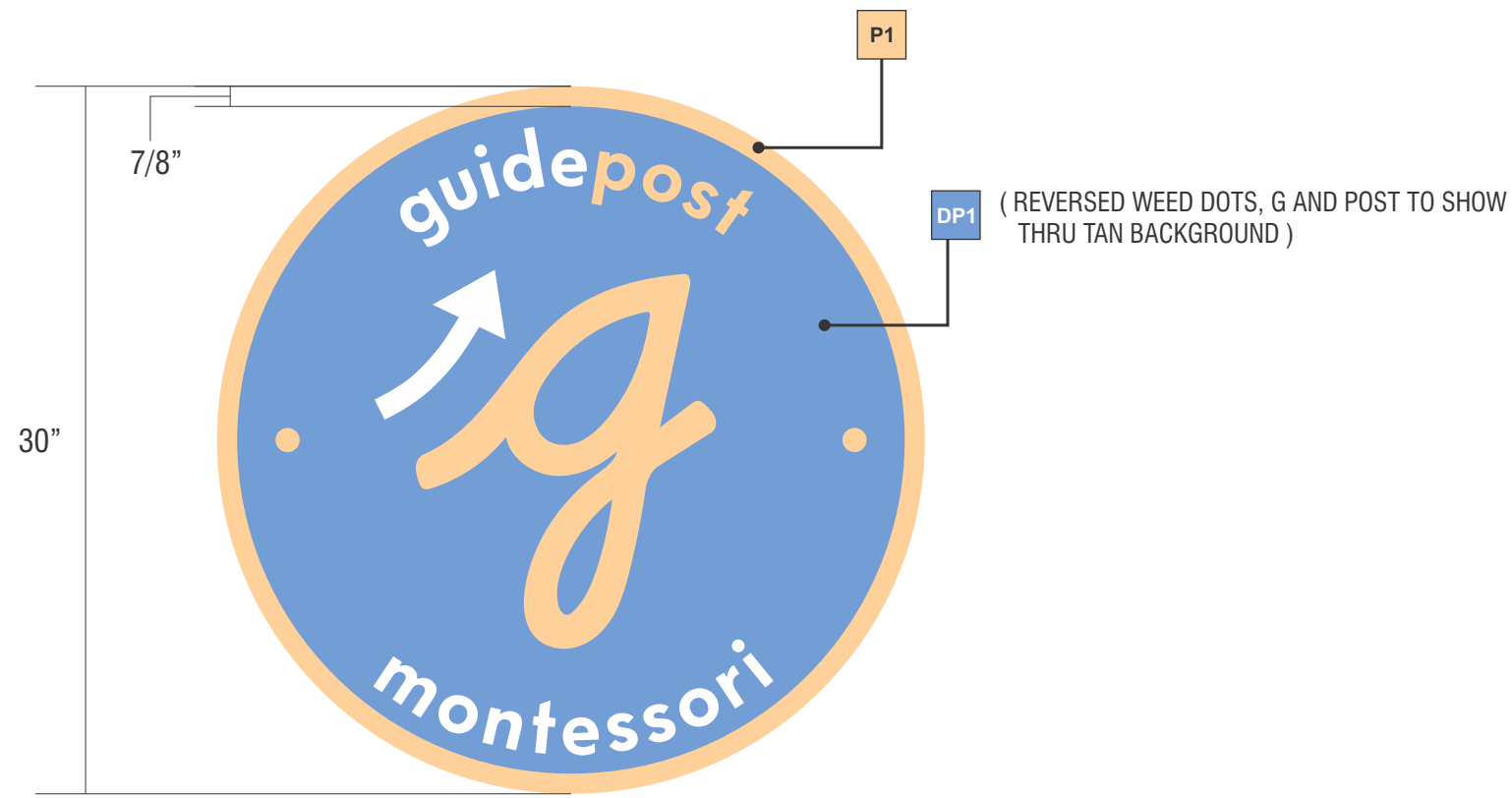
DP3 DIGITAL PRINT TO MATCH (C-0 M-20 Y-43 K-0) SATIN LAMINATE



SCALE: 1/2" = 1'-0"



INTERIOR FLOOR PLAN
SCALE: 3/32"=1'-0"



SCALE: 1 1/2" = 1'-0"

F.1

MANUFACTURE AND INSTALL ONE (1) NON ILLUMINATED RECEPTION SIGN

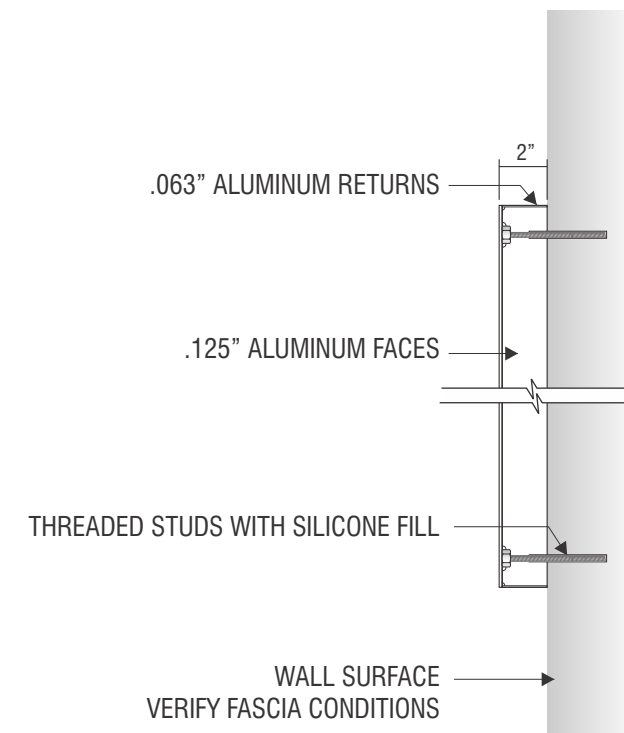
FACE: .125" THICK ALUMINUM

RETURNS: .063" THICK ALUMINUM

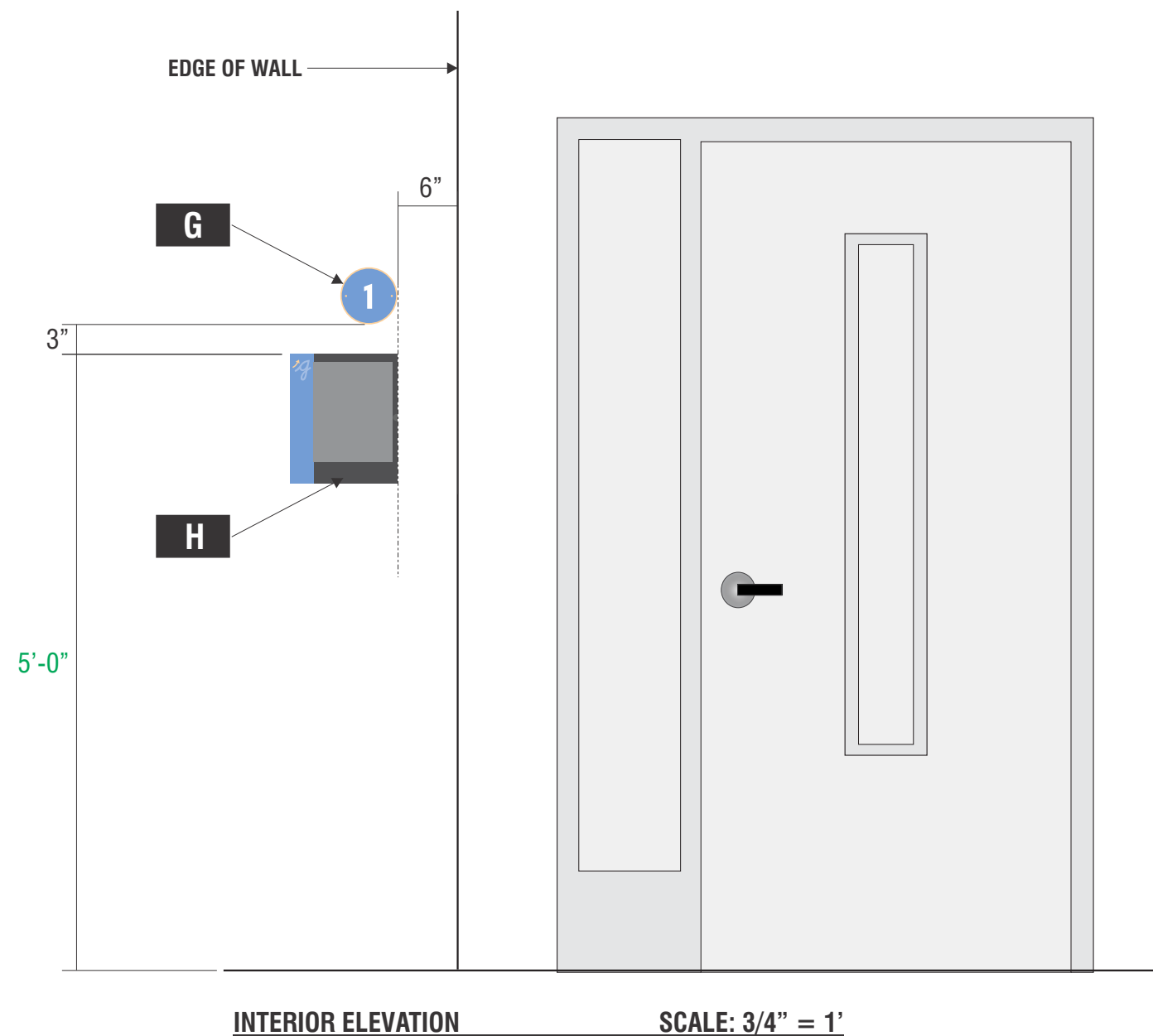
INSTALLATION: THREADED STUDS

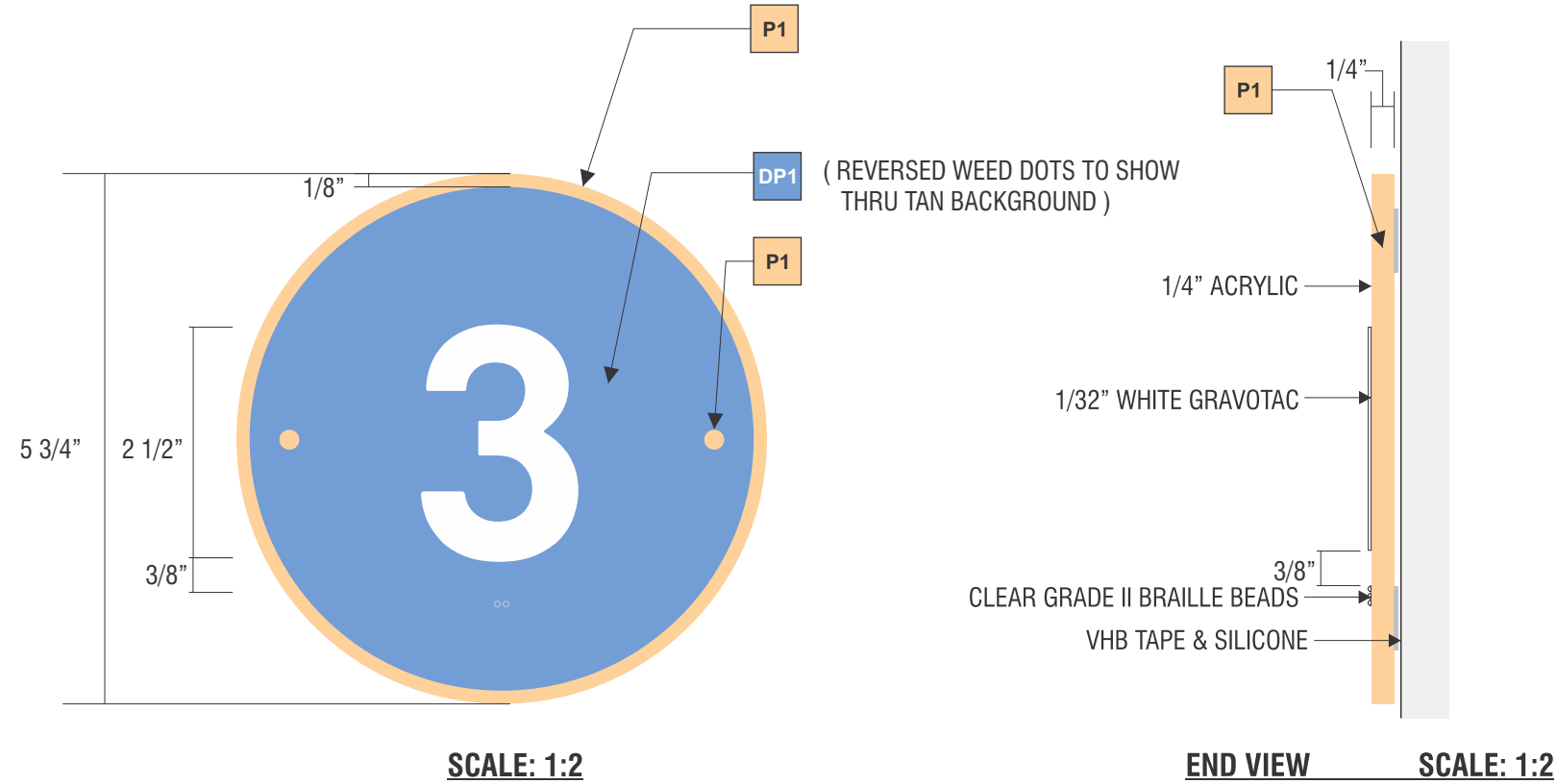
DP1 DIGITAL PRINT TO MATCH PMS 7453C BLUE, SATIN LAMINATE (C-53 M-26 Y-0 K-0)

P1 PAINT TO MATCH (C-0 M-20 Y-43 K-0), SATIN FINISH



SECTION DETAIL - SCALE: 1 1/2" = 1'-0"





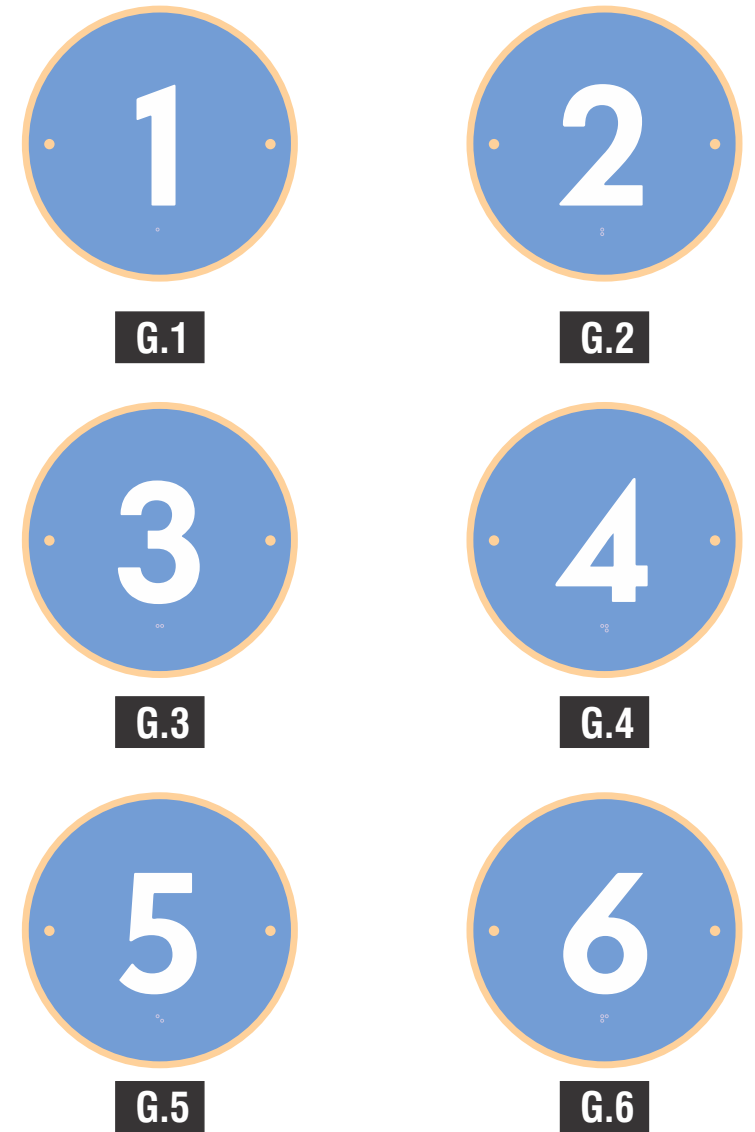
G GPM-ADA-PLQ-5x5

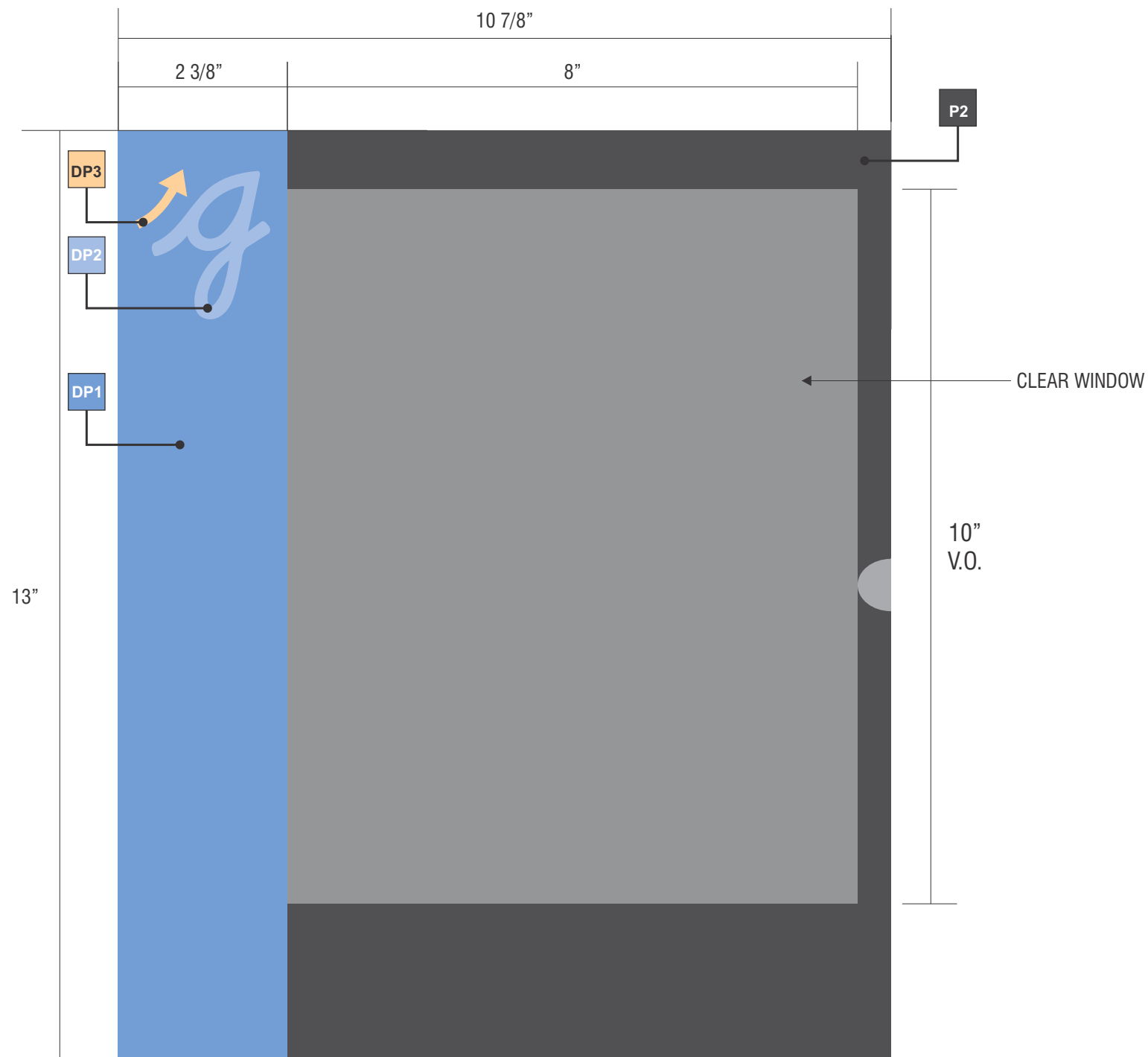
MANUFACTURE AND INSTALL SIX (6) NON ILLUMINATED PLAQUES

DP1 DIGITAL PRINT TO MATCH PMS 7453C BLUE, SATIN LAMINATE (C-53 M-26 Y-0 K-0) (REVERSED WEED DOTS TO SHOW THRU TAN BACKGROUND)

P1 PAINT TO MATCH (C-0 M-20 Y-43 K-0), SATIN FINISH

ADA 1/32" WHITE GRAVOTAC





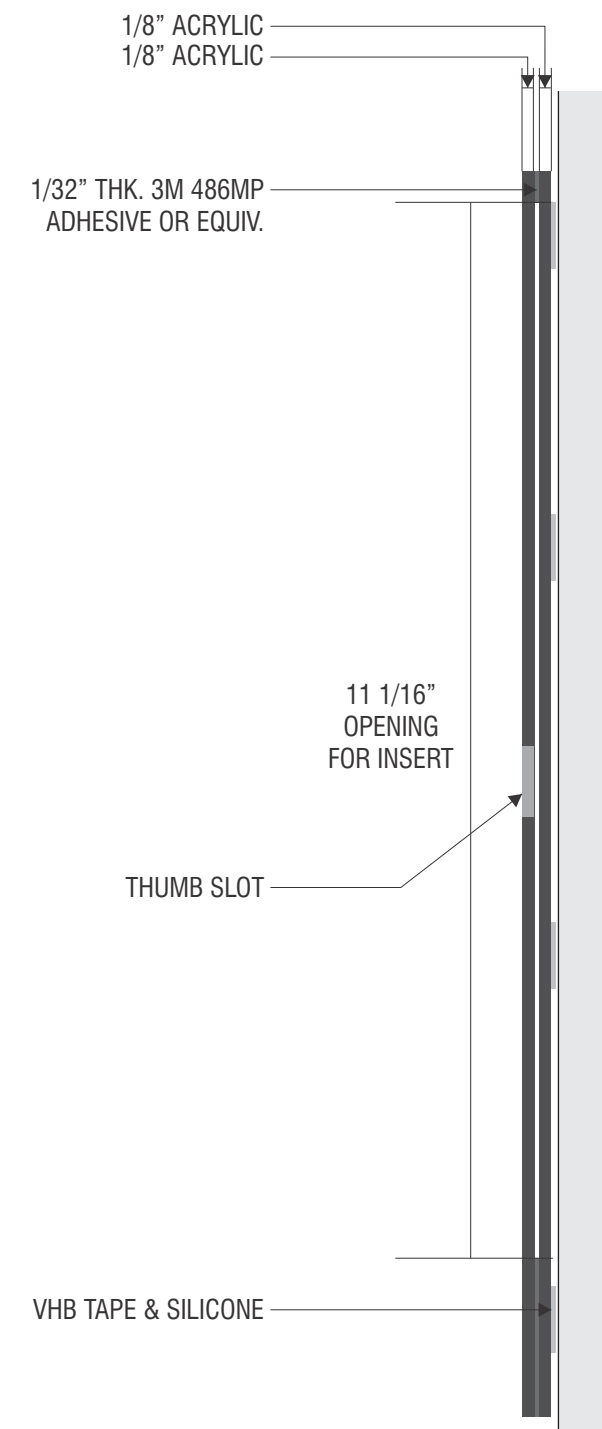
SCALE: 1:2

H.1-H.6

**MANUFACTURE AND INSTALL SIX (6) NON ILLUMINATED PLAQUES
W/ CHANGEABLE INSERT**

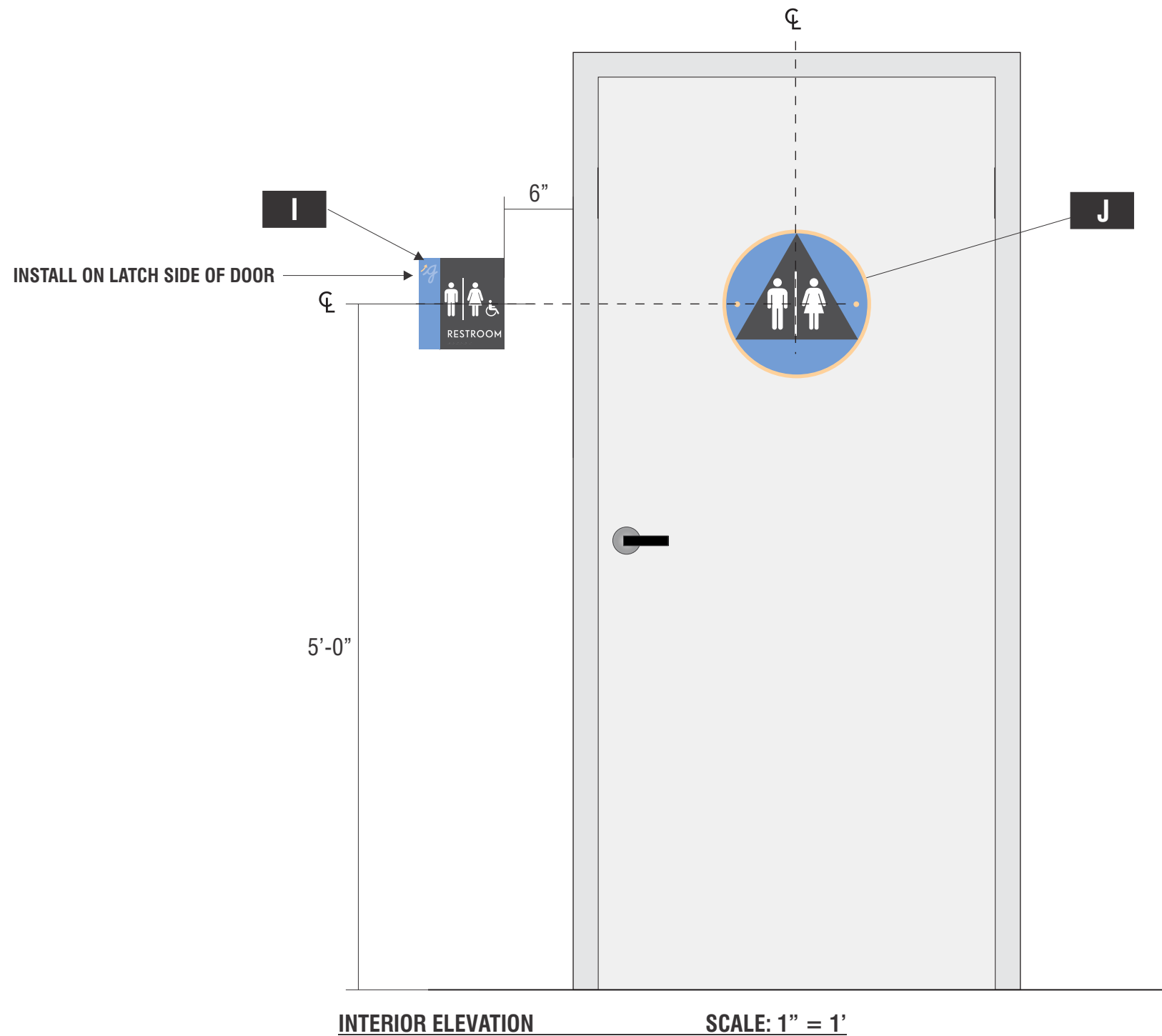
(2) LAYERS 1/8" CLEAR ACRYLIC, MASKED AND PAINTED WITH DIGITALLY PRINTED GRAPHICS APPLIED FIRST SURFACE

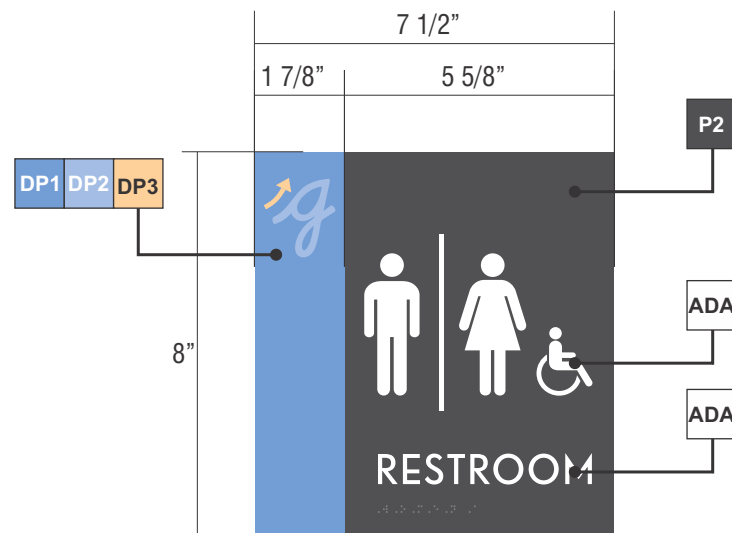
- DP1** DIGITAL PRINT TO MATCH PMS 7453C BLUE, SATIN LAMINATE (C-53 M-26 Y-0 K-0)
- DP2** DIGITAL PRINT TO MATCH PMS 2717C BLUE, SATIN LAMINATE (C-32 M-20 Y-0 K-0)
- DP3** DIGITAL PRINT TO MATCH (C-0 M-20 Y-43 K-0) SATIN LAMINATE
- P2** PAINT MATTHEWS MP07102 "DEEP RIVER", SATIN FINISH (C-67 M-61 Y-56 K-40)



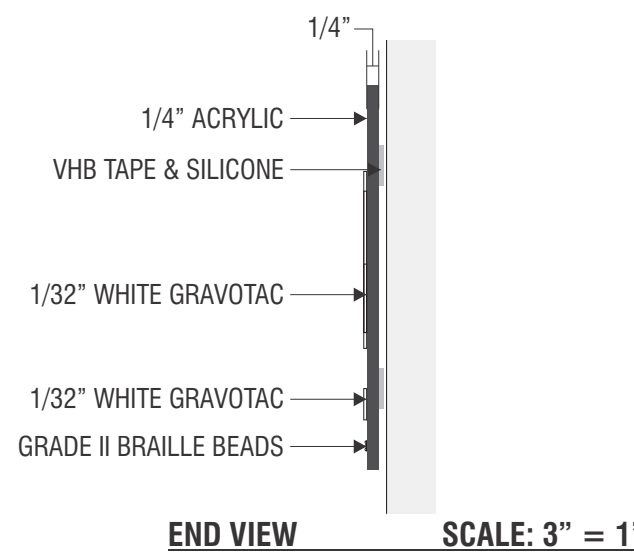
END VIEW

SCALE: 1:2





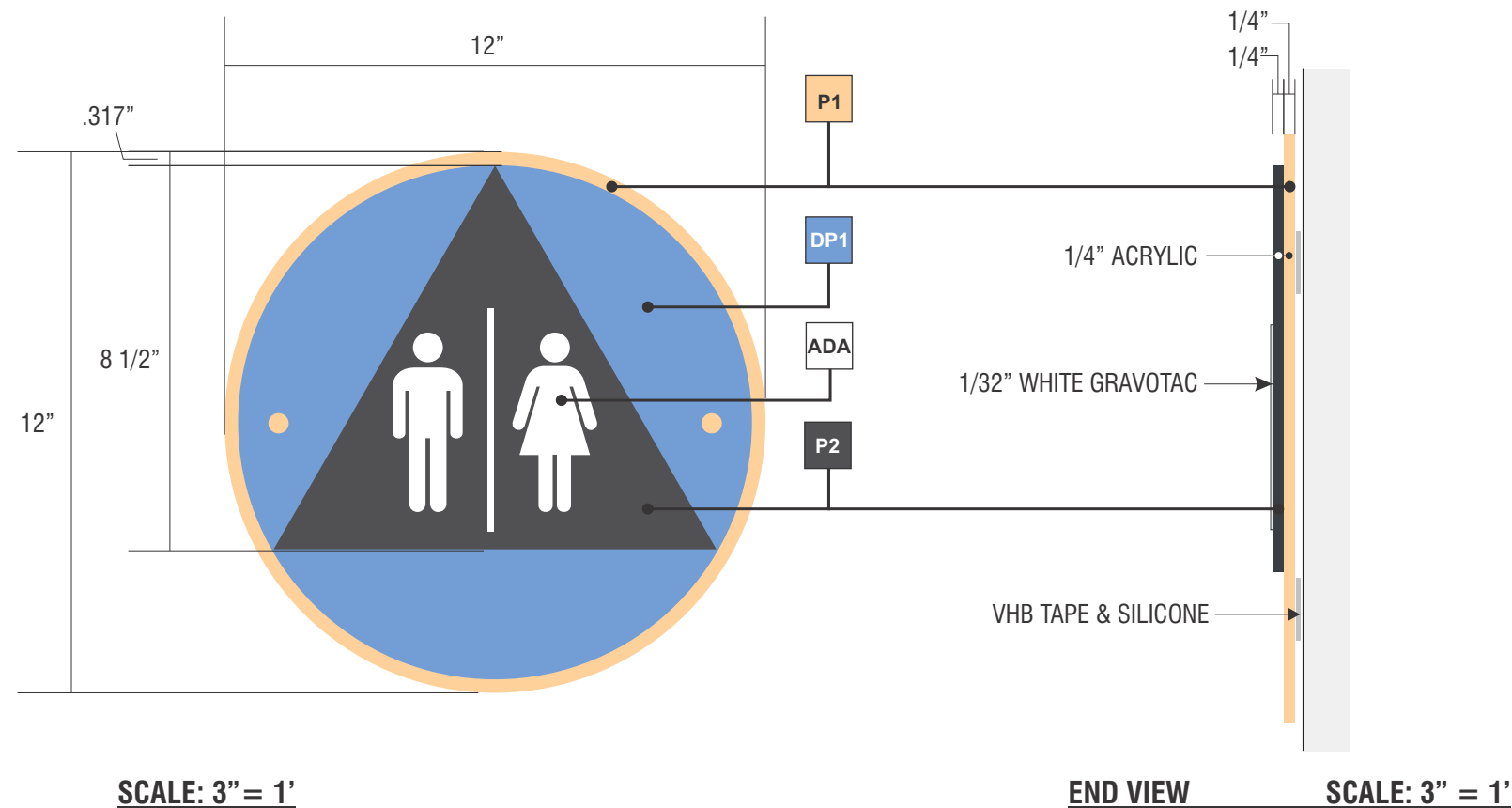
SCALE: 3" = 1'



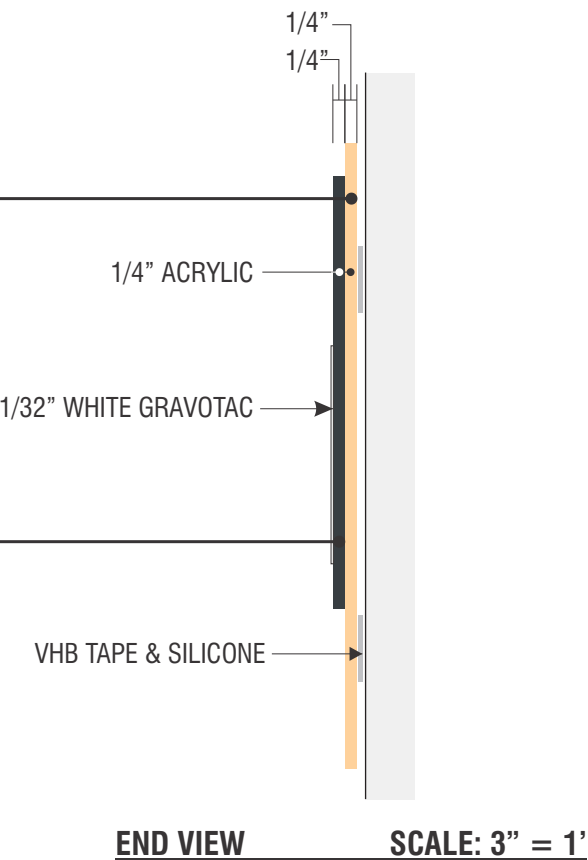
I.1-I.7

MANUFACTURE AND INSTALL SEVEN (7) ADA PLAQUES

- DP1** DIGITAL PRINT TO MATCH PMS 7453C BLUE, SATIN LAMINATE (C-53 M-26 Y-0 K-0)
- DP2** DIGITAL PRINT TO MATCH PMS 2717C BLUE, SATIN LAMINATE (C-32 M-20 Y-0 K-0)
- DP3** DIGITAL PRINT TO MATCH (C-0 M-20 Y-43 K-0) SATIN LAMINATE
- P2** PAINT MATTHEWS MP07102 "DEEP RIVER", SATIN FINISH (C-67 M-61 Y-56 K-40)
- ADA** 1/32" WHITE GRAVOTAC



SCALE: 3" = 1'



J.1

MANUFACTURE AND INSTALL ONE (1) NON ILLUMINATED PLAQUE

- DP1** DIGITAL PRINT TO MATCH PMS 7453C BLUE, SATIN LAMINATE (C-53 M-26 Y-0 K-0)
- P1** PAINT TO MATCH (C-0 M-20 Y-43 K-0), SATIN FINISH
- P2** PAINT MATTHEWS MP07102 "DEEP RIVER", SATIN FINISH (C-67 M-61 Y-56 K-40)
- ADA** 1/32" WHITE GRAVOTAC



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Scott Heguy

STATUS OF PETITIONER: Tenant

PETITIONER'S ADDRESS: 7508 County Line Road

ADDRESS OF SUBJECT PROPERTY: SAME

PHONE: (312) 880-8189

EMAIL: sheguy@tohigherground.com

PROPERTY OWNER: Quattro Development

PROPERTY OWNER'S ADDRESS: 1100 June Blvd Oak Brook PHONE: (630) 891-6475

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

DESCRIPTION OF REQUEST:

Sign package for Montessori School

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 0.73 Acres EXISTING ZONING: T-1 Transitional

EXISTING USE/IMPROVEMENTS: School

SUBDIVISION: Robert Bentley Estates

PIN(S) # 09-25-402-017

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

Sh

Petitioner's Signature

10/21/21

Date of Filing



FINDINGS OF FACT
FOR CONDITIONAL SIGN APPROVAL PURSUANT TO THE
VILLAGE OF BURR RIDGE SIGN ORDINANCE

The Plan Commission's recommendation to approve or deny a Sign Variation request is determined by the following standards (as per section 55.41 of the Burr Ridge Sign Ordinance). The applicant must provide a response to each of the following findings by indicating the facts supporting such findings.

- a) The conditional sign request is in harmony with the general purpose and intent of the Sign Ordinance.

The conditional signs are needed to ensure that parents are easily able to identify the building on the block on which it is located.

- b) The sign will not adversely impact or be a detriment to the surrounding area.

The signs use soft colors and simple designs to convey a brand and a location, which is consistent with the overall zoning district.

- c) The sign will be in character with the site design and building architecture of the property on which it is located.

The signs will be proportional to the existing building.

- d) The approval will not alter the essential character of the locality.

The sign will not alter the essential character of the locality.



FINDINGS OF FACT
FOR A VARIATION PURSUANT TO THE VILLAGE OF BURR RIDGE
SIGN ORDINANCE

The Plan Commission's recommendation to approve or deny a Sign Variation request is determined by the following standards (as per section 55.39 of the Burr Ridge Sign Ordinance). The applicant must provide a response to each of the following findings by indicating the facts supporting such findings.

- a) The variation is in harmony with the general purpose and intent of the Sign Ordinance.

The signs requested are appropriately sized but also required due to the close proximity of the existing building to the road along with the large presence of a drainage easement, which combined precludes the locating of the sign off the street.

- b) The plight of the petitioner is due to unique circumstances.

The narrow nature of the building and the positioning of the drop-off area requires a wall sign be of a certain size to accommodate the wayfinding needs of the parents and children attending the school.

- c) The variation is necessitated by practical difficulties or particular hardships created by the requirements of the Sign Ordinance;

The Sign Ordinance is meant to control sign proliferation in the T-1 Transitional District; the location of the sign will not be visible to properties outside of the subject property's and thus the desired control is achieved. No more quantity of signs that are otherwise permitted by conditional approval will be present on the site.

- d) The variation will not alter the essential character of the locality

The proposed sign is tastefully designed. We believe it will help to enhance the look of the property.