



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
AUGUST 1, 2022 - 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 JULY 18, 2022 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-10-2022: 9115 Kingery Highway (Thorntons LLC) AMENDED PETITION; Special Uses, PUD Amendment, Variations, and Findings of Fact [CONTINUED FROM JUNE 20, 2022]

Requests to amend the Spectrum PUD Ordinance #A-834-24-15; special uses for an automobile gasoline sale station, with a convenience food store, with packaged liquor and tobacco sales, and for 24-hour operation which exceeds the 7:00 a.m. to 10:00 p.m. permitted pursuant to section VIII.C of the Zoning Ordinance; special use for an outside sales display accessory to a special use pursuant to sections VIII.A and VIII.C of the Zoning Ordinance; variations from sections 55.06.A.1, 55.06.A.2, 55.06.A.4.a, and 55.06.A.4.b of the Sign Ordinance to permit ground and walls signs in excess of 100 sq. ft. of area measuring 155 sq. ft., to permit more than one wall sign per street frontage for a total of three, to permit a free-standing gasoline pricing sign, and to exceed the maximum sign face square footage for a gasoline pricing sign from 20 sq. ft. to 49.8 sq. ft. and 40 sq. ft. to 99.6 sq. ft.; conditional sign approval for a sign with six colors, exceeding the three colors permitted pursuant to Sign Ordinance section 55.06.B; and variations from Zoning Ordinance section XI.C.9.c.2 to permit an average foot candle light level of 4.39 exceeding the 1.0 permitted and a uniformity ratio of 4.39 to 1 exceeding the 4 to 1 permitted.

B. Z-11-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 16, JUNE 6/20, and JULY 18, 2022]

Request to consider text amendments to Section XIV.B of the Zoning Ordinance to create a definition for an attached garage.

C. Z-13-2022/S-01-2022: Sign Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 16, JUNE 6/20, and JULY 18, 2022]

Request to consider text amendments to Section 55.09.E of the Sign Ordinance to clarify regulations pertaining to right-of-way signs.

D. Z-12-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM JUNE 6 and JULY 18, 2022]

Request to consider text amendments to Section IV.K of the Zoning Ordinance to amend the definition for a commercial vehicle and regulations for commercial vehicles in residential districts.

V. CORRESPONDENCE

A. Board Reports
July 25, 2022

B. Building Reports
June 2022

VI. OTHER CONSIDERATIONS

VII. PUBLIC COMMENT

VIII. FUTURE MEETINGS

August 8 Board of Trustees

Commissioner Stratis volunteered to be the Plan Commissioner representative.

August 15 Plan Commission

A. Z-17-2022: Vacant/901 McClintock Dr./PIN 18-30-303-019-0000 (Cornersite, LLC); Rezoning, Special Use, Variation, Planned Unit Development, and Findings of Fact

Requests to rezone the property from O-2/Office & Hotel to R-5/Single-Family Residential, a variation for minimum area for R-5 from 80 contiguous acres to 4.876 acres, and a variation to permit a planned unit development on less than 20 acres and less than 800 ft. of lot width all as per Zoning Ordinance section VI.H, to amend PUD Ordinance #A-834-27-08, and a special use for a planned unit development pursuant to section VI.H and XIII.L.

B. Z-21-2022: 510 Village Center Dr. (Garcia/Coopers Hawk Winery & Restaurant); Special Use, PUD Amendment, and Findings of Fact

Request to amend PUD Ordinance #A-834-10-05, special use Ordinances #A-834-10-16 and #A-834-04-12, and a special use for outdoor dining pursuant to Zoning Ordinance section VIII.C.2 to install a new awning over an existing patio.

C. Z-22-2022: 7600-7630 County Line Rd. (MedProperties LLC); Variation, Special Use Amendment, and Findings of Fact

Request to amend Ordinance #A-834-02-17 for a special use for final plat approval and a medical office in the T-1 Transitional District and a variation from Zoning Ordinance section XI.C.8 to permit

parking in the front yard. The petitioner is requesting to reconfigure the existing parking lot and add additional spaces.

August 22 Board of Trustees

Commissioner Stratis is the scheduled representative.

September 5 Plan Commission – CANCELLED due to holiday

September 12 Board of Trustees

Volunteer needed.

September 19 Plan Commission

No cases currently scheduled. Newspaper publication deadline is August 29.

September 26 Board of Trustees

Chairman Trzupek is the scheduled representative.

IX. ADJOURNMENT

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF JULY 18, 2022

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 Board Room, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 5 – Petrich, Broline, Morton, Stratis, and Trzupek

ABSENT: 2 – Parrella and McCollian

Commissioner Irwin arrived at 7:02 p.m.

Trustee Guy Franzese and Community Development Director Janine Farrell were also present.

II. APPROVAL OF PRIOR MEETING MINUTES – JUNE 20, 2022

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Broline to approve the minutes of the June 20, 2022 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 3 – Morton, Broline, and Petrich

NAYS: 0

ABSTAIN: 2 – Stratis and Trzupek

MOTION CARRIED by a vote of 3-0 with 2 abstentions.

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. Chairman Trzupek noted that the agenda was very full and that the last three items, F, G, and H, would likely be continued to the following meeting.

A. Z-18-2022: 6880 North Frontage Rd. (Premier IL Burr Ridge, LLC); Special Use and Findings of Fact

Chairman Trzupek asked for a summary of the petition. Director Farrell stated that the petitioner, Tom Allor of Premier IL Burr Ridge LLC, is in the process of taking over Grand Avenue Preschool and Day Care which has an existing special use. The petitioner will operate the same business as Grand Avenue, utilizing the same space, enrolling the same number of children,

having the same employees, the same parking area, the same fenced play area, and the same pick-up/drop-off schedule. Grand Avenue was approved for a child care center in this location in 2020. Conditions #1 and #3 of that approved Ordinance stipulate that the special use was limited to Nancy Hayes and her business partners operating Grand Avenue. The petitioner, as the new tenant and owner of the business, must obtain a new special use for the child care center. Staff is recommending that the same conditions be applied to this request with the exception of condition #5 which was satisfied.

Chairman Trzupek confirmed that special uses are conditioned for that particular business at that time, that there are no changes in operation, and that no complaints have been received about the business. Chairman Trzupek asked if the petitioner was present. The petitioner, Dave P. from Premier, stated that everything was accurate and had nothing to add.

Chairman Trzupek asked for public comment. There was none. Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton had no questions since it was essentially the same business and believes it is an asset to the community.

Commissioners Stratis and Broline had no comments or questions.

Commissioner Petrich asked about condition #5 and confirmed that the petitioner will still be required to follow the parking plan.

Commissioner Irwin and Chairman Trzupek did not have any questions or comments.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to close the public hearing for Z-18-2022.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Petrich, Broline, Stratis, Morton, and Trzupek
NAYS: 0

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Stratis to recommend approval of Z-18-2022, a special use for a child care center pursuant to Zoning Ordinance section X.E.2 and Ordinance #A-834-02-20, with Findings of Fact, and subject to the following conditions:

1. The special use shall be limited to Premier IL Burr Ridge LLC in a manner consistent with the submitted business plan included as Exhibit A.
2. The special use shall be limited to the 5,000 square feet of floor area shown within the business plan at 6880 North Frontage Road included as Exhibit A.
3. The special use shall be limited to Tom Allor and his business partners and shall expire at such time that Mr. Allor and his business partners no longer occupy the space at 6880 North

Frontage Road or at which time there is an assignment or termination of the lease for the space at 6880 North Frontage Road.

4. The capacity of the special use shall be limited to 80 children on the premises.

ROLL CALL VOTE was as follows:

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

NAYS: 0

MOTION CARRIED by a vote of 6-0.

B. Z-19-2022: 595 Village Center Drive (Kastanis/Yolk); Special Use and Findings of Fact

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that the petitioner is Yolk, which is operating an existing restaurant in the Village Center and requesting to have outdoor dining. Outdoor dining in this building requires a special use permit. The outdoor dining area will be located along Lifetime Drive and to the side of the main entrance. An in-depth analysis of the outdoor dining plan was provided in the packet, but in all respects, it complies with Zoning Ordinance regulations. Staff recommends seven conditions, including prohibiting platted, sit-down meals from being served at the coffee bar walk-up counter.

Chairman Trzupek clarified with staff that this building and location was not part of the entertainment district and therefore a special use was required for the outdoor dining. Chairman Trzupek asked if the petitioner was present and wished to add anything. The petitioner, Peter Chabot, the Regional Manager for Yolk's Chicagoland locations, stated that added pavement will provide safe passage of pedestrians, there would be 42 seats, and no alcohol will be served.

Chairman Trzupek asked for public comments. There was none. Chairman Trzupek asked for Commissioner discussion.

Commissioner Irwin had no comments or questions.

Commissioner Petrich confirmed that the umbrellas are weighted, and floor supported. The petitioner confirmed four total umbrellas. Commissioner Petrich asked about off-season storage of furniture. The petitioner stated that all furniture would be stored off-site.

Commissioner Broline asked about live entertainment and music within the outdoor dining area. Chairman Trzupek confirmed that the draft language for live entertainment states that it cannot be outside. The petitioner stated that music volume can be adjusted for the outdoor area.

Commissioner Stratis confirmed with the petitioner that the fence would be permanent and that no advertising would be on the umbrellas.

Commissioner Morton commented on the new pavement area and believed that 2% is the permitted cross-slope in IDOT accessibility guidelines. The petitioner stated that he can review

and follow-up regarding ADA accessibility guidelines. Commissioner Morton requested a condition be added about grading and cross-slope compliance.

Chairman Trzupek agreed with Commissioner Morton's comments and stated that the information about the new pavement area was not clear on the plans.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Irwin to close the public hearing for Z-19-2022.

ROLL CALL VOTE was as follows:

AYES: 6 – Petrich, Irwin, Broline, Morton, Stratis, and Trzupek
NAYS: 0

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Irwin to recommend approval of Z-19-2022, a special use for outdoor dining at a permitted restaurant pursuant to Ordinance #A-834-10-05 and Zoning Ordinance sections VIII.A and VIII.C, with Findings of Fact, and subject to the following conditions:

1. The special use for a restaurant with outdoor seating shall be limited to Gianluca Pesce, Taki Kastanis, and their business partners of Yolk Restaurant and shall not be transferable to any other party.
2. The special use shall substantially comply with the submitted site plan.
3. Music and all other amplified sound originating from the restaurant should be kept to a level so as not to be audible from residential units.
4. Tables shall be cleaned promptly following use.
5. Furniture and umbrellas shall be weighted to prevent their movement in the wind.
6. Outdoor food preparation, storage, or display is prohibited.
7. Plated food for sit-down service shall not be served at the outdoor walk-up coffee bar/counter.
8. All grades and cross-slopes shall be in compliance with Americans with Disabilities Act (ADA) requirements.

ROLL CALL VOTE was as follows:

AYES: 6 – Petrich, Irwin, Broline, Morton, Stratis, and Trzupek
NAYS: 0

MOTION CARRIED by a vote of 6-0.

C. Z-20-2022: 11731 87th Street (McNaughton Development LLC); Re-zoning and Findings of Fact

Chairman Trzupek asked for a summary of the petition. Director Farrell stated that the petitioner, McNaughton Development LLC, seeks to rezone the property located at 11731 87th Street from the R-1 zoning district to the R-3 zoning district. The petitioner's future intent is to develop the site for a 20-lot subdivision. The subdivision is not part of tonight's request, but a conceptual site plan was provided. The property is adjacent to the Highland Fields Subdivision which is zoned R-3 to the north and R-2A to the west. For the first Findings of Fact, uses within the general area, the petitioner's request for single-family residential is in compliance. For the second Findings of Fact, the zoning designations in the area, there is R-3, R-2A, unincorporated Cook County R-1 to the east, and Village of Willow Springs SR-1 to the south. For the third Findings of Fact, the suitability of the property for uses permitted under the zoning district designation, the property is currently developed for single-family residential and the 15-acre site could support more than one home since there are utilities in the area. For the fourth Findings of Fact, the trend of development in the area, staff compared 2002 to 2022 aerial imagery illustrating the development of the Highland Fields Subdivision. The trend in development since the property was placed into its current designation in 2005 has been towards residential subdivision developments. For the fifth Findings of Fact, compliance with the Comprehensive Plan, while the petitioner's request for single-family residential complies with the Comprehensive Plan's future land use map, the goals and objectives #1.1 states, "maintain and encourage low density residential developments with a variety of lot sizes. Lot sizes are encouraged to be 30,000 square feet or larger." The R-3 zoning district minimum lot size is 20,000 sq. ft., R-2B is 30,000 sq. ft., and the adjacent R-2A is 40,000 sq. ft.

John Barry of McNaughton Development LLC stated that the properties in the area are single-family residential primarily within Burr Ridge and reiterated the surrounding zoning districts. The R-1 zoning is the default zoning when the property was annexed and is obsolete and impractical due to the cost to extend utilities and current development trends. This is evidenced by the final phase of Highland Fields to the west, platted in 2016, where only one lot has been sold and there are still three vacant lots on Heritage Dr. from the first phase. The big home on the big lot as a status symbol is now out and too expensive to build, maintain, and not a lifestyle someone wants. For the trend of development in southwest Burr Ridge, 834 acres total, there are five zoning districts: 90 acres of R-1, 244 acres of R-2, 34 acres of R-2B, 332 acres of R-3, 131 of R-4 which is an old zoning district; 55% is R-3. This will be a high-quality, low-density subdivision which will be a complement to the area and meet today's needs.

Chairman Trzupek confirmed that the re-zoning is the only request on the agenda for tonight and that the concept plan is helpful, but not under consideration and can change.

Chairman Trzupek asked for public comment.

Mark Thoma, 7515 Drew, stated that 87th Street is the dividing line between R-3 and R-2 properties. R-2A zoning is not obsolete and new homes are being built on R-2A properties in his neighborhood.

Frank Hojjat, Highland Fields HOA Board member, stated that everyone is against the proposal. Mr. Hojjat lives adjacent and is zoned R-2A. Mr. Hojjat stated that his home value will go down if the development is built. Mr. Hojjat stated that 87th Street is congested, and the street should be widened.

Mak Maheronnaghs, president of the HOA, stated that there are issues with 87th Street congestion and this increase in density will make the problems worse.

Beatrice Mologousis, HOA Board member, stated that the properties on Oak Knoll also use 87th Street. Ms. Mologousis stated that building smaller homes would affect the property values of the larger homes that are to the south of 87th Street. Ms. Mologousis stated that R-3 is to the north of 87th Street and with the 40% of R-3 in the area, no more is needed.

Kristina Bryndal, 8501 Oak Knoll, stated that all homes beyond the gate on Oak Knoll are on 5 acres and are larger homes. Ms. Bryndal welcomes new development, but it should keep within the same sizes of the lots that are already there and the same value of the homes that are there.

John Moskal, 8721 Stark Dr., owns multiple properties along Stark Dr. Mr. Moskal is concerned about the stormwater in the area and that the water run-off from the proposed development would wash onto his property. With the increase in density, water that normally filters into the ground would no longer be able to. The Comprehensive Plan calls for consideration about stormwater. Chairman Trzupek stated that stormwater is not under consideration tonight, but any development's detention must account for the stormwater and the property cannot release more water than it does today.

Ben Shipper, 8800 County Line Road, stated that people are generally in favor of development but that it needs to keep within the existing level of density and the existing zoning. The traffic will be increased on 87th Street with this proposal.

John Barry stated that the homes will be \$1.2M to \$1.5M and not a detriment to surrounding property values.

There was no additional public comment.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton confirmed with Chairman Trzupek that only R-3 was being requested and the request could not be changed. Commissioner Morton did not support 20,000 sq. ft. lots and would support R-2B over R-3.

Commissioner Stratis stated that engineers will review the stormwater numbers as part of the development. Commissioner Stratis did not agree with the property value or marketability comments made by the developer. Commissioner Stratis supported R-2A for the property. The community's stated goal is for larger size lots especially over 30,000 sq. ft. and smaller lots are available in other communities. Commissioner Stratis asked about a boundary agreement with Willow Springs for the properties along Stark Dr. Director Farrell stated that she does not believe

there is a current boundary agreement for that area. Commissioner Stratis confirmed that the properties on Oak Knoll are zoned R-2A with one R-1 property on 87th Street. Commissioner Stratis did not support R-3.

Commissioner Broline stated that since 1998 the Plan Commission and Board of Trustees have discussed the area and mentioned R-2B which permits 30,000 sq. ft. lots.

Commissioner Petrich does not support R-3 for the property due to the surrounding zoning and lot sizes in Burr Ridge, Willow Springs, and unincorporated Cook County.

Commissioner Irwin agreed with previous comments. Commissioner Irwin noted the petitioner's numbers that stated 56% of the area is R-3 or R-4 and more dense than Comprehensive Plan suggests. Commissioner Irwin believes that this trend should not be continued. Burr Ridge has seen larger homes built on larger lots recently. There is a lot of traffic at the intersection of 87th Street and County Line Rd. and a traffic light may be needed with an increase in density. The Comprehensive Plan also calls for the preservation of trees and green space. The concept plan shows all the trees being removed which is inconsistent with the Comprehensive Plan. Commissioner Irwin does not recommend R-3.

Chairman Trzupek cannot comment on marketability and if the Comprehensive Plan is out of date in terms of market trends, but R-3 is not consistent with the area. Chairman Trzupek could see R-2B as a transition. R-3 is to the north, but south of 87th Street has larger lots.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to close the public hearing for Z-20-2022.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Irwin, Morton, Broline, Petrich, and Trzupek
NAYS: 0

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Morton to recommend denial of Z-20-2022, a request to re-zone the property as per Section VI.F of the Zoning Ordinance from the R-1 Single-Family Residence District to the R-3 Single-Family Residence District, with Findings of Fact as prepared by staff.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Morton, Broline, Petrich, Irwin, and Trzupek
NAYS: 0

MOTION CARRIED by a vote of 6-0.

D. V-03-2022: 10S675 Glenn Dr. (Rohan); Variation and Findings of Fact [CONTINUED FROM JUNE 20, 2022]

Chairman Trzupek asked for a summary of the petition. Director Farrell stated that the case was continued from June 20 since only four Zoning Board of Appeals members were present and four affirmative votes were required to approve the request. The request was amended from 5 ft. to 10 ft. for the setback. The petitioner is requesting to permit a detached garage within the corner side yard area and within the corner side yard setback. The proposed garage would be located 10 ft. from the 94th Street property line.

Chairman Trzupek asked if the petitioner was present. Judith Rohan, property owner, stated that a second garage must be built and for a variety of reasons it cannot be located in the rear yard. Ms. Rohan must have access to a detached garage and if it is located in the rear yard, she would not have access to it due to the slope. A location in the side yard would permit easy access. Ms. Rohan read from an article about the Fair Housing Act (FHA) 1988 amendment, "while the Act prohibits intentional discrimination, it also prohibits other forms of discrimination in zoning including zoning laws which although neutral on their face have a disparate impact on persons with disabilities. And it also prohibits the failure of municipal officials to reasonably accommodate the needs of persons with disabilities." Ms. Rohan stated that her request is reasonable, no neighbors have objected, and asks that it be accommodated.

Chairman Trzupek asked for public comment. There was none. Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton stated that he is unsure how to interpret the FHA. Commissioner Morton reiterated his comment made at the prior meeting asking why the existing garage cannot be used. Ms. Rohan said that the accessible van will be in the existing garage but the items in the existing garage will need to be moved. Commissioner Morton did not support violating the integrity of the Zoning Ordinance and permitting the garage outside the buildable area. Commissioner Morton understood there are grading challenges but believes they can be overcome. There have been improvements made to the home, but he does not believe that those rise to the level of a hardship. Ms. Rohan stated that when the improvements were made, she did not need the accessible van.

Chairman Trzupek stated that a variation requires a hardship and that the petitioner is requesting an accommodation under ADA. Chairman Trzupek asked if there is latitude to accommodate a hardship using ADA. Director Farrell stated that would require a legal opinion. Ms. Rohan stated that the hardship is her inability to access the building if it is within the area the Zoning Ordinance allows.

Commissioner Stratis does not have issue with what is looking to be done but cannot approve the request without a hardship. Commissioner Stratis stated that the property was purchased with the steep slope. Ms. Rohan stated that she was not disabled when the property was purchased. Commissioner Stratis asked if any other neighbors commented on the request, specifically the neighbor to the south. Director Farrell spoke with a neighbor who expressed concern about the request, but no official comments were received. Commissioner Stratis clarified where the proposed garage would be located in relation to the hammerhead turnaround.

Commissioner Broline did not have anything additional to add.

Commissioner Petrich agreed with the comments made.

Commissioner Irwin needed more evidence that there is no way to comply with the Zoning Ordinance regulations. Commissioner Irwin stated that impacting the deck is not a hardship. Ms. Rohan stated that a builder denied doing anything in the rear slope area and building on the other side of the house would make it difficult to access. The accessible van will not always be used, and an additional vehicle needs to be housed in a separate garage with close access. Commissioner Irwin asked about expanding the existing attached garage. Ms. Rohan stated that a bathroom and closets would be lost if the garage was extended. Commissioner Irwin requested a floorplan to see how the attached garage expansion would impact the interior of the home. Chairman Trzupek and the petitioner discussed the interior floorplan and how the expansion of the garage would impact it.

Commissioner Stratis asked about expanding the attached garage to the south. Director Farrell confirmed that any expansion to the south would require a variation since it would be within the setback.

Chairman Trzupek discussed alteration of the interior of the home to accommodate the expansion of the attached garage. Chairman Trzupek did not find a hardship based upon the land and has not seen a hardship based upon ADA accommodations. Chairman Trzupek requested the Village Attorney's position on it.

There was discussion about whether to proceed to a vote or table the request. The Commission agreed to vote and have the case proceed to the Board of Trustees. The Commission stated that they are a recommending body and the Village Attorney will be consulted for an opinion prior to the Board meeting.

Commissioner Petrich asked about the vinyl sided garage and brick house and if there were regulations in place which required the structures to match. Director Farrell confirmed that there was not a requirement. Commissioner Petrich requested that the size discrepancy between the site plan and the text be clarified. Chairman Trzupek stated that it was not necessary.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to close the public hearing for V-03-2022.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Petrich, Broline, Morton, Irwin, and Trzupek
NAYS: 0

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Stratis to recommend denial of V-03-2022, a request for variations to permit a detached accessory building (garage) within the corner side yard area and within the corner side yard setback, from 30 ft. to 10 ft., pursuant to Zoning Ordinance Sections IV.I.1, VI.F.7.a, IV.H.4, and IV.H.7, with Findings of Fact as prepared by staff.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Stratis, Petrich, Broline, Morton, and Trzupek
NAYS: 0

MOTION CARRIED by a vote of 6-0.

E. Z-08-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM APRIL 18 & JUNE 6, 2022]

Chairman Trzupek asked for a summary of the petition. Director Farrell stated that this is the third iteration before the Commission. The most recent Commission requests included to modify the definition. The first sentence of the draft definition has been removed and the remainder modified as presented. The Board's direction was that live entertainment should be permitted as accessory to the restaurant use which is how the language has been drafted. The wine boutique language was clarified and shortened. For the overall regulations for live entertainment, they are the same as proposed in June, but the area dedicated to live entertainment has been reduced to 10% based upon what had been discussed in June.

Chairman Trzupek was supportive of the language and having live entertainment as an accessory use, but is concerned about the definition of a restaurant. Director Farrell read the definition for a restaurant, "an establishment that serves unpackaged food and beverages in individual servings, or in nondisposable containers to customers who consume these foods while seated within the building." Chairman Trzupek wanted to prohibit a primarily live entertainment venue because it could impact traffic. Chairman Trzupek would like to see primarily a sit-down restaurant with live entertainment, not a music venue that has food.

Chairman Trzupek asked for public comment.

Nick Esposito, representative for Are We Live, stated that Are We Live serves small plates and wanted to confirm it is a restaurant. Chairman Trzupek stated that there is a loose definition of a restaurant and would like this to be reviewed. Mr. Esposito asked for clarification if someone is broadcasting a sporting event. Director Farrell clarified that playing a sports broadcast on TV is not considered live entertainment and would be permitted. Mr. Esposito commented that the DJ at Are We Live plugs into the system and may have another speaker or two. Chairman Trzupek stated that Mr. Esposito may question if a DJ playing through the speakers is live entertainment, but the Commission states that it is through the draft language.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Irwin clarified the Board's direction. Chairman Trzupek stated the Board would prefer live entertainment to be an accessory use, but it is the Commission's call and is still open to the Commission's recommendation. Chairman Trzupek personally would prefer to have a good definition and allow it as an accessory use. Commissioner Irwin supports keeping live entertainment as a special use and supports the definition.

Commissioner Petrich supports the definition. Commissioner Petrich stated that all other municipalities besides LaGrange require a special use and supports keeping live entertainment as a special use in line with other towns. Chairman Trzupek stated that he does not know how other towns define live entertainment.

Commissioner Morton asked for the Chairman to restate a previous comment. Chairman Trzupek stated that with a tight definition of live entertainment, he would support it as an accessory use. If there was no definition, then it should be a special use.

Commissioner Broline stated that at the last meeting, he wanted to keep live entertainment as a special use to have more control but has changed his position. Commissioner Broline stated that permitting it as accessory allows for confidence in expectations and if someone exceeds the regulations then they could make a request through the Plan Commission.

Commissioner Stratis supports the final language and had suggested the 10% provision which is appropriate. Commissioner Stratis stated that if someone wants more, they can request it through the Commission.

Commissioner Morton asked if live entertainment should end before closing hours. Commissioner Morton questioned if "lewd" and "overtly sexual" should be subject to definitions themselves or if that is overkill. Commissioner Morton supported live entertainment as an accessory use with the smaller square footage of floor space. Director Farrell stated that there could potentially be a definition but not having a definition allows for the staff interpretation of what someone is proposing. If a determination is made and if the petitioner disagrees, that appeal could be brought forward to the Commission. There is language regarding adult type uses which could help guide the definition. Closing hours could be up to the Commission for discussion.

Chairman Trzupek asked if "similar activity" would apply to that same staff interpretation process. Director Farrell stated that it would and it allows for similar uses which may not be expressly listed.

Commissioner Irwin noted that the definition of "overtly" implies secretive acts and recommends striking that language. Commissioners Stratis and Morton agreed to remove "overtly" from the definition.

Commissioner Petrich suggested 50 sq. ft. for the floor space dedicated to the live entertainment area. Other Commissioners felt that was very restrictive. There was discussion about limiting the floor space and if that was to eliminate dancing as an option. Commissioner Irwin and Director Farrell confirmed that current Zoning Ordinance regulations separate live entertainment from

dancing. The Commissioners agreed that a 10 ft. x 10 ft. area or 100 sq. ft. would be more appropriate for a live entertainment area.

Mark Thoma, 7515 Drew, asked for clarification on the 10% limitation. Director Farrell and Commissioner Irwin confirmed that it is the percent of the floor space dedicated to patrons, not the entire space.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Stratis to close the public hearing for Z-08-2022.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Irwin, Petrich, Broline, Morton, and Trzupek
NAYS: 0

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Stratis to recommend approval of Z-08-2022 with Findings of Fact, a request to consider text amendments to Sections VIII.A, VIII.B, VIII.C, and XIV.B of the Zoning Ordinance to define "live entertainment" and permit "live entertainment" as accessory to certain uses in the Business Districts. The Commissioners agreed to strike "overtly" from the language and add "10% or 100 sq. ft., whichever is less" to the language.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Stratis, Petrich, Broline, Morton, and Trzupek
NAYS: 0

MOTION CARRIED by a vote of 6-0.

F. Z-11-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 16 & JUNE 6/20, 2022]

G. Z-13-2022/S-01-2022: Sign Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 16 & JUNE 6/20, 2022]

H. Z-12-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM JUNE 6, 2022]

Chairman Trzupek asked if the Plan Commissioners agreed to continue the three cases until August 1, 2022.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to continue the public hearings for Z-11-2022, Z-13-2022, and Z-12-2022 until August 1, 2022.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Petrich, Stratis, Broline, Morton, and Trzupek
NAYS: 0

MOTION CARRIED by a vote of 6-0.

V. CORRESPONDENCE

There were no comments on the Board or Building reports.

VI. OTHER CONSIDERATIONS

There were no other considerations.

VII. PUBLIC COMMENT

There were no other public comments.

VIII. FUTURE MEETINGS

Commissioner Broline is the scheduled representative for the July 25 Board of Trustees meeting.

Director Farrell briefly mentioned the upcoming cases scheduled for August 1, 2022 which included the continuation of Z-11-2022, Z-13-2022/S-01-2022, and Z-12-2022 from this agenda and the continuation of Z-10-2022. Director Farrell did not have an update on Thorntons.

Commissioner Stratis offered to be the Plan Commissioner representative for the August 8 Board of Trustees meeting.

Director Farrell briefly mentioned the upcoming cases scheduled for August 15, 2022 which included the continuation of Z-17-2022 and a new petition for revised outdoor dining at Coopers Hawk.

Commissioner Irwin stated that he will be out of town for the August 15th meeting but could participate by Zoom if necessary.

IX. ADJOURNMENT

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to adjourn the meeting at 8:54 p.m.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Respectfully Submitted:

Janine Farrell, AICP
Community Development Director



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-10-2022: 9115 Kingery Highway (Thorntons LLC); Requests Special Uses, PUD Amendment, Variations, and Findings of Fact (see page 2 of report for full descriptions of requests)

HEARINGS:

May 2, June 20, and August 1, 2022

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Janine Farrell, AICP
Community Development Director

PETITIONER:

Ryan Swanson of Arc Design on
behalf of Thorntons LLC

PETITIONER STATUS:

Civil Engineering Consultant

PROPERTY OWNER:

Burr Ridge CRE LLC

EXISTING ZONING:

B-2 PUD Business District

LAND USE PLAN:

Recommends Single-family
residential

EXISTING LAND USE:

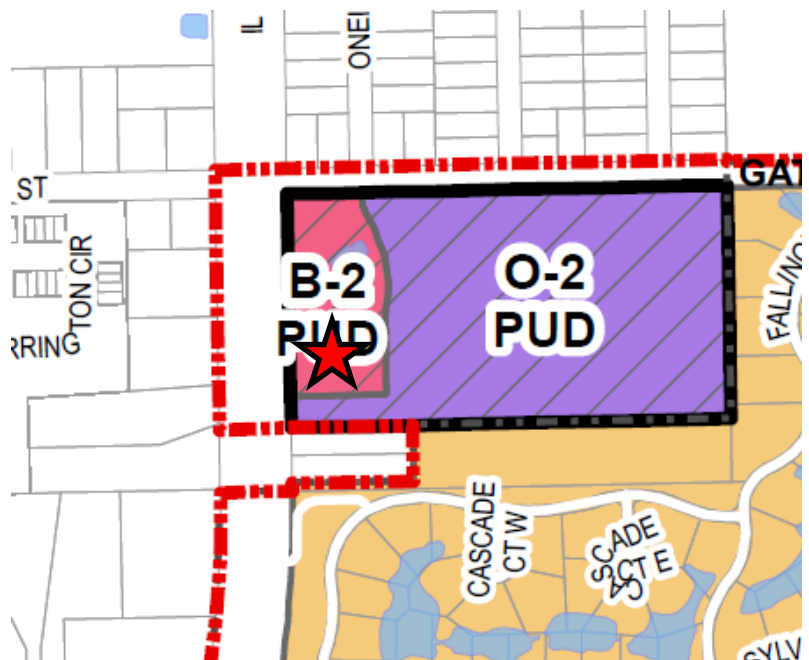
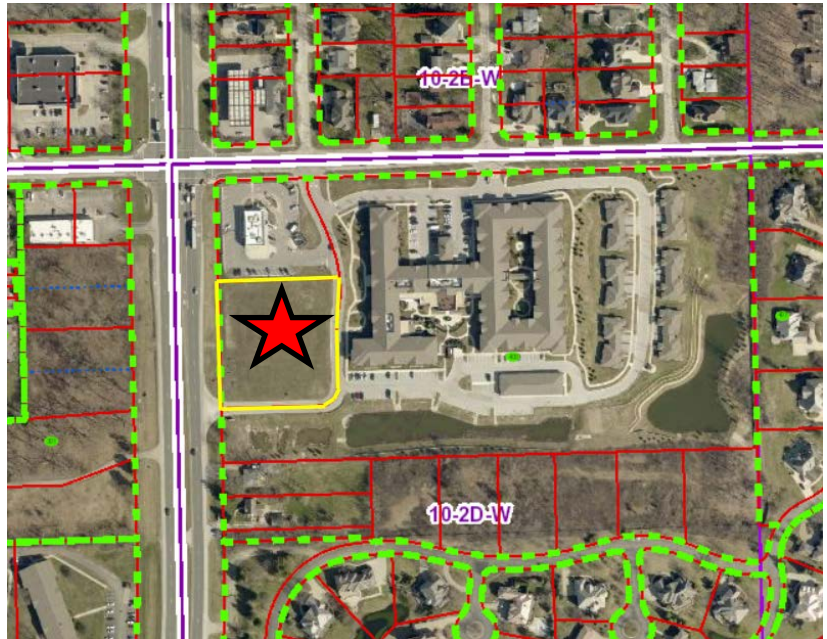
Unimproved/vacant

SITE AREA:

± 1.8 Acres

SUBDIVISION:

Spectrum Burr Ridge
Resubdivision



Z-10-2022 Requests as amended May 19, 2022:

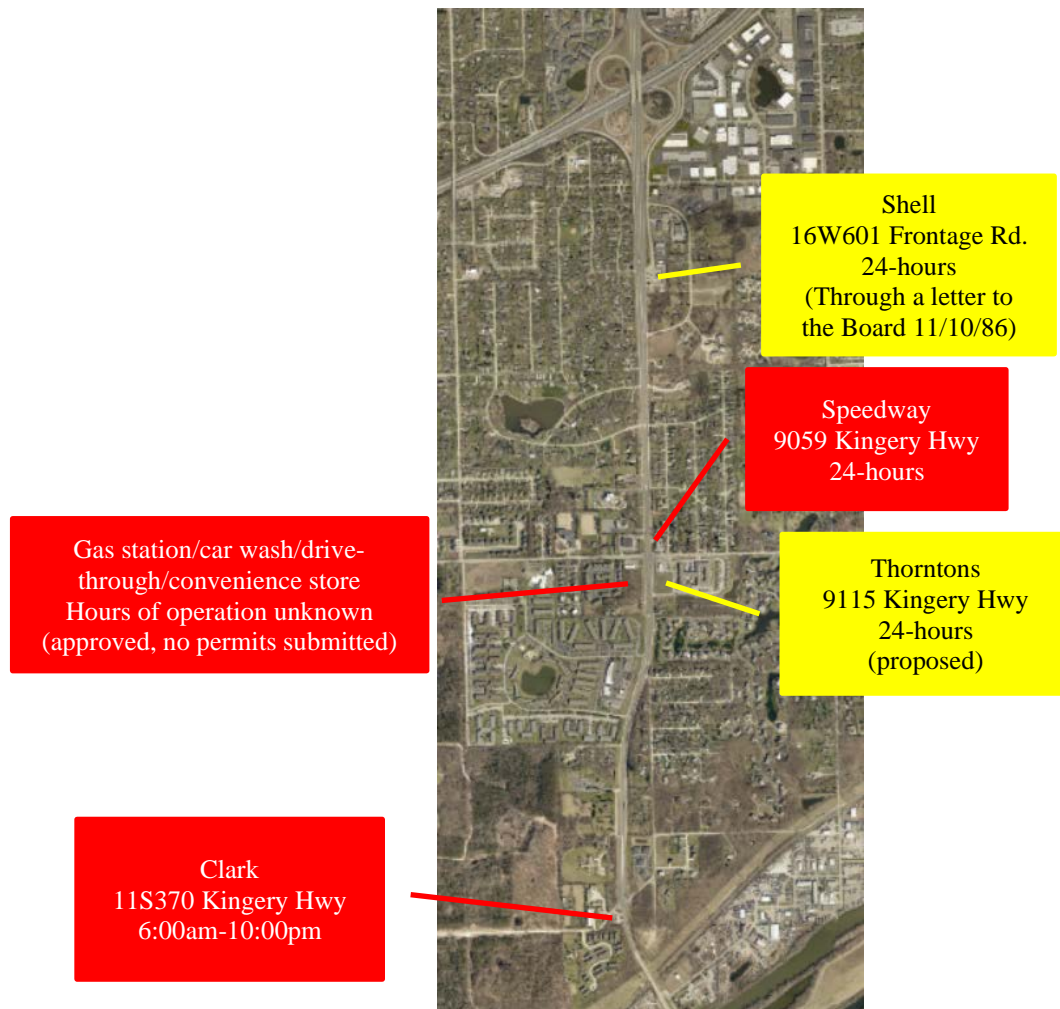
1. Amend the Spectrum PUD Ordinance #A-834-24-15 to permit the proposed gas station development.
2. Special use for an automobile gasoline sale station, with a convenience food store, packaged liquor, and tobacco sales (Section VIII.C of the Zoning Ordinance)
3. Special use for hours of operation exceeding 7:00 a.m. to 10:00 p.m., permitting ~~5:00 a.m. to 11:00 p.m.~~ **24-hour operation** (Section VIII.C of the Zoning Ordinance) **AMENDED REQUEST**
4. Special use for an outside sales display accessory to a special use (Sections VIII.A and VIII.C of the Zoning Ordinance)
5. Variations to permit ground and walls signs in excess of 100 sq. ft. of area measuring 155 sq. ft. (Sections 55.06.A.1 and 55.06.A.2 of the Sign Ordinance)
6. Variation to permit more than one wall sign per street frontage for a total of three (Section 55.06.A.2 of the Sign Ordinance)
7. Variation to permit a free-standing gasoline pricing sign (Section 55.06.A.4.a of the Sign Ordinance)
8. Variation to exceed the maximum sign face square footage for a gasoline pricing sign from 20 sq. ft. to 49.8 sq. ft. and 40 sq. ft. to 99.6 sq. ft. (Section 55.06.A.4.b of the Sign Ordinance)
9. Conditional sign approval for a sign with six colors, exceeding the three colors permitted (Section 55.06.B.5 of the Sign Ordinance)
10. Variations to permit an average foot candle light level of 4.39 exceeding the 1.0 permitted and a uniformity ratio of 4.39 to 1 exceeding the 4 to 1 permitted (Section XI.C.9.c.2 of the Zoning Ordinance)

The Petitioner is Ryan Swanson of Arc Design Resources, Inc., on behalf of Thorntons LLC. This petition was originally heard at the May 2, 2022 Plan Commission meeting. At the meeting, the Commission unanimously recommended approval with ten conditions. Prior to the Village Board meeting on May 23, 2022 however, the petitioner amended the request. The Village Board remanded the request back to the Plan Commission on May 23, 2022 since the amended request required re-notification and a new public hearing. At the June 20, 2022 Plan Commission meeting, the case was continued pending the petitioner working with neighboring Burr Ridge Senior Living, also called Spectrum. Spectrum had submitted an objection to the 24-hour operation request (included as an attachment). The petitioner was going to work with Spectrum to provide additional landscape screening along the eastern property line to block lights and create a buffer. On July 27, 2022, Erica Howard, General Counsel Corporate Real Estate for S-K Burr Ridge Residential LLC, provided a letter of no objection. In this letter (included as an attachment), GAIN properties (owner) as the petitioner and Spectrum agreed to a landscape plan and related agreements.

Thorntons is proposing to develop the vacant site with a gas station and convenience store. The 4,400 sq. ft. convenience store will have packaged liquor and tobacco sales. There will not be any drive-through restaurant or establishment as part of the convenience store. Outside of the convenience store is small outdoor display area for items like firewood or propane, commonly found at gas stations. This outdoor display area requires special use approval and is illustrated on the plans provided. Ten fuel pumps (20 fueling stations) are proposed which will service personal vehicles. There will not be any pumps dedicated to or accommodating semi-truck traffic. The

petitioner is requesting 24-hour operation which is beyond the 7:00 a.m. to 10:00 p.m. permitted. Previously, hours of operation from 5:00a.m. to 11:00p.m. were requested and approved. In a letter dated May 19, 2022, the petitioner amended the request for 24-hour operation.

Within a roughly 2.5-mile length of Route 83 running south of the I-55 interchange to the Des Plaines River, there are three gas stations and two more proposed (which includes Thorntons). These two proposed gas stations are located directly across the street from one another but are within different jurisdictions (Village of Burr Ridge and DuPage County). Of the three existing gas stations, only one is within the Village of Burr Ridge. The Shell located at 16W601 Frontage Rd. was approved for 24-hour operation in 1986. That approval was not through a special use request or other type of zoning action, but a letter without a formal Board vote. The owner at the time, Gas City, submitted a letter to the Board requesting the 24-hour operation which had also been requested the previous year. The minutes of that November 10, 1986 meeting state, “after discussion, a consensus of the Board indicated no objection to a 24-hour operation for the sale of all but alcoholic beverages which may be sold only during the hours provided for under their Liquor License.” For reference, Shell has a Class G liquor license which permits sales of beer and wine only 6:00 a.m. to 11:00 p.m. Monday-Saturday and 7:00 a.m. to 10:00 p.m. on Sundays. According to public testimony provided at the May 2, 2022 Plan Commission meeting, the petitioner intends to sell packaged beer, wine, and spirits which will likely fall under the Class F liquor license, subject to review by the Village Attorney and Liquor Commissioner. Those hours are the same as a Class G.



Gas stations along Route 83, south from I-55 interchange to the Des Plaines River. Red boxes are unincorporated businesses and yellow boxes are businesses within Village of Burr Ridge.

The petitioner is requesting several variations from the Sign Ordinance and conditional sign approval in order to install one ground sign, two wall signs on the convenience store, and one sign on the fuel canopy. Sign Plans are included in Exhibit A. The petitioner outlined the sign variation requests as part of the narrative also included in Exhibit A. 4. On May 2, 2022, the Plan Commission added a condition that the Thorntons sign on the rear (east) elevation be eliminated. This condition has been included in the Recommendation section below.

The petitioner included a Photometric Plan (Exhibit A) and is requesting a variation from the average foot candle light level amount and the uniformity ratio. The petitioner outlined the variation requests as part of the narrative also included in Exhibit A. The increased lighting is primarily due to the fact that this is a gas station with fueling pumps, requiring increased lighting in the evening. The highest footcandle amount along the southern property line, which is nearest to single-family residential uses, is only 0.1. The highest footcandle amount along the Route 83 property line is 1.0. The highest footcandle amount along the eastern property line, which is nearest to the senior living complex, is 1.5. The highest footcandle amount along the shared property line with McDonald's is 2.7.

The business plan (except for the hours of operation), submittals, plans, and other information as presented on May 2, 2022 remain unchanged and are included as Exhibit A. The minutes of the May 2 and June 20, 2022 meetings have also been provided.

Public Hearing History

Z-12-2015 (Spectrum PUD): Special use approval for a PUD. Condition B of the approved Ordinance (A-834-24-15) states that “the future preliminary and final plans for the commercial development on Lot 2 under this planned unit development shall be submitted to the Plan Commission for its review and recommendations, and then to the Board of Trustees for approval, all as required by Section XIII.L of the Burr Ridge Zoning Ordinance.” At the time, Lot 2 included both the subject parcel and the parcel now occupied by McDonald’s.

Z-10-2022 (Thorntons): May 2, 2022 Plan Commission review and approval of the proposal, now detailed in this report as amended. The minutes of the May 2, 2022 meeting have also been provided as Exhibit E.

Public Comment

Since the May 2, 2022 meeting, three new objections were received from the public and are included as Exhibit D.

Findings of Fact and Recommendation

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. Should the Plan Commission recommend approval of the amended request, staff has updated the May 2, 2022 recommendation as follows:

Recommend to the Village Board approval of amending the Spectrum PUD Ordinance #A-834-24-15; special uses for an automobile gasoline sale station, with a convenience food store, with packaged liquor and tobacco sales, and with **24-hour operation** exceeding 7:00 a.m. to 10:00 p.m. pursuant to section VIII.C of the Zoning Ordinance; special use for an outside sales display accessory to a special use pursuant to sections VIII.A and VIII.C of the Zoning Ordinance; variations from sections 55.06.A.1, 55.06.A.2, 55.06.A.4.a, and 55.06.A.4.b of the Sign Ordinance to permit ground and walls signs in excess of 100 sq. ft. of area measuring 155 sq. ft., to permit more than one wall sign per street frontage for a total of three, to permit a free-standing gasoline pricing sign, and to exceed the maximum sign face square footage for a gasoline pricing sign from 20 sq. ft. to 49.8 sq. ft. and 40 sq. ft. to 99.6 sq. ft.; conditional sign approval for a sign with six colors, exceeding the three colors permitted pursuant to Sign Ordinance section 55.06.B; and variations from Zoning Ordinance section XI.C.9.c.2 to permit an average foot candle light level of 4.39 exceeding the 1.0 permitted and a uniformity ratio of 4.39 to 1 exceeding the 4 to 1 permitted subject to four conditions:

1. Final plans shall substantially comply with the submitted business plan, site plan, landscape plan, building elevations, photometric plan, and sign plans attached hereto as Exhibit A.

2. The special uses shall be limited to Thorntons LLC or a designated franchisee in a manner consistent with the submitted business plan and shall expire if Thorntons LLC or a designated franchisee no longer operates the business at 9115 Kingery Highway.
3. The outdoor sales area shall be restricted to the area shown on the plan.
4. The Thorntons sign on the rear (east) elevation shall be eliminated.

Appendix

Exhibit A - Petitioner's Materials

- Application
- Business Plan with hours of operation amended request
- Findings of Fact
- Traffic count information/comparison to previous traffic study
- Plat of Survey
- Site Plan (includes a Landscape Plan)
- Photometric Plan
- Architectural Elevations and Floor Plans
- Sign Plans

Exhibit B – Excerpt from the Sign Ordinance for signs in the Business District

Exhibit C – Excerpt from Zoning Ordinance for off-street parking lighting regulations

Exhibit D – Public Comments

Exhibit E – Excerpts from May 2 and June 20, 2022 Plan Commission meeting minutes

Exhibit F – July 27, 2022 letter of no objection from Spectrum



EXHIBIT A

VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

RECEIVED
MAR 28 2022
VILLAGE OF BURR RIDGE

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Ryan Swanson - on behalf of Thorntons LLC

STATUS OF PETITIONER: Civil Engineering Consultant

PETITIONER'S ADDRESS: 5291 Zenith Parkway, Loves Park, IL 61072

ADDRESS OF SUBJECT PROPERTY: 9115 Kingery Hwy, Burr Ridge, IL 60527

PHONE: 815-484-4300 x217

EMAIL: ryans@arcdesign.com

PROPERTY OWNER: BURR RIDGE CRE LLC

PROPERTY OWNER'S ADDRESS: 3010 HIGHLAND PKWY, UNIT 225, DOWNERS GROVE IL 60515 PHONE: _____

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

DESCRIPTION OF REQUEST:

Please note, the GIS system currently lists the address for the property as 9115 Kingery Hwy, Willowbrook, IL 60527.

The subject property will have a revised address of Burr Ridge if the development is approved by the Village. The PIN is 1002400020.

See supplemental narrative outlining requested special use and variations.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: ± 1.8 acres EXISTING ZONING: B-2 PUD

EXISTING USE/IMPROVEMENTS: vacant/unimproved

SUBDIVISION: Spectrum Burr Ridge Resubdivision

PIN(S) # 10-02-400-020

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.

Ryan Swanson
Petitioner's Signature

3/25/22
Date of Filing

March 15, 2022

From: BURR RIDGE CRE LLC
3010 Highland Pkwy, Unit 225,
Downers Grove, IL 60515
Phone: 630-686-6811
Email: tad@gaincre.com

To: Village of Burr Ridge, IL
Community Development
7660 County Line Road
Burr Ridge, IL 60527
(630)654-8181

Re: Authorization Letter for: 9115 Kingery Hwy, Willowbrook IL 60527 (PIN 1002400020)

To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize **Thorntons LLC (Todd Smutz), Arc Design Resources (Ryan Swanson and Lauren Downing), and their representatives**, to act as the owner's agent through the Community Development / Variance / Special Use / Site Plan / Engineering and Building Plan review process with the Village of Burr Ridge for said property.

Owner Name (printed): Tad Lagestee, Burr Ridge CRE LLC Title: Manager

Signature: Tad Alan Lagestee Date: 3-15-22

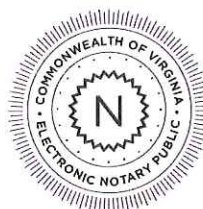
County of Henrico
Commonwealth of Virginia

Subscribed and Sworn to Before Me This 15th Day Of March, 20 22.

Notary Signature [Signature]

Electronic Notary Public

Notarized online using audio-video communication



Dequan Winborne

REGISTRATION NUMBER

7940580

COMMISSION EXPIRES

June 30, 2025



**VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS**

Consent to Install Public Notice Sign

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:

9115 Kingery Hwy, Burr Ridge IL 60527

Property Owner or Petitioner:

RYAN C. SWANSON

(Print Name)

R-C Swan

(Signature)

Apr 15, 2022 at 1:26:57 PM
10S507 Kingery Hwy
Burr Ridge IL 60527
United States



Apr 15, 2022 at 1:26:57 PM
10S507 Kingery Hwy
Burr Ridge IL 60527
United States





May 18, 2022

To: Mayor Grasso and Board of Trustees
Village of Burr Ridge, IL
7660 County Line Road
Burr Ridge, IL 60527
(630)654-8181

Re: Amendment to Special Use Application for 9115 Kingery Hwy, Burr Ridge, IL

To Mayor Grasso and Board of Trustees:

As part of our previous petition for special use at 9115 Kingery Hwy we requested that the proposed hours of operation be from 5 A.M. – 11 P.M due to hour limitations currently imposed under the PUD ordinance governing this parcel. Based on further discussion internally on a corporate level, we respectfully request to amend our request to be changed to 24 hours of operation.

The 24-hour operations are necessary to provide brand consistency among other Thorntons stores which are open 24-hours. Additionally, even though it is not in the incorporated Village limits, the nearest fueling station is open 24-hours. Therefore, equivalent hours are necessary to avoid a competitive disadvantage.

We appreciate the Village considering our request to amend our previously submitted petition.

Sincerely,

Phillip Bolduc

Phillip A Bolduc
Real Estate Manager
630-674-7445
Phillip.bolduc@mythorntons.com

Thorntons of Burr Ridge, IL

Special Use and Variance Narrative
9115 Kingery Hwy, Burr Ridge, IL 60527

Project Summary and Proposed Use

Thorntons LLC is the contract purchaser of the approximately 1.8 acre vacant outlot located near the southeast corner of the intersection of IL-83 and 91st Street. Thorntons is requesting approval of a Special Use, amendment to the current PUD, and variances.

Per Village Zoning Code - Section VIII Business Districts: a special use is required for the following items proposed for the development:

- outdoor sales
- outdoor displays of merchandise
- convenience food stores
- liquor sales (packaged)
- tobacco sales
- Planned Unit developments
- Proposed hours of 5 A.M. – 11 P.M. (hours are outside 7 AM – 10 PM)

Scope of Work

The proposed includes the construction of a 4,400 SF convenience store, 10 fuel pumps (20 fueling positions) under canopy, 33 parking stalls, refuse enclosure and other related site amenities.

The proposed building features Nichiha stone, brick and architectural panels. The canopy columns are upgraded to feature a wrapped façade of Nichiha stone and brick to match the proposed convenience store. The refuse enclosure is also designed with materials consistent with the convenience store and canopy.

The development will utilize existing utility connections available on or adjacent to the site. Additionally, detention has been provided for the development as part of the Spectrum PUD

Business Operations

The proposed Thorntons development will include a 4,400 square foot convenience store which will serve fresh and pre-packaged food products and a variety of beverages and refreshments to the community. The proposed Thorntons store intends to sell alcohol and tobacco products. This location will employ roughly twelve community members in both part-time and full-time employment. The requested hours of the convenience store and fueling station are 5:00 A.M. to 11:00 P.M.

Requests for Variations

Thorntons LLC is requesting the following variances to the requirements of the Burr Ridge Village Code , Chapter 55, Signs:

Sec 55.06. Business District Signs A.1. Ground Sign:

A.1 Requirement: One ground sign shall be permitted for each lot or parcel provided the lot or parcel has at least 100 feet of frontage on a public street, that the height of such sign does not exceed 8 feet, that the sign is located a minimum of 10 feet from all property lines, and that the combined area of all ground signs and wall signs shall not exceed 100 square feet.
Requested Variation: Variance of 64 sf to the requirement that the combined area of all ground signs and wall signs shall not exceed 100 sf thereby allowing the combined area to be 164 sf.

A.2 Requirement: Wall Sign: One wall sign per street frontage shall be permitted for each lot or parcel provided that the combined area of all wall signs and ground signs shall not exceed 100 square feet. Permitted wall signs shall be mounted no higher than the height of the building wall or twenty feet (20') whichever is lower, and no lower than five feet (5') above average surrounding grade.

Requested Variation: Variance of 2 to the requirement of one wall per street sign frontage thereby allowing a total of three (3) wall signs. The requested wall signs include two (2) on the IL-83 frontage and one (1) along the shared private drive frontage.

A.4.b Requirement (Gasoline Pricing Sign): A maximum of four (4) sign faces, with a total area not to exceed forty (40) square feet, shall be permitted, provided that no single sign face shall exceed twenty (20) square feet in area;

Requested Variation: Variance of 25 square feet to the requirement of 20 square feet for a single sign face and 50 square feet to the requirement of 40 square feet for total gas pricing signs to thereby allow a total square footage of 45 square feet for gasoline pricing sign per face, and 90 square feet for the total of the two faces.

Sec 55.11. Prohibited Signs

P. Requirement: The following signs are hereby expressly prohibited for erection, construction, repair, alteration or relocation within the Village, except as otherwise hereinafter specifically provided: Signs with more than three colors

Requested Variation: Variance of 1 color square feet to the requirement of three colors maximum on a sign thereby allowing a total of 4 colors on the proposed ground/gas sign (blue, red, white, green).

Findings of Fact supporting the granting of the above requested variations:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the Sign Code.
2. The plight of the owner was not created by the owner and is due to unique circumstances
3. The variation if Granted will not alter the essential character of the locality.

Sec 55.06. A.1: The proposed use of the property as a convenience store with fuel sales requires larger price signage to allow motorists to make timely decisions thereby allowing safe turning movement into the property.

Sec 55.06. A.2: The proposed use of the property as a convenience store requires identification of the use. As such, we are requesting one wall sign on the building and canopy along IL-83 in addition to one along the private drive. The private drive was developed as part of a PUD and therefore the hardship that this is a private and not a street frontage occurred prior to the proposed development.

Sec 55.06. A.4.b: The proposed use of the property as a convenience store with fuel sales requires larger price signage to allow motorists to make timely decisions thereby allowing safe turning movement into the property. Legible design for the displaying of gasoline products and prices is appropriate to the type of activity and allows for vehicles reasonable time to decrease speed from the posted 55 MPH limit to safely navigate into the drive servicing the business. Per the United States Sign Council, safe reaction and maneuvering time in a 55 MPH speed zone requires visibility at 647'. The use of 16" pricing numerals allows such visibility at 640' providing a safer approach for vehicular traffic.

Sec 55.11. P: The standard for diesel pricing is green which adds an additional color. All signs comply with the exception of the color green due to the diesel product.

Thorntons LLC is requesting the following variances to the requirements of the Burr Ridge Village Zoning Code, Chapter XI Off-Street Parking and Off-Street Loading:

IX.D.9.c. Lighting:

(2) Intensity of illumination of parking areas shall not be less or more than the following standards: Except as otherwise specifically provided elsewhere in this Ordinance, parking lot lights must be no more than 20 feet high and be limited by the following factors: an average lighting level of 1.0 foot candle with a minimum of 0.75 foot candle; a uniformity ratio of not greater than 4-to-1, and lighting distribution shall be provided by cut-off type fixtures. All such parking lot lighting shall be extinguished or reduced in intensity to not more than an average of 0.5 foot candles no later than 30 minutes after the close of business.

IX.D.9.c (2) Requirement: an average lighting level of 1.0 foot candle

Requested Variation: Variance of 3.39 foot candles to the requirement that the average lighting level is limited to 1.0 foot candle thereby allowing an average of 4.39 foot candles.

IX.D.9.c (2) Requirement: a uniformity ratio of not greater than 4-to-1

Requested Variation: Variance of 3.39 to the requirement that the uniformity ratio is 4:1 thereby allowing a uniformity ratio of 4.39:1.

Findings of Fact supporting the granting of the above requested variations:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the Sign Code.
2. The plight of the owner was not created by the owner and is due to unique circumstances
3. The variation if Granted will not alter the essential character of the locality.

IX.D.9.c (2): The increased average lighting level and uniformity ratio are necessary due to the proposed use as a convenience store with fuel sales requires higher lighting levels than a typical parking lot. This is due the required tasks which include, dispensing flammable liquid, checking oil, cleaning windshields, filling up tires with air, manipulating the dispenser, swiping credit cards, punching in codes, and taking receipts.



Findings of Fact – Special Use
Burr Ridge Zoning Ordinance

Address:

9115 Kingery Hwy, Willowbrook IL 60527

As per Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.

The requested Special Use is for the public convenience located along the IL-83 corridor. Thorntons is proposing to build a state-of-the-art convenience store with fuel sales. The c-store is proposed to be 4,400 sf and provide many items including fresh food such as hot sandwiches, freshly crafted sandwiches, wraps and other healthy options, coffee and drinks, donuts, and more. Sales will also include typical convenience items, limited groceries, packaged liquor and tobacco. A equivalent facility is not located in the general area of the proposed development.

- b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

The requested Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare as it will be operated consistent with other businesses located along a state highway corridor.

- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.

The requested Special Use is designed to be built and operated with the applicable regulations of Burr Ridge and the B-2 PUD district requirements subject only to the variations requested herein. Given the substantial investment in improvements and conformity to local requirements, it is not anticipated to be injurious to the uses and enjoyment of other property in the immediate vicinity no substantially diminish or impair property values within the area.

- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed special use is located on the remaining outlot in a Business zoned PUD. Therefore the surrounding property is already developed and it will not impede development.

- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.

The proposed special use is to be located on an existing outlot. All necessary support facilities have previously been constructed.

- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Existing ingress and egress from public streets have been developed as part of the larger Planned Unit Development. Two driveways to private drives are proposed at locations to minimize any impact to public streets.

- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

The proposed special use does not conflict with the Official Comprehensive Plan of the Village of Burr Ridge as amended.

- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

The requested Special Use is designed to be built and operated with the applicable regulations of Burr Ridge and the B-2 PUD district requirements subject only to the variations requested herein.

Traffic Memorandum

To: Village of Burr Ridge, IL

From: Arc Design Resources, Inc.

Date: March 24, 2022

Re: Thorntons of Burr Ridge

The proposed development is located at an existing out lot which is part of the Spectrum PUD/subdivision. The original PUD included a Traffic Impact Study which was completed in 2015.

The previously completed TIA considered the outlots would include two 4,500 sf drive-thru restaurants in addition to a 15,000 sf pharmacy. This resulted in the following trip generation (Table 2 from Spectrum Senior Living Development TIS by Sam Schwartz Engineer):

Land Use / Size	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Spectrum Senior Living / 190 Units	20	5	25	10	20	30
Restaurant w/ Drive-Thru / 9,000 sf	210	200	410	155	140	295
Retail/Pharmacy Outlot / 15,000 sf	30	15	45	60	65	125
Total	260	220	480	225	225	450

The 2015 report did not account for internal trip capture or pass-by trips. This resulted in the conservative trip generation shown in Table 1 for the outlots:

Table 1: Trip Generation - 2015

Land Use / Size	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Restaurant w/Drive Thru / 9,000 sf	210	200	410	155	140	295
Retail/Pharmacy Outlot / 15,000 sf	30	15	45	60	65	125
Total	240	215	455	215	205	420

In 2018, the Village approved an amendment to the Spectrum PUD and granted a special use for the 3,662 sf McDonalds located at 9101 Kingery Hwy. Therefore, the McDonalds plus proposed Thorntons results in the generated trips shown in Table 2. Additionally, fuel stations and drive-thru restaurants have a significant number of pass-by trips. For this evaluation, a pass-by trip percentage of 55% was

considered for the Convenience Store/Gas Station and a pass-by trip percentage of 45% was considered for the Restaurant w/Drive-Thru. Additionally, internal trip capture could be considered between the Restaurant, Convenience Store/Gas Station, and Senior Living. However, for this memorandum, internal capture is included in the Trip Generation table.

Table 2: Trip Generation - 2022

Land Use / Size (ITE 11 th Edition)	Trips	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Restaurant w/Drive Thru / 3,662 sf (934)	New	84	80	164	63	58	121
	Pass-by (45%)	38	36	74	28	26	54
Convenience Store/Gas Station / 4,400 sf – 20 positions (945)	New	270	271	541	227	228	455
	Pass-by (55%)	149	149	298	124	125	249
Total		167	166	333	138	135	273

As the traffic generated is consistent with the original considerations of the 2015 Traffic Impact Study, a new traffic study is not warranted.

End of Project Memo

Stormwater Memorandum - Detention

To: Village of Burr Ridge, IL

From: Arc Design Resources, Inc.

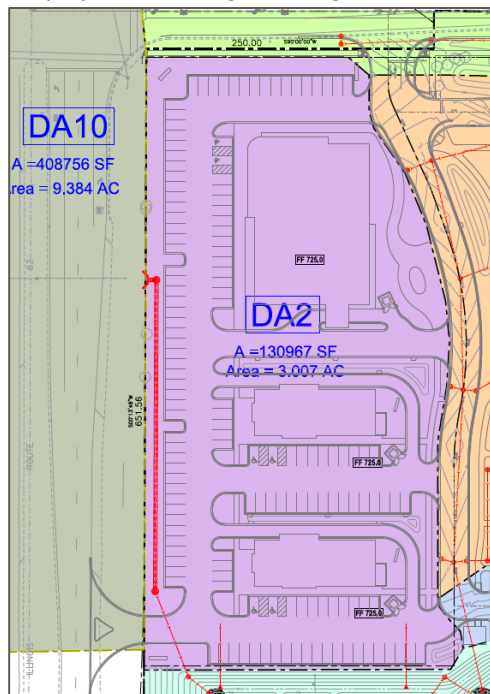
Date: March 24, 2022

Re: Thorntons of Burr Ridge

The proposed development is located at an existing out lot which is part of the Spectrum PUD/subdivision. The original PUD included a Stormwater Management and Wetland Study which was completed in 2016.

The previously completed stormwater management report considered the outlot to be part of Drainage Area 2 (DA2). DA2 included 3.007 acres total and included all commercial outlots to the western portion of the shared access drive. Per the Analysis, DA2 is considered to have a Runoff Coefficient of 0.912 and considered a total impervious area of 2.47 acres. Therefore, DA2 was considered to be 82% impervious.

Below is a portion of the proposed drainage map (pg 53 of 264) and proposed catchment areas (pg 54 of 226) by Cross Engineering and Associates:



SPECTRUM Senior Living - Burr Ridge, IL						
Proposed Drainage Area Subcatchment RCN Raw Calculations for EPA SWMM 5.1 Model						
Area (ac)						
Declared						
0.29	3.067457	1.714	0.979	4.707	1.845	
DA1	DA2	DA3	DA4	DA5-off	DA5-on	DA6
0.29	3.067457 (ac)	1.714 (ac)	0.979 (ac)	33255.28	171781.6	1.845 (ac)
				0.763436	3.943564 (ac)	
Total Impervious	Areas	Areas	Areas	Areas	Areas	Areas
720.8454	114854.9	19739.07	6443.191	Pervious	55440.7	21801.57
0.016548 (ac)	Pervious	26841.83	26968.43	1993.387	83912.09	44214.07
	192.3268	Total Impervious	Pervious	4081.351	11847.08	Pervious
	906.1867	46580.9	364.3398	90.9083	1388.981	6446.412
	3747.338	1.06935 (ac)	6651.072	375.6751	1460.438	Total Impervious
	440.2892		Total Impervious	2804.039	1674.963	59569.22
	1801.979		26396.21	4.9446	846	1.367521 (ac)
	Total Impervious		0.605974 (ac)	148.4573	1128	
	107766.8			174.8938	Pervious	
	2.473985 (ac)			25.8697	214.5862	
				6.3381	1901.906	
	110400.3	04/16 ADJ		326.0276	326.6421	
	2.534441 (ac)	05/16 Adj		186.8113	448.1885	
				181.3282	1415.954	
	2.534441			Total Impervious	2087.195	
				22855.24	54242.09	
				(ac) 0.524684	4395.904	
				Total Impervious	92665.79	
					2.127314 (ac)	

The proposed Thorntons development is located on a 1.8 acre outlot and contains 0.49 acres of pervious area and 1.31 acres of pervious area. Therefore, the Thorntons outlot is 73% impervious. As 73% impervious is less than 83% impervious, the original calculations are conservative and additional stormwater detention volume is not required for the proposed Thorntons development.

Additional stormwater calculations to address stormwater flows through the proposed storm sewers will be provided with the full engineering submittal at a future date.

End of Project Memo

SURVEYOR'S NOTES

This survey was based on a Title Commitment, provided to the surveyor, by Old Republic National Title Insurance, File No. 22146559, with a Commitment Effective Date of 12/27/2021.

TITLE COMMITMENT SCHEDULE B SECTION II DOCUMENTS:

Item 8 - The location of the right of way of Illinois Route 83 as shown on the Plat of Dedication for Public Highway filed December 11, 1931 in Book 21 of Plats, Page 39 as document 320350 is shown hereon this drawing. Note the eastern right of way line of Illinois Route 83 near the southwest corner of the surveyed property does not align with right of monuments found south of the site and there may have been additional grants of right of way in this area. See Detail at Sheet 3.

Item 9 - The location of the right of way contained in grants in favor of Northern Illinois Gas Company recorded February 25, 1958 as document numbers 871679 and 871680 is in the right of way of Illinois Route 83 and is not on the surveyed property and is not explicitly shown hereon this drawing.

Item 10 - The location of the right of way contained in grants in favor of Standard Oil Company, an Indiana corporation recorded October 21, 1959 as documents 944481 and 944482 to lay, maintain, operate, replace and remove pipeline for transportation of petroleum products, including right of access and ingress and egress thereto is in the right of way of Illinois Route 83 and is not on the surveyed property and is not explicitly shown hereon this drawing.

Item 11 - The location of the right of way contained in grants in favor of West Shore Pipeline Company, an Delaware corporation recorded October 14, 1960 as documents 983487 and 983495 to lay, maintain, operate, replace and remove pipeline for transportation of petroleum products, including right of access and ingress and egress thereto is in the right of way of Illinois Route 83 and is not on the surveyed property and is not explicitly shown hereon this drawing.

Item 12 - The surveyed property is included in the lands described in the Annexation Agreement between Burr Ridge Property Holdings, LLC, db/a Property Holdings of Burr Ridge and Village of Burr Ridge, Cook and DuPage Counties, Illinois, recorded January 22, 2016 as document R2016-06895.

Item 13 - The surveyed property is included in the lands described Ordinance No. 1156 entitled Ordinance Annexing Certain Real Estate recorded January 22, 2016 as document R2016-06686.

Item 14 - The surveyed property is included in the lands described in the Spectrum Senior Living Planned Unit Development Subdivision Improvement Completion Agreement by and between SAP Construction Management, LLC, a Colorado limited liability company, SK Burr Ridge Residential, LLC, a Delaware limited liability company and the Village of Burr Ridge recorded December 8, 2016 as document R2016-136474.

Item 15 - The easements shown on the Plat of Easement recorded November 13, 2017 as document R2017-116474 are not on and do not touch the surveyed property and are not shown hereon this drawing.

Item 16 - The portions of the Storm Sewer and Drainage Easement and Roadway Storm Sewer Easement over the Westerly 25 feet of the land as shown on plat of Spectrum Burr Ridge Resubdivision recorded July 24, 2018 as document R2018-068228 are shown hereon this drawing.

Item 17 - The portions of the Watermain Easement over a 10 foot wide strip of land across the Easterly and Southerly portion of the land as shown on plat of Spectrum Burr Ridge Resubdivision recorded July 24, 2018 as document R2018-068228 are shown hereon this drawing.

Item 18 - The portions of the Electric Easement for Monument over, upon and under the Westerly 10 feet of the land as shown on the plat of Spectrum Burr Ridge Resubdivision recorded July 24, 2018 as document R2018-068228 are shown hereon this drawing.

Item 19 - The portions of the Storm Sewer and Drainage Easement over 10 foot side strip of land over the Easterly and Southerly lot lines and the Easterly and Southerly portions of the land as shown on plat of Spectrum Burr Ridge Resubdivision recorded July 24, 2018 as document R2018-068228 are shown hereon this drawing.

Item 20 - The portions of the Storm Sewer and Drainage Easement over 15 foot side strip of land over the Northerly lot line and Northerly portions of the land as shown on plat of Spectrum Burr Ridge Resubdivision recorded July 24, 2018 as document R2018-068228 are shown hereon this drawing.

Item 21 - The portions of the Sanitary Sewer Easement, Watermain Easement, Stormwater Management and Drainage Easement, Storm Sewer and Drainage Easement, IDOT Storm Sewer Easement, Monument Sign Easement, and Electric Easement for Monument Signs shown on the recorded plat of Spectrum Burr Ridge Resubdivision recorded July 24, 2018 as document R2018-068228 and within the scope of this survey are shown hereon this drawing.

Item 22 - The portions of the ComEd Easement provisions as disclosed on the recorded plat of Spectrum Burr Ridge Resubdivision recorded July 24, 2018 as document R2018-068228 and within this scope of this survey are shown hereon this drawing.

Item 23 - Easements specific to the Spectrum Senior Living PUD - Burr Ridge dated October 9, 2018 and recorded October 10, 2018 as document number R2018-095543 made by and between S-K Burr Ridge Residential, LLC, a Delaware limited liability company and S-K Burr Ridge Commercial, LLC, a Colorado limited liability company, (collectively referred to as the "Declarant") and subject to the Terms, provisions and conditions contained therein. Re-recorded October 31, 2018 as document number R2018-102038 and also re-recorded November 2, 2018 as document number R2018-102920 include the Lot 1 Cross Access Easement and the Shared Drive which are shown hereon this drawing. Temporary easements are not shown hereon this drawing.

Item 24 - Grant of Easement made by and between S-K Burr Ridge Residential, LLC Association and Comcast Illinois VI, LLC recorded June 18, 2018 as document R2018-055095, is blanket in nature over lands including the surveyed property and is not shown explicitly hereon this drawing.

2021 ALTA/NSPS LAND TITLE SURVEY TABLE A ITEMS:

- Item 1: Corner Monuments are as noted and shown hereon this survey.
- Item 2: The address of the surveyed property as listed on the DuPage County Tax Parcel GIS Viewer is: 915 Kingery Hwy, Willowbrook, IL 60521
- Item 3: Flood Zone Data: The surveyed property is located in "Other Areas - Zone X", areas determined to be outside of 0.2% annual chance floodplain. This is based on the graphical location of the surveyed property on the Flood Insurance Rate Map for DuPage County, Illinois and Incorporated Areas, Map Number 1704-3C 02771, revision date 08.01.2019.
- Item 4: The surveyed property contains 78,576 Sq. Ft.; 1.8039 Acres.
- Item 5: Contours shown are at 1' intervals and are from ground survey and aerial Lidar. Elevation datum is NAVD88 based on RTK GPS observations at DuPage County Illinois 2006 Geodetic Monument No. DG501001
- Item 6(a): No current zoning report or letter was provided to the surveyor.
- Item 6(b): No current zoning report or letter was provided to the surveyor.
- Item 7(a): There were no buildings on the surveyed property.
- Item 8: Substantial features observed in the process of conducting the fieldwork are as shown hereon this drawing.
- Item 10: There were no division or party walls designated by the client.
- Item 11(b): Per agreement, no private utility locating service was utilized for this project. The location of utilities existing on or serving the surveyed property as determined by observed evidence, evidence from plans obtained from utility companies, or provided by the client and from markings requested pursuant to an 811 utility locate request are as shown hereon this drawing, noting that lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Also note that storm sewer structures were equipped with clean water features that prevented depth measurements.
- Item 13: The names of adjoining owners according to the current records are as shown hereon this survey.
- Item 14: The surveyed property is located 223 south of the intersection of Illinois Rt. 83 and 91st Street.
- Item 15: During this present fieldwork low altitude aerial photogrammetry (average GSD= 0.63cm/pixel), and debiased aerial LiDAR (GeoCue TrueView 515, precision specifications of this instrument can be found at manufacturer's website) were used for gathering data for the location of certain features (excluding boundaries) where ground measurements were not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary.
- Item 17: There were no proposed changes in street right of way lines made available to the surveyor. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Item 19: Evidence of Professional Liability Insurance per contract requirements are on file.

LEGAL DESCRIPTION

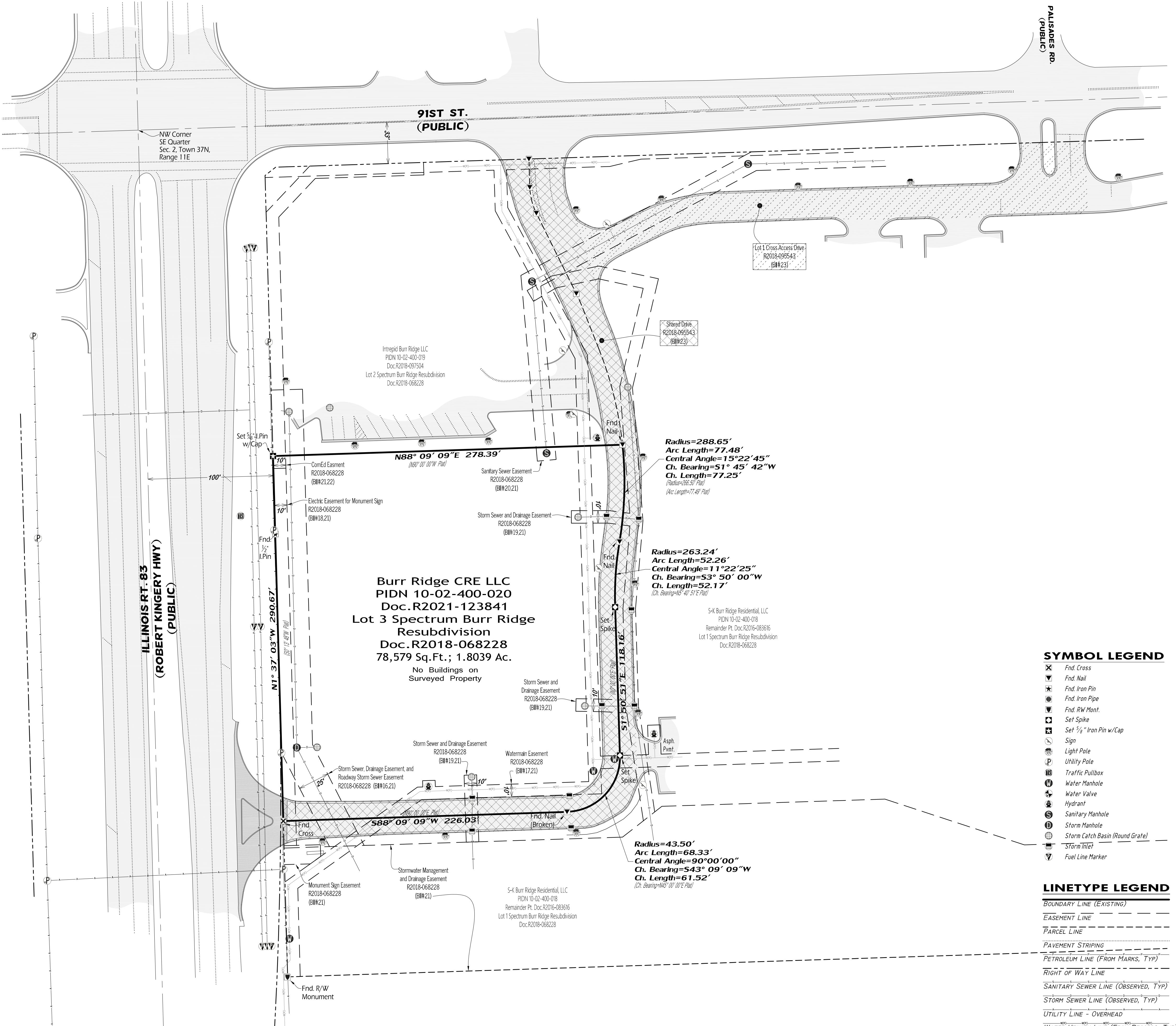
TITLE COMMITMENT SCHEDULE A NO. 5 EXHIBIT A

LOT 3, SPECTRUM BURR RIDGE RESUBDIVISION, BEING A SUBDIVISION IN PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 2018 AS DOCUMENT R2018-068228, IN DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION

DOCUMENT# R2021-123841

LOT 3, SPECTRUM BURR RIDGE RESUBDIVISION, BEING A SUBDIVISION IN PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 2018 AS DOCUMENT R2018-068228, IN DUPAGE COUNTY, ILLINOIS.



PALISADES RD.
(PUBLIC)

91ST ST.
(PUBLIC)

ILLINOIS RT. 83
(ROBERT KINGERY HWY)
(PUBLIC)

Burr Ridge CRE LLC
PIDN 10-02-400-020
Doc. R2021-123841
Lot 3 Spectrum Burr Ridge
Resubdivision
Doc. R2018-068228
78,579 Sq. Ft.; 1.8039 Ac.
No Buildings on
Surveyed Property

SYMBOL LEGEND

- Find Cross
- Find Nail
- Find Iron Pin
- Find Iron Pipe
- Find Iron Mont.
- Set Spike
- Set 1/8" Iron Pin w/Cap
- Sign
- Light Pole
- Utility Pole
- Traffic Pullbox
- Water Manhole
- Water Valve
- Hydrant
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin (Round Grate)
- Storm Inlet
- Fuel Line Marker

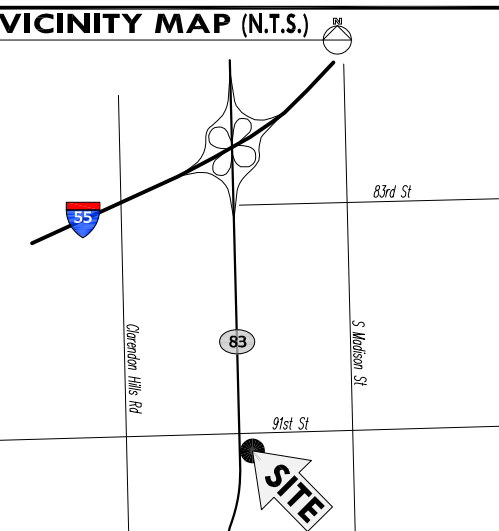
LINETYPE LEGEND

- BOUNDARY LINE (EXISTING)
- EASEMENT LINE
- PARCEL LINE
- PAVEMENT STRIPING
- PETROLEUM LINE (FROM MARKS, TYP)
- RIGHT OF WAY LINE
- SANITARY SEWER LINE (OBSERVED, TYP)
- STORM SEWER LINE (OBSERVED, TYP)
- UTILITY LINE - OVERHEAD
- WATER UTILITY LINE (FROM RECORDS, TYP)



BAUMANN LAND SURVEY, INC.
P.O. BOX 14834, CINCINNATI, OHIO 45250
513.860.3999 WWW.BAUMANNLSI.COM

WARNING
The location of all utilities and underground structures shown are approximate and are not necessarily all of the existing utilities and structures. It is the contractor's responsibility to determine the exact location and existence of all utilities and underground structures.



SEAL

ILLINOIS CERTIFICATION

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Thomas P. Baumann, PS
Illinois Surveyor #3768
Expires 11/30/2022

ALTA/NSPS CERTIFICATION

To INSURE, LENDER, and Old Republic National Title Insurance. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 10, 11(b), 13, 14, 15, 17, and 19 of Table A, thereof. The fieldwork was completed on 01/17/2022. Date of Plat or Map: DRAFT

Thomas P. Baumann, PS
Illinois Surveyor #3768
Expires 11/30/2022

ALTA/NSPS
LAND TITLE
~SURVEY~
PROPOSED THORNTONS SITE

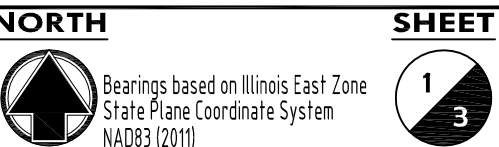
P2115
BURR RIDGE, IL

IN THE WEST HALF OF THE SOUTHEAST QUARTER OF
SECTION 2, TOWN 37 NORTH, RANGE 11 EAST
OF THE THIRD PRINCIPLE MERIDIAN
DuPAGE COUNTY, ILLINOIS

PREPARED FOR THORNTONS

DRAWING: 14356
PROJECT: 22691
DATE: 01.21.2022
REVISION: DRAFT

OVERALL SITE
AND NOTES



SYMBOL LEGEND

- Fnd. Cross
- Fnd. Nail
- Fnd. Iron Pin
- Fnd. Iron Pipe
- Fnd. RW Mont.
- Set Spike
- Set 3/8" Iron Pin w/Cap
- Sign
- Light Pole
- Utility Pole
- Traffic Pullbox
- Water Manhole
- Water Valve
- Hydrant
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin (Round Grate)
- Storm Inlet
- Fuel Line Marker

LINETYPE LEGEND

- BOUNDARY LINE (EXISTING)
- EASEMENT LINE
- PARCEL LINE
- PAVEMENT STRIPING
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- SANITARY SEWER LINE (OBSERVED, TYP)
- STORM SEWER LINE (OBSERVED, TYP)
- UTILITY LINE - OVERHEAD
- WATER UTILITY LINE (FROM RECORDS, TYP)



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SEAL

**ALTA/NSPS
LAND TITLE
~SURVEY~**
PROPOSED THORNTONS SITE
P2115
BURR RIDGE, IL

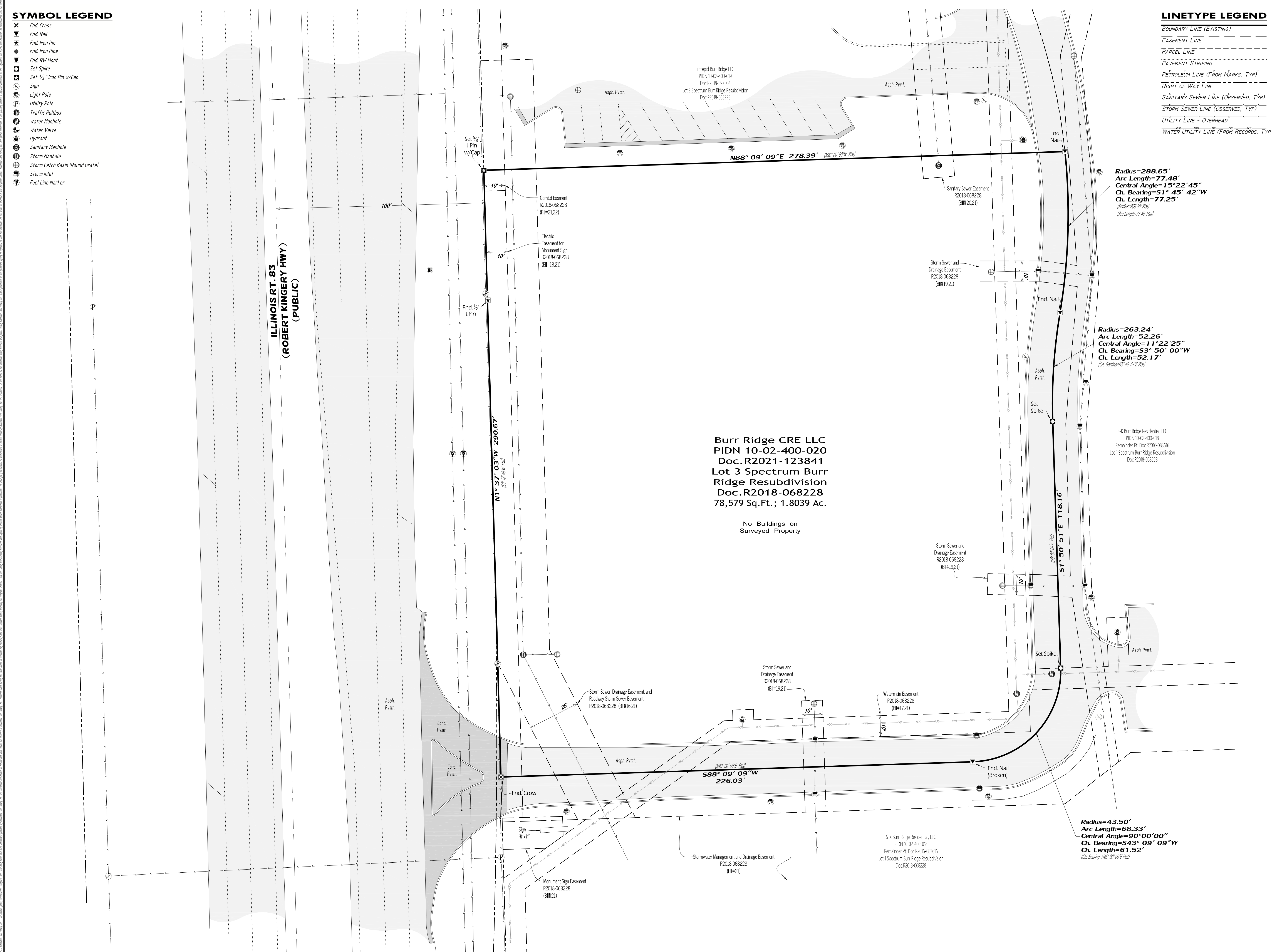
IN THE WEST HALF OF THE SOUTHEAST QUARTER OF
SECTION 2, TOWN 37 NORTH, RANGE 11 EAST
OF THE THIRD PRINCIPLE MERIDIAN
DUPAGE COUNTY, ILLINOIS

PREPARED FOR THORNTONS
DRAWING: 14356
PROJECT: 22691
DATE: 01.21.2022
REVISION: **DRAFT**

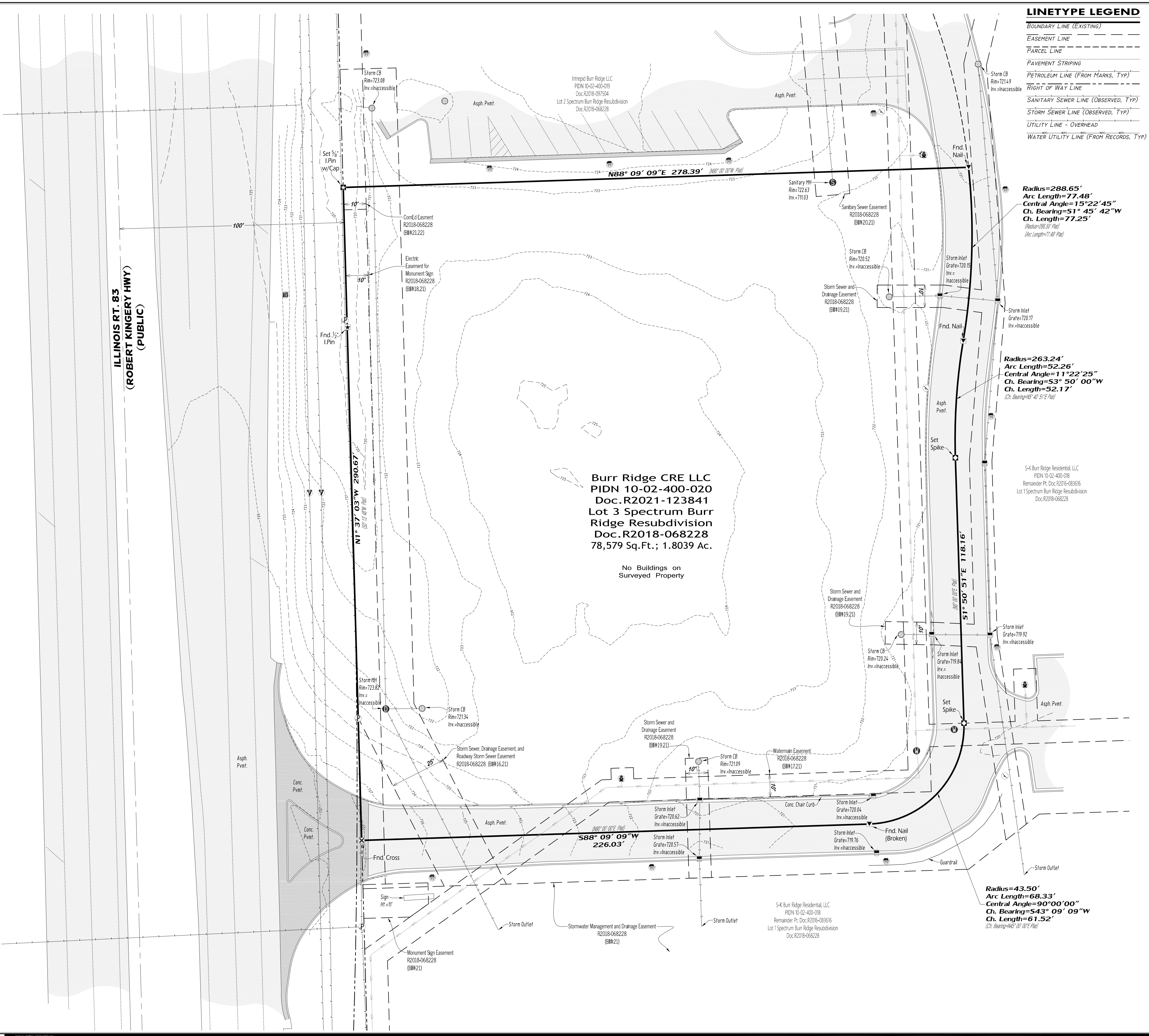
BOUNDARY SURVEY

NORTH
Bearings based on Illinois East Zone
State Plane Coordinate System
NAD83 (2011)

SHEET
2
3

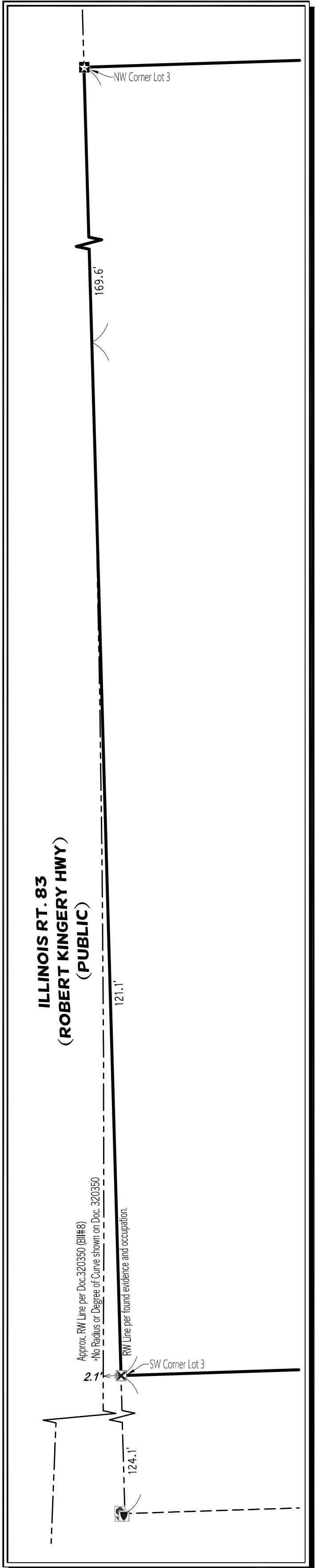


BAUMANN LAND SURVEY, INC. is not responsible for any errors or omissions in this drawing. The user of this drawing is advised that it is not to be used for any purpose other than that for which it was prepared. The user of this drawing is advised that it is not to be used for any purpose other than that for which it was prepared. The user of this drawing is advised that it is not to be used for any purpose other than that for which it was prepared.



LINETYPE LEGEND	
BOUNDARY LINE (EXISTING)	
EASEMENT LINE	
PARCEL LINE	
PAVEMENT STRIPING	
PETROLEUM LINE (FROM MARKS, TYP)	
RIGHT OF WAY LINE	
SANITARY SEWER LINE (OBSERVED, TYP)	
STORM SEWER LINE (OBSERVED, TYP)	
UTILITY LINE - OVERHEAD	
WATER UTILITY LINE (FROM RECORDS, TYP)	

SYMBOL LEGEND	
Find. Cross	Traffic Pullbox
Find. Nail	Water Manhole
Find. Iron Pin	Water Valve
Find. Iron Pipe	Hydrant
Find. RW Mont.	Sanitary Manhole
Set Spike	Storm Manhole
Set 3/4" Iron Pin w/Cap	Storm Catch Basin (Round Grate)
Sign	Storm Inlet
Light Pole	Fuel Line Marker
Utility Pole	



DETAIL
RIGHT OF WAY
ALONG ILLINOIS RT. 83
AT LOT 3

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P.O. BOX 14834, CINCINNATI, OHIO 45250
513.860.3999 WWW.BAUMANNLSI.COM

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VICINITY MAP (N.T.S.)

SEAL

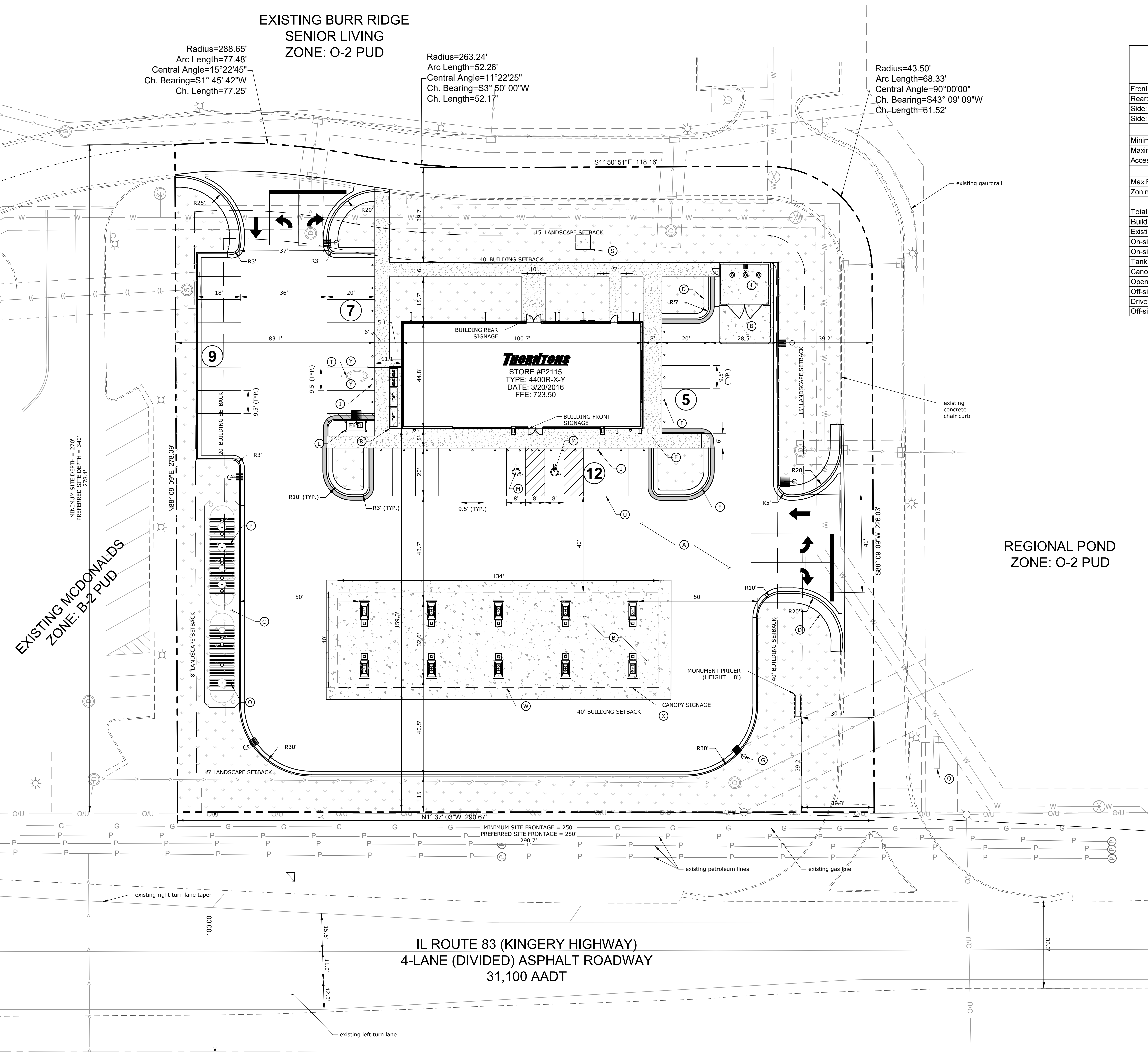
ALTA/NSPS LAND TITLE ~SURVEY~
PROPOSED THORNTONS SITE
P2115
BURR RIDGE, IL
IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWN 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPLE MERIDIAN DU PAGE COUNTY, ILLINOIS
PREPARED FOR THORNTONS

DRAWING: 14356
PROJECT: 22691
DATE: 01.21.2022
REVISION: **DRAFT**

TOPOGRAPHIC SURVEY AND RIGHT OF WAY DETAIL
NORTH
Bearings based on Illinois East Zone State Plane Coordinate System NAD83 (2011)

SCALE
1"=10'

SHEET
3



Site Plan Summary Table		
	Required	Provided
Building Setbacks		
Front: South	40	150+
Rear: North	40	60+
Side: East	40	90+
Side: West	40	90+
Parking		
Minimum	38	53
Maximum	---	---
Accessible / Van Accessible	2 (1)	2 (2)
Land Use Data		
Max Building Height (Ft)	35	---
Zoning Category / Zoning Agency (City, County, etc.)	B-2 PUD - Village of Burr Ridge, DuPage County	
Total Site Area (S.F.)	78,576	
Building Area (S.F.)	4,400	
Existing Building Area (S.F.)	N/A	
On-site Vehicular Circulation (Paved) (S.F.)	38,702	
On-site Sidewalk (S.F.)	3,530	
Tank Pad Area (S.F.)	1,243	
Canopy Area (S.F.)	5360	
Open Space (S.F.)	21,361	
Off-site Sidewalk Area (New and/or Replaced) (S.F.)	0	
Driveway Apron / Turnout Areas (in Public ROW) (S.F.)	---	
Off-site Roadway Improvements (Turn Lane, etc.) (S.F.)	0	

SITE LEGEND

- A STANDARD DUTY PAVEMENT SECTION AND NOTES. SEE SHEET C7.1 - THORNTONS DETAILS.
- B HEAVY DUTY PAVEMENT SECTION AND NOTE. SEE SHEET C7.1 - THORNTONS DETAILS.
- C TANK PAD PAVING SECTION AND CONCRETE NOTES. SEE SHEET C7.1 - THORNTONS DETAILS.
- D HARDSCAPE BUFFER. SEE DETAILS SHEET C7.1 - THORNTONS DETAILS.
- E CONCRETE SIDEWALK. SEE SHEET C7.1 - THORNTONS DETAILS.
- F CONCRETE CURB. SEE SHEET C7.1 - THORNTONS DETAILS.
- G LIGHT POLE. SEE DETAILS ON SHEET C7.2 - THORNTONS DETAILS.CONFIRM LIGHT POLE FIXTURE TYPE AND ORIENTATION WITH PHOTOMETRIC PLAN.
- H NOT USED
- I PIPE BOLLARD. SEE DETAILS.
- J NOT USED
- K NOT USED
- L SERVICE ISLAND
- M ACCESSIBLE PARKING SPACE. DETAIL PER AUTHORITY HAVING JURISDICTION.
- N NOT USED
- O SINGLE COMPARTMENT TANK. REFERENCE FUEL DRAWINGS
- P THREE COMPARTMENT TANK REFERENCE FUEL DRAWINGS
- Q MONUMENT/PYLON/GROUND SIGN. REFERENCE
- R PAVILION AREA
- S PROPOSED TRANSFORMER LOCATION. COORDINATE PAD WITH COMED
- T PROPOSED GREASE TRAP LOCATION. REFERENCE MEP PLANS
- U PAINTED 4" WIDE YELLOW STRIPE.
- V WASTE ENCLOSURE. REF. ARCH. PLANS
- W PROPOSED CANOPY. REF. CANOPY PLANS
- X PROPOSED BUILDING SETBACK LINE.
- Y RESERVED FOR FUTURE EV CHARGING STATIONS.

REVISIONS	
NO.	DESCRIPTION

ARC DESIGN
RESOURCES INC.

5291 Zenith Parkway
Loves Park, IL 61111

REGISTRATION NUMBER:
184001334-0010

DATE: 3-25-2022

THORNTONS BURR RIDGE, IL

DESIGN: RCS

DRAFTING: LND

SITE PLAN

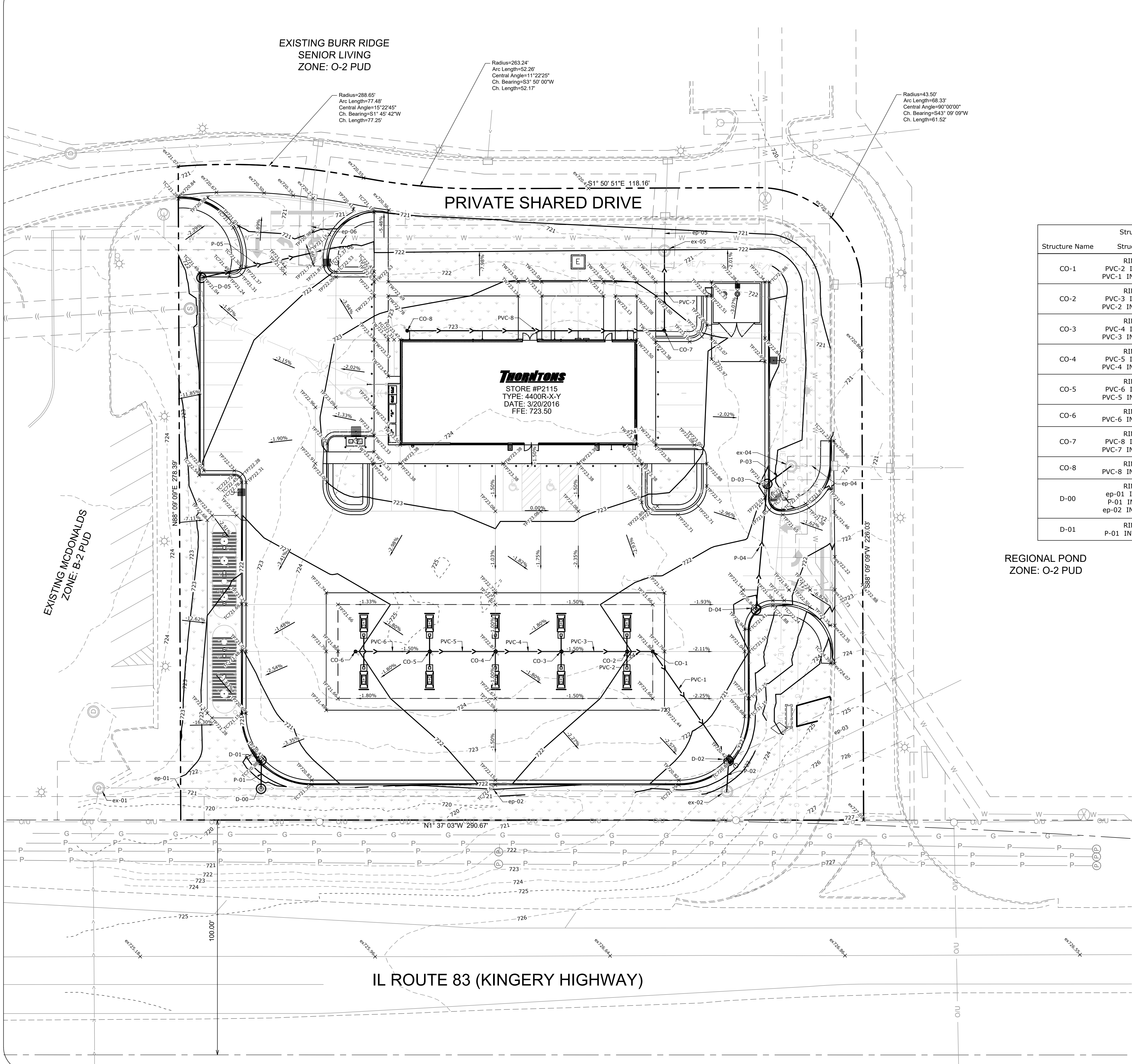
SCALE: 1:20

DATE: 3-25-2022

THORNTONS

9115 KINGERY HIGHWAY
BURR RIDGE, IL 60527

C3.0



LEGEND

- TOP OF WALK ELEVATION
- TOP OF PAVEMENT ELEVATION
- FINISHED GRADE ELEVATION
- TOP OF CURB ELEVATION
- EXISTING CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- REJECTING CONCRETE CURB AND GUTTER
- PROPOSED GRADE BREAK LINE
- EXISTING MANHOLE OR CATCH BASIN
- CATCH BASIN OR MANHOLE, SEE STRUCTURE TABLE
- CATCH BASIN OR MANHOLE, SEE STRUCTURE TABLE
- PROPOSED CLEANOUT
- DIRECTION OF SHEET FLOW
- BENCHMARK
- PROPOSED STORM SEWER
- EXISTING STORM SEWER

Structure Table		
Structure Name	Structure Details	NOTES
CO-1	RIM = 721.86 PVC-2 INV IN = 718.25 PVC-1 INV OUT = 718.25	CLEAN OUT
CO-2	RIM = 722.03 PVC-3 INV IN = 718.44 PVC-2 INV OUT = 718.44	CLEAN OUT
CO-3	RIM = 722.45 PVC-4 INV IN = 718.93 PVC-3 INV OUT = 718.93	CLEAN OUT
CO-4	RIM = 722.87 PVC-5 INV IN = 719.42 PVC-4 INV OUT = 719.42	CLEAN OUT
CO-5	RIM = 722.45 PVC-6 INV IN = 719.91 PVC-5 INV OUT = 719.91	CLEAN OUT
CO-6	RIM = 721.98 PVC-8 INV OUT = 720.46	CLEAN OUT
CO-7	RIM = 723.26 PVC-8 INV IN = 719.26 PVC-7 INV OUT = 719.26	CLEAN OUT
CO-8	RIM = 723.36 PVC-8 INV OUT = 722.00	CLEAN OUT
D-00	RIM = 721.62 ep-01 INV IN = 717.22 P-01 INV IN = 718.50 ep-02 INV OUT = 717.22	Manhole Type A
D-01	RIM = 720.43 P-01 INV OUT = 719.50	Inlet Type A

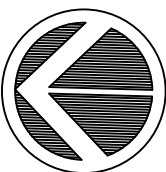
Structure Table		
Structure Name	Structure Details	NOTES
D-02	RIM = 720.42 PVC-1 INV IN = 717.26 P-02 INV OUT = 717.00	Inlet Type B
D-03	RIM = 721.92 P-04 INV IN = 717.14 P-03 INV OUT = 717.10	Inlet Type B
D-04	RIM = 720.84 P-04 INV OUT = 718.21	Inlet Type A
D-05	RIM = 721.04 P-05 INV OUT = 718.50	Inlet Type A
ex-01	RIM = ??? ep-01 INV OUT = 717.83	existing structure
ex-02	RIM = 723.82 ep-02 INV IN = 715.47 P-02 INV IN = 716.47 ep-03 INV OUT = 715.47	existing structure CORE DRILL/CONNECT TO EXISTING STRUCTURE
ex-04	RIM = 721.09 P-03 INV IN = 716.84 ep-04 INV OUT = 716.59	existing structure CORE DRILL/CONNECT TO EXISTING STRUCTURE
ex-05	RIM = 722.02 PVC-7 INV IN = 718.50 ep-05 INV OUT = 717.99	existing structure CORE DRILL/CONNECT TO EXISTING STRUCTURE ADJUST STRUCTURE TO FINISHED GRADE
ex-06	RIM = 721.46 P-05 INV IN = 717.87 ep-06 INV OUT = 717.87	existing structure CORE DRILL/CONNECT TO EXISTING STRUCTURE ADJUST STRUCTURE TO FINISHED GRADE

REGIONAL POND
ZONE: O-2 PUD

Pipe Table			
Pipe Name	Size	Slope	MATERIAL/NOTES
ep-01	27.000	0.88%	existing pipe
ep-02	27.000	0.88%	existing pipe
ep-03	24.000	0.44%	existing pipe
ep-04	15.000	6.87%	existing pipe
ep-05	12.000	7.23%	existing pipe
ep-06	12.000	3.19%	existing pipe
P-01	12.000	7.81%	RCP
P-02	18.000	3.92%	RCP
P-03	12.000	1.88%	RCP
P-04	12.000	2.06%	RCP
P-05	12.000	1.35%	RCP
PVC-1	6.000	1.78%	PVC Pipe
PVC-2	6.000	1.75%	PVC Pipe
PVC-3	6.000	1.75%	PVC Pipe
PVC-4	6.000	1.75%	PVC Pipe
PVC-5	6.000	1.75%	PVC Pipe
PVC-6	6.000	1.75%	PVC Pipe
PVC-7	6.000	2.22%	PVC Pipe
PVC-8	6.000	2.50%	PVC Pipe

Critical Elevations for Canopy Design

Highest Pavement Elevation Under Canopy	722.87
Lowest Pavement Elevation Under Canopy	721.66
Minimum Vertical Clearance under Canopy shall be 17.5'	



REVISIONS	
NO.	DATE DESCRIPTION

ARC DESIGN
RESOURCES INC.
5291 Zenith Parkway
Loves Park, IL 61111

REGISTRATION NUMBER:
184001334-0010
DATE: 3-25-2022

THORNTONS BURR RIDGE, IL

DRAFTING: LND
DATE: 3-25-2022

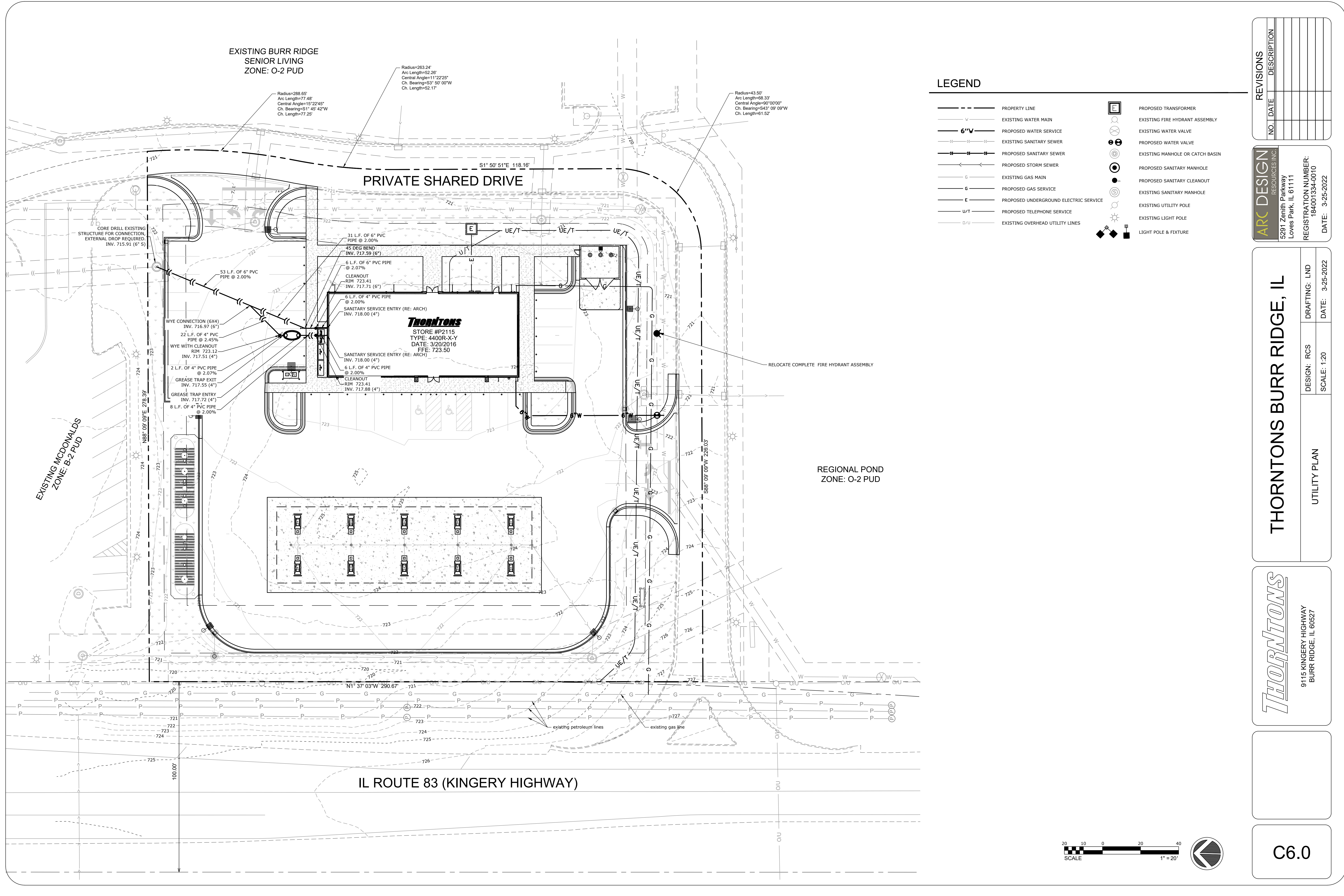
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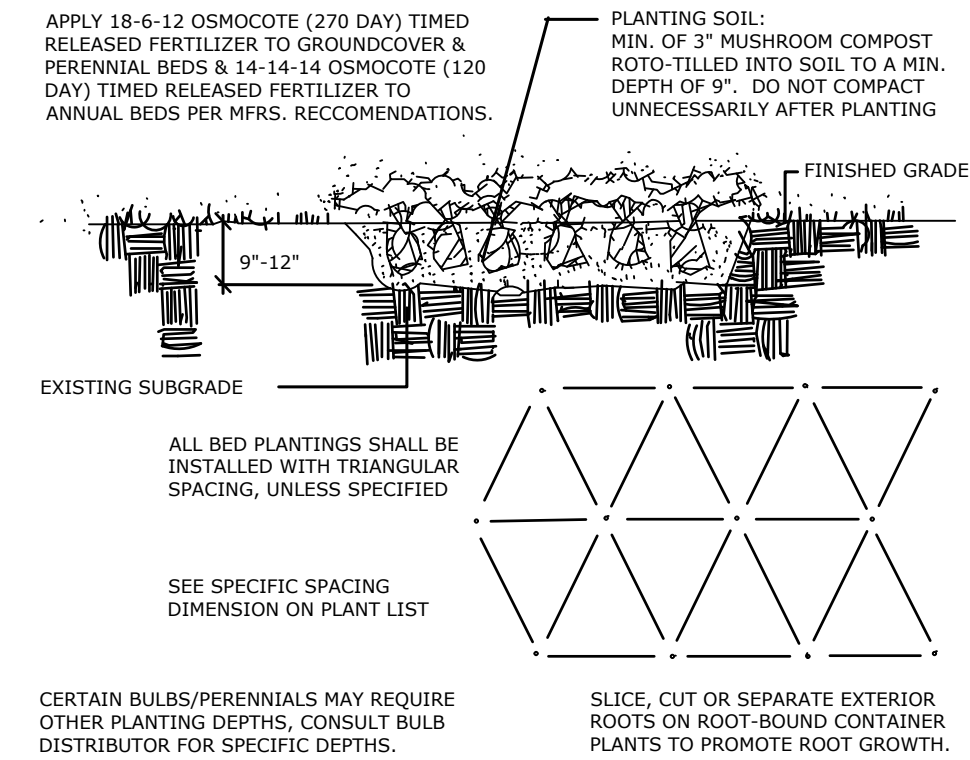
GRADING AND DRAINAGE PLAN

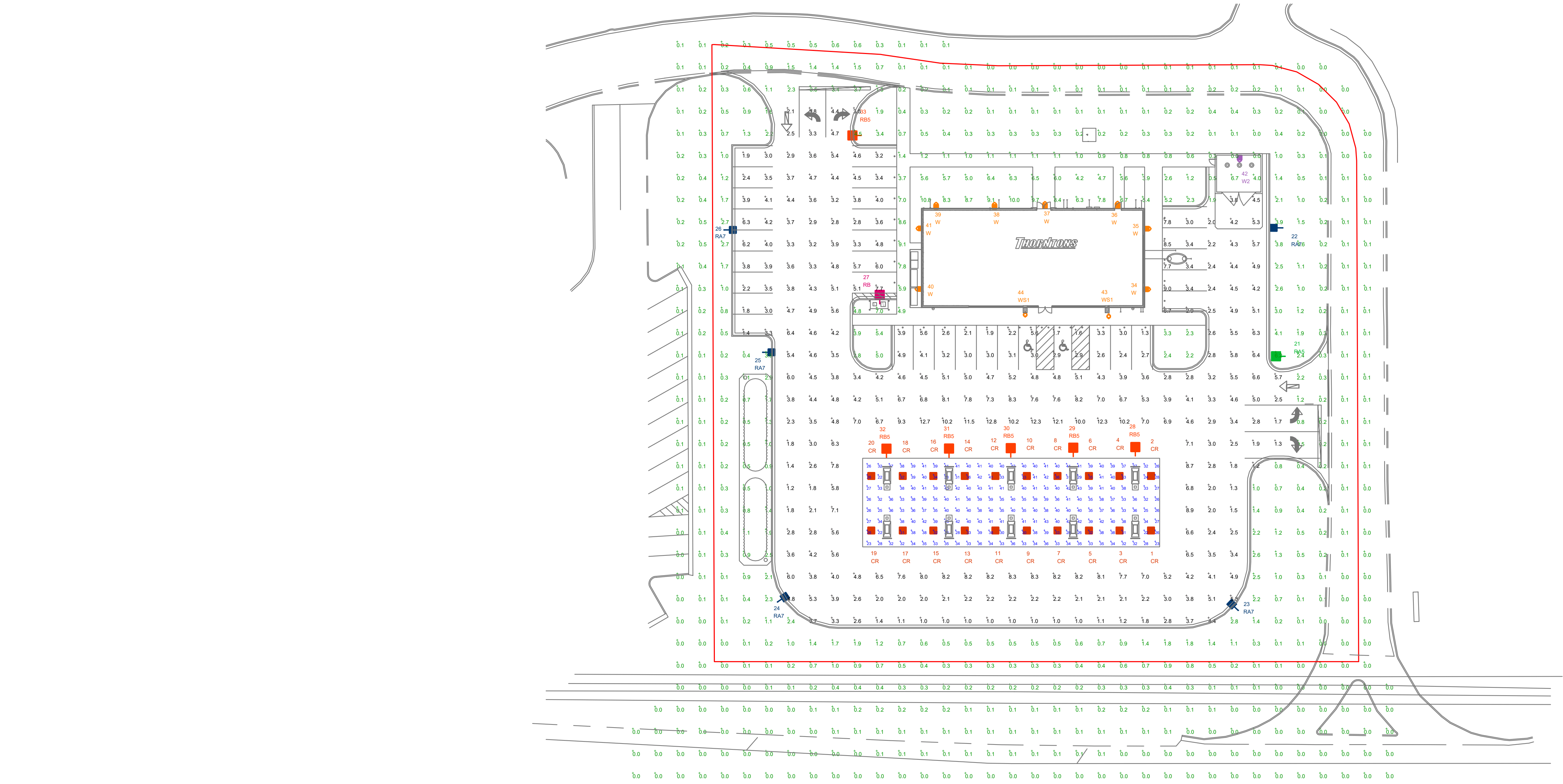
Thorntons

9115 KINGERY HIGHWAY
BURR RIDGE, IL 60527

C5.0







NOTE:
- POLE MOUNTED FIXTURES ARE MOUNTED ON A 20FT POLE
ATOP A CONCRETE BASE.

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS
REGULATED BY LOCAL ORDINANCES

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	CR	15
2	CR	15
3	CR	15
4	CR	15
5	CR	15
6	CR	15
7	CR	15
8	CR	15
9	CR	15
10	CR	15
11	CR	15
12	CR	15
13	CR	15
14	CR	15
15	CR	15
16	CR	15
17	CR	15
18	CR	15
19	CR	15
20	CR	15
21	RAS	20
22	RA7	20
23	RA7	20
24	RA7	20
25	RA7	20
26	RA7	20
27	RB	20
28	RBS	20
29	RBS	20
30	RBS	20
31	RBS	20
32	RBS	20
33	RBS	20
34	W	10
35	W	10
36	W	10
37	W	10
38	W	10
39	W	10
40	W	10
41	W	10
42	W2	6
43	WS1	10
44	WS1	10

IL ROUTE 83 (KINGERY HIGHWAY)

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	35.79	43	22	1.63	1.95
PAVED AREA	4.39	12.8	1.0	4.39	12.80
UNDEFIND AREA	0.81	10.8	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURE
	20	CR	SINGLE	13251	1.000	B3-U0-G1	134	2680	CREE, INC.
	1	RA5	SINGLE	12699	1.000	B2-U0-G2	104	104	Cree Inc
	5	RA7	Single	8274	1.000	B1-U0-G2	73	365	Cree Inc
	1	RB	SINGLE	16098	1.000	B3-U0-G3	104	104	Cree Inc
	6	RBS	SINGLE	12349	1.000	B2-U0-G2	104	624	Cree Inc
	8	W	SINGLE	5893	1.000	B2-U0-G2	68	544	CREE, INC.
	1	W2	SINGLE	2490	1.000	B1-U0-G1	19	19	Cree Inc
	2	WS1	SINGLE	1980	1.000	N.A.	27.7	55.4	CREE
DESCRIPTION									
CAN-304-SL-RS-06-E-UL-WH-700-57K									
OSQ-MIL-DA-XX + OSQM-B-16L-57K7-3M-UL-XX-Q9 + OSQ0BLSMF									
OSQ-MIL-DA-XX + OSQM-B-16L-57K7-3M-UL-XX-Q3 + OSQ0BLSMF									
OSQ-MIL-DA-XX + OSQM-B-16L-57K7-4M-UL-XX-Q9									
OSQ-MIL-DA-XX + OSQM-B-16L-57K7-4M-UL-XX-Q9 + OSQ-BLSMF									
SEC-EDG-3M-WM-04-E-UL-XX-525-57K									
XSPW-B-WM-3ME-2L-57K-UL-XX									
CL-P6642-31-30K + CL-P8798-31									

REV.	BY	DATE	DESCRIPTION
R1	TAS	3/25/22	LOWERED POLE HEIGHTS
-	-	-	-
-	-	-	-
-	-	-	-

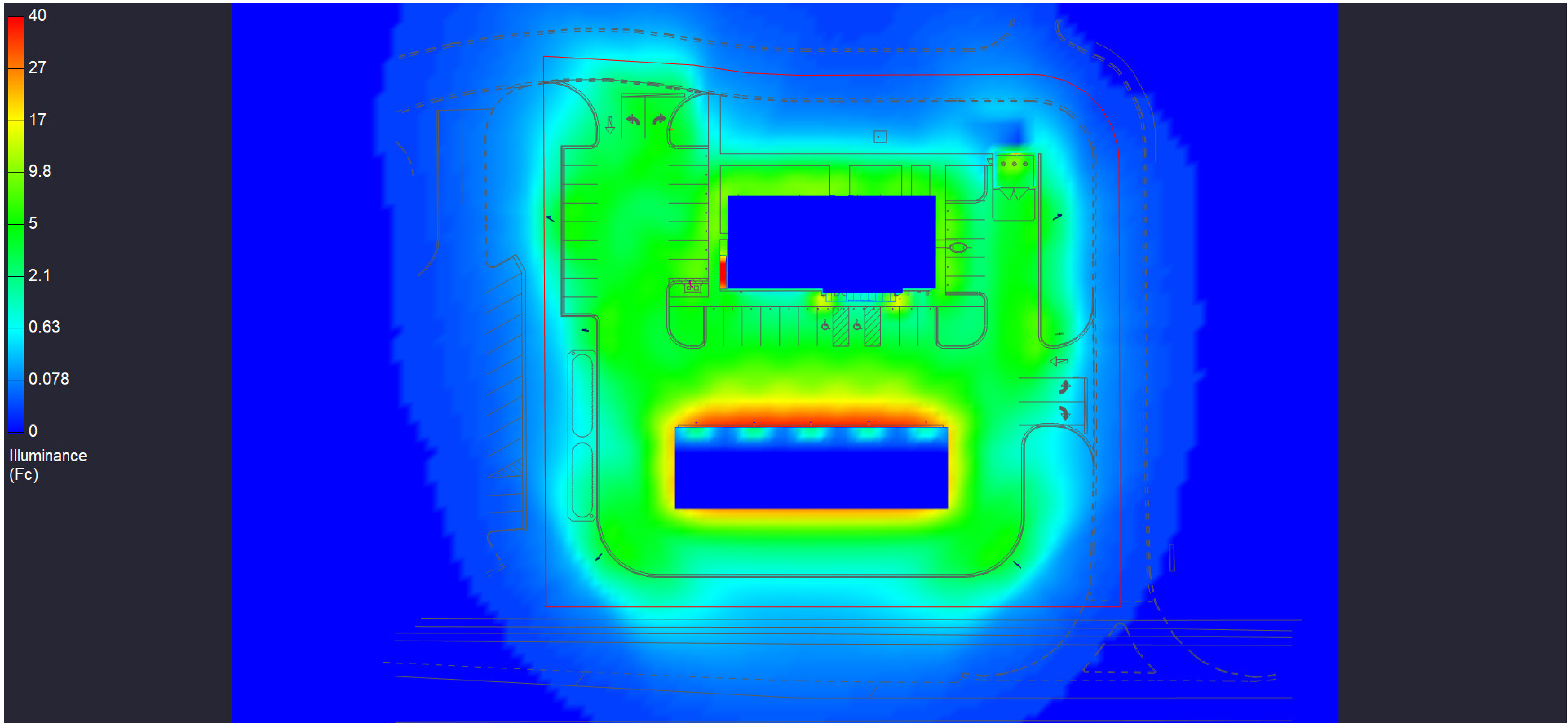
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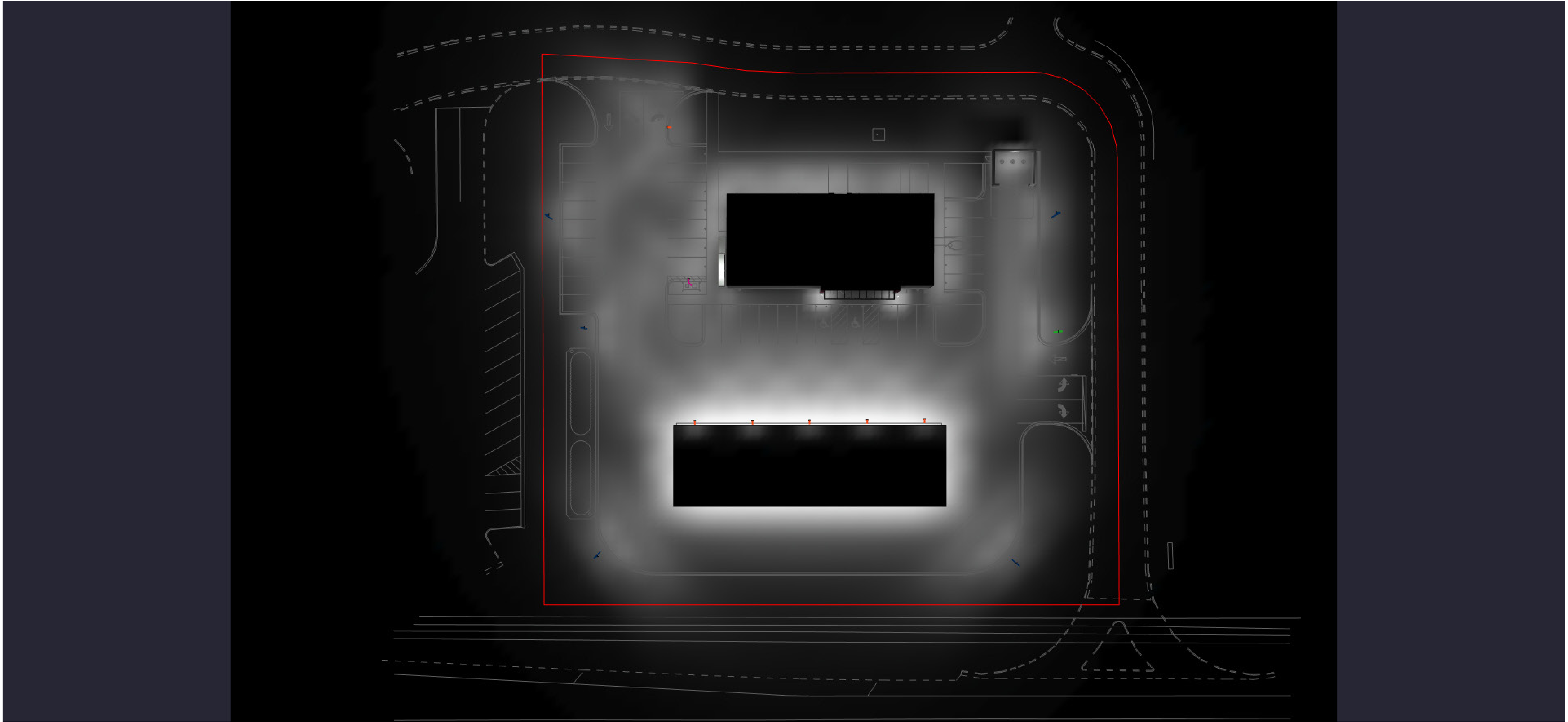
SCALE:
1" = 30'
DWG SIZE:
D

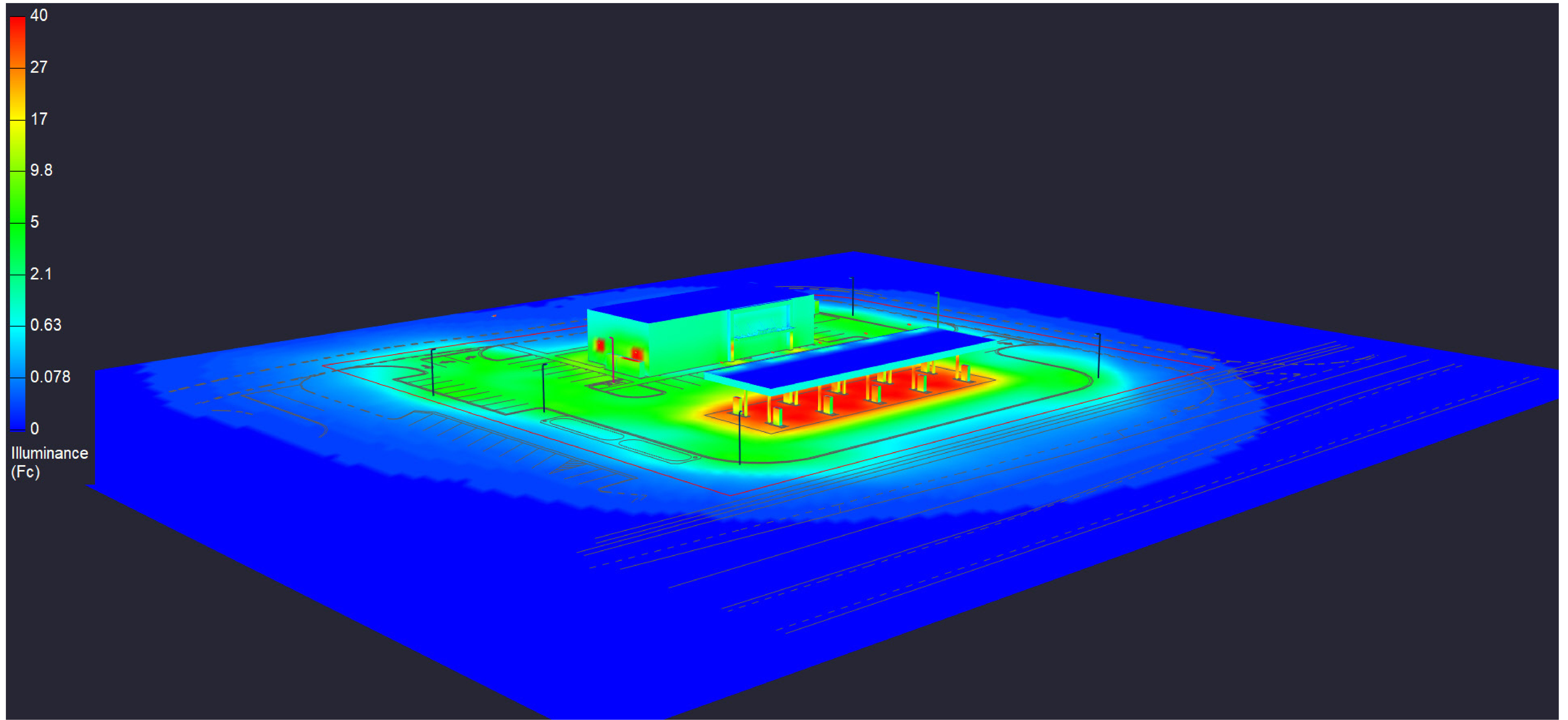
LAYOUT BY:
TAS
DATE:
3/22/22

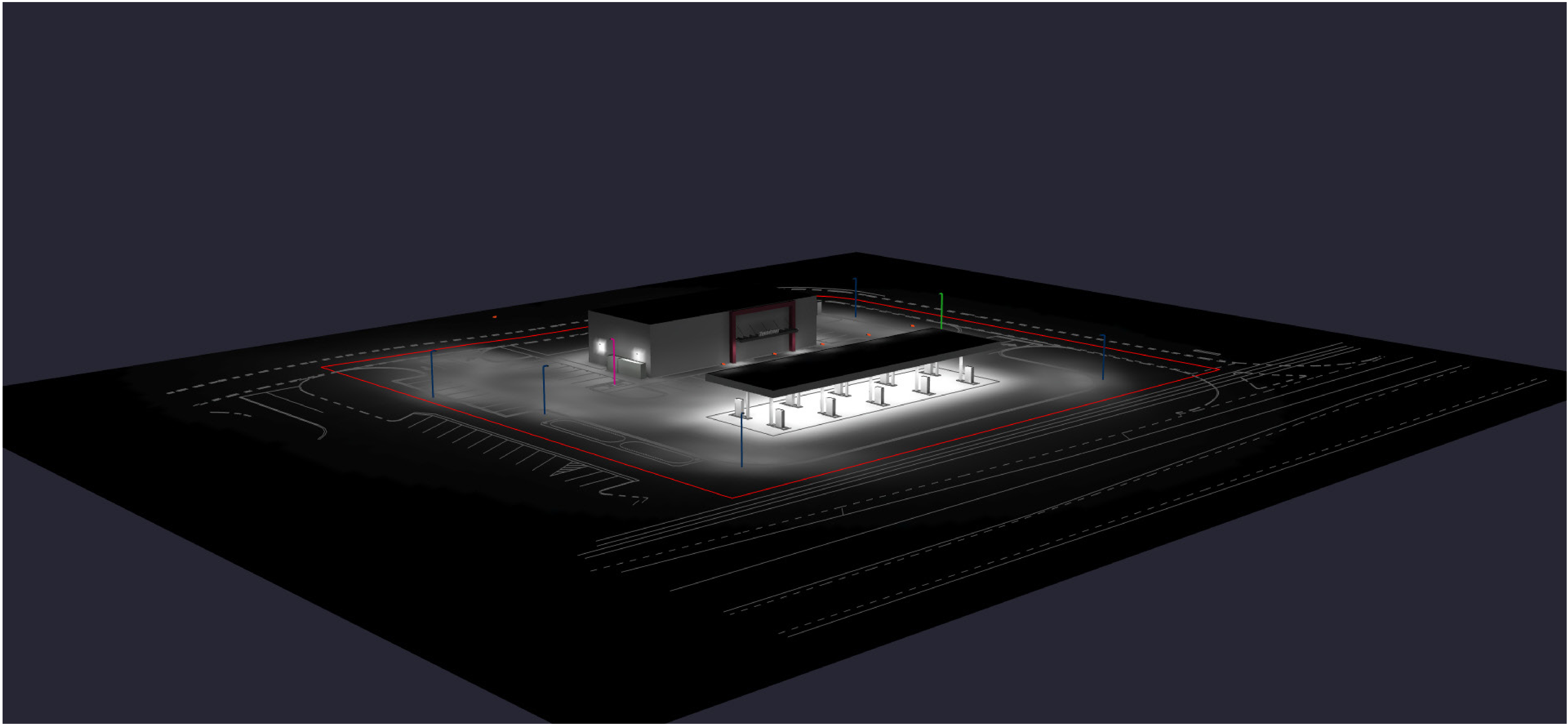
PROJECT NAME:
THORNTONS P2115
BURR RIDGE, IL
DRAWING NUMBER:
RL-7953-S1-R1





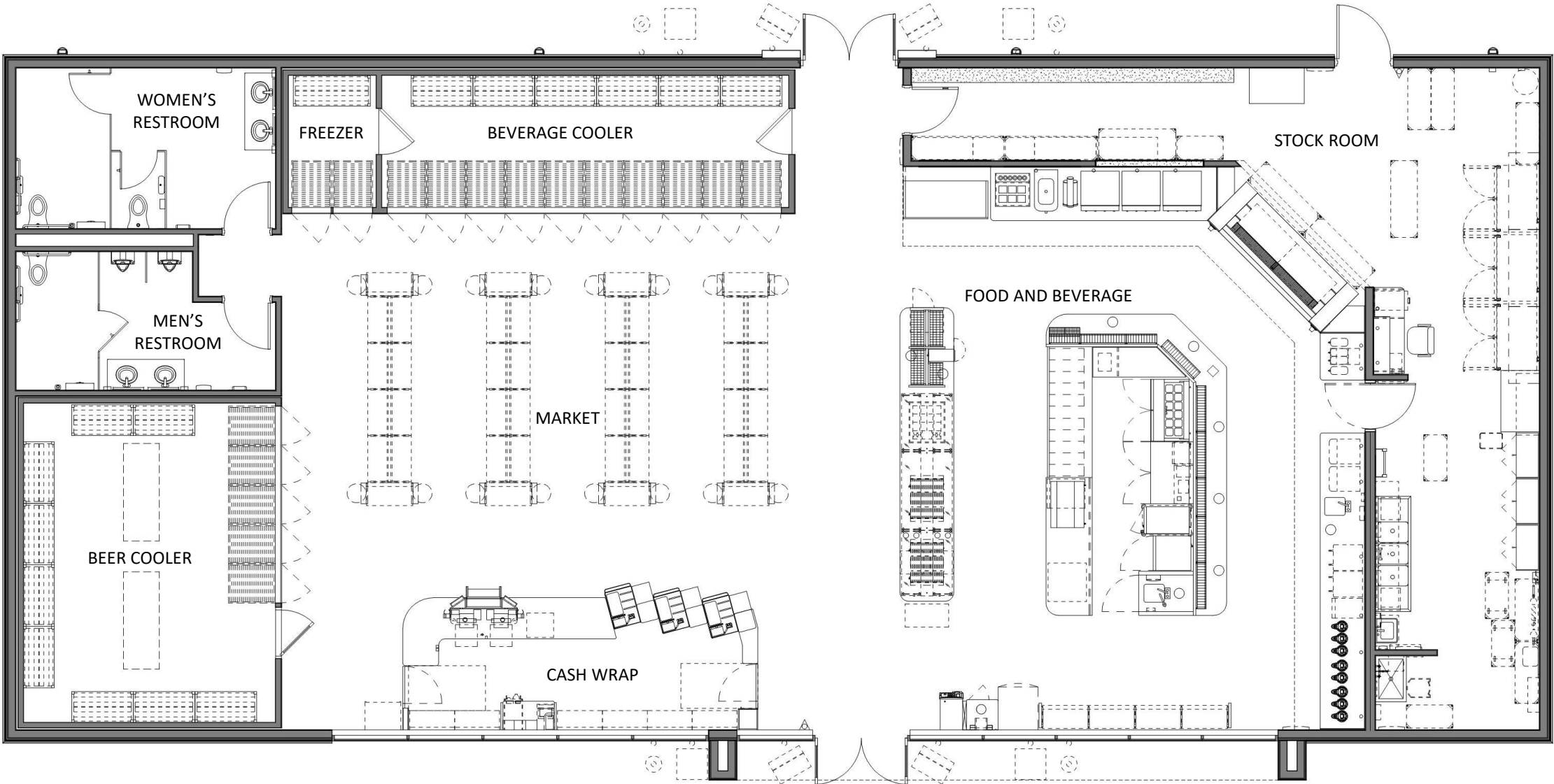






BURR RIDGE, ILLINOIS

4400 Square Foot
Convenience Store
Prototype





FRONT ELEVATION



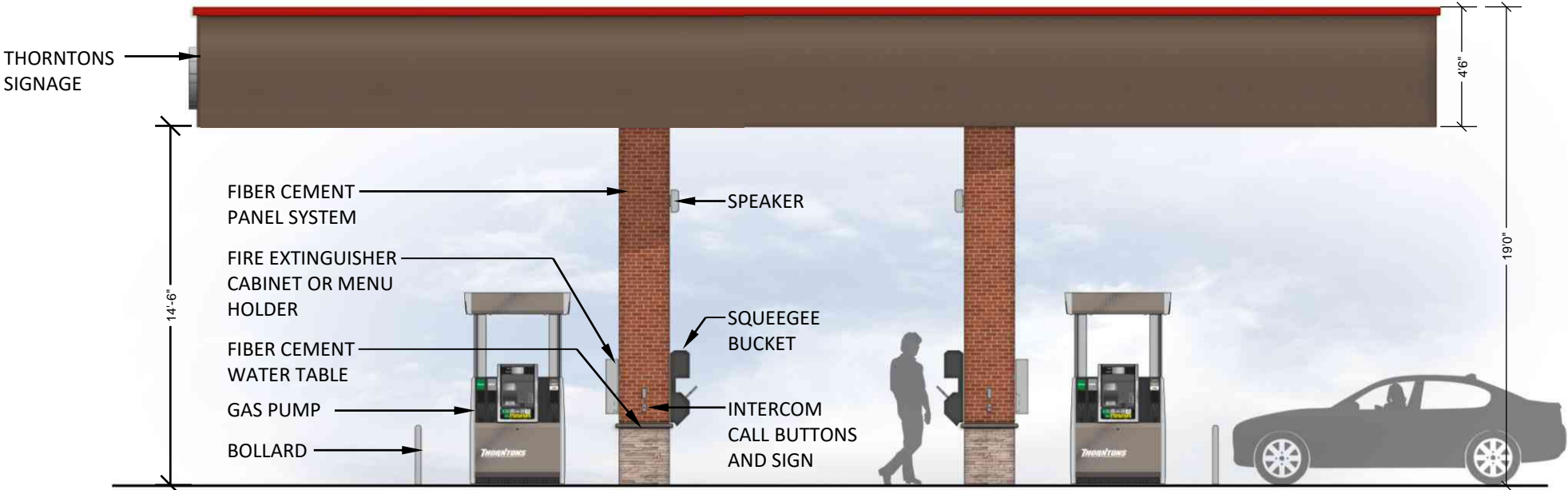
REAR ELEVATION



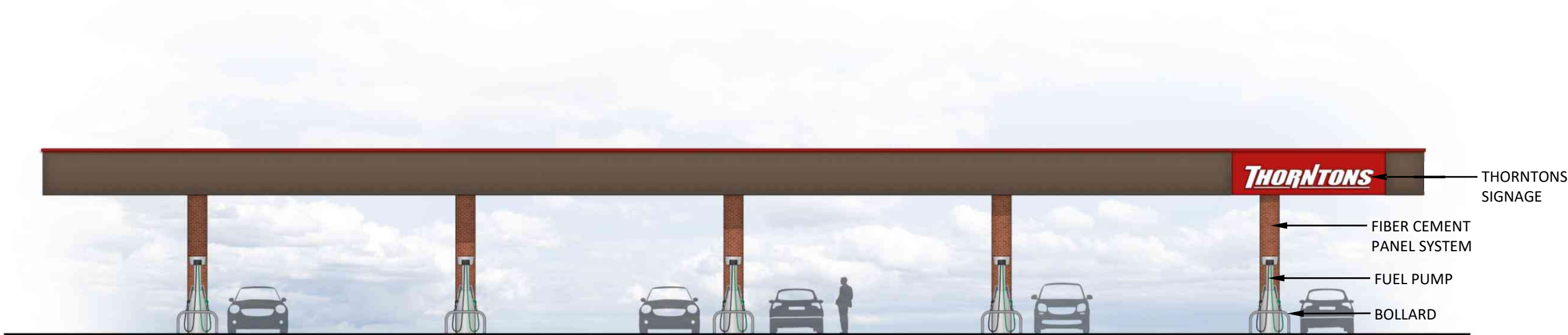
SIDE ELEVATION



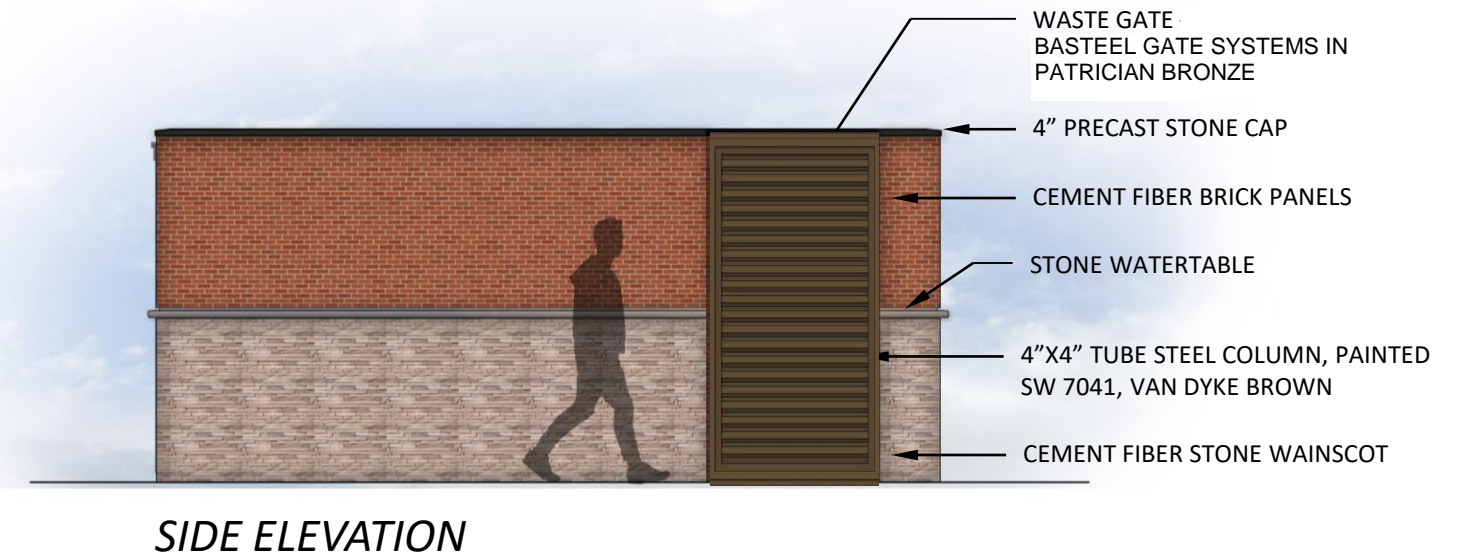
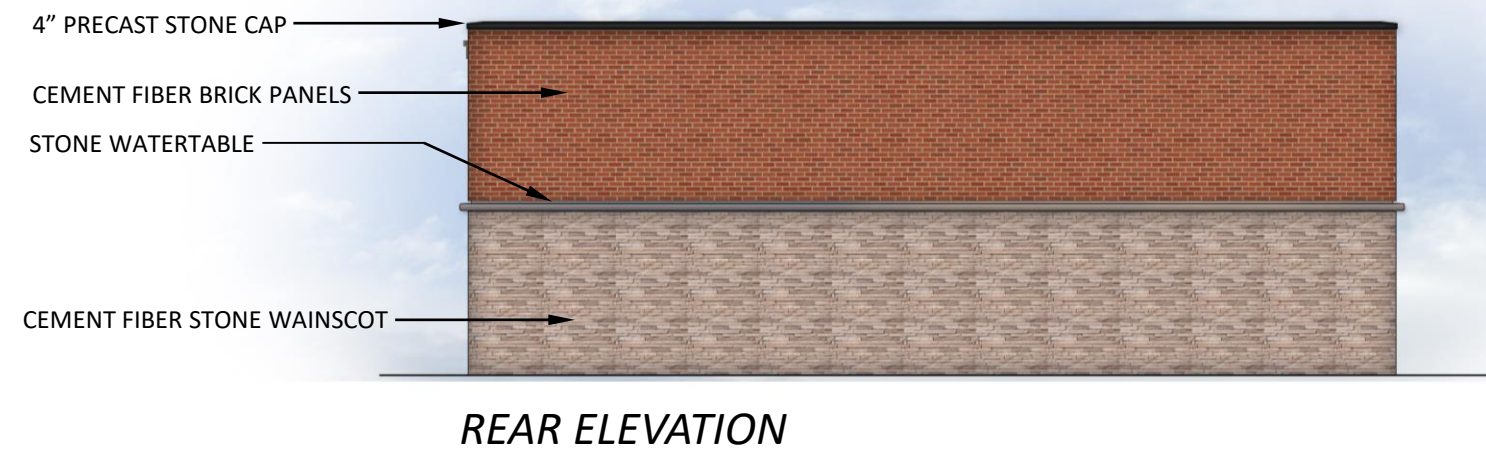
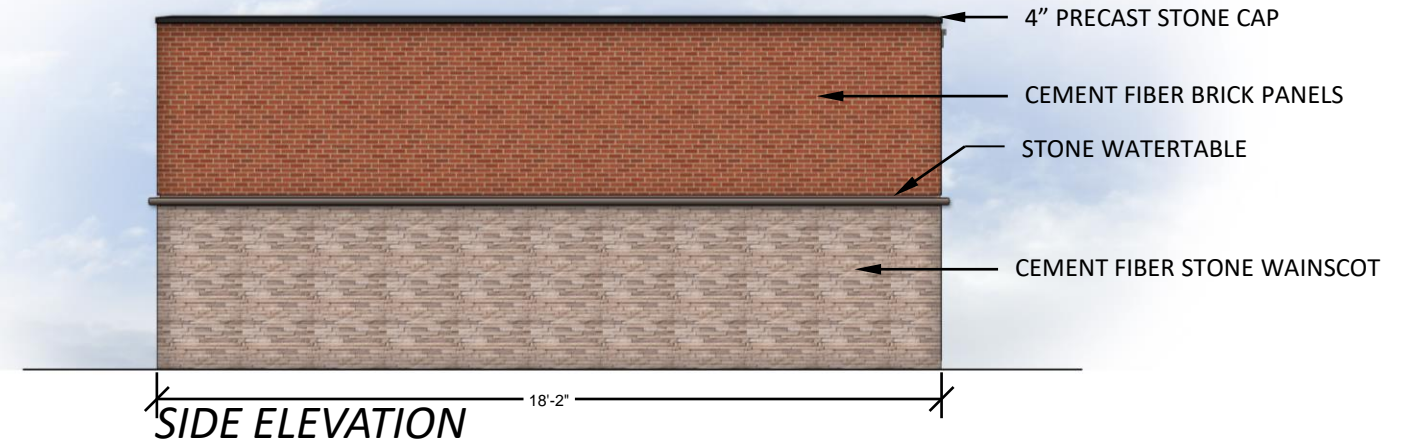
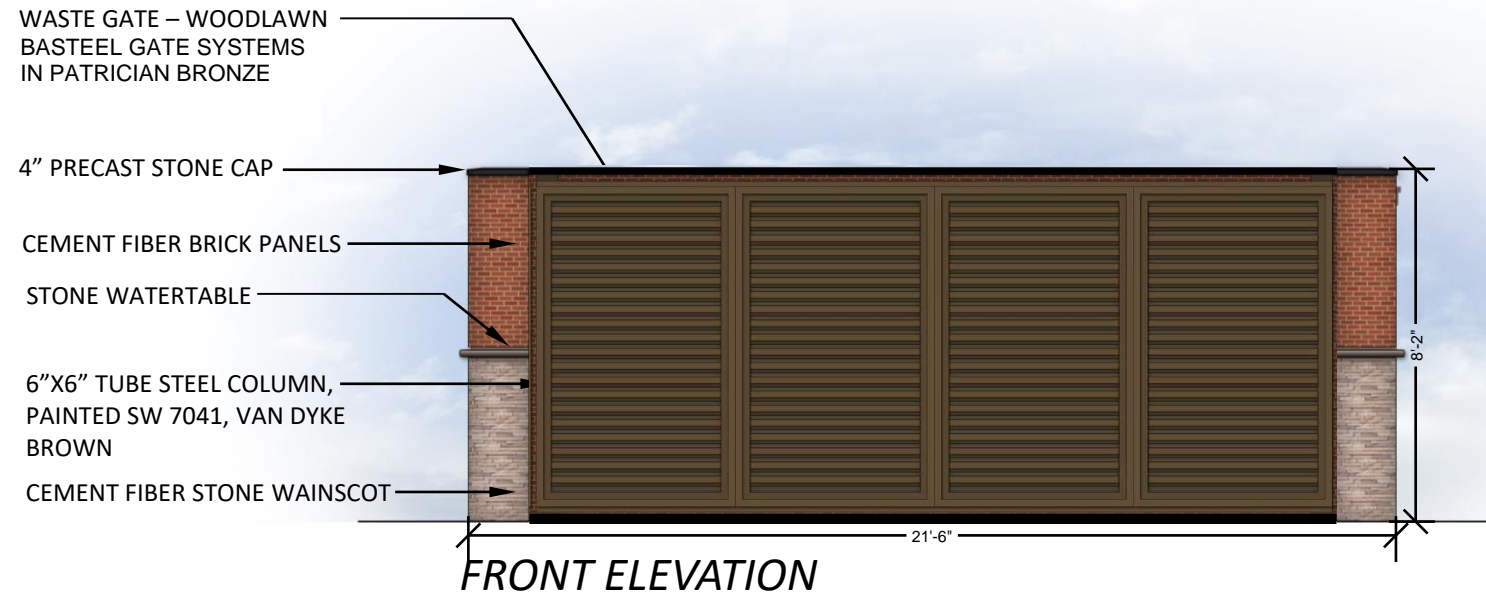
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



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stratusunlimited.com

888.503.1569

LOCATION NUMBER:

P2115

SITE ADDRESS:

9115 Kingery Hwy
Burr Ridge, IL 60527

SIGN CODE:

Sign Code info: No code information at this time.
Building Signage: N/A

Freestanding Signs: N/A

Directional Signs: N/A
Gas Canopy Signs: N/A

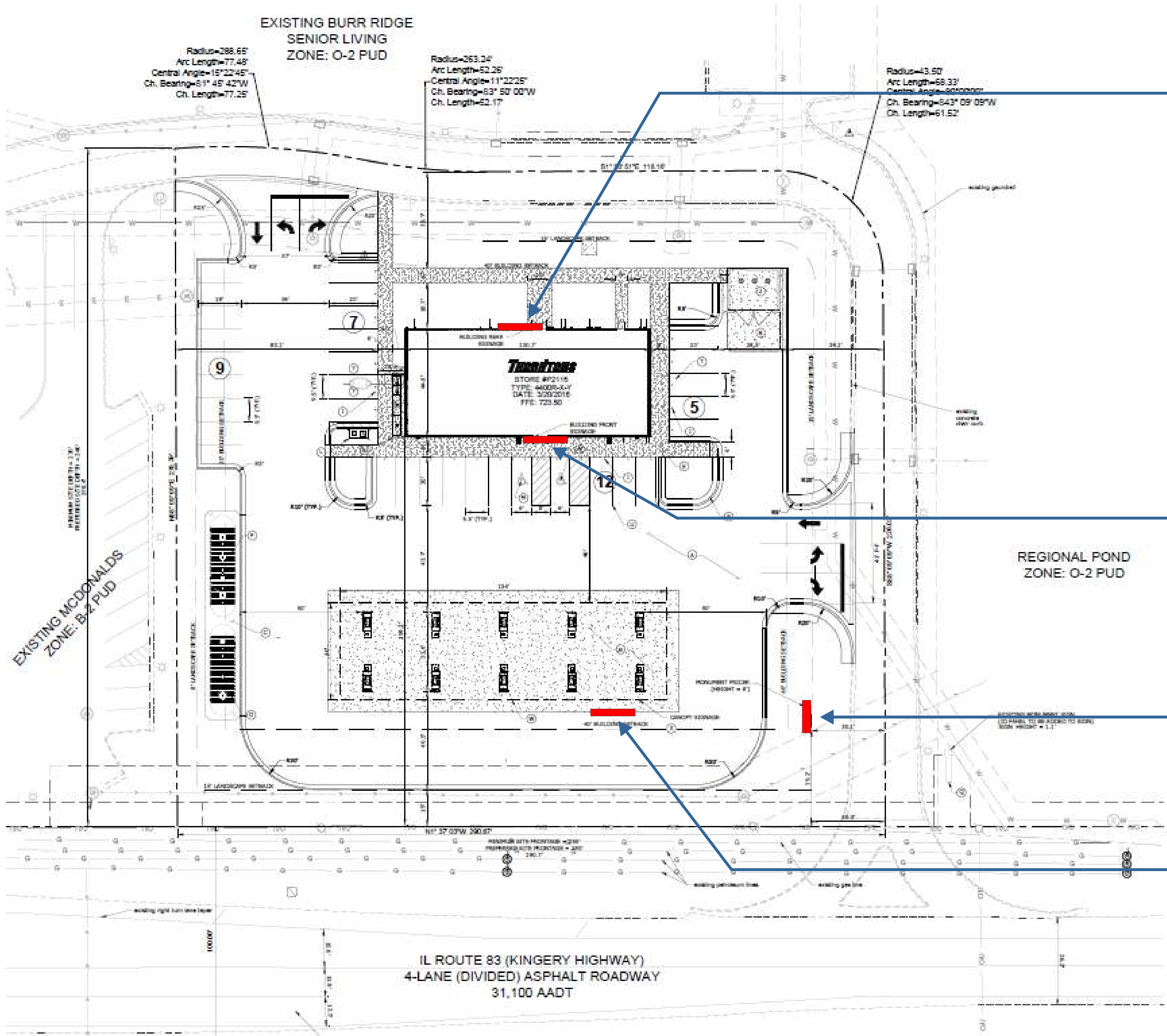
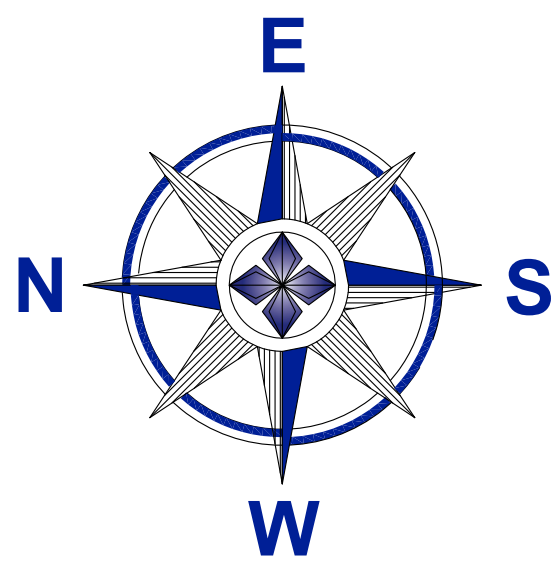
Summary:

Qty (1) 31" letterset @ 46.1 SF- Front of building
Qty (1) 20" letterset @ 17' SF- Rear of building
Qty (1) 31" lettersets @ 46.1' SF each – Canopy
Qty (1) Monument Signs @ 49.8 SF

Additional Notes:
None

THORNTONS

Infinite possibilities, ideal solutions.



BUILDING
20" THORNTONS
17 SQ FT

BUILDING
31" THORNTONS
46.1 SQ FT

D/F MONUMENT
49.8 SQ FT

CANOPY
31" THORNTONS
41.3 quare feet

StratusTM

stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
THORNTONS

ADDRESS:
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Burr Ridge, IL 60527

PAGE NO.:
2

ORDER NUMBER:
1172331

SITE NUMBER:
P2115

ELECTRONIC FILE NAME:
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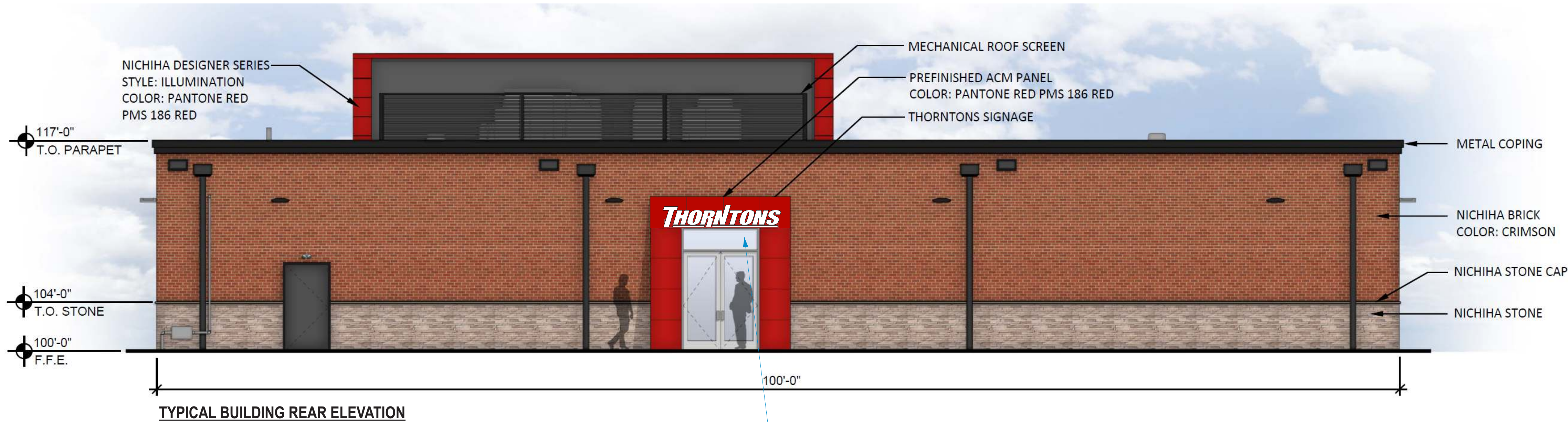
PROJECT NUMBER:
83164

PROJECT MANAGER:
KEVIN HORNE

Rev #	Req #	Date/Artist	Description
Original	373887	03/17/22 KW	
REV 1	376863	04/06/22 CA	UPDATED SITE PLAN

Rev #	Req #	Date/Artist	Description

TYPICAL ELEVATIONS SHOWN FOR VIEWING PURPOSES:
ACTUAL ELEVATIONS TO BE PROVIDED



20" Channel letterset on Backer

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Mentor, Ohio 44060

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Burr Ridge, IL 60527

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3

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1172331

SITE NUMBER:

P2115

ELECTRONIC FILE NAME:

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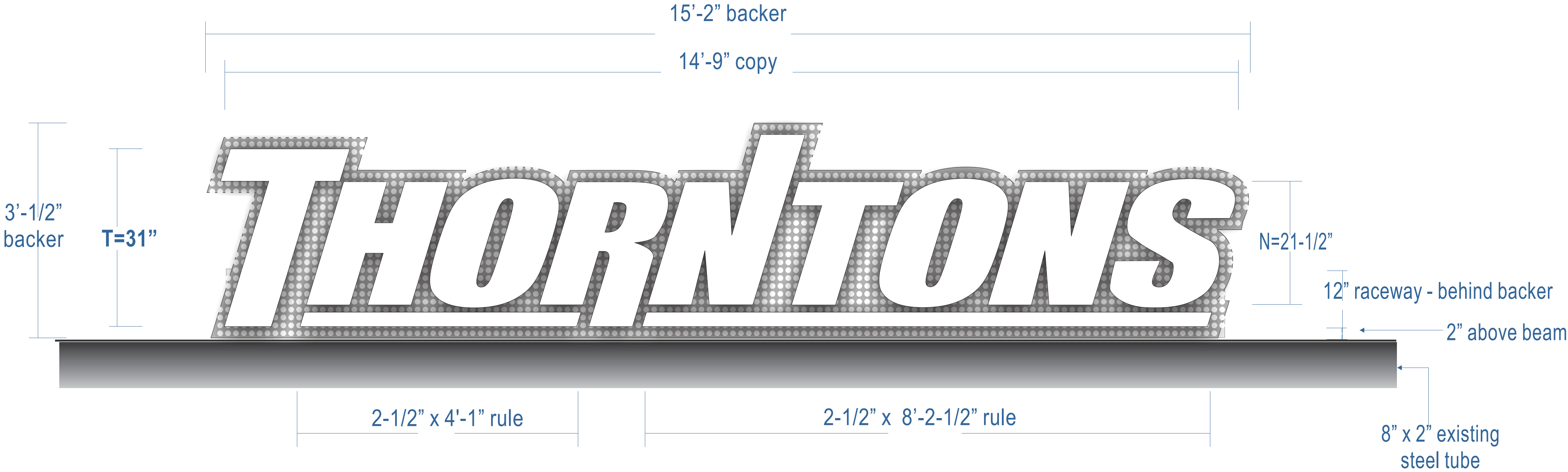
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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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REV 1	376863	04/06/22 CA					



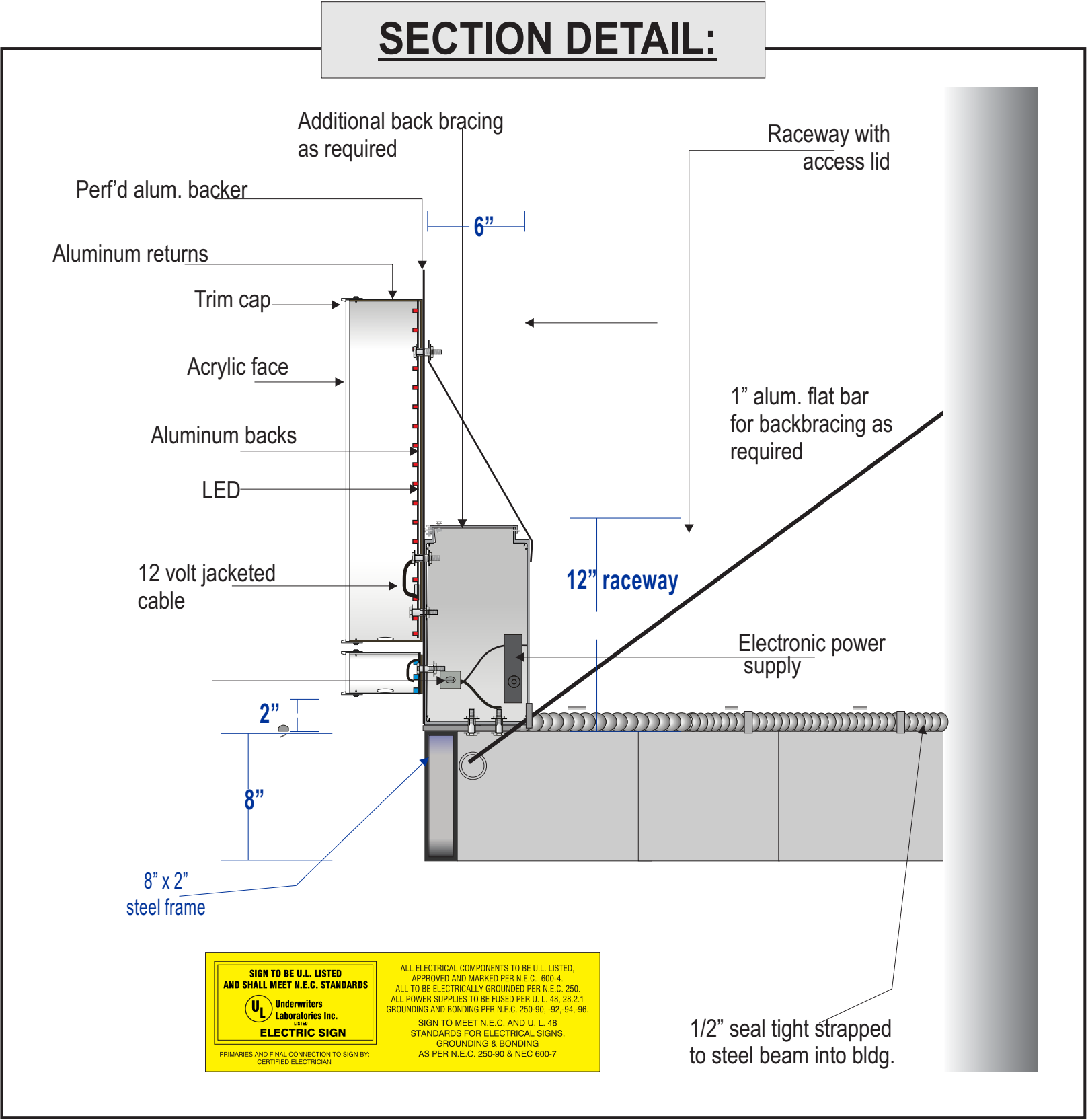
- FACES:** 3/16" #7328 White acrylic
- TRIMCAP:** 1" White jewelite
- LETTER BACKS:** .063 alum. - prefinish White all sides
- RETURNS:** 5" deep .040 alum. returns painted GG White
- ILLUM. :** White GE LED's as required by manufacturer; Whips to be a minimum of 6'-0" in length; **POWER SUPPLIES TO BE HOUSED WITHIN RACEWAY**
- BACKER:** .080 perforated alum. screen backer; Holes to be .50" diameter and are 11/16" on centers to allow for 48% visibility; Backer painted Metallic Silver front & back; Backer to be mounted behind letters & will help to conceal raceway
- INSTALL:** Custom 12" high x 6" deep alum. raceway to house all electrical - Painted Black - all sides; Raceway mounted to 1/4" steel plate shelf provided at top edge of steel tube using stainless steel fasteners as required; 1" alum. flat bar to be used for back bracing as necessary - painted Black to match raceway
- QUANTITY:** (1) One channel letterset required for storefront elevation
- CONSTRUCTION NOTES:** ALL SIGNAGE IS REQUIRED TO HAVE EXTERNAL DISCONNECT SWITCHES AS REQUIRED BY NEC;
- MANUFACTURER NOTES:** SIGNAGE MUST BE 3 WIRE

COLOR PALETTE

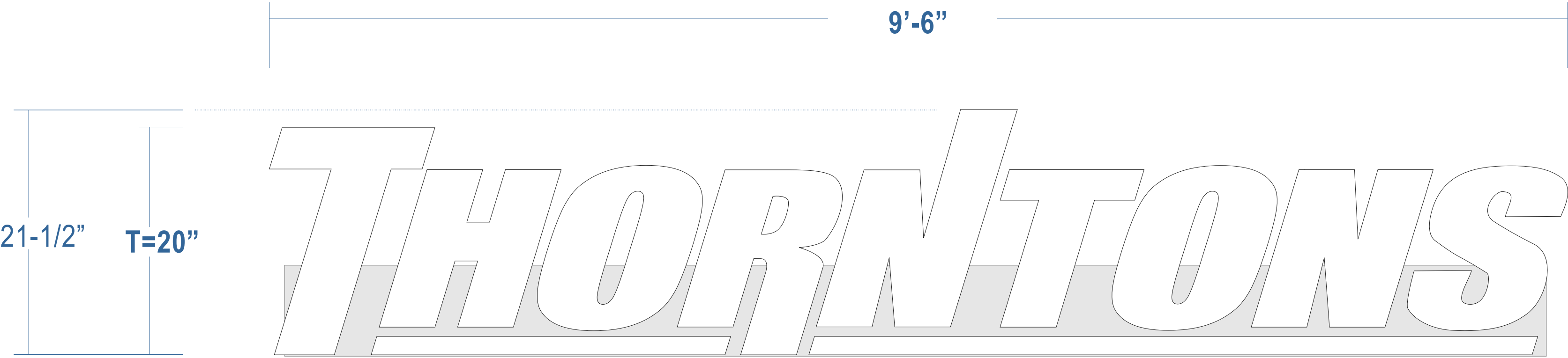
- White #7328 White Acrylic
- Raceway Black
- Metallic Silver MP 33172 Silver Surfer

ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED!

ELECTRICAL NOTE:
ILLINOIS: Any channel letter sets must have seal tite connectors and housings per code



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	373887	03/17/22 KW					
REV 1	376863	04/06/22 CA					



- FACES:** 3/16" #7328 White acrylic
- TRIMCAP:** 1" White jewelite
- LETTER BACKS:** .063 alum. - prefinish White all sides
- RETURNS:** 5" deep .040 alum. returns painted GG White
- ILLUM. :** White GE LED's as required by manufacturer;
Whips to be a minimum of 6'-0" in length;
POWER SUPPLIES TO BE HOUSED WITHIN RACEWAY

INSTALL: Standard 8" high x 8" deep alum. raceway to house all electrical -
Painted to Grip Flex 585 Flame Red match wall surface
Raceway to be thru bolted into 2" alum. framework -
framework provided by others

QUANTITY: (1) One Channel letterset required for rear elevation

CONSTRUCTION NOTES: ALL SIGNAGE IS REQUIRED TO HAVE EXTERNAL DISCONNECT SWITCHES AS REQUIRED BY NEC

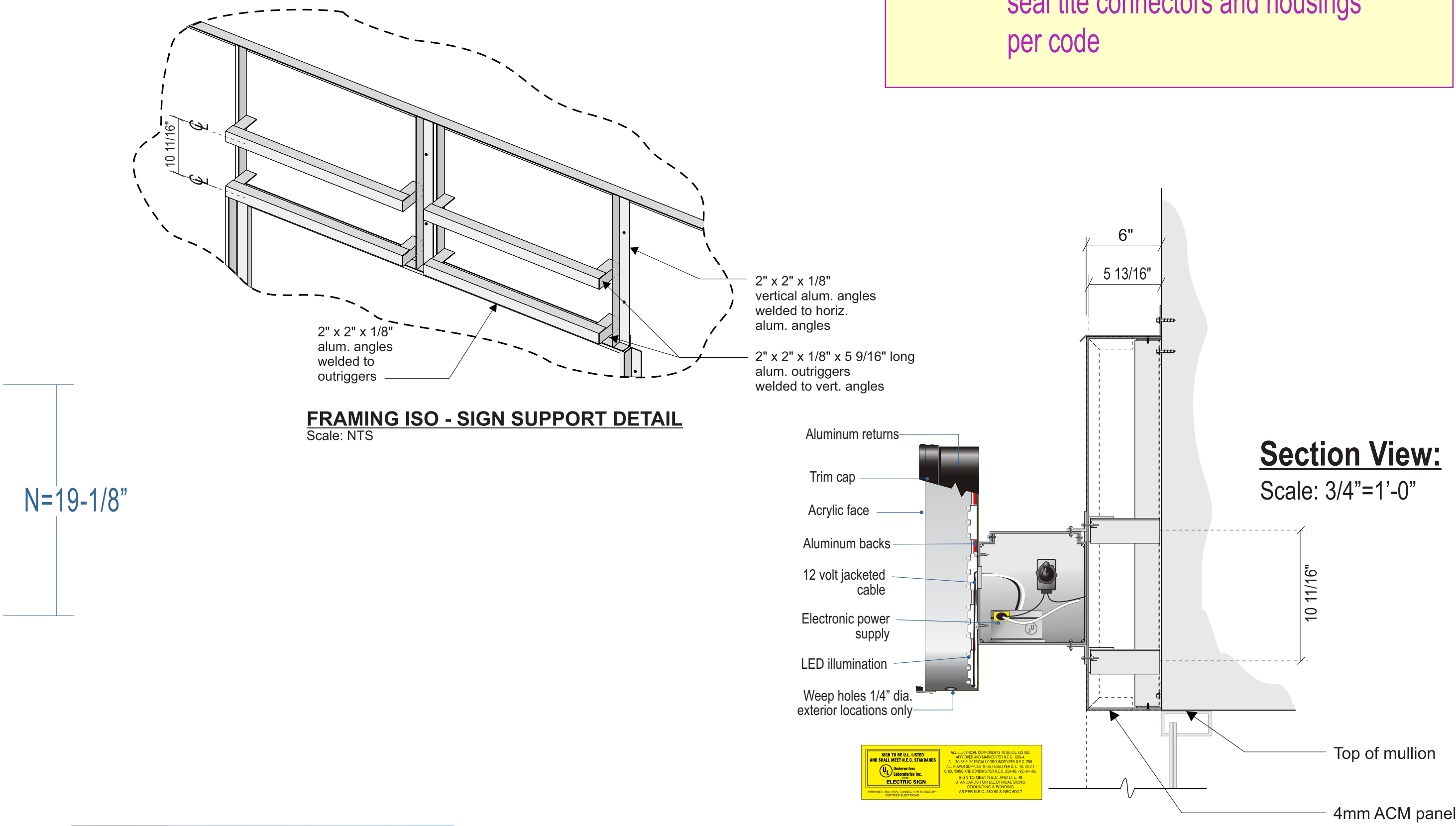
MANUFACTURER NOTES: SIGNAGE MUST BE 3 WIRE

COLOR PALETTE

White
#7328 White Acrylic

Raceway
Gripflex 585 Red

ALL PAINT FINISHES TO BE HIGH GLOSS
UNLESS OTHERWISE SPECIFIED!



ELECTRICAL NOTE:
ILLINOIS: Any channel letter sets must have seal tite connectors and housings per code

ENGINEERED DRAWING

DESIGN CRITERIA
Building Code: IBC 2012/ASCE 7-10
Analysis: LRFD-ASCE 13th
Chapter 16, Section 1609.3.1
Ultimate Wind Speed V_u = 115 mph
Nominal Wind Speed V_u = 90 mph
Risk Category: II V_u = V_u0.8
Exposure: C

ELROD ENGINEERING
871 Seven Oaks Blvd., Suite 210
Naperville, IL 60563
866-399-4111

CLIENT: MC Sign Company
8959 Tyler Blvd
Mentor, OH 44060

Sign B: 20" Channel Letters
Thorntons #607
13010 Old Hickory Blvd.
Antioch, TN 37013

Revisions

Sheet No. S-3

Stratus™

stratusunlimited.com

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Mentor, Ohio 44060

888.503.1569

CLIENT:

THORNTONS

ADDRESS:

9115 Kingery Hwy
Burr Ridge, IL 60527

PAGE NO.:

5

ORDER NUMBER:

1172331

SITE NUMBER:

P2115

ELECTRONIC FILE NAME:

G:\ACCOUNTS\T\THORNTON'S\2022\IL\P2115_Burr Ridge

PROJECT NUMBER:

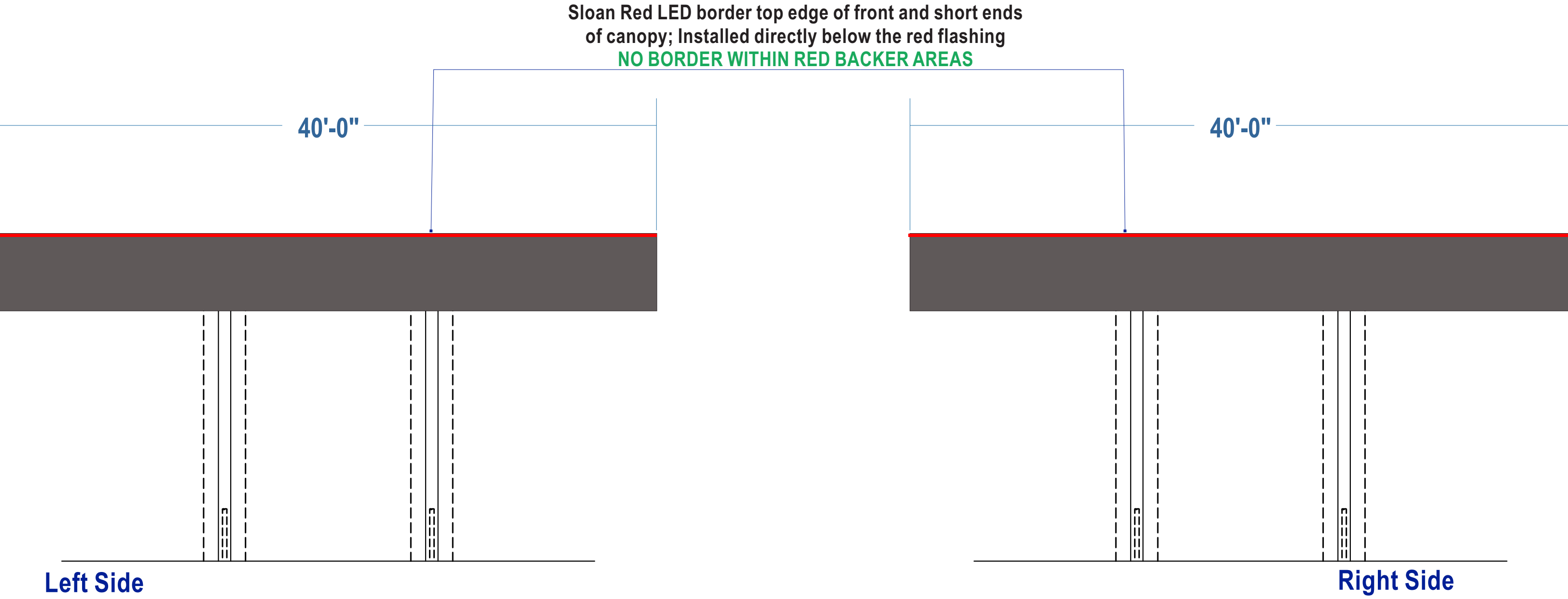
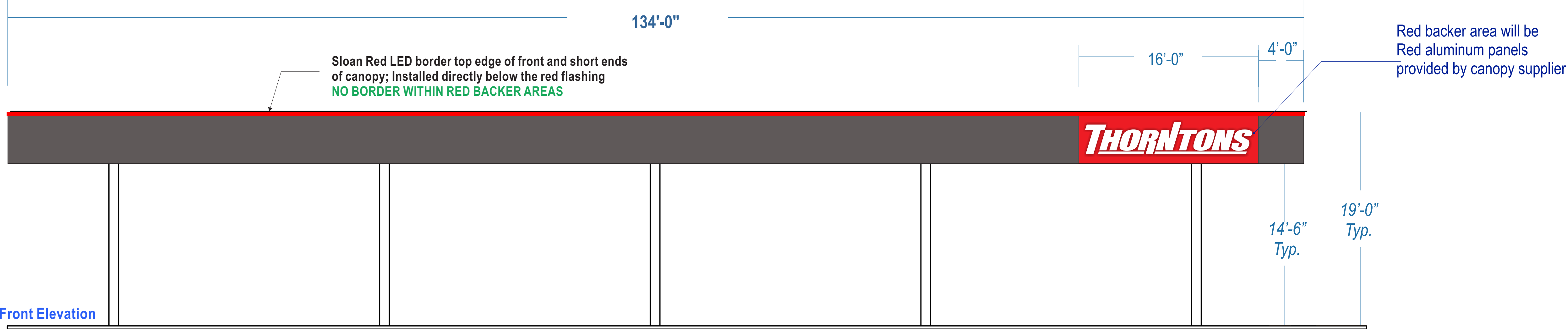
83164

PROJECT MANAGER:

KEVIN HORNE

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	373887	03/17/22 KW					
REV 1	376863	04/06/22 CA					

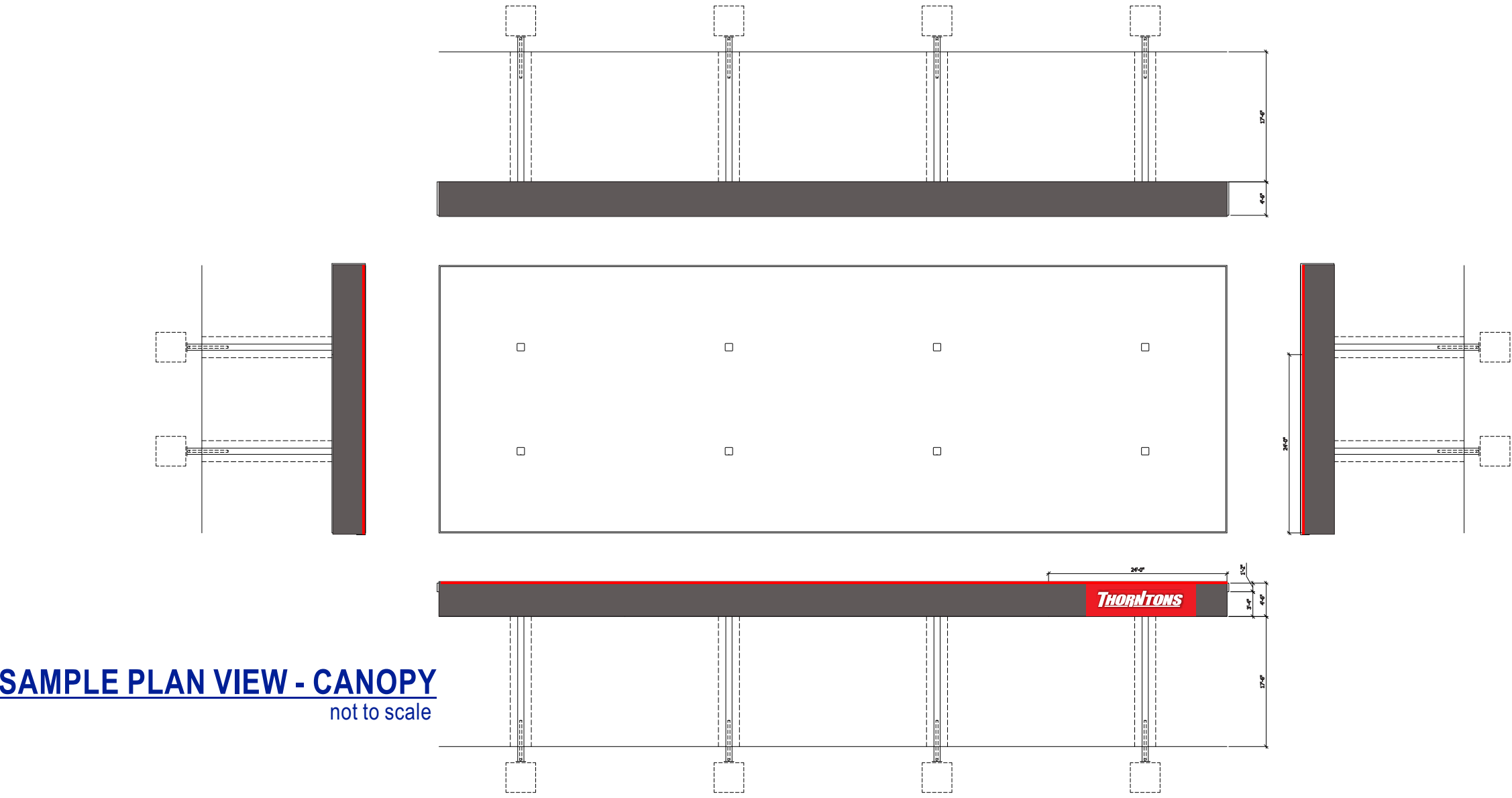
CL-31



COLOR PALETTE

 Pantone 8600 C
Gray

ALL PAINT FINISHES TO BE HIGH GLOSS
UNLESS OTHERWISE SPECIFIED!



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Mentor, Ohio 44060

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CLIENT:

THORNTONS

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9115 Kingery Hwy
Burr Ridge, IL 60527

PAGE NO.:

6

ORDER NUMBER:

1172331

SITE NUMBER:

P2115

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PROJECT MANAGER:

KEVIN HORNE

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	373887	03/17/22 KW					
REV 1	376863	04/06/22 CA					

ELECTRICAL NOTE:

ILLINOIS: Any channel letter sets must have seal tite connectors and housings per code



- FACES:

3/16" #7328 White acrylic
- TRIMCAP:

1" White jewelite
- LETTER BACKS:

.063 alum. - prefinish White all sides
- RETURNS:

5" deep .040 alum. returns painted GG White
- ILLUM. :

White GE LED's as required by manufacturer; Whips to be a minimum of 6'-0" in length; **POWER SUPPLIES HOUSED BEHIND CANOPY FASCIA**
- INSTALL:

Thru bolted flush to canopy fascia using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
1/4" -3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:

(1) One required
- CONSTRUCTION NOTES:

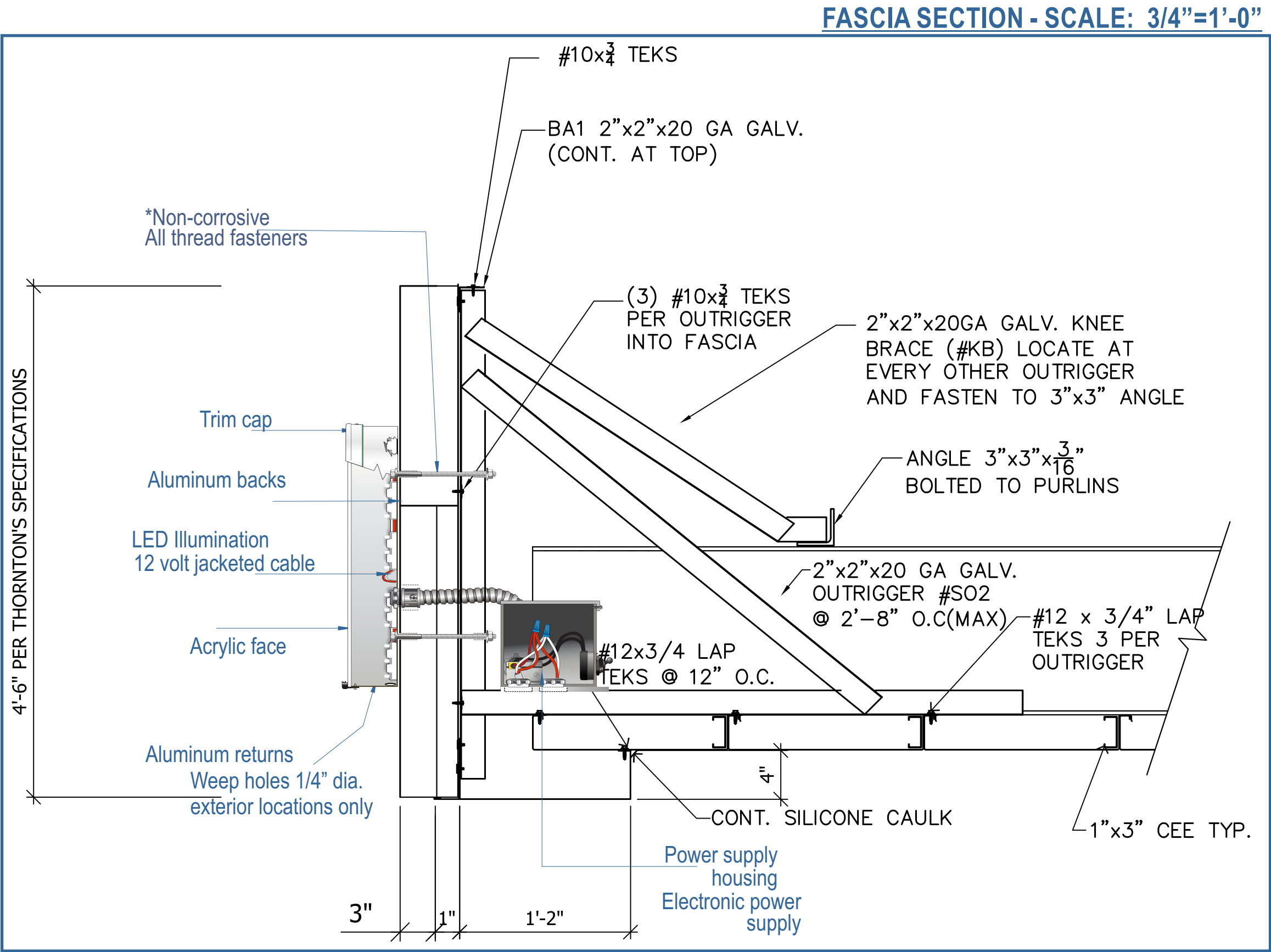
ALL SIGNAGE IS REQUIRED TO HAVE EXTERNAL DISCONNECT SWITCHES AS REQUIRED BY NEC
- MANUFACTURER NOTES:

SIGNAGE MUST BE 3 WIRE
ELECTRIC FEEDS NEED TO BE IN CENTER OF LETTERS

COLOR PALETTE

White
#7328 White Acrylic

ALL PAINT FINISHES TO BE HIGH GLOSS
UNLESS OTHERWISE SPECIFIED!



Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:

THORNTONS

ADDRESS:

9115 Kingery Hwy
Burr Ridge, IL 60527

PAGE NO.:

7

ORDER NUMBER:

1172331

SITE NUMBER:

P2115

ELECTRONIC FILE NAME:

G:\ACCOUNTS\T\THORNTON'S\2022\IL\P2115_Burr Ridge

PROJECT NUMBER:

83164

PROJECT MANAGER:

KEVIN HORNE

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	373887	03/17/22 KW					
REV 1	376863	04/06/22 CA					

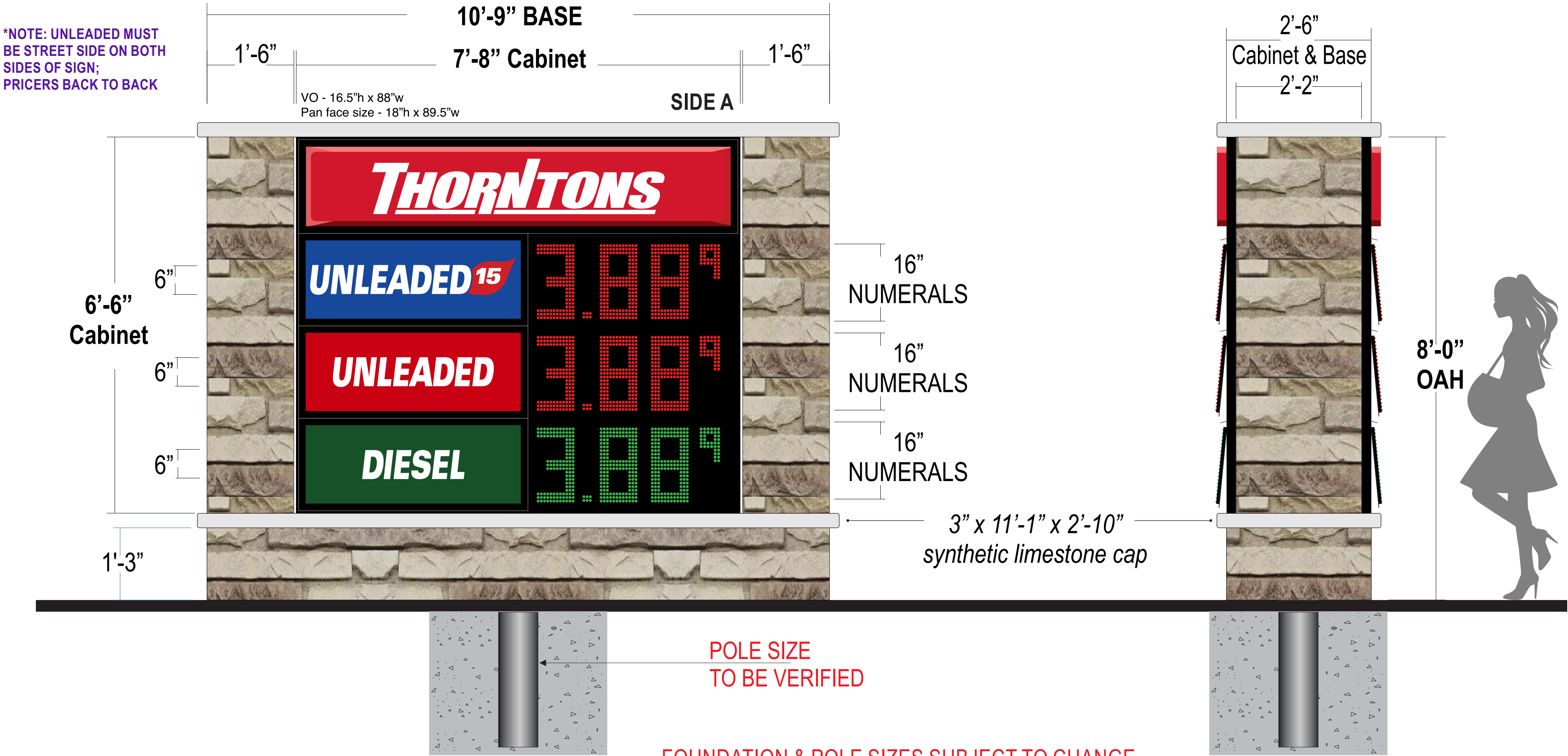
D/F ILLUM. MONUMENT

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

49.8 Square Feet

CABINET NOTE:
CABINET MUST INCLUDE LOCKING EXTERNAL DISCONNECT SWITCH
IN ILLINOIS & FLORIDA DUE TO CODE REQUIREMENTS

- CABINET:** 30" deep Fab'd alum. construction with 2" retainers- All painted Black; Cabinet to sleeve overtop internal support pole & saddle weld into place as required
Sign cabinet provided to Thorntons by Sunshine Electronic Displays
- HEADER FACE:** (2) Two gloss panned polycarbonate faces with reverse sprayed graphics to match colors shown; *Provided by Stratus*
- ILLUM.:** Internal White Sunshine LED lightstrips;
Power supplies to be housed within cabinet
- PRICING UNIT:** Sunshine double pricer unit - **30" deep**
Character height = 16"; Red & Green LED digit colors;
Commodity panels are flat white polycarbonate panels w/ reverse weeded copy to match colors shown

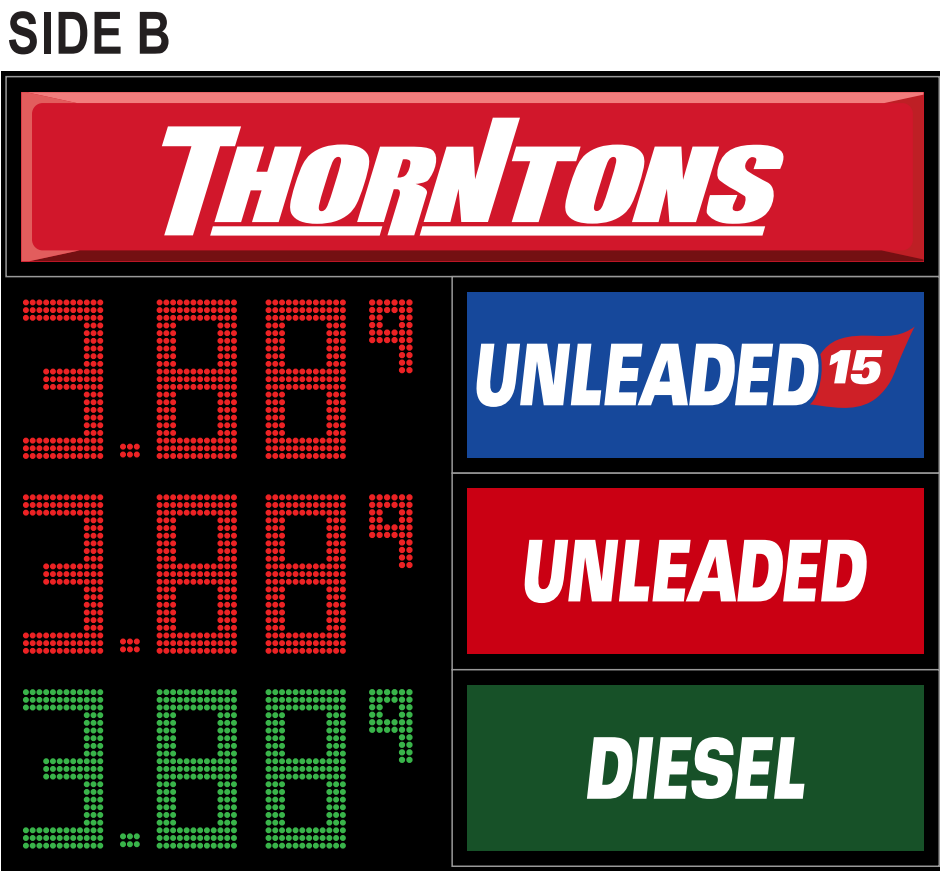


- BASE & COLUMNS:** Fab'd aluminum framework for sign base w/ 3/4" treated plywood overlay
Stratus to furnish the alum. fab'd frame and plywood wrap the frame
Nichiha Desert Stone veneer installed over framework
Stone thickness is approx. 3/4" provided and installed by others;
Stone veneer provided & installed by others
- CAPS:** (2) Two 3" Synthetic limestone cap for top of base
Provided and installed by others following cabinet install;
All Electrical to be done by others - to be connected and tested
Installer to connect primary if accessible at time of install
- SUPPORT:** Cabinet to sleeve overtop internal support;
Direct burial installation as required by city requirements & engineering specs
ADDITIONAL FOOTER DETAILS AND POLE SIZE TO FOLLOW
- JOB NOTES:** GC responsible to layout the sign location based on setback information provided by *Stratus* in advance of Sign Spot. Thornton's determines final placement. Sign Spot schedule TBD. Installer to be on site and set up a minimum of (30) thirty minutes prior to scheduled spot. Spot with 4' x 8' plywood piece.

Installer to pour the footer and set the pole immediately following sign spot, within reason.

GC and EC responsible to stub conduit and provide electrical to pricer \ Ensure next to the pole and tall enough to go into the sign following the setting of the footer and pole

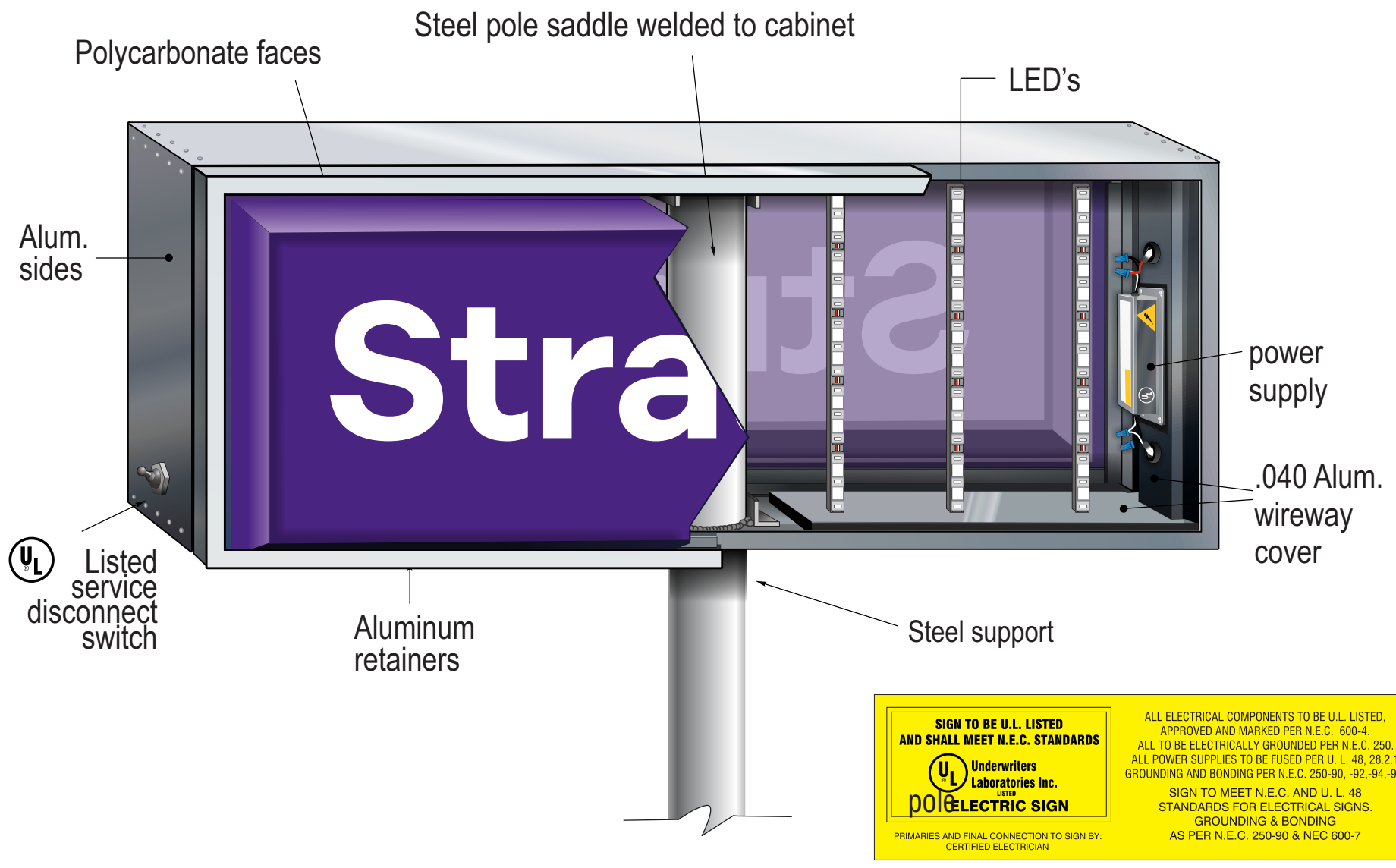
Frame and plywood overlay to be installed by installer within a few days of pole setting



COLOR PALETTE

- Black
- UNLEADED 15: 3M 3630-97 Bristol Blue
- UNL 15 & UNL: 3M 3630-33 Red
- DIESEL: 3M 3630-76 Holly Green
- Gripflex 585 Flame Red
- ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED!

D/F LED ILLUM CABINET | PAN POLY FACES | SLEEVED



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PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

EXHIBIT B

2. Exempt Signs as per Section 55.10, herein.

B. **Conditional Signs:** The following signs are subject to the approval of the Board of Trustees upon review by the Plan Commission. Unless specifically stated otherwise, a sign permit is required prior to erection of a Conditional Sign in a Transitional District.

1. Subdivision Entryway Sign(s): A maximum of one sign per entryway may be allowed provided each sign shall not exceed 50 square feet in area and four feet in height. The text of all subdivision entryway signs shall include the words "Burr Ridge" as for example, "Oak Subdivision of Burr Ridge". The lettering for "Burr Ridge" may be in smaller font but must be legible. (amended by A-923-08-02)
2. Ground Sign(s): One sign may be allowed for each multi-family residential or non-residential lot or parcel provided it does not exceed 16 square feet in area, is located 10 feet from all lot lines and does not exceed 8 feet in height.
3. Wall Sign(s): One sign may be allowed for each multi-family residential or non-residential lot or parcel provided it does not exceed 16 square feet in area

Sec. 55.06.

Business District Signs

This section shall apply to all districts designated by the Zoning Ordinance as a Business District. Business Districts include the B-1 and B-2 Districts.

A. **Permitted Signs:** The following signs are permitted in all business districts. Unless specifically stated otherwise, permitted signs require issuance of a sign permit prior to construction.

1. Ground Sign: One ground sign shall be permitted for each lot or parcel provided the lot or parcel has at least 100 feet of frontage on a public street, that the height of such sign does not exceed 8 feet, that the sign is located a minimum of 10 feet from all property lines, and that the combined area of all ground signs and wall signs shall not exceed 100 square feet.
2. Wall Sign: One wall sign per street frontage shall be permitted for each lot or parcel provided that the combined area of all wall signs and ground signs shall not exceed 100 square feet. Permitted wall signs shall be mounted no higher than the height of the building wall or twenty feet (20') whichever is lower, and no lower than five feet (5') above average surrounding grade.
3. Where the building frontage is on more than one street, the area of the signs facing each street shall be computed on the basis of the building frontage for the street they face, as provided above, but in no case shall the total sign area exceed the maximum provided above.
4. Gasoline pricing signs shall be permitted for gasoline sales stations subject to the following regulations:
 - a. Gasoline pricing signs shall not be independently free-standing, but must be permanently attached below a pre-existing free-standing sign, to a gasoline pump island canopy support or, to a building;
 - b. A maximum of four (4) sign faces, with a total area not to exceed forty (40) square feet, shall be permitted, provided that no single sign face shall exceed twenty (20) square feet in area;

- c. Such signs shall in no case exceed a height, to the top of the sign, of eight feet (8') above ground level.
- 5. Window signs shall be permitted subject to the standards listed below. Window signs do not require a sign permit.
 - a. The sum total of all window signs shall not exceed 40 percent of the total area of the windows in which they are located.
 - b. Window signs shall not have any moving parts.
 - c. 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.
 - d. Window signs may include the use of neon lighting. Neon window signs shall not exceed 16 square feet or 30 percent of the area of a window whichever is less and shall be counted toward the total area permitted for window signs. Calculation of the area of neon window signs, for purposes of compliance with the maximum 40 percent area as permitted herein, shall be based on the perimeter dimensions of said neon lighting.
- 6. Temporary Signs as per Section 55.09, herein.
- 7. Exempt Signs as per Section 55.10, herein.
- B. **Conditional Signs:** The following signs are subject to the approval of the Board of Trustees upon review by the Plan Commission. Unless specifically stated otherwise, conditional signs require issuance of a sign permit prior to construction.
 - 1. Shopping Center Wall Signs: One sign per tenant space within a shopping center may be allowed subject to the following:
 - a. A comprehensive package of standards for wall signs shall be provided that includes consistent materials, colors, lighting, and placement for all wall signs within a shopping center. Upon approval of the comprehensive sign package, all subsequent signs that comply with the approved standards shall be considered permitted signs.
 - b. Each wall sign shall not exceed one square foot for each lineal foot of the storefront or tenant space width with a minimum area allowed of 25 square feet and a maximum area allowed of 50 square feet with the exception that allowable sign area for one to three designated anchor tenants may be increased by transferring sign area to the anchor tenant(s) from other tenants.
 - 2. Shopping Center Ground Sign: One shopping center ground sign may be allowed subject to the following:
 - a. Shopping center ground signs shall be consistent in design, materials, and colors with the wall signs.

- b. Shopping center ground signs shall be a maximum area of 100 square feet in area (to be calculated independent of the size of wall signs).
 - 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.
- 3. Light Pole Banners: Banners affixed to light poles and announcing a federal, state or local holiday, a business anniversary, or a similar event but not advertising any specific products or services offered, may be allowed for a limited time not to exceed 90 days in any one calendar year. Light pole banners do not require issuance of a sign permit.
 - 4. Subdivision Entryway Sign(s): A maximum of one sign per entryway may be allowed provided each sign shall not exceed 50 square feet in area and four feet in height. The text of all subdivision entryway signs shall include the words "Burr Ridge" as for example, "Oak Subdivision of Burr Ridge". The lettering for "Burr Ridge" may be in smaller font but must be legible. A subdivision entryway sign shall not be allowed in conjunction with a shopping center sign. (A-923-08-02)
 - 1. Signs with more than Three Colors: Signs otherwise prohibited by Section 55.11.Q herein may be allowed.
 - 6. Wall Signs mounted more than 20 feet above grade: Wall signs that do not exceed the height of the building wall but mounted more than 20 feet above the surrounding grade and meeting all other standards herein, may be allowed. (Amended by Ordinance A-923-01-06)

Sec. 55.07.

Manufacturing District Signs (Amended by Ordinance A-923-02-19)

This section shall apply to all districts designated by the Zoning Ordinance as Manufacturing Districts. Manufacturing Districts include the RA, LI, and GI Districts.

- A. **Permitted Signs:** Unless specifically stated otherwise, a sign permit is required for all Permitted Signs in Manufacturing Districts. The following signs shall be permitted in all Manufacturing Districts:
 - 1. For buildings of less than 100,000 square feet, each tenant is permitted one wall sign, up to three wall signs, subject to the following conditions:
 - a. The gross square footage of each wall sign shall not exceed the linear street frontage of the subject property divided by three. The permitted gross surface area of each wall sign shall be a minimum of 50 square feet but shall not exceed 75 square feet.



8. In Yards

- a. Off-street parking spaces, open to the sky, may be located in required interior side yards and rear yards subject to compliance with the landscaping and setback requirements contained in Section XI.C.11, herein.
- b. In Business Districts, parking in the front and corner side yards shall be allowed in accordance with the specific parking regulations set forth in the Business District regulations.
- c. In no event shall parking be permitted in the Manufacturing, Office, and Transitional Districts anywhere in front of the building, whether in the front yard, the interior side yard, side yard adjoining the street or any buildable area in front of the building, nor anywhere in the side yard adjoining a street.

9. Design and Maintenance

a. Open and Enclosed Parking Spaces

- (1) Accessory off-street parking spaces located on the same lot as occupied by the use served may be open to the sky or enclosed in a building or structure.
- (2) Accessory off-street parking spaces that may be permitted in a location other than on the same lot occupied by the use shall be open to the sky except when an off-site storage garage or parking building or structure is approved for such required parking.
- (3) Required open parking spaces in residential areas must be located in special parking bays or in parking areas serving two (2) or more dwelling units. Spaces provided merely in the street right-of-way shall not be counted in determining the number of parking spaces being provided.

b. Surfacing

- (1) All open off-street parking areas and driveways for all uses except single-family residences 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.
- (2) All parking and driving areas for attached and detached single-family residences shall be improved with an all-weather hard surface (perimeter curbing shall not be required). (Amended by Ordinance A-834-9-01)

c. Lighting

- (1) Illumination of an off-street parking area shall be arranged so as not to reflect direct rays of light or glare into adjacent residential districts and streets.
- (2) Intensity of illumination of parking areas shall not be less or more than the following standards: Except as otherwise specifically provided elsewhere in this Ordinance, parking lot lights must be no more than 20 feet high and be limited by the following factors: an



average lighting level of 1.0 foot candle with a minimum of 0.75 foot candle; a uniformity ratio of not greater than 4-to-1, and lighting distribution shall be provided by cut-off type fixtures. All such parking lot lighting shall be extinguished or reduced in intensity to not more than an average of 0.5 foot candles no later than 30 minutes after the close of business.

- (3) **Amortization:** Lighting for accessory off-street parking areas regulated by this Section XI.C.9.c in existence on the effective date of this Ordinance and which is not in compliance with this Section XI.C.9.c, shall be regarded as non-conforming parking lot lighting. Such non-conforming parking lot lighting may be continued for a period of one (1) year from the effective date of this Ordinance if properly repaired and maintained as provided herein and as provided by other ordinances of the Village of Burr Ridge.

At the end of this one (1) year period, all such non-conforming parking lot lighting shall thereafter comply with the requirements of Section XI.C.9.c.

d. Repair and Service

No motor vehicle repair work of any kind shall be permitted in off-street parking areas. No gasoline or motor oil shall be sold in conjunction with any accessory parking facilities.

10. Location

After the effective date of this Ordinance, required accessory off-street parking spaces shall be located on the same lot as the principal building or use served, except upon approval of a special use as per Section XIII.K, herein, authorizing all or a part of the required off-street parking spaces to be located on a lot that does not contain the building or use served.

Unless such permitted off-site parking spaces are shared with and located on the same property as another use, they shall be located in a district where parking lots or storage garages are allowable principal uses. However, off-site parking areas shall comply with the regulations of Section XI.C.2 of this Ordinance for required accessory parking spaces not located on the same lot as the building or use served.

11. Landscaping

All portions of a lot not parked or built upon or used for an accessory use shall be maintained in landscaping. In addition to and exclusive of driveways and aisles, open areas shall be provided within and around the perimeter of parking and loading areas to accommodate trees, shrubs and other landscape materials. The dimensions of required landscape areas shall be measured from the back of curb of the parking area. Required landscape areas shall be provided as required herein.

a. Perimeter Landscape Areas

- (1) **Residential Uses** - A landscape area at least 8 feet wide shall be provided along each side of the parking area of a lot used for multiple-family residences.
- (2) **Non-residential uses:** Parking lot setbacks and landscape areas shall be provided along each side of a parking area in compliance with the following:

EXHIBIT D

From: [M.E](#)
To: [Janine Farrell](#)
Subject: New Gas Station
Date: Thursday, May 5, 2022 2:16:49 PM

I say No to the new Gas Station At 91st and Rt. 83 there is a gas station just across the street. Why do you need another one right there?? also they will be selling liquor and smoking paraphernalia. that will bring in more riff raff into the area. I say No.. other neighbors That I talked to feel the same way..
Thank you and enjoy your day..

From: [Pam Vicks](#)
To: [Janine Farrell](#)
Subject: Property on RT 83
Date: Tuesday, May 3, 2022 12:28:10 AM

As a property owner in Oak Hills, I strongly urge you and others on the board, to reject the attentive plans for a Thorton gas station in this area. There are all ready three gas stations from Archer Ave. and I55, which, I believe, is an area of approximately five miles.

Thank you.

Pam Vicks
16w330 94th Place
Burr Ridge,Il.

From: [Jeffrey Kraus](#)
To: [Janine Farrell](#)
Cc: [Ray Perry](#); [Erica Howard](#); mike@intrepidproperties.com; [Mike Longfellow](#)
Subject: Proposed Gas Station Burr Ridge
Date: Friday, June 17, 2022 11:45:27 AM

Janine,

The proposed gas station south of the McDonalds on along Highway 83 is adjacent to the existing Burr Ridge senior housing property.

Not only is it adjacent to the Senior housing property it shares a circulation drive.

Our objection is to the 24 hour/7 days a week operational proposal.

The McDonald's is open until 11pm.

The Walgreens across the highway is open until 10pm. The Speedway in the County not the city across the street from the McDonald's was built before the residential and does not share a circulation drive with residential. I am not aware of any

Commercial property that backs up to residential and shares a circulation drive that is allowed to be open 24/7.

Vehicles would be driving by the residential property all hours of the night.

As owner, operator and manager of the adjacent residential property located in The city of Burr Ridge we feel is in not appropriate to have an adjacent business opened 24/7.

We would support an operation that

Closed at 11pm like the McDonald's. If you have any questions regarding this email or need any other information.

I appreciate your assistance in this matter.

Sincerely,

Jeffrey D Kraus

Manager

Spectrum Retirement Communities, LLC

Sent from my iPhone

Jeffrey Kraus

Managing Director

SPECTRUM RETIREMENT COMMUNITIES, LLC

4600 S Syracuse St, 11th Floor

Denver, CO 80237

ph: 303.360.8812

jkraus@spectrumretirement.com

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EXHIBIT E

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS **MINUTES FOR REGULAR MEETING OF MAY 2, 2022**

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 Police Department Training Room, 7700 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 8 – Petrich, Broline, Stratis, Morton, Irwin, Parrella, McCollian, and Trzupek
ABSENT: 0

Trustee Guy Franzese and Community Development Director Janine Farrell were also present.

II. APPROVAL OF PRIOR MEETING MINUTES – APRIL 18, 2022

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Stratis to approve the minutes of the April 18, 2022 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Morton, Stratis, Petrich, Broline, and Trzupek
NAYS: 0 – None
ABSTAIN: 3 – Irwin, Parrella, and McCollian

MOTION CARRIED by a vote of 5-0 with 3 abstentions.

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.

Z-04-2022: 308-312 Burr Ridge Parkway (Rovito); Special Use Amendment, Special Use, and Findings of Fact [CONTINUED FROM MARCH 21, 2022]

Chairman Trzupek asked for a summary of the petition. Mrs. Farrell stated that Z-04-2022 is a request to expand a restaurant use, Are We Live. The petition was continued from the March 21, 2022 meeting. At that time, there was not an individual present able to answer questions regarding the petition and the Commission requested outdoor dining and parking plans. Since March 21, no new information has been received except two new email objections, and no changes have been made to the request.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to recommend to the Village Board approval of an amendment to Ordinance #A-834-10-21 to expand the subject use and a special use for a restaurant over 4,000 square feet with indoor and outdoor dining, and with the sale of alcoholic beverages pursuant to section XIII.K of the Zoning Ordinance and the County Line Square Planned Unit Development (Ordinance #A-834-19-21) with the following conditions:

1. The special use shall be limited to Filipino Rovito and shall be null and void should Filipino Rovito no longer have ownership interest in the restaurant consisting of approximately 4,400 square feet commonly known as 308-312 Burr Ridge Parkway.
2. Activity in the indoor restaurant area shall cease and all patrons shall vacate the premises no later than midnight on any given day.
3. Activity in the outdoor dining area shall cease and all patrons shall vacate the premises no later than 11pm on any given day.
4. The outdoor dining area shall comply with the Burr Ridge Municipal Code and County Line Square PUD regulations in respect to ingress, egress, and ADA compliance, as well as liquor control and noise ordinance regulations. The outdoor dining plan and any remaining details shall be approved by staff and the Plan Commission Chairman through the building permit process and prior to building permit issuance.
5. Prior to building permit issuance, the petitioner shall submit a parking management plan, subject to staff and Plan Commission Chairman approval, that includes at a minimum:
 - a. A commitment to provide valet parking off-site, behind the building, or at the west end of the shopping center.
 - b. The reservation of four (4) parking spaces for valet parking that does not interfere with any drive aisles or fire lanes.
 - c. A commitment that employees be required to park offsite or behind the shopping center.

ROLL CALL VOTE was as follows:

AYES: 8 – Stratis, Irwin, Petrich, Broline, Morton, Parrella, McCollian, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 8-0.

Z-10-2022: 9115 Kingery Highway (Thorntons LLC); Special Uses, PUD Amendment, Variations, and Findings of Fact

Chairman Trzupek asked for a summary of the petition. Mrs. Farrell stated that Z-10-2022 is for ten requests related to a gas station development on a vacant parcel south of McDonald's. Mrs. Farrell stated that the petitioner is Ryan Swanson of Arc Design Resources, Inc., on behalf of Thorntons LLC. Thorntons is proposing to develop the vacant site with a gas station and convenience store, amending the Spectrum PUD. The 4,400 sq. ft. convenience store will have packaged liquor and tobacco sales, and extended hours of operation, 5:00 a.m. to 11:00 p.m., which

is beyond the 7:00 a.m. to 10:00 p.m. permitted. The neighboring property to the north, McDonald's, was approved for extended hours 5:00 a.m. to 11:00 p.m. Mrs. Farrell illustrated the requests on the site plan. Mrs. Farrell displayed the sign proposal and explained the four variation requests. All of the ground and walls combined exceed 100 sq. ft. of area, measuring 155 sq. ft. There are three wall signs total, two on the convenience store itself and one on the fuel canopy. The internal drive on the property is private and does not count as a road frontage. A gasoline pricing sign is required to be affixed to an existing sign, but the proposed sign is itself a free-standing sign. This sign also exceeds the maximum sign face square footage for a gasoline pricing sign from 20 sq. ft. to 49.8 sq. ft. and 40 sq. ft. to 99.6 sq. ft. The gasoline pricing sign contains six colors, exceeding the three colors permitted. Mrs. Farrell displayed the photometric plan and showed the footcandle amount at the property lines. The average foot candle light level is 4.39 exceeding the 1.0 permitted and the uniformity ratio is 4.39 to 1 exceeding the 4 to 1 permitted.

Chairman Trzupek confirmed that the average foot candle light level permitted is 1.0.

Ryan Swanson of Arc Design Resources introduced himself as the project manager and Todd Smutz as the representative of Thorntons. Thorntons currently has 212 stores with 10 new stores proposed and 3,000 employees. Thorntons was acquired by British Petroleum last year but permitted to keep the Thorntons banner. Mr. Smutz discussed the core values of Thorntons and the company's charitable initiatives. Mr. Smutz stated that while the pandemic shut down many businesses, Thorntons was permitted to be open and had policies which allowed them to adapt to the changing environment. Mr. Smutz stated that the proposed store will be a typical convenience store with 10 fuel stations and air service station.

Chairman Trzupek asked if the sign on the rear façade was illuminated and believed it was not necessary for identification purposes. Chairman Trzupek believed the light may negatively impact the residential use neighboring the property. Chairman Trzupek also asked about the wall packs on the rear. The petitioner displayed photometry on the screen to illustrate the real light levels. There are higher light levels under the fuel canopy due to the fueling, credit card use, and checking under the hood of automobiles.

Chairman Trzupek stated for clarification on the traffic study. Mr. Smutz confirmed that the original traffic study was modeled for uses which had a greater traffic impact than the proposed gas station, including a drive-through restaurants and a retail pharmacy.

Chairman Trzupek asked for public comment.

Richard Panico, 8311 Fars Cove, stated that this site has access to major thoroughfares which could be a target for car jackings. Mr. Panico did not see a business core value regarding safety. Mr. Panico asked if this proposal has been shown to the Police Department and what measures the petitioner will take for safety. Mr. Smutz stated that adequate lighting and security cameras are a necessity for safety. The security cameras are monitored remotely. A uniformed security guard would not be at the site since the area is safe.

Chairman Trzupek asked Mrs. Farrell to confirm if the Police Department had reviewed the request. Mrs. Farrell stated that Chief Madden was informed of the proposal and did not express concerns about extra police force being required for the operation.

Sandra Allen, a Burr Ridge resident for 44 years, expressed concern about the subdivision to the south and if this development would be a disruption.

Alice Krampits, 7515 Drew, asked if Spectrum had comments about the proposal and why there were no entrances or exits to Route 83. Mrs. Farrell stated that the entire development was planned to limit direct access to Route 83 from a safety and congestion standpoint. Route 83 is under IDOT jurisdiction and authorizes access points.

Commissioner Morton was concerned about the light levels and asked about the accuracy of the photometry illustration to real life. Mr. Smutz stated that the photometry is an accurate representation of how the real light levels will appear. Commissioner Morton asked for clarification on the number of colors for the signage. Kate Berliner with Thorntons clarified the number of colors for the gas pricing sign. There are two different reds, green, blue, black, and white. Commissioner Morton confirmed the LED digits are included in the colors. Commissioner Morton reviewed the gas pricing signage in the Village and had concerns about the size and number of colors for the proposed sign in relation to others that are existing. Commissioner Morton asked about the salt tolerance of the landscaping proposed. Mr. Swanson stated that the species are salt tolerant. Commissioner Morton asked if this is a full-service station. Ms. Berliner stated it was not, but there are help buttons on the pumps which can be pressed from inside the vehicle to request assistance. Commissioner Morton asked for the petitioner to expound on the Findings of Fact which stated that "an equivalent facility is not located in the general area of the proposed development." Mr. Swanson stated that it was related to the amount of fuel stations, the circulation, and the modern store. Commissioner Morton asked about electronic vehicle (EV) charging. Ms. Berliner stated that Thorntons has an infrastructure plan for EV in the future.

Commissioner Irwin asked Ms. Berliner to explain further. Ms. Berliner stated that the infrastructure, the electricity, will be installed but she cannot state if the charging stations themselves will be installed at the time of development. Ms. Berliner stated that Thorntons is working with a vendor to have stations installed at multiple locations. Commissioner Irwin stated that the EV charging could contribute to the Findings for the necessity of the use. Commissioner Irwin asked about the remote monitoring. Mr. Smutz confirmed that the office is located in Louisville but the individuals monitoring the site cannot sound internal alarms. The remote office can notify local law enforcement. Commissioner Irwin asked about the red colors and if they are the same. Ms. Berliner stated they are the same tone, but two different vendors and therefore counted as two colors.

Commissioner Parrella asked if the reds will look the same. Ms. Berliner confirmed they will.

Commissioner Petrich asked about the original PUD and what was envisioned. Mrs. Farrell read Condition B of the PUD which required "the future preliminary and final plans for the commercial development on Lot 2 under this planned unit development shall be submitted to the Plan Commission for its review and recommendations, and then to the Board of Trustees for approval." Commissioner Petrich asked about McDonald's signage. Mrs. Farrell confirmed that McDonald's was approved for variations related to the number of signs. Commissioner Petrich asked about the design of the proposed convenience store in relation to McDonald's. Ms. Berliner stated that the

design was intended to complement the McDonald's with the stone. Ms. Berliner confirmed there are storefront windows. Commissioner Petrich confirmed with staff that the plans had been reviewed by the Village Engineer. Commissioner Petrich questioned how often the Route 83 entrance is used and expressed concerns about the safety of this entrance and exit. Mr. Smutz stated that the access is existing and was approved by IDOT. Commissioner Petrich confirmed the location of the underground fuel tanks. Commissioner Petrich was concerned about the amount of the variations required for signage. Commissioner Petrich confirmed with the petitioner that there was no dine-in, only carry-out.

Commissioner Broline confirmed the existing one-way exit to Route 83. Commissioner Broline asked about the size of the sign proposed and if it was similar to Speedway's. Ms. Berliner stated that the speed on the road and the 640 ft. slow down distance sets the standard for pricing digit size which dictates the overall size of the sign. Commissioner Broline asked about the foot candle amount on the east side adjacent to Spectrum. Mrs. Farrell confirmed it was 1.5 foot candles to the property line which borders the access drive.

Commissioner McCollian asked about security cameras and the need for extra security if it is deemed necessary. Ms. Berliner stated that if it is necessary, the stores can be changed over quickly. Commissioner McCollian expressed concern about the volume of traffic on 91st Street. Chairman Trzupsek stated that traffic was a big issue for the McDonald's proposal and is unsure about how it is working today. Commissioner McCollian asked where the EV chargers would be located under the canopy. Ms. Berliner stated that it would be on the south side of the canopy. Mr. Smutz stated it is two dedicated triple charge stations.

Commissioner Stratis disclosed that he and his wife own McDonald's to the north. Commissioner Stratis clarified that Route 83 is a Strategic Arterial Roadway which is under IDOT jurisdiction and Spectrum was only able to receive the one access to Route 83. Commissioner Stratis asked about the fuel tanks. Mr. Smutz confirmed that they are fiberglass, double wall tanks with monitoring and two emergency shut-off buttons. Commissioner Stratis asked about the security and if there is the ability to lock the doors with a panic button. Ms. Berliner stated that there is not that option currently. Commissioner Stratis asked about ownership. Mr. Smutz confirmed that Thorntons will rent and have a 50-year lease. Commissioner Stratis asked about liquor sales. Phillip Bolove with Thorntons stated it will have beer, wine, and hard spirits. Commissioner Stratis asked how much of the interior is dedicated to liquor sales. Ms. Berliner stated that the hard liquor will fit in an 8 ft. cabinet. Commissioner Stratis asked if the lights will be dimmed when closed. Mr. Smutz stated that only four stores are not 24-hour operation so they intend to keep them on for security reasons even when closed. Commissioner Stratis confirmed with the petitioner that the light bulbs will not be exposed in the canopy. Commissioner Stratis confirmed with the petitioner that background or existing lighting is factored into the photometric plan. Commissioner Stratis noted that there was an intent to have matching lighting throughout the development but Spectrum and McDonald's do not match. The petitioner's proposed lighting will not match McDonald's. Commissioner Stratis complemented the high cleanliness standard for Thorntons and requested that outdoor sales be limited to the spot designated on the plan and not anywhere else on the site. Commissioner Stratis spoke with Evan Walter, Village Administrator, about the traffic on 91st Street shortly after McDonald's opened. Mr. Walter stated that traffic has not been a significant issue. Commissioner Stratis asked if Thorntons was going to request to be on the multi-tenant sign.

Ms. Berliner stated that they would like to, but they were not sure if that would count towards their signage calculations. There was discussion about the sign being off-site in a common area in the PUD and potentially calculated separately.

Chairman Trzupek stated that the sign package is reasonable given the use. Chairman Trzupek asked about the red illuminated band on the fuel canopy. Mrs. Farrell confirmed that it was not included in the signage calculation. Ms. Berliner confirmed that the signage calculations were for the logos only, not the red backgrounds.

Commissioner Parrella asked about the alarm system and who is notified. Ms. Berliner stated that it notifies local police and fire and the corporate office.

Commissioner Morton asked about the proposed fuel tanker truck circulation. Mr. Smutz stated that the trucks would enter the site and head east since the fueling is on the driver side. Mr. Smutz confirmed an auto-turn plan was generated to ensure access.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to close the public hearing for Z-10-2022.

ROLL CALL VOTE was as follows:

AYES: 8 – Irwin, Morton, Stratis, Broline, Petrich, Parrella, McCollan, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 8-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to recommend to the Village Board approval of amending the Spectrum PUD Ordinance #A-834-24-15; special uses for an automobile gasoline sale station, with a convenience food store, with packaged liquor and tobacco sales, and with hours of operation exceeding 7:00 a.m. to 10:00 p.m. pursuant to section VIII.C of the Zoning Ordinance; special use for an outside sales display accessory to a special use pursuant to sections VIII.A and VIII.C of the Zoning Ordinance; variations from sections 55.06.A.1, 55.06.A.2, 55.06.A.4.a, and 55.06.A.4.b of the Sign Ordinance to permit ground and walls signs in excess of 100 sq. ft. of area measuring 155 sq. ft., to permit more than one wall sign per street frontage for a total of three, to permit a free-standing gasoline pricing sign, and to exceed the maximum sign face square footage for a gasoline pricing sign from 20 sq. ft. to 49.8 sq. ft. and 40 sq. ft. to 99.6 sq. ft.; conditional sign approval for a sign with six colors, exceeding the three colors permitted pursuant to Sign Ordinance section 55.06.B; and variations from Zoning Ordinance section XI.C.9.c.2 to permit an average foot candle light level of 4.39 exceeding the 1.0 permitted and a uniformity ratio of 4.39 to 1 exceeding the 4 to 1 permitted subject to four conditions:

1. Final plans shall substantially comply with the submitted business plan, site plan, landscape plan, building elevations, photometric plan, and sign plans attached hereto as Exhibit A.

2. The special uses shall be limited to Thorntons LLC or a designated franchisee in a manner consistent with the submitted business plan and shall expire if Thorntons LLC or a designated franchisee no longer operates the business at 9115 Kingery Highway.
3. The hours of operation shall be limited to 5:00 a.m. to 11:00 p.m.
4. The outdoor sales area shall be restricted to the area shown on the plan.
5. The Thorntons sign on the rear (east) elevation shall be eliminated.

ROLL CALL VOTE was as follows:

AYES: 8 – Irwin, Petrich, Morton, Stratis, Broline, Parrella, McCollian, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 8-0.

Mr. Bolove asked if the hours were restricted to 5:00 a.m. to 11:00 p.m. Chairman Trzupek confirmed. Mr. Bolove stated that he was unaware of this restriction and that the business requires 24-hour operation. Mr. Bolove asked if there was a way to amend that. Chairman Trzupek stated that there was not, that 5:00 a.m. to 11:00 p.m. was what was requested through the petition and noticed. Mr. Bolove stated that he will petition the Village Board to change the hours.

Commissioner Stratis believed that this would need to be re-noticed and questioned if Spectrum and Tad Lagestee was aware of the 24-hour request. Tad Lagestee stood in the audience and confirmed that Spectrum has reviewed and approved the proposal.

V-02-2022: 8311 Fars Cove (Panico); Variation and Findings of Fact

Chairman Trzupek asked for a summary of the petition. Mrs. Farrell stated that Z-10-2022 is a request by Richard Panico, as petitioner, for a variation to permit a detached accessory building, specifically a garage, within the side buildable area pursuant to Zoning Ordinance section IV.I.1. The property is zoned R-2B. Current Zoning Ordinance regulations permit accessory structures within the rear yard only. The petitioner currently has an attached garage and detached garage on the property and wishes to build a second detached garage in the side buildable area. In 2004, the petitioner provided plans to the Village when the home was initially proposed which showed the residence with a side yard garage attached by a masonry wall. When these plans were then submitted for permit, they were rejected. The petitioner received a letter of apology from the Village acknowledging that incorrect information was provided when the original plans were shown. In 2005, the petitioner abandoned the side yard garage and continued with the residence and detached garage in the rear. In 2021, the petitioner pursued a text amendment to allow detached garages in the side buildable area which was denied by the Plan Commission and later withdrawn. The petitioner is now seeking to build this secondary garage in the side buildable area.

Chairman Trzupek clarified with the petitioner that the original drawing showed the proposed structure connected to the residence with a masonry wall. Richard Panico confirmed that the wall was to keep with the architecture of the residence and these plans were preliminary approved. Mr. Panico stated these were the plans which were then later denied. Mr. Panico then eliminated the proposed garage and moved forward with the residence and detached garage in the rear yard. Mr.

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF JUNE 20, 2022

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 Police Department Training Room, 7700 County Line Road, Burr Ridge, Illinois by Vice-Chair Petrich, in the absence of Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 5 – Parrella, Petrich, Broline, Morton, and McCollian

ABSENT: 3 – Irwin, Stratis, and Trzupek

Trustee Guy Franzese and Community Development Director Janine Farrell were also present.

II. APPROVAL OF PRIOR MEETING MINUTES – JUNE 6, 2022

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner McCollian to approve the minutes of the June 6, 2022 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Morton, McCollian, Parrella, Broline, and Petrich

NAYS: 0

MOTION CARRIED by a vote of 5-0.

III. PUBLIC HEARINGS

Vice-Chair Petrich conducted the swearing in of all those wishing to speak during the public hearings on the agenda for the meeting.

Director Farrell notified the petitioners that only five Commissioners were present. For an approval, four affirmative votes are required. For the variation request, one of the Commissioners is not a member of the Zoning Board of Appeals and does not vote, so four out of four votes are needed. After the presentation, if any of the petitioners would like to postpone their request, table, or continue, please make that request to Vice-Chair Petrich.

A. V-03-2022: 10S675 Glenn Dr. (Rohan); Variation and Findings of Fact

Vice-Chair Petrich asked for a summary of the petition. Director Farrell stated that there are two variation requests which include locating the detached garage in the corner side yard and have it only 5' from the 94th St. property line. The detached garage is proposed to sit on the southern

AYES: 5 – Broline, McCollian, Morton, Parrella, and Petrich
NAYS: 0

MOTION CARRIED by a vote of 5-0.

The petitioner requested that the case be continued until July 18, 2022.

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Broline to continue V-03-2022 to July 18, 2022.

ROLL CALL VOTE was as follows:

AYES: 5 – McCollian, Broline, Morton, Parrella, and Petrich
NAYS: 0

MOTION CARRIED by a vote of 5-0.

B. Z-10-2022: 9115 Kingery Highway (Thorntons LLC) AMENDED PETITION; Special Uses, PUD Amendment, Variations, and Findings of Fact [REMANDED BACK FROM MAY 23, 2022 VILLAGE BOARD MEEITING]

Vice-Chair Petrich introduced the case and asked for a summary. Director Farrell stated that Thorntons is seeking 24-hour operation. Director Farrell stated this case was voted upon on at the May 2nd Plan Commission meeting, but the previously requested hours of operation were 5am-11pm. Director Farrell provided information on the two existing gas stations and two proposed gas stations along Route 83 which have 24-hour operation. For the Shell which is within Burr Ridge, it was approved in 1986. The process was different and there was no official request for special use of 24-hour operation at that time. A Speedway at the northeast corner of 91st and Route 83 is 24 hours and located in unincorporated DuPage County. Directly across Route 83, a gas station, car wash, drive-through, and convenience store was recently approved through DuPage County. There were no conditions placed on hours of operation for that site. It could potentially be open 24 hours. The Clark on Bluff Road and Route 83 is open 6:00am-10:00pm and located in unincorporated DuPage County.

Director Farrell received an objection letter from Spectrum Senior Living from Jeffrey Kraus, the Managing Director. This letter was received after the packets were distributed. Mr. Kraus wrote “The proposed gas station south of the McDonalds on along Highway 83 is adjacent to the existing Burr Ridge senior housing property. Not only is it adjacent to the Senior housing property it shares a circulation drive. Our objection is to the 24 hour/7 days a week operational proposal. The McDonald’s is open until 11pm. The Walgreens across the highway is open until 10pm. The Speedway in the County not the city across the street from the McDonald’s was built before the residential and does not share a circulation drive with residential. I am not aware of any Commercial property that backs up to residential and shares a circulation drive that is allowed to be open 24/7. Vehicles would be driving by the residential property all hours of the night. As owner, operator and manager of the adjacent residential property located in the city of Burr Ridge we feel is in not appropriate to have an adjacent business opened 24/7. We would support an

operation that Closed at 11pm like the McDonald's. If you have any questions regarding this email or need any other information. I appreciate your assistance in this matter. Sincerely, Jeffrey D Kraus Manager Spectrum Retirement Communities, LLC."

Vice-Chair Petrich asked if the petitioner was present and wished to add anything. The petitioner, Phillip Bolduc, didn't have anything to add but would answer questions.

Kishori Dattani, 9400 Fallingwater Dr. West, asked if semis and trucks will be parking there. Ms. Dattani stated that trucks after midnight would be a concern. The petitioner replied that there is no truck access or parking on this property, only for delivery vehicles. It is not a semi fueling facility, although they do offer diesel. The petitioner stated that gas tanks are typically refueled during the day.

Vice-Chair Petrich asked if there was parking along the circulation drive. Tad Lagestee, Downers Grove, Illinois, said the drive wasn't intended to have parking along it. The petitioner stated that no parking signs can be posted.

Darren Goshi, Fallingwater Subdivision, stated the Speedway on Route 83 is open 24 hours, and asked why another one is needed.

Mark Walski, 16W371 94th Place, stated there is no need for another 24-hour gas station selling alcohol and cigarettes. Mr. Walski believes it will bring in the bad element to that area. It is busy there at night and cars can be heard racing up Route 83.

Alice Krampis, 7515 Drew, asked if there is a compromise to extending the hours. The petitioner stated it's consistent with the other store chains and it's standard within the industry. The petitioner stated the Thorntons in Westmont is open 24 hours.

Bill Voit, 166 Foxborough, asked the petitioner if it's not 24 hours will he still build it. The petitioner stated he doesn't know.

There were no other public comments.

Commissioner Morton stated the idea of 24-hour operation at that location poses some serious challenges with residential to the east and to the south. Commissioner Morton asked if additional landscaping or sound walls or ways to mitigate headlights flashing was considered. The petitioner stated that they would consider building a living wall but did not support a fence.

Commissioner Parrella had the same concern about Spectrum. Commissioner Parrella requested a revised plan with a fence or additional landscaping to mitigate head light concerns.

The petitioner stated they have 215 stores and 213 are open 24 hours. Many services count on them, police, fire, and nurses, and that it is a 24-hour society. If the Village requests a fence or a living wall, he is happy to comply.

Mr. Kitani, Fallingwater Dr. W, expressed concerns about headlights.

Commissioner McCollian asked the petitioner about different closing times during the week as opposed to weekends. The petitioner stated that was not an option.

Commissioner Broline asked about traffic impacts at various hours of operation. The petitioner stated a lower percentage of traffic between 2am – 5am but doesn't know what those numbers are.

Tad Lagestee stated the site was originally planned for two restaurants with drive-throughs. The actual traffic will be far less than what is permitted and what was envisioned.

Commissioner Broline discussed the proximity of the McDonald's and the Thorntons to Spectrum.

The petitioner stated that putting signage on the building facing Spectrum was to encourage pedestrian traffic.

Tad Lagestee stated the proposed building will block noise. Thorntons has a person in the building at all times which is safer.

Commissioner McCollian asked if the site can accommodate semis. The petitioner stated the tanker trucks are semis but the facility is not designed for semis. Commissioner McCollian stated that the only other point of egress is near the McDonald's egress so there are already cars shining lights.

Vice-Chair Petrich can see why residents would have a problem with 24-hour operation and doesn't know if there is a need for 24 hours. Also, McDonald's might come back and ask for 24-hour operation.

Mark Thoma, 7515 Drew, stated the south entrance has a left turn lane and asked if there a median. Director Farrell confirmed a right in/right out only with no median to cross Route 83. Mr. Thoma commented on the noise such as motorcycles, loud stereos, and pumps with television screens.

There was no further public comment.

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Broline to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 5 – McCollian, Broline, Morton, Parrella, and Petrich
NAYS: 0

MOTION CARRIED by a vote of 5-0.

EXHIBIT F



S-K Burr Ridge Residential, LLC

July 27, 2022

Burr Ridge CRE, LLC
c/o GAIN Companies
3010 Highland Parkway, Suite 225
Downers Grove, IL 60515
Attn: Tad Lagestee, CEO

Re: Proposed Thorntons Development at 9115 S. Kingery Highway, Burr Ridge,
Illinois 60527 (the "Site")

Dear Tad:

Please accept this letter as acknowledgement that S-K Burr Ridge Residential, LLC ("SRC") hereby approves (i) the operation of a 24/7 Thorntons on the Site and (ii) the landscaping plans submitted by GAIN to SRC (attached hereto), subject to the following conditions:

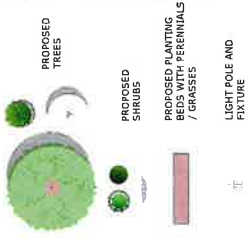
- SRC shall incur no costs, expenses, or liabilities in connection with any of the foregoing;
- All construction/landscaping shall be completed in a workmanlike manor, free of liens and unnecessary debris;
- SRC's review and approval of all warranties associated with the landscaping work;
- Within ten (10) business days hereof, GAIN shall provide to SRC, at GAIN's sole cost and expense, an access agreement on terms that are acceptable to SRC. This agreement may, at SRC's election and at no cost to SRC, be recorded in the land records of DuPage County, Illinois; and
- SRC (and any affiliates thereof which are provided to GAIN) are added as "additional insureds" on GAIN's commercial general liability and property insurance policies covering the Site during construction/implementation of the landscaping plans.

Please feel free to reach out with any questions you have regarding the above.

Sincerely,

Erica D. Howard
General Counsel Corporate Real Estate

LEGEND





Z-11-2022: Request to consider text amendments to Section XIV.B of the Zoning Ordinance to create a definition for an attached garage.

Prepared for: Village of Burr Ridge Plan Commission/Zoning Board of Appeals
Greg Trzupek, Chairman

Petitioner: Village of Burr Ridge

Prepared by: Janine Farrell, Community Development Director

Date of Hearing: May 16, June 20 (continued), July 18, and August 1, 2022

On April 11, 2022, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to define an “attached garage.” Under current Zoning Ordinance regulations, there is no definition for an attached garage. Village policy and practice has been to define an attached garage as one which shares a common interior wall or one that is connected by a roof structure. The 2012 International Residential Code and Village of Burr Ridge Building Code do not define attached garages.

The Zoning Ordinance does contain definitions for an attached dwelling, a completely enclosed building, party wall, carport, and private garage all of which can help form a definition for an attached garage.

- **DWELLING, ATTACHED:** A dwelling joined to two other dwellings by party walls, or vertical cavity walls, and above-ground physically unifying horizontal structural elements.
- **BUILDING, COMPLETELY ENCLOSED:** A building separated on all sides from the adjoining open spaces by a permanent roof and by exterior walls, pierced only by windows and normal entrance and exit doors; or, when adjoining another building or buildings on one or two sides, a roof and such exterior wall adjoining open space and party wall adjoining the other building.
- **PARTY WALL:** An interior wall of adjoining buildings extending from its footing below grade to the underside of the roof, which divides and is in common use by such adjoining buildings.
- **CARPORT:** A roofed automobile shelter, with at least two open sides, usually formed by extension of the roof from the side of a building.
- **GARAGE, PRIVATE:** A detached accessory building, structure, or portion of a main building housing the motor vehicles of the occupants of the premises and in which no occupation or business for profit is conducted.

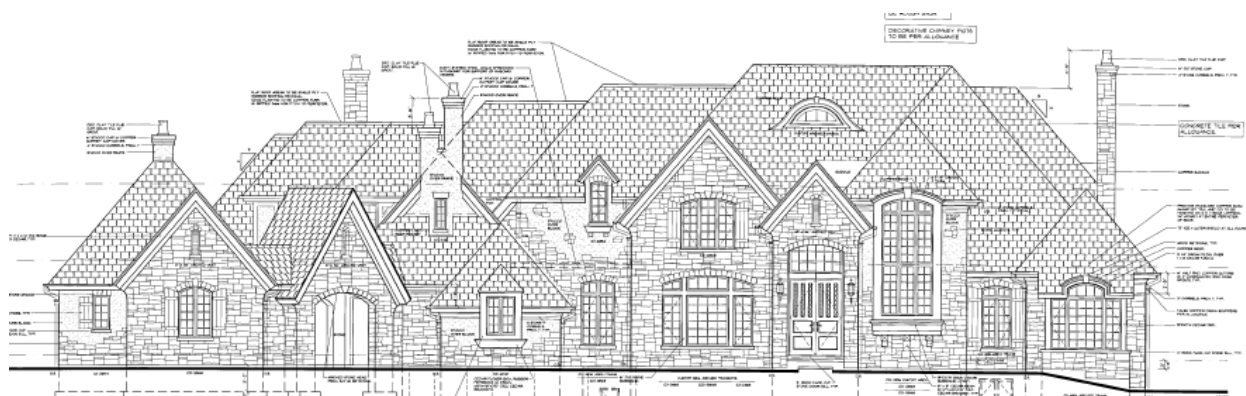
Staff researched Zoning Ordinance definitions for the following nearby municipalities: La Grange, Western Springs, Clarendon Hills, Hinsdale, Elmhurst, Darien, Willowbrook, and Oakbrook. None of the municipalities surveyed contained a Zoning Ordinance definition for an “attached garage.” DuPage County does contain definitions for an attached accessory building, detailed on the next page.

- **ACCESSORY BUILDING, ATTACHED:** An accessory building which is connected to a principal building by a party wall or a linkage building and which is constructed pursuant to all applicable building, zoning and drainage regulations for a principal building.
- **ACCESSORY BUILDING, DETACHED:** An accessory building, which is surrounded by open space on the same lot as a principal building and which is not connected to the principal building. For purposes of this Code, an accessory building which is connected to a principal building by a breezeway or other open-air passageway structure shall be considered detached.
- **LINKAGE:** Any portion of an attached accessory building which connects an attached accessory building to a principal building and meets the following requirements:
 - A. Is constructed pursuant to all applicable building, zoning and drainage regulations for a principal building;
 - B. Is less than twenty feet (20') in length; and C. Is less than six feet (6') in width.

After the May 16 meeting, the Commission preferred to codify the current practice of defining an attached garage as one connected by a roof structure. The Commission also preferred to codify that the space beneath the roof would count towards the attached garage area. Some examples of these types of residences are detailed below.



135 Glenmora Drive, zoned R-3, attached garage area 1,171 sq. ft.



89 Cabernet Court, zoned R-2A, attached garage area 1,243 sq. ft.



68 Cabernet Court, zoned R-2A, attached garage area 1,669 sq. ft.



15W351 87th Street (under construction), zoned R-3, attached garage area 1,334 sq. ft.

For reference, the maximum attached garage areas permitted in the single-family residential districts are as follows:

- R-1, R-2, and R-2A = not to exceed 1,410 sq. ft. or 35% of the floor area of the principal dwelling, whichever is greater.
- R-2B, R-3, R-4 = not to exceed 1,410 sq. ft.
- Any attached garage area that exceeds 1,000 sq. ft. is counted towards floor area ratio (FAR).

Based upon research and Commission comments, staff drafted a definition for discussion for an attached garage:

- **GARAGE, ATTACHED:** A garage connected to a principal building by a party wall or by a roof. The area underneath the roof, if fully enclosed or open on one or more sides, shall count towards the total attached garage square footage.

Findings of Fact

The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if the amendments fulfill the purpose and intent of the Zoning Ordinance. Findings of Fact have been included as Exhibit A.

Attachments

- Exhibit A – Petitioner’s Materials and Findings of Fact



EXHIBIT A
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): Janine Farrell, Community Development Director

Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge/municipality

PETITIONER'S ADDRESS: 7660 S. County Line Road, Burr Ridge, IL 60527

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630) 654-8181 x. 6100

EMAIL: jfarrell@burr-ridge.gov

PROPERTY OWNER: N/A

PROPERTY OWNER'S ADDRESS: N/A PHONE: N/A

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

DESCRIPTION OF REQUEST:

Request to amend section XIV.B of the Zoning Ordinance to create a definition for an attached garage.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: N/A EXISTING ZONING: N/A

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

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.

Janine Farrell

Petitioner's Signature

4/12/2022

Date of Filing



**FINDINGS OF FACT
FOR AN AMENDMENT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

There are many definitions within the Zoning Ordinance section XIV.B, but an "attached garage" remains undefined.

- b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

Defining an "attached garage" provides clarification to the public and staff as to what is specifically considered attached. Currently an attached garage has been defined by policy, not by a specific codified definition.

(Please transcribe or attach additional pages as necessary)



Z-13-2022/S-01-2022: Request to consider text amendments to the Sign Ordinance regarding sign placement in public rights of way.

Prepared for: Village of Burr Ridge Plan Commission/Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared by: Janine Farrell, Community Development Director

Date of Hearing: May 16, June 20 (continued), July 18, and August 1, 2022

On June 28, 2021 the Board directed the Plan Commission to consider amendments to the Sign Ordinance related to the placement of signs in public rights of way within the Village. Amendments to the Sign Ordinance do not require a public hearing, and while the Sign Ordinance is technically part of the Municipal Code (Chapter 55), amendments to the Sign Ordinance have always been initially considered by the Plan Commission.

Section 55.09.E of the Sign Ordinance lists “Right-of-Way” signs as Temporary Signs; they do not require permission to be placed so long as they comply with the following conditions:

1. Signs must be a maximum of 3 feet in height and 4 feet per face.
2. Signs may be placed on Saturdays and Sundays only between the hours of 9:00 a.m. and 6:00 p.m.
3. That the written consent of the homeowner be obtained prior to installing signs in the public right-of-way adjoining the front, side or rear of any residential property.
4. Signs must be free standing, not attached to any utility pole or structure nor any traffic control sign and placed at least 3 feet from the curb or edge of pavement.
5. No sign shall be placed within any portion of a twenty-five (25) foot sight triangle at the intersection of two streets. The sight triangle is determined by extending the curb or edge of pavement lines to a point of intersection; then measuring back along these extended curb or edge of pavement lines for a distance of twenty-five (25) feet to two points. A line drawn connecting the above determined points completes a triangle.
6. That only one sign be permitted within 150 feet of an intersection which relates to the same topic and that the next closest sign be no closer than 150 feet. Additionally, there shall be only one sign of the same topic placed in front of a single lot.
7. No attention or attracting devices such as pennants, streamers, balloons, inflatable shapes, banners, flashing lights or other illumination shall be attached to a sign or placed in the public right-of-way.
8. Each sign must have attached an adhesive label or other means to identify the name, address and telephone number of the person responsible for the placement and removal of each sign.
9. That signs which are removed will be kept by the Village for a period of no more than three (3) weeks. In order to retrieve the signs, the fine must be paid within the three-week period of time, otherwise they will be discarded.

10. Any noncomplying sign shall be removed.

“Right-of-Way” is defined in Section 12 of the Municipal Code as follows:

“Any street, alley, other land or waterway, dedicated or commonly used for roadway or utility purposes, including utility easements in which the Village has the right and authority to authorize, regulate, or permit the location of facilities other than those of the Village. “Right-of-way” shall not include any real or personal Village property that is not specifically described above and shall not include Village buildings, fixtures, and other structures or improvements, regardless of whether they are situated in the right-of-way.”

A “Temporary Sign” is defined in Section 55.02 of the Sign Ordinance as *“Any sign constructed in accordance with the provisions of this Ordinance for a period not to exceed thirty (30) days, or as otherwise defined and permitted in Sec. 55.09 hereof.”*

Staff has encountered several limitations to this approach to regulating the proliferation of signs in rights-of-way, including:

1. The location of rights-of-way is not readily apparent to the average person or to Code Enforcement staff in the field.
2. The Village is not made aware of the homeowner’s “written consent” as stipulated in #3 of section 55.09.E. Keeping records of this written consent could also become burdensome to Village staff.
3. There exists a complicated procedure within Section 55 for enforcing fines against non-complying right-of-way signs, one which was established prior to the Village’s administrative adjudication program in 2021, as follows:
 - a. That a fine in the amount of \$50.00 will be charged to the person whose name is on the sign, if the sign is in violation of any of the above restrictions. If no names are found on the sign, the party or entity identified on the sign will be assessed the fine. Notice of each violation shall be in writing. Any person, firm or corporation charged with said violation may be issued a citation or “P” ticket. Violators issued such notices may request a hearing in the Circuit Court of DuPage County within 10 days of the date of the original violation or may settle and compromise the claim by paying to the Village the respective amounts set forth in the following schedule and within the times set forth in the following schedule: (Amended by A-923-07-02)
 - i. Payment of \$50.00 for each violation within 10 days of the date of the original violation.
 - ii. A FINAL NOTICE, which stipulates the date on which collection of the \$50.00 penalty shall be turned over to a collection agency approved by the Village for collection will be issued after 10 days.
 - iii. In the event that said payment is made after the FINAL NOTICE and prior to the collection agency taking any action to collect the penalty, \$100.00 shall be accepted as settlement.
 - iv. If the person accused of the violation does not settle the claim or request a hearing in the Circuit Court of DuPage County, he/she must request of the Chief of Police within 10 days of the date of the notice of violation that an administrative hearing be held. Upon receipt of a hearing request, the Chief

of Police of the Village, or the designee of the Chief of Police, shall conduct the hearing. The person requesting a hearing shall be notified of the time, date and place of the administrative hearing. After the person accused of a violation has had an opportunity to present his or her testimony, the Chief of Police or the designee of the Chief of Police shall advise the person of his/her findings. If the Chief of Police or the designee of the Chief of Police determines that the violation notice was valid and that an ordinance violation occurred, the \$50.00 penalty shall be due and payable within 10 days. If the offender fails to pay the fine, the claim may be turned over to a collection agency as set forth in paragraphs 2 and 3 above.

- v. In the event that actions taken by the collection agency fail to result in payment of the penalty due, a FINAL NOTICE, which stipulates the date on which filing of a complaint with the Clerk of the Circuit Court of DuPage County will be commenced, will be issued. Payment of any fine and costs shall be in such amounts as may be determined and established by the Court.

Besides using an out-of-date enforcement method, assumption of responsibilities for sign placement is often challenging to establish, as an owner of a sign is sometimes not readily apparent, therefore making it difficult to establish who specifically to begin enforcement proceedings against.

This petition was first heard on May 16, 2022. While some Commissioners supported the text amendment to eliminate right-of-way signs, others wanted to allow certain right-of-way signs on a restricted basis. While signs cannot be regulated based upon content or message, certain types of signs which advertise a limited time event were supported. At this time, staff does not recommend implementing a permit process for temporary right-of-way signs due to the time involved in the processing, monitoring, and enforcement aspects. Based upon the recommendations from May 16, staff included draft language in Exhibit B to amend the Sign Ordinance and right-of-way sign regulations. The draft language removes the terminology “right-of-way,” thereby allowing temporary signs within a certain distance of the roadway on private property. The complex enforcement procedures, limitation on days of the week for posting, and other regulations have also been eliminated.

Findings of Fact and Recommendation

The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if it fulfills the purpose and intent of the Zoning Ordinance, or in this case, the Sign Ordinance. Findings of Fact has been included as an attachment.

Appendix

Exhibit A – Petitioner’s Materials

Exhibit B – Draft Language, Sign Ordinance Section 55.09.E



EXHIBIT A

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): Janine Farrell, Community Development Director
Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge/municipality

PETITIONER'S ADDRESS: 7660 S. County Line Road, Burr Ridge, IL 60527

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630) 654-8181 x. 6100

EMAIL: jfarrell@burr-ridge.gov

PROPERTY OWNER: N/A

PROPERTY OWNER'S ADDRESS: N/A PHONE: N/A

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

DESCRIPTION OF REQUEST:

Request to modify section 55.09.E of the Sign Ordinance to clarify regulations pertaining to right-of-way signs.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: N/A EXISTING ZONING: N/A

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

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.

Janine Farrell
Petitioner's Signature

3/22/2022
Date of Filing



**FINDINGS OF FACT
FOR AN AMENDMENT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

Section 55.09.E of the Sign Ordinance lists "Right-of-Way" signs as Temporary Signs. Temporary signs do not require permission to be placed so long as they comply with several conditions. The conditions are difficult to quantify or verify and enforcement proceedings against signs violating the provisions is complicated. Clarifying the language will provide for better enforcement of the regulations.

- b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

Section 55.09.E of the Sign Ordinance already codifies the provisions for right-of-way signs. Simplifying and clarifying the regulations pertaining to location, owner consent, and enforcement of fines will better serve the community.

(Please transcribe or attach additional pages as necessary)

EXHIBIT B

Article III. Temporary, Exempt and Prohibited Signs

Sec. 55.09.

Temporary Signs

The following signs shall be permitted anywhere within the Village and shall not require a permit. Temporary signs may only be erected on private property by or with the express consent of the property owner.

- A. **Construction Work or Activity:** Not more than two (2) signs regarding construction work or activity on the property with a total combined surface area not to exceed thirty-two (32) square feet and a maximum height, to the top of each sign, of eight (8) feet. Not more than one (1) such sign, with an identical message to another, shall be permitted. The signs shall be confined to the site of construction, may be erected after a complete building permit application is submitted, and shall be removed within seven (7) days after the issuance of an occupancy permit.
- B. **Property Sale, Lease, or Rental:** Signs regarding the sale, lease, or rental of property, not exceeding a total area of twelve (12) square feet and a maximum height, to the top of each sign, of five (5) feet advertising the sale, rental or lease of all, or part, of the premises on which the signs are displayed. One such sign is permitted for each lot or parcel and such signs shall be removed within seven (7) days after the sale is closed or the lease is signed.
- C. **Non-Commercial:** Non-commercial signs, as defined herein, not exceeding sixteen (16) square feet in area for each sign. Not more than one (1) such sign, with an identical message to another, shall be permitted. Maximum height, to the top of such signs, shall be five (5) feet. ~~These signs shall be confined within private property.~~ Signs shall be removed within thirty (30) days after the conclusion of the event to which they pertain, if any, except as otherwise authorized or required by state and federal law. In no case may a temporary non-commercial sign be displayed for longer than one (1) year, except as otherwise authorized by state or federal law. Temporary non-commercial signs that do not meet the temporal requirements of this subsection shall require a permit. (Amended by Ord. A-923-04-17)
- D. **Development of Property:** Signs regarding property development not exceeding one hundred (100) square feet in area. Maximum height to the top of such signs shall be twenty (20) feet. One such sign shall be permitted for each thoroughfare or highway frontage of the development. Such signs may be erected upon approval of a preliminary plat of subdivision or upon submission of a building permit application and shall be removed within seven (7) days after the last lot or unit is sold.
- E. **Right of Way Other Temporary Signs:** Signs not described above may be placed on private property or within the public right of way~~within the public right of way~~ under the following conditions:
 1. Signs shall be located no closer than 10 feet from the road pavement edge or curb.
 - ~~1.2.~~ Signs shall be a maximum of three (3) feet in height and a maximum of four (4) feet per face.
 3. Signs are prohibited from being affixed to utility poles, light poles, fences, or other objects.
 4. Signs shall be placed only for seven consecutive days prior to the event occurring and removed within one day following conclusion of the event.
 - ~~2.~~ Signs may be placed on Saturdays and Sundays only between the hours of 9:00 a.m. and 6:00 p.m.

3. ~~That the written consent of the homeowner be obtained prior to installing signs in the public right of way adjoining the front, side or rear of any residential property.~~

4.5. ~~Signs must be free standing, not attached to any utility pole or structure nor any traffic control sign and placed at least 3 feet from the curb or edge of pavement.~~

5.6. No sign shall be placed within any portion of a twenty-five (25) foot sight triangle at the intersection of two streets. The sight triangle is determined by extending the curb or edge of pavement lines to a point of intersection; then measuring back along these extended curb or edge of pavement lines for a distance of twenty-five (25) feet to two points. A line drawn connecting the above determined points completes a triangle.

6. ~~That only one sign be permitted within 150 feet of an intersection which relates to the same topic and that the next closest sign be no closer than 150 feet. Additionally, there shall be only one sign of the same topic placed in front of a single lot.~~

7. ~~No attention or attracting devices such as pennants, streamers, balloons, inflatable shapes, banners, flashing lights or other illumination shall be attached to a sign or placed in the public right-of-way.~~

7.8. ~~No attention or attracting devices such as pennants, streamers, balloons, inflatable shapes, banners, flashing lights or other illumination shall be attached to a sign or placed in the public right-of-way.~~

8. ~~Each sign must have attached an adhesive label or other means to identify the name, address and telephone number of the person responsible for the placement and removal of each sign.~~

9. ~~That a fine in the amount of \$5075.00 per sign will be charged to the person, company, or other party -whose name or interest is on the sign, if the sign is in violation of any of the above restrictions. If no names are found on the sign, the party or entity identified on the sign will be assessed the fine. Notice of each violation shall be in writing. Any person, firm or corporation charged with said violation may be issued a citation or "P" ticket. Violators issued such notices may request a hearing in the Circuit Court of DuPage County within 10 days of the date of the original violation or may settle and compromise the claim by paying to the Village the respective amounts set forth in the following schedule and within the times set forth in the following schedule: (Section 9 Amended by A 923-07-02)~~

~~1. Payment of \$50.00 for each violation within 10 days of the date of the original violation.~~

~~2. A FINAL NOTICE, which stipulates the date on which collection of the \$50.00 penalty shall be turned over to a collection agency approved by the Village for collection will be issued after 10 days.~~

~~3. In the event that said payment is made after the FINAL NOTICE and prior to the collection agency taking any action to collect the penalty, \$100.00 shall be accepted as settlement.~~

~~4. If the person accused of the violation does not settle the claim or request a hearing in the Circuit Court of DuPage County, he/she must request of the Chief of Police within 10 days of the date of the notice of violation that an administrative hearing be held. Upon receipt of a hearing request, the Chief of Police of the Village, or the designee of the Chief of Police, shall conduct the hearing. The person requesting a hearing shall be notified of the time, date and place of the administrative hearing. After the person accused of a violation has~~

~~had an opportunity to present his or her testimony, the Chief of Police or the designee of the Chief of Police shall advise the person of his/her findings. If the Chief of Police or the designee of the Chief of Police determines that the violation notice was valid and that an ordinance violation occurred, the \$50.00 penalty shall be due and payable within 10 days. If the offender fails to pay the fine, the claim may be turned over to a collection agency as set forth in paragraphs 2 and 3 above.~~

~~5. In the event that actions taken by the collection agency fail to result in payment of the penalty due, a FINAL NOTICE, which stipulates the date on which filing of a complaint with the Clerk of the Circuit Court of DuPage County will be commenced, will be issued. Payment of any fine and costs shall be in such amounts as may be determined and established by the Court.~~

~~10.9.~~ That signs which are removed will be kept by the Village for a period of no more than three (3) weeks. In order to retrieve the signs, the fine must be paid within the three-week period of time, otherwise they will be discarded.

~~11.10.~~ Any noncomplying sign shall be removed.

Article III. Temporary, Exempt and Prohibited Signs

Sec. 55.09.

Temporary Signs

The following signs shall be permitted anywhere within the Village and shall not require a permit. Temporary signs may only be erected on private property by or with the express consent of the property owner.

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- B. **Property Sale, Lease, or Rental:** Signs regarding the sale, lease, or rental of property, not exceeding a total area of twelve (12) square feet and a maximum height, to the top of each sign, of five (5) feet advertising the sale, rental or lease of all, or part, of the premises on which the signs are displayed. One such sign is permitted for each lot or parcel and such signs shall be removed within seven (7) days after the sale is closed or the lease is signed.
- C. **Non-Commercial:** Non-commercial signs, as defined herein, not exceeding sixteen (16) square feet in area for each sign. Not more than one (1) such sign, with an identical message to another, shall be permitted. Maximum height, to the top of such signs, shall be five (5) feet. Signs shall be removed within thirty (30) days after the conclusion of the event to which they pertain, if any, except as otherwise authorized or required by state and federal law. In no case may a temporary non-commercial sign be displayed for longer than one (1) year, except as otherwise authorized by state or federal law. Temporary non-commercial signs that do not meet the temporal requirements of this subsection shall require a permit. (Amended by Ord. A-923-04-17)
- D. **Development of Property:** Signs regarding property development not exceeding one hundred (100) square feet in area. Maximum height to the top of such signs shall be twenty (20) feet. One such sign shall be permitted for each thoroughfare or highway frontage of the development. Such signs may be erected upon approval of a preliminary plat of subdivision or upon submission of a building permit application and shall be removed within seven (7) days after the last lot or unit is sold.
- E. **Other Temporary Signs:** Signs not described above may be placed on private property or within the public right of way under the following conditions:
 - 1. Signs shall be located no closer than 10 feet from the road pavement edge or curb.
 - 2. Signs shall be a maximum of three (3) feet in height and a maximum of four (4) feet per face.
 - 3. Signs are prohibited from being affixed to utility poles, light poles, fences, or other objects.
 - 4. Signs shall be placed only for seven consecutive days prior to the event occurring and removed within one day following conclusion of the event.
 - 5. No sign shall be placed within any portion of a twenty-five (25) foot sight triangle at the intersection of two streets. The sight triangle is determined by extending the curb or edge of pavement lines to a point of intersection; then measuring back along these extended curb or edge of pavement lines for a distance of

twenty-five (25) feet to two points. A line drawn connecting the above determined points completes a triangle.

6. No attention or attracting devices such as pennants, streamers, balloons, inflatable shapes, banners, flashing lights or other illumination shall be attached to a sign or placed in the public right-of-way.
7. That signs which are removed will be kept by the Village for a period of no more than three (3) weeks. In order to retrieve the signs, the fine must be paid within the three-week period of time, otherwise they will be discarded.
8. Any noncomplying sign shall be removed.



Z-12-2022: Request to consider text amendments to Section IV.K of the Zoning Ordinance to amend the definition for a commercial vehicle and regulations for commercial vehicles in residential districts

Prepared for: Village of Burr Ridge Plan Commission/Zoning Board of Appeals
Greg Trzupek, Chairman

Petitioner: Village of Burr Ridge

Prepared by: Janine Farrell, Community Development Director

Date of Hearing: June 6, July 18, and August 1, 2022

On June 28, 2021, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to refine what constitutes a “commercial vehicle” and review the regulations pertaining to the parking of commercial vehicles in the residential areas.

Under current Zoning Ordinance regulations for the residential zoning districts, commercial vehicles are prohibited from being parked overnight and outside. Only two commercial vehicles may be stored inside a fully enclosed building or structure for detached, single-family residences. Only one commercial vehicle may be stored inside a fully enclosed building or structure for duplexes, two-family, multi-family, or townhomes.

Section IV.K.2.e defines a commercial vehicle as follows:

- i. Any vehicle exhibiting lettering or logos advertising a business related enterprise (other than traditional bumper stickers).
- ii. Any vehicle with attached auxiliary equipment including, but not limited to plows, equipment, racks, storage boxes or lockers.
- iii. Any vehicle requiring a vehicle license of Class D as regulated by the State of Illinois including but not limited to trucks, cargo vans, commercial limousines, and buses. (Amended by Ordinance A-834-19-06)
- iv. Any vehicle containing products, equipment, debris, or materials intended for commercial or business use whether in the open, in a cargo storage area, or covered by removable material or fabric.
- v. Any van that does not have seating behind the driver’s seat and the front passenger seat or without side windows adjacent to the rear seating area such as panel vans. (Amended by Ord. A-834-03-03)

While the Commission may wish to amend all five of the above definitions for commercial vehicles, letter ‘ii’ has posed an enforcement challenge since many pick-up trucks with Class B plates have storage boxes built into the beds but are used only for personal purposes. Under current Zoning Ordinance regulations, a pick-up truck with a storage box could not be parked overnight, outside of a residential property because it would be defined as a commercial vehicle.



Examples of storage boxes and racks in truck beds.

This petition was first heard on June 6, 2022. Below is a summary of the Commission's comments:

- Commissioners were not unanimous on letter 'v' regarding vans without seats behind the driver or without rear windows and if these vehicles should continue to be deemed commercial.
- Commissioners were not unanimous on whether to eliminate "racks."
- Commissioners generally agreed to eliminate "storage boxes or lockers."
- There was discussion about checking vehicle registration to determine what is a commercial vehicle. After staff consulted with the Police Department and Village Administrator, this would not be recommended and poses an enforcement challenge.

Based upon the comments above, staff is proposing the following amendment for Section IV.K.2.e, for letter 'ii' only: *Any vehicle with attached auxiliary equipment including, but not limited to plows, equipment, **or racks.** ~~storage boxes or lockers.~~*

Findings of Fact

The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if the amendments fulfill the purpose and intent of the Zoning Ordinance.

Attachments

- Exhibit A – Petitioner's Materials and Findings of Fact
- Exhibit B – Zoning Ordinance Section IV.K excerpt



EXHIBIT A

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): Janine Farrell, Community Development Director
Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge/municipality

PETITIONER'S ADDRESS: 7660 S. County Line Road, Burr Ridge, IL 60527

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630) 654-8181 x. 6100

EMAIL: jfarrell@burr-ridge.gov

PROPERTY OWNER: N/A

PROPERTY OWNER'S ADDRESS: N/A PHONE: N/A

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

DESCRIPTION OF REQUEST:

Request to amend section IV.K of the Zoning Ordinance to amend the definition for a commercial vehicle and regulations for commercial vehicles in residential districts.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: N/A EXISTING ZONING: N/A

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

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.

Petitioner's Signature

Date of Filing



**FINDINGS OF FACT
FOR AN AMENDMENT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

(Please transcribe or attach additional pages as necessary)

EXHIBIT B



BURR RIDGE ZONING ORDINANCE

SECTION IV GENERAL REGULATIONS

K. **PARKING AND STORAGE OF TRAILERS, MOBILE HOMES, MOTOR HOMES, BOATS, TRUCKS, COMMERCIAL VEHICLES, AND BUSES**

Trailers, mobile homes, motor homes, boats, trucks, commercial vehicles, and buses may be parked on private property subject to the following regulations:

1. Trailers, Mobile Homes, Motor Homes, and Boats

For purposes of this section, trailers, mobile homes, motor homes, and boats shall be hereinafter collectively referred to as trailers and shall comply with the following regulations:

- a. Trailers shall not be permitted to be used as dwelling units in any district as principal or accessory uses on a lot.
- b. Trailers shall not be parked or stored in the open on any lot, except one trailer owned by the occupant of a dwelling on the same property may be stored or parked in the rear buildable area or the required rear yard of a lot containing a dwelling, provided that the trailer is no wider than 8.5 feet and no longer than 35 feet, or when herein permitted in the operations of a lawfully established trailer sales establishment. (Amended by Ordinances A-834-4-02 and A-834-13-11)
- c. Temporary parking and use of trailers shall be permitted when approved by the Community Development Director for the following purposes:
 - i. Parking in the open and use of a trailer owned by the occupant of the dwelling for lodging purposes on a lot containing a dwelling, provided it is not parked or used thereon more than two days (or any portion thereof) in any consecutive 30-day period.
 - ii. Parking in the open and use of a trailer for lodging purposes on a lot during reconstruction of the dwelling on the lot when that dwelling has been destroyed by fire, tornadoes, or other acts of nature or otherwise beyond the control of the owner; provided that such use shall only be allowed when such reconstruction commences within a reasonable period of time after destruction of the original dwelling and further provided such reconstruction continues without cessation on a reasonable construction schedule.
 - iii. Parking and use of trailers for temporary office or storage uses incidental to and only for the period of time of land development and/or the construction of a building provided such trailers are located on the same or contiguous lots as the building or land development



and are at such location as approved by the Community Development Director.

- d. One boat owned by the occupant of the dwelling may be stored or parked in the rear yard of a lot containing a single-family detached dwelling, provided no major repair, disassembly, or rebuilding operations are conducted thereon.

2. **Trucks, Commercial Vehicles, and Buses - Residential Districts**

Off-street parking facilities accessory to residential uses shall be used principally for the parking of passenger automobiles. Overnight, outside parking of commercial vehicles, as defined herein, is prohibited but may be permitted in a fully enclosed building or structure upon any lot or parcel of land in a residential district in accordance with the following provisions:

- a. Commercial vehicles may be stored and/or parked overnight only in a fully enclosed building or structure.
- b. No commercial vehicle shall be permanently affixed to the ground.
- c. No more than a combined total of two (2) commercial vehicles may be stored or parked overnight in a fully enclosed building or structure upon any lot or parcel of land, except as hereinafter provided.
- d. Only one (1) commercial vehicle may be stored or parked overnight for each unit in a duplex, two-family, multi-family, or townhouse structure, provided it is in a fully enclosed building or structure.

e. For purposes of this section commercial vehicles shall be defined as follows:

- i. Any vehicle exhibiting lettering or logos advertising a business related enterprise (other than traditional bumper stickers).
- ii. Any vehicle with attached auxiliary equipment including, but not limited to plows, equipment, racks, storage boxes or lockers.
- iii. Any vehicle requiring a vehicle license of Class D as regulated by the State of Illinois including but not limited to trucks, cargo vans, commercial limousines, and buses. (Amended by Ordinance A-834-19-06)
- iv. Any vehicle containing products, equipment, debris, or materials intended for commercial or business use whether in the open, in a cargo storage area, or covered by removable material or fabric.
- v. Any van that does not have seating behind the driver's seat and the front passenger seat or without side windows adjacent to the rear seating area such as panel vans. (Amended by Ord. A-834-03-03)

3. **Semi-Tractors and Other Similar Vehicles – Residential Districts**

Off-street parking facilities accessory to residential uses shall be used for the parking of passenger automobiles only. Parking of any vehicle with a registered weight of 16,000 pounds or greater and requiring a vehicle license of Class F or greater as



Section IV General Regulations

regulated by the State of Illinois including but not limited to semi-tractors and other heavy vehicles is prohibited in all residence districts. (Amended by Ordinance A-834-12-07)



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Janine Farrell, AICP
Community Development Director

DATE: August 1, 2022

RE: Board Report

At their July 25, 2022 meeting, the Board of Trustees took the following actions relative to matters forwarded from the Plan Commission:

- **Z-16-2022: 6860 North Frontage Rd. (Action Behavior Centers); Special Uses and Findings of Fact**
 - The Board approved an Ordinance for the special use for a child care center and fence in a non-residential district.
- **Z-18-2022: 6880 North Frontage Rd. (Premier IL Burr Ridge); Special Use and Findings of Fact**
 - The Board approved an Ordinance for the special use for a child care center.
- **Z-08-2022: Live Entertainment Text Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact**
 - The Board approved an Ordinance for the text amendments as proposed by the Plan Commission.
- **Z-19-2022: 595 Village Center Dr. (Yolk); Special Use and Findings of Fact**
 - The Board approved a consideration to direct staff to prepare an Ordinance for the outdoor dining area.
- **NOTE: Z-20-2022**, the petition to re-zone 11731 87th Street from R-1 to R-3 was originally scheduled for this meeting, but the petitioner requested that it be on the August 8th Board meeting agenda. **V-03-2022**, the petition for variation requests for a garage in the corner side yard at 10S675 Glenn Dr was originally scheduled for this meeting, but will be on the August 8th agenda due to staff needing to coordinate with the Village Attorney.

07/21/2022

Permits Applied For June 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-22-186	06/07/2022	161 Tower Dr	Skender Construction	161 Tower Dr Burr Ridge IL 60527	Com Alteration
JCA-22-205	06/23/2022	306 Burr Ridge Pkwy	Porras Construction	227 Fairview St Belvidere IL 61008	Com Alteration
JCMSC-22-198	06/16/2022	7660 S County Line Rd	Birch Lane Decorating Service	6916 Clover CT Darien IL 60561	Commercial Miscellaneous
JCPE-22-208	06/27/2022	101 Shore Dr	Cal's Electric	729 Crizz Dr Wood Dale IL 60191	Com Electrical Permit
JCPM-22-199	06/20/2022	15W 100 Plainfield Rd	Energy Services	512 W 5th Ave Naperville IL 60563	Com Mechanical Permit
JDEK-22-175	06/01/2022	6976 Fieldstone Dr	Platinum Decking LLC	336 S Loomis St Naperville IL 60540	Deck
JDEK-22-183	06/06/2022	8521 Johnston Rd	Homeowner	Burr Ridge IL 60527	Deck
JDEK-22-195	06/13/2022	101 Kraml Dr	Drescher Landscaping, Inc	17W515 N. Frontage Darien IL 60561	Deck
JDEK-22-202	06/21/2022	8963 Enclave Dr	Homeowner	Burr Ridge IL 60527	Deck
JDS-22-179	06/02/2022	11480 Circle Dr	Bek Construction Inc	10831 Major Ave Chicago IL 60615	Demolition Structure
JDS-22-200	06/20/2022	5921 Madison St	Koita Inc	1640 Brentford Dr Naperville IL 60563	Demolition Structure
JELV-22-212	06/28/2022	6101 County Line Rd	TK Elevator	3600 Lacey Rd, Suite 100 Downers Grove IL 60515	Elevator
JGEN-22-182	06/06/2022	15W 645 81st ST	Generator Technologies	1249 Burville Rd Crete IL 60417	Generator
JGEN-22-194	06/13/2022	7845 Dana Way	Mark Koziol	2210 W Wabansia Chicago IL 60647	Generator
JID-22-214	06/28/2022	120 CARRIAGE WAY DR	Homeowner	Burr Ridge IL 60527	Interior Demo
JPAT-22-177	06/01/2022	331 Surrey Ln	Not Just Grass Landscaping	540 S River Street Batavia IL 60510	Patio
JPAT-22-181	06/06/2022	15W 645 81st ST	Maglux Construction & Restor	15W308 N Frontage Rd Burr Ridge IL 60527	Patio

07/21/2022

Permits Applied For June 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPAT-22-190	06/10/2022	6861 Fieldstone Dr	Viper Contracting LLC	14007 S Bell Rd Homer Glen IL 60491	Patio
JPAT-22-207	06/27/2022	7820 Dana Way	ABA Construction		Patio
JPAT-22-215	06/29/2022	8497 Kimberly Ct	Apple Landscape Design LLC	608 S President St Wheaton IL 60187	Patio
JPF-22-213	06/28/2022	7229 Hamilton Ave	Bespoke Fence	2737 W 111th St Chicago IL 60655	Fence Permit
JRAD-22-191	06/13/2022	128 W 59th ST	Ancient City Contracting LLC	27 Windsor Dr Oak Brook IL 60523	Residential Addition
JRAD-22-217	06/30/2022	1471 Garywood Dr	Raspante Dream Builders	12744 Berkshire Dr Mokena IL 60448	Residential Addition
JRAL-22-176	06/01/2022	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRAL-22-180	06/03/2022	11637 White Oak Ct	Trull Concrete Company LLC	7941 W 98th Pl Hickory Hills IL 60457	Right-of-Way
JRAL-22-185	06/07/2022	ROWs Ck Cty Locations	AXS Points	200 S Shaddle Dr Mundelein IL 60060	Right-of-Way
JRAL-22-188	06/09/2022	ROWs DuPage Locations	AT&T	1000 Commerce Dr. Oak Brook IL 60523	Right-of-Way
JRAL-22-189	06/10/2022	7845 Dana Way	Homeowner	Burr Ridge IL 60527	Residential Alteration
JRAL-22-192	06/13/2022	7701 Forest Hill Rd	Homeowner	Burr Ridge IL 60527	Right-of-Way
JRAL-22-193	06/09/2022	7812 S County Line Rd	Kitchen Pros Remodeling	64 Orland Sq Dr, Suite 312 Orland Park IL 60462	Residential Alteration
JRAL-22-196	06/14/2022	1 Hillcrest Ct	Arce Tec, Ltd New Line Desig	19636 97th Ave #1 Mokena IL 60448	Residential Alteration
JRAL-22-197	06/14/2022	ROWs DuPage Locations	INTren Trenching	3524 Martens St Franklin Park IL 60131	Right-of-Way
JRAL-22-201	06/20/2022	124 Carriage Way Dr	Homeowner	Burr Ridge IL 60527	Residential Alteration
JRAL-22-203	06/21/2022	ROWs DuPage Locations	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way

07/21/2022

Permits Applied For June 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-22-204	06/21/2022	ROWs Ck Cty Locations	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way
JRAL-22-206	06/23/2022	1427 Tomlin Dr	Elia Paving	P.O. Box 580 Hinsdale IL 60521	Right-of-Way
JRAL-22-209	06/27/2022	167 Post Rd.	J&R 1st in Asphalt, Inc.	7659 W. 98th Street Hickory Hills IL 60457	Right-of-Way
JRAL-22-210	06/28/2022	8955 Glenmora Ln	McHandsworth Inc	11400 Burr Oak Lane Burr Ridge IL 60527	Right-of-Way
JRAL-22-211	06/28/2022	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRAL-22-216	06/30/2022	11310 W 72nd St	Homeowner	Burr Ridge IL 60527	Right-of-Way
JRDB-22-178	06/02/2022	15W 351 87th St	SK & MB Design Inc	11341 Scenic DR Willow Springs IL 60480	Residential Detached Building
JRDB-22-187	06/08/2022	365 Kirkwood Cove	Homeowner	Burr Ridge IL 60527	Residential Detached Building
JRPE-22-184	06/06/2022	7153 Commonwealth Ave	Atom Electric	933 Wentworth Calumet City IL 60409	Res Electrical Permit
TOTAL:	43				

07/21/2022

Permits Issued June 2022



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	Value & Sq Ftg	
JCA-22-186	06/30/2022	161 Tower Dr	Skender Construction	161 Tower Dr Burr Ridge IL 60527	Com Alteration		
JCMSC-22-106	06/07/2022	212 Burr Ridge Pkwy	Ed Signs Inc	3339 W Columbus Ave Suite A Chicago IL 60652	Commercial Miscellaneous		
JDEK-22-153	06/15/2022	159 Pheasant Hollow Dr.	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck	\$13,750	160
JDEK-22-154	06/15/2022	192 Pheasant Hollow DR	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck	\$13,750	160
JDEK-22-160	06/17/2022	8550 Oak Knoll	DM Outdoor Living Spaces	PO Box 54 Western Springs IL 60558	Deck	\$50,500	1,138
JDEK-22-164	06/28/2022	3 Andrew Ct	Platinum Decking LLC	336 S Loomis St Naperville IL 60540	Deck	\$42,000	629
JDEK-22-183	06/30/2022	8521 Johnston Rd	Homeowner	Burr Ridge IL 60527	Deck	\$18,000	524
JGEN-21-414	06/28/2022	11580 Circle Dr	ABT Electronics	1200 N Milwaukee Av. Glen View IL 60025	Generator		
JPAT-22-138	06/07/2022	7264 Lakeside Cir	Cable Communications, Inc	6200 S. Oakley Avenue Chicago IL 60636	Patio		
JPAT-22-150	06/23/2022	6971 Fieldstone Dr	New Generation Landscape	9825 W 56th St Countryside IL 60525	Patio	\$37,000	
JPAT-22-163	06/17/2022	8484 Carlisle Ct	Filkovic, Toma & Aniela	8484 Carlisle Ct Burr Ridge IL 60521	Patio	\$5,000	
JPAT-22-177	06/28/2022	331 Surrey Ln	Not Just Grass Landscaping	540 S River Street Batavia IL 60510	Patio	\$3,600	
JPAT-22-181	06/29/2022	15W 645 81st ST	Maglux Construction & Restor	15W308 N Frontage Rd Burr Ridge IL 60527	Patio		
JPF-22-130	06/09/2022	7940 S Wolf Rd	Homeowner	Burr Ridge IL 60527	Fence Permit	\$10,000	
JPF-22-156	06/16/2022	8143 Kathryn Ct	Homeowner	Burr Ridge IL 60527	Fence Permit	\$6,000	
JPPL-22-145	06/28/2022	6101 Wildwood Ln	MHD Builders	1378 McDaniels Ave Highland Park IL 60035	Pool	\$11,000	

07/21/2022

Permits Issued June 2022



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JPS-22-092	06/15/2022	460 Village Center Dr.	4MC Corporation	Sign	\$10,000	
JRAD-22-123	06/09/2022	15W 218 87th St	Vendramini Construction	1097 N. 400 E Chesterton IN 46304	Residential Addition	
JRAD-22-139	06/24/2022	15W 151 60th St	Griffin Custom Homes	5025 Woodland Avenue Western Springs IL 60558	Residential Addition	1,151
JRAL-22-132	06/03/2022	7612 Hamilton Ave	Leon Seal Coating	117 S. Williams Street Westmont IL 60559	Right-of-Way	744
JRAL-22-137	06/07/2022	1141 S Woodview Rd	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Residential Alteration	
JRAL-22-140	06/24/2022	ROWs Ck Cty Locations	ComEd	1 Lincoln Centre Oak Brook Terrace IL 60181	Right-of-Way	43
JRAL-22-142	06/09/2022	128 Circle Ridge Dr	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way	
JRAL-22-148	06/09/2022	7350 Forest Hill Rd	Paul Davis Restoration	433 Spring Ave Naperville IL 60540	Residential Alteration	
JRAL-22-166	06/17/2022	ROWs Ck Cty Locations	ComEd	1 Lincoln Centre Oak Brook Terrace IL 60181	Right-of-Way	4,973
JRAL-22-167	06/20/2022	24 Hidden Lake Dr	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way	
JRAL-22-168	06/20/2022	8212 Windsor Ct	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way	
JRAL-22-169	06/20/2022	2 Seneca Ct	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way	
JRAL-22-170	06/17/2022	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way	
JRAL-22-174	06/21/2022	ROWs Ck Cty Locations	Nicor Gas	615 Eastern Ave Bellwood IL 60104	Right-of-Way	
JRAL-22-176	06/17/2022	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way	
JRAL-22-180	06/29/2022	11637 White Oak Ct	Trull Concrete Company LLC	7941 W 98th Pl Hickory Hills IL 60457	Right-of-Way	

07/21/2022

Permits Issued June 2022



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRAL-22-185	06/30/2022	ROWs Ck Cty Locations	AXS Points	200 S Shaddle Dr Mundelein IL 60060	Right-of-Way \$2,756	
JRAL-22-188	06/30/2022	ROWs DuPage Locations	AT&T	1000 Commerce Dr. Oak Brook IL 60523	Right-of-Way	
JRAL-22-193	06/20/2022	7812 S County Line Rd	Kitchen Pros Remodeling	64 Orland Sq Dr, Suite 312 Orland Park IL 60462	Residential Alteration \$32,855	80
JRAL-22-196	06/30/2022	1 Hillcrest Ct	Arce Tec, Ltd New Line Desig	19636 97th Ave #1 Mokena IL 60448	Residential Alteration \$109,875	1,465
JRAL-22-203	06/30/2022	ROWs DuPage Locations	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way \$19,032	
JRAL-22-204	06/30/2022	ROWs Ck Cty Locations	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way	
JRDB-22-187	06/30/2022	365 Kirkwood Cove	Homeowner	Burr Ridge IL 60527	Residential Detached Building	
JRES-22-162	06/17/2022	440 Devon Dr	Atlas Restoration	11441 Melrose Av Franklin Park IL 60131	Residential Miscellaneous \$15,866	
JRPE-22-157	06/17/2022	302 Old Oak Ct.	Sunpower Corp	2380 Vantage Drive Elgin IL 60124	Res Electrical Permit \$46,388	
JRPF-22-081	06/15/2022	8220 Ridgpointe Dr	Via Meridiana Contractors	8821 Robert Road Darien IL 60561	Pool and Fence \$35,000	
JRSF-22-070	06/27/2022	6110 Park Ave	Dunree Homes Inc	P.O. Box 635 Manteno IL 60950	Residential New Single Family \$750,000	3,685
JRSF-22-093	06/16/2022	7 Arcadia Ct	McNaughton Brothers Constr	16W347 83rd St. Burr Ridge IL 60527	Residential New Single Family \$1,500,000	6,014
JRSF-22-113	06/08/2022	460 60th Pl	Rose Development	7851 W Ogden Ave. #200 Lyons IL 60534	Residential New Single Family \$600,000	2,898
TOTAL:	45					

07/21/22

Occupancy Certificates Issued June 2022



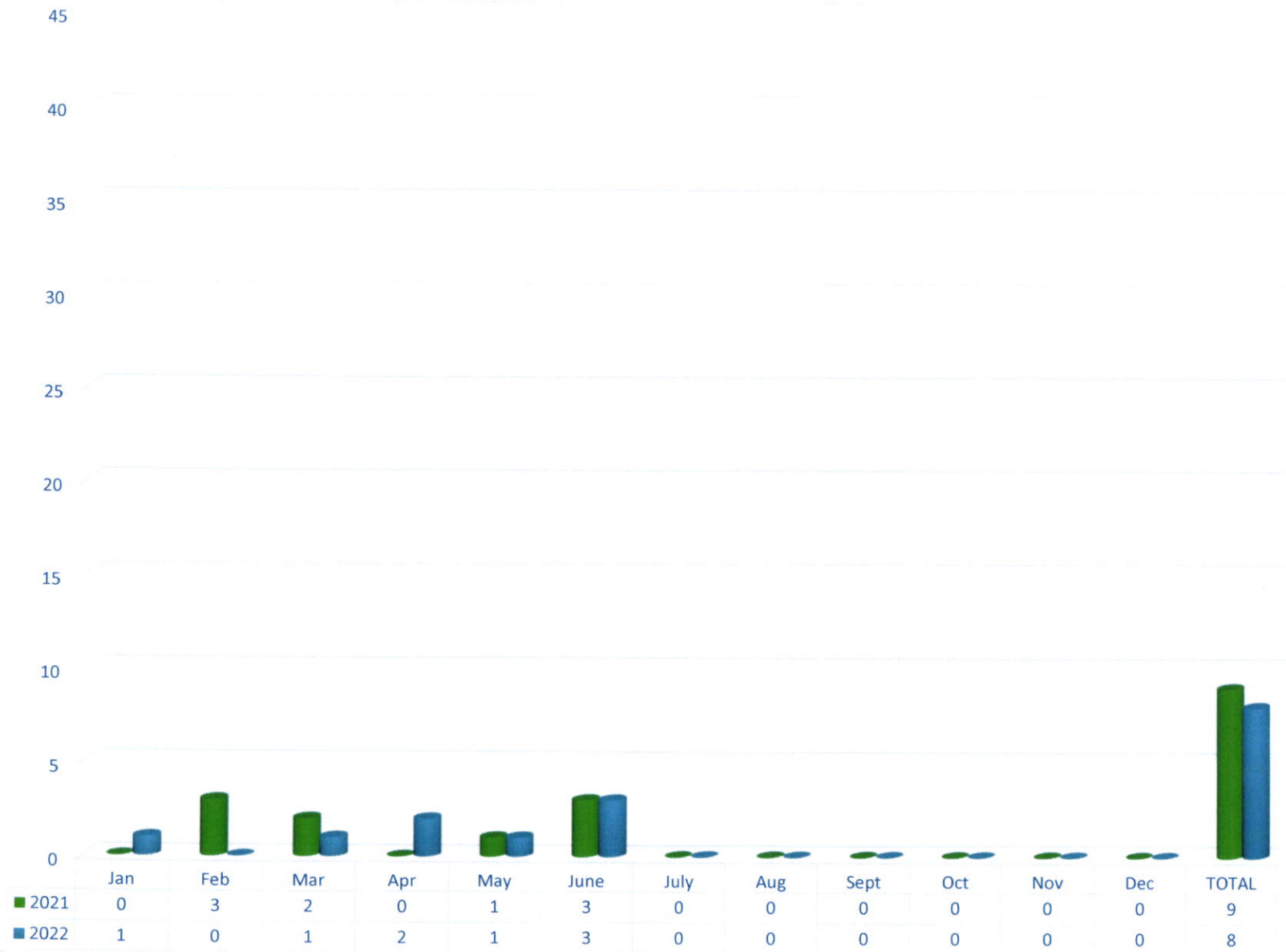
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF22014	06/10/22	Steve and Becky Olson	7203 Lakeside Cir
OF22016	06/16/22	Jonny Cab's	212 Burr Ridge Pkwy
OF22018	06/27/22	Brian & Colleen Hickey	8025 Bucktrail Dr

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2022

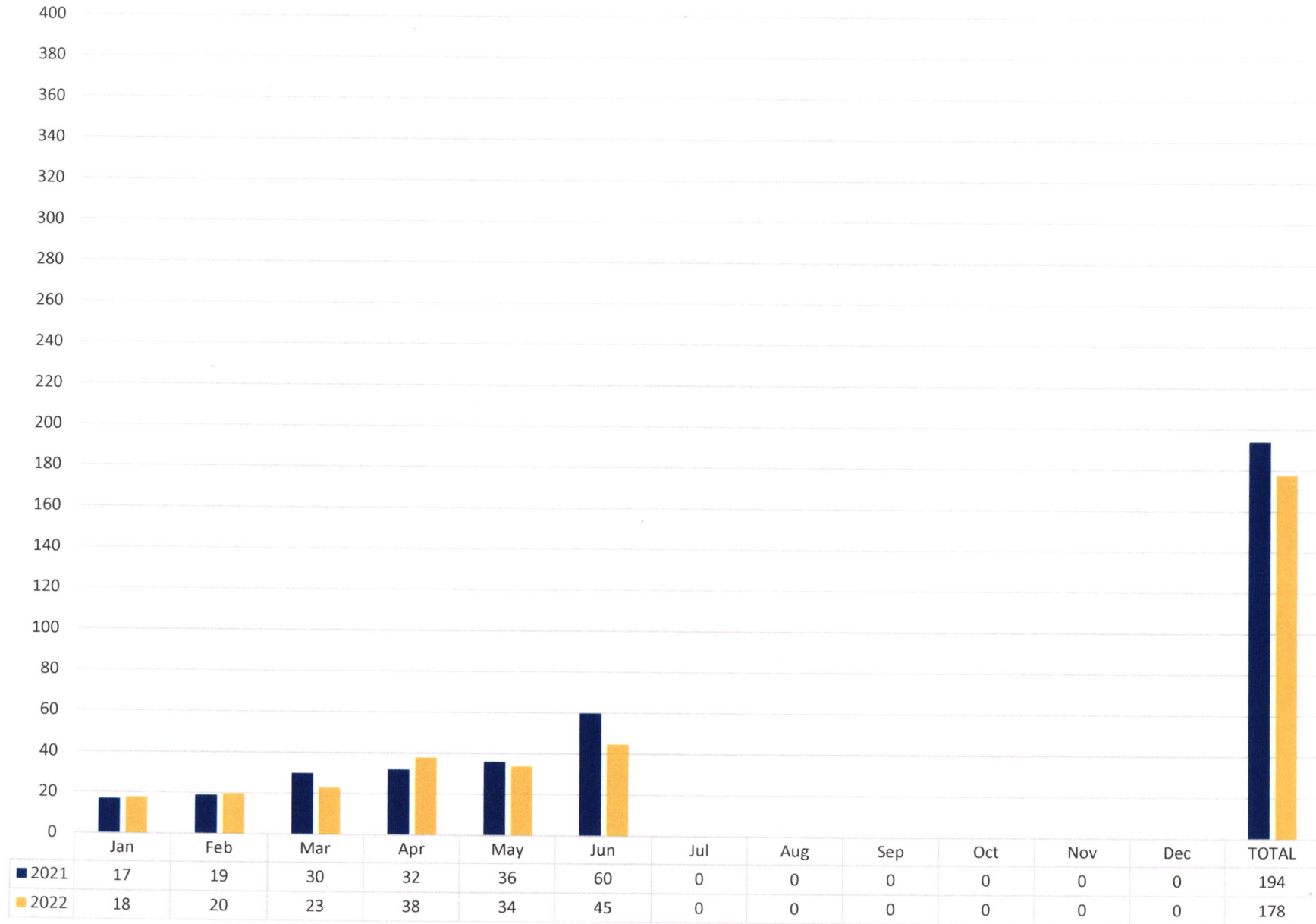
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$607,950	\$170,800		\$488,775	\$1,267,525
	[1]	[3]		[1]	
FEBRUARY		\$366,385		\$31,501	\$397,886
		[5]		[1]	
MARCH	\$600,000	\$672,000		\$5,978,425	\$7,250,425
	[1]	[6]		[4]	
APRIL	\$2,000,000	\$109,075		\$310,000	\$2,419,075
	[2]	[5]		[2]	
MAY	\$500,000	\$53,417			\$553,417
	[1]	[2]		[]	
JUNE	\$2,850,000	\$678,530			\$3,528,530
	[3]	[6]		[1]	
JULY					\$0
	[]	[]		[]	
AUGUST					\$0
	[]	[]		[]	
SEPTEMBER					\$0
	[]	[]		[]	
OCTOBER					\$0
	[]	[]		[]	
NOVEMBER					\$0
	[]	[]		[]	
DECEMBER					\$0
	[]	[]		[]	
2022 TOTAL	\$6,557,950	\$2,050,207	\$0	\$6,808,701	\$15,416,858
	[8]	[27]	[]	[9]	

Village of Burr Ridge New Housing Permits 2021 Compared to 2022



Village of Burr Ridge Building Permits Issued 2021 Compared to 2022



Breakdown of Permits by Project Type

Permits Issued June 2022

