



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
AUGUST 15, 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 AUGUST 1, 2022 MEETING MINUTES

III. PUBLIC HEARINGS

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Special Use, Variation, Planned Unit Development, and Findings of Fact [CONTINUED FROM JUNE 20, 2022] THIS CASE WAS WITHDRAWN BY THE PETITIONER AND WILL NOT BE HEARD.

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.

V. CORRESPONDENCE

**A. Board Reports
August 8, 2022**

B. Building Reports - None

VI. OTHER CONSIDERATIONS

VII. PUBLIC COMMENT

VIII. FUTURE MEETINGS

August 22 Board of Trustees – CANCELLED

September 5 Plan Commission – CANCELLED due to holiday

September 12 Board of Trustees

Commissioner Morton volunteered to be the Plan Commission representative.

September 19 Plan Commission

A. Z-23-2022: 78-80 Burr Ridge Parkway (Manderscheid/Patti's Sunrise Cafe); Special Use and Findings of Fact [TENTATIVELY SCHEDULED - NOT YET CONFIRMED]

Requests amendment to Ordinance #A-834-06-21 to expand the restaurant use to include outdoor dining and a special use for a restaurant over 4,000 square feet 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).

B. Z-11-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 16, JUNE 20, JULY 18, AUGUST 1, 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 20, JULY 18, AUGUST 1, 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, JULY 18, AUGUST 1, 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.

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 AUGUST 1, 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: 8 – Petrich, Broline, Morton, Stratis, Parrella, McCollian, Irwin, and Trzupek
ABSENT: 0

Community Development Director Janine Farrell was also present.

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

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

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Morton, Broline, Petrich, Stratis, and Trzupek
NAYS: 0 – None
ABSTAIN: 2 – McCollian and Parrella

MOTION CARRIED by a vote of 6-0 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.

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]

Chairman Trzupek asked for a summary of the petition. Director Farrell stated that this case was continued from June 20, 2022. Since that meeting, the petitioner has worked with Spectrum Senior Living regarding additional landscape screening. Spectrum has withdrawn its objection based upon the updated landscape plan which was mutually agreed upon by Spectrum and the petitioner. The Village would ask that a maintenance agreement be established since the

landscaping will be on Spectrum's property, not Thorntons. The door on the east side of the building will become an emergency exit only and the signage will be removed.

Chairman Trzupek confirmed the objection letter submitted by Jeffrey Kraus and the new letter submitted by Erica Howard. Commissioner Stratis stated that Jeffrey Kraus is the owner and CEO of Spectrum.

Chairman Trzupek asked if the petitioner was present and wished to speak. Tad Lagestee, the owner of the property and speaking on behalf of the petitioner, stated that originally Spectrum thought the gas station would be a truck stop which is why they objected. The petitioner has agreed to extend landscaping to McDonald's to block headlights.

Chairman Trzupek asked for public comments.

Joann Krypel, 10S721 Jackson, was concerned about the sale of liquor and people coming crossing Route 83 to purchase liquor 24-hours a day. Ms. Krypel asked about the increase in traffic and how many people will be coming in the middle of the night. Ms. Krypel stated that noise and racing cars have been a concern in the area. Chairman Trzupek and Director Farrell confirmed that through the liquor license, liquor cannot be sold after 10 or 11 p.m. depending on the day. The petitioner stated that gas station staff would refuse to sell the liquor after that time. Ms. Krypel asked about lighting and compared it to the Thorntons in Westmont. The petitioner stated they will comply with the Village's lighting ordinances except where the variation is requested. The petitioner did not have specifics on what was installed in Westmont. Ms. Krypel was concerned about floodlights, the size of the monument sign, and that an asphalt plant had been proposed in the area. Director Farrell reviewed the sign package and associated variation requests.

Mark Wolski, 16W371 94th Place, stated that there have been issues with fireworks, car racing, and noise from across Route 83 and is concerned that the Thorntons would attract those issues.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Irwin confirmed that Spectrum withdrew its objection as the closest neighbor, does not believe there is a need for 24-hour gas station operation in this area, and that concerns about vehicle noise are legitimate. Commissioner Irwin was torn since a 24-hour gas station was already there and there were not many objectors present.

Commissioner McCollian agreed with Commissioner Irwin but stated that since there was already a 24-hour gas station there, the issues would not likely increase.

Commissioner Parrella agreed with previous comments and reiterated her question from June, asking if Thorntons would not build if 24-hour operation was not approved. The petitioner confirmed.

Commissioner Petrich complimented the petitioner on the design of the gas station and trying to work out landscaping. Commissioner Petrich spoke with two Spectrum residents who were

outside the facility, and neither were informed of the gas station or the proposed 24-hour operation. The residents were not supportive of the gas station since the Speedway is already 24-hours, that there would be additional dumping and littering on Spectrum's property, and more unauthorized use of the parking lot. Commissioner Petrich indicated that he could not support this petition for 24-hour operation.

Commissioner Broline asked for details on the landscaping plan. The petitioner and Commissioner Morton stated that they are year-round trees. Commissioner Broline researched gas station lighting and spillover and asked about the canopy lights. The petitioner stated that gas station chains have researched lighting, but many Villages are strict about downlighting and businesses will comply.

Commissioner Stratis had no concerns about lighting since older establishments do not retrofit to comply with current standards, and that Spectrum would be concerned about their business and residents. Commissioner Stratis was not enthusiastic about 24-hour operation but did not believe it would have significant traffic impact. Commissioner Stratis stated that his wife owns the McDonald's property and that McDonald's did not object. Commissioner Stratis asked about the rear door. The petitioner and Director Farrell confirmed that the sidewalk to the east will be removed from providing access to the door. Commissioner Stratis was concerned about conditioning a private agreement between Spectrum and Thorntons. Chairman Trzupek agreed.

Commissioner Morton agreed with Commissioner Stratis' comments, that liquor would not be purchased 24-hours, and believed that Thorntons management would not tolerate drag racing and fireworks on their property. Commissioner Morton stated that the building would create a barrier from Route 83 as was stated in a previous meeting and appreciated that Thorntons and Spectrum worked together.

Chairman Trzupek stated that the building and landscaping wouldn't be a huge sound barrier. Chairman Trzupek stated that in 2015 the PUD was approved for commercial use on Route 83 and the senior living facility. In 2018, there was a lot of concern about McDonald's and they requested hours until midnight which was deemed too late and only 11 p.m. was approved. Chairman Trzupek asked the Commission what is different today.

Commissioner Stratis stated that for the past five years, Spectrum worked to find a user for the property and believes that a gas station was not their first choice. Commissioner Stratis stated that you must be realistic and that Thorntons has high housekeeping standards which is why he supports it.

Chairman Trzupek stated that a gas station was not originally planned and is that a reason to change what was hoped for back then.

Commissioner Petrich added that one resident he spoke with suggested that he meet with local Burr Ridge Senior Living management for more information. Commissioner Petrich stated it was apparent that Spectrum corporate office is approving it, and without input from Spectrum local and the residents. Commissioner Irwin noted the corporate office is in Colorado. Chairman Trzupek noted the letter states that they are approving the plan and concerned about their liability

but nothing about the residents. Commissioner Petrich is concerned about the gas station's 24-hour activity offering no respite to the senior residents, in particular the assisted living and memory care on the west end. Chairman Trzupke noted the disconnect in the Thorntons team back in May at the public hearing, that the Commission approved everything with 5 a.m. – 11 p.m., and that the question today is 24-hour operation.

Commissioner Irwin asked why the 24-hour operation. Mr. Lagestee stated that evening sales are critical to the operations and that the projections are low enough to not go through with the project if it is not 24-hours. Mr. Lagestee stated that we are a 24-hour society.

Chairman Trzupke stated that the Commission is a recommending body. Mr. Lagestee stated that the original intent of the two fast food restaurants would generate more traffic than the gas station. Chairman Trzupke noted that the concerns are about a 24-hour convenience store operation and that McDonald's may now ask for 24-hour operation.

Rosemary Wagner, 10S741 Jackson, stated that the Spectrum corporate office supports the proposal, not the residents. The quality of life for the residents should be considered. Ms. Wagner asked if Spectrum will receive money from this development. The petitioner responded no.

Commissioner Morton questioned security for the site and that having 24-hour operation would be more secure. The petitioner stated that employees will be managing the site and would discourage people parking and littering.

Commissioner Stratis stated that senior executives with Spectrum have spoken with him since he owns the McDonalds and is a neighbor, and that they have taken notice of the proposal. Commissioner Stratis stated that the Burr Ridge Spectrum would forward any public notice about the proposal to their corporate office.

There was discussion among Commissioners and Director Farrell about the Spectrum objection being withdrawn, the residents' opinion about the proposal, and the public notice that was provided. Chairman Trzupke noted that the direction at the June meeting was to work with Spectrum. Commissioner Petrich stated that he was the acting Chair at that meeting and asked that clear evidence be provided that the residents did not object. Commissioner Petrich stated that this evidence was not received.

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

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 8-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to recommend approval of Z-10-2022, 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, with Findings of Fact and subject to five conditions:

1. Final plans shall substantially comply with the submitted business plan, site plan, building elevations, photometric plan, sign plans, and the revised landscape plan showing screening on Spectrum's property subject to final review and approval by staff, all 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.
5. A Certificate of Occupancy shall not be granted until the landscaping is installed as shown on Spectrum's property.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Broline, Parrella, and Morton
NAYS: 3 – Irwin, Petrich, and Trzupek

MOTION CARRIED by a vote of 4-3.

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

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that the text amendment was previously reviewed and the Commission supported the definition that an attached garage could be connected by a roof with open space underneath. The open space would count towards the square footage of the garage per the draft definition.

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

Commissioners Morton, Stratis, and Broline did not have comments.

Commissioner Petrich requested something more substantial that attaches the garage to the house, he supported the DuPage County definition for a linkage building, and that the draft definition permits what is technically a detached garage in the side yard. Commissioner Petrich stated that adding a detached structure to the side yard uses the whole frontage, can negatively impact the neighbors, and may be more appropriate on larger lots only. Chairman Trzupek noted that the garage was still in the buildable area.

Commissioners Parrella and McCollian had no comments.

Commissioner Irwin reviewed the information with Director Farrell that was detailed in the staff report and the draft definition being proposed.

Director Farrell read the DuPage County definition of linkage building and noted concern about placing size restrictions on the structure since the attached garage size includes the whole portion of the open and enclosed portions.

The Commissioners discussed the DuPage County definition of detached garage and noted that certain examples of homes provided in the packet, specifically 68 Cabernet Court and 15W351 87th Street, would be constituted as detached garages under DuPage County's definition. The Commissioners discussed whether the connecting portion of the roof should count towards FAR, be habitable space or adjacent to habitable space, and what spaces count towards FAR, such as loft space in a garage and ceiling height.

The Commissioners discussed breezeways and roofs and whether that meant the garage was attached or detached. The Commissioners recommended that the definition be modified to include language requiring the roofline elevation, pitch, and architectural character match the rest of the home, and addressing both primary and second accessory garages as attached.

The Commissioners discussed that any space above the garage should count towards FAR calculations and that any attached garage area over 1,000 sq. ft. also counts towards FAR. This limits the overall size of the garage, home, and breezeway.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to continue the public hearing for Z-11-2022 until September 19, 2022.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 8-0.

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]

Chairman Trzupek asked for a summary of the petition. Director Farrell stated that the case was continued from previous meetings. From those meetings, some Commissioners supported eliminating right-of-way signs completely and some wanted to permit only certain types of temporary signs. The draft language was updated to bring the sign closer to the right-of-way, not allowing them to be affixed to utility poles, and limiting signs which are time sensitive and related to an event. Staff discouraged permits for temporary signs.

Chairman Trzupek confirmed the proposed changes to the text amendment from the previous meeting.

Chairman Trzupek asked for public comments.

Alice Krampits, 7515 Drew, appreciated the updates so that it would allow temporary directional signage related to events and confirmed the size of the signage allowed with staff.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Irwin clarified the redline version and the clean copy in the packet and noted inconsistencies.

The Commissioners discussed the homeowner consent provision removed from the draft and the ability to place signs in front of other people's property without their consent.

The Commissioners discussed keeping #3 and #8 from the existing text which requires owner consent and requiring an owner label on the sign.

The Commissioners discussed that a sign could be placed in the right-of-way in front of someone's home without the consent of the owner of the property, ownership of the right-of-way, what constitutes the right-of-way, and constitutional rights for public ways.

The Commissioners confirmed with staff that political signs on private property are within a different section of the Sign Code, but political signs in the right-of-way would fall under the draft provision.

The Commissioners supported time limitations on the signs being placed.

The Commissioners discussed lost dog type signs which are affixed to poles and that they would be prohibited under the draft language. Commissioner Morton did not support this provision and felt it was too heavy handed.

The Commissioners discussed the enforcement proceedings of confiscation and allowing three weeks for someone to collect the signs.

The Commissioners generally agreed that homeowner consent for placing signs in the right-of-way in front of someone's home should be required and directed staff to revise the text to make it more of an event sign.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to continue the public hearing for Z-13-2022/S-01-2022 until September 19, 2022.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 8-0.

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]

Chairman Trzupek asked for a summary of the petition. Director Farrell stated that the case was continued from previous meetings. The Commissioners discussed Roman numeral 'v' regarding vans but there was not consensus on eliminating that provision. The Commissioners generally agreed to eliminate storage boxes and lockers from 'ii' and that draft language is proposed.

Chairman Trzupek asked for public comments.

Mark Thoma, 7515 Drew, learned he was in violation for owning a van without windows behind the first row of seats and no rear seats and that his personal van is considered a commercial vehicle. Mr. Thoma read from other municipalities' definitions of commercial vehicles, stated that the purpose of the Ordinance has lost focus, and should focus on nuisances.

Alice Krampits, 7515 Drew, read from other municipalities', insurance companies', and State of Illinois' definitions of commercial vehicles. Ms. Krampits stated the Ordinance is targeting both the type and usage of vehicles, that the auto industry has seen different trends in vehicles, and that vans with no seats and windows serve different needs for personal reasons. Ms. Krampits stated Burr Ridge is the only municipality from her research which includes vans and the others follow DMV guidelines. Ms. Krampits discussed window tints and previous attempted theft of vehicles at her home.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Irwin supported the language as presented and that other changes may need to be evaluated in the future. Chairman Trzupek and Commissioner Irwin discussed racks and those used for commercial versus recreational purposes.

Commissioner McCollian supported removal of 'ii' completely, enhancing 'iv', and remove 'v' as a subsequent amendment.

Commissioner Parrella agrees with previous comments and had not previously evaluated the van provision but supports removing it.

Commissioner Petrich asked about what caused the 2003 amendment for vans and would like to read that Ordinance. Commissioner Petrich is concerned about randomly occurring vans without windows parking overnight and potential safety issues, and does not support storage boxes above the bed or tailgate and not integrated into the fender.

Commissioner Broline questions if things are being over regulated and agreed with removing 'v' but also sees a safety hazard. Commissioner Broline supported allowing plows.

Commissioner Stratis did not support giving code enforcement leeway with the Ordinance language interpretation and that there is a difference between hauling objects or equipment and passengers regarding vans. Commissioner Stratis supports striking the storage boxes and lockers but does not support the 'u' shaped boxes.

Commissioner Morton once owned a windowless van, supports removing 'v', and states that Illinois licenses them as personal vehicles. Commissioner Morton prefers the below the rail storage boxes and supports plows since they can be for personal use.

Chairman Trzupek discussed defining a commercial vehicle beyond how the State licenses a commercial vehicle, supported luggage racks, plows for personal use, and does not understand why vans are singled out.

Commissioner Irwin asked if a waiver or registration system can be instituted to allow individuals to register certain vehicles as not being for commercial use. Commissioners generally agreed and discussed the ticketing process. Director Farrell stated that there is no vehicle registration currently and that the Police Department and Village Attorney would need to be engaged in creation of this system.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to continue the public hearing for Z-12-2022 until September 19, 2022.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 8-0.

V. CORRESPONDENCE

Chairman Trzupek asked about engaging the Village Attorney for 10S675 Glenn Dr. Director Farrell confirmed that occurred and the case is on the August 8th Board of Trustees meeting.

VI. OTHER CONSIDERATIONS

There were no other considerations.

VII. PUBLIC COMMENT

There were no other public comments.

VIII. FUTURE MEETINGS

Commissioner Stratis is the scheduled representative for the August 8th Board of Trustees meeting.

Director Farrell briefly mentioned the upcoming cases scheduled for August 15, 2022 which included the continuation of Z-17-2022 the Village Center townhome proposal, Z-21-2022 amended outdoor dining at Coopers Hawk, and Z-22-2022 modified parking lot design for Shirley Ryan Ability Lab.

Commissioner Irwin stated that he will be out of town for the August 15th meeting.

Commissioner Trzupek offered to be the Plan Commissioner representative for the August 22 Board of Trustees meeting. Commissioner Morton volunteered to be the Plan Commission representative for the September 12 Board of Trustees meeting.

Director Farrell noted the continuation of the text amendments from tonight for the September 19 Plan Commission meeting.

IX. ADJOURNMENT

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to adjourn the meeting at 9:43 p.m.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 8-0.

Respectfully Submitted:

Janine Farrell, AICP
Community Development Director



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-21-2022: 510 Village Center Drive (Garcia/Coopers Hawk Winery & Restaurant); 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.

HEARING:

August 15, 2022

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Janine Farrell, AICP
Community Development Director

PETITIONER:

Christopher Garcia of Coopers
Hawk Winery & Restaurant

PETITIONER STATUS:

Tenant

PROPERTY OWNER:

BRVC Owner, LLC

EXISTING ZONING:

B-2 Business PUD

LAND USE PLAN:

Recommends Mixed Uses

EXISTING LAND USE:

Mixed-Use Center

SITE AREA:

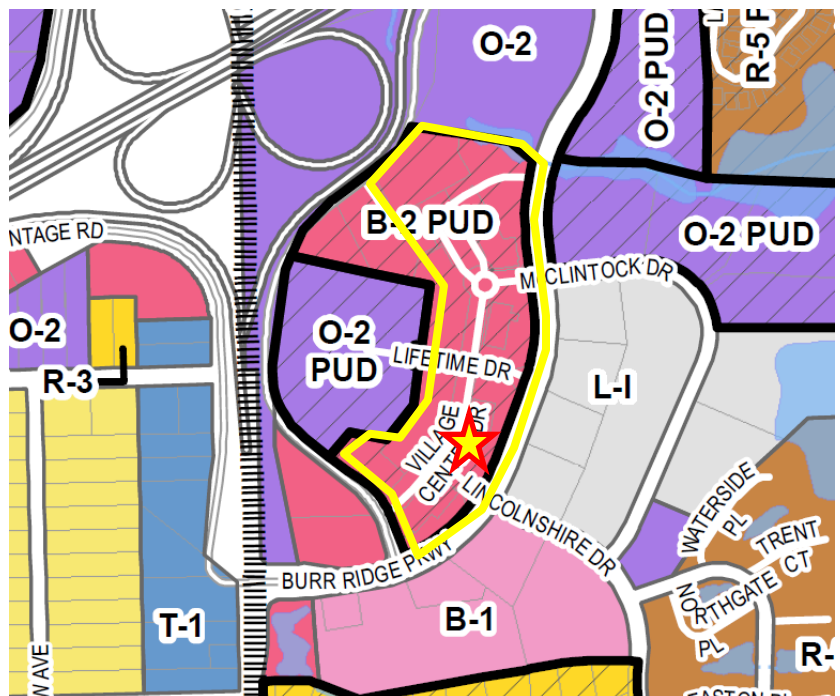
20 Acres

SUBDIVISION:

Burr Ridge Village Center

PARKING:

1,145 Spaces



Staff Report and Summary

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

The petitioner, Christopher Garcia of Coopers Hawk Winery & Restaurant, is requesting to amend an existing special use for outdoor dining at a restaurant to include a permanent awning. Coopers Hawk was originally approved for outdoor dining in 2012 through Ordinance #A-834-04-12. The plans from that approval are attached and show tables with umbrellas. Currently the outdoor dining area contains 13 tables with a total of 52 seats. The table and seat count will not change under the new proposal. Coopers Hawk will be remodeling the interior of the restaurant in the future, which is not subject to Plan Commission review or approval at this time based upon the preliminary information. For reference, the tables and seats will be reconfigured within the bar/bar dining, piano bar dining, and private dining spaces. There will be an overall loss of one table and two seats.

Ordinance #A-834-10-05 created the concept of the Village Center in both land use and physical form, including a specific set of uses that were permitted in each building as well as specific dimensions of buildings, setbacks, streetscapes, and common areas around each building. Ordinance #A-834-15-20 later amended the streetscape in specific areas as well as re-classified certain uses as being permitted or special uses in specific buildings. Coopers Hawk, located in Building 2, was not part of the entertainment district master plan (Buildings 4 and 5) which included the closure of Village Center Dr. and revised outdoor dining.

Section VIII.A of the Zoning Ordinance stipulates several regulations related to outdoor dining at all places of eating in the Village within the Business Districts (B-1 and B-2). The petitioner's compliance with these regulations is noted in red. The petitioner has submitted a plan and information about the proposed outdoor dining area, included as Exhibit A.

- a. The dining area shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant;

Staff considers this condition to be met based upon the petitioner's site plan and previous approval. The outdoor dining area is accessed through a door within the establishment and the new fence is open.

- b. Door to the dining area shall be self-closing;

Staff interprets this condition to be met based upon the petitioner's site plan and previous approval.

- c. Tables shall be cleaned promptly following use;

Staff considers this condition to be met. This was a condition of the prior approval.

- d. Furniture and umbrellas shall be weighted to prevent their movement in the wind;

Staff considers this condition to be met. This was a condition of the prior approval.

- e. Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;

Staff Report and Summary

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

There are 52 seats proposed for the outdoor dining area which measures about 1,400 sq. ft., according to the plan submitted by the petitioner. A maximum of 140 seats would be permitted. Staff considers these conditions to be met based upon the petitioner's site plan.

- f. No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant;

The petitioner illustrates a roughly 6 ft. space at the stair entrance at the sidewalk. There is approximately 3 ft. of space of clear path to the restaurant door. Staff considers this condition to be met based upon the petitioner's site plan.

- g. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;

Staff considers this condition to be met based upon the petitioner's site plan. The Village Center walkways are privately owned.

- h. Outdoor food preparation, storage or display is prohibited;

Staff considers this condition to be met based upon the petitioner's site plan and previous approval.

- i. Hours of operation of an outdoor dining area shall be as specifically approved by the Village.

In 2011, Coopers Hawk was approved for extended hours of operation for the restaurant and outdoor area until 1 a.m. on Fridays and Saturdays. Under the recent amendment to restaurant hours of operation, the closing time for the interior of the restaurant may be midnight on Sundays, Mondays, Tuesdays, and Wednesdays; 1 a.m. on Thursdays, Fridays, and Saturdays. Outdoor dining facilities shall be specified through the special use.

Public Hearing History – Related to Coopers Hawk Winery & Restaurant

Z-11-2007: Special use for a restaurant with alcohol and extended hours - Coopers Hawk original approval (Ordinance A-834-14-07)

Z-03-2011: Special uses for outdoor dining and amended extended hours of operation (Ordinance A-834-09-11)

Z-02-2012: Special use for outdoor dining, amending the previous approval (Ordinance A-834-04-12)

Z-06-2016: Special use for a restaurant with alcohol and live entertainment– Coopers Hawk expansion (Ordinance A-834-10-16)

Public Comment

At the time of this report, no public comment was received regarding this petition.

Staff Report and Summary

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

Findings of Fact and Recommendation

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. If the Plan Commission chooses to recommend approval of the special use amendment, PUD amendment, and special use for outdoor dining, staff recommends the following conditions. The conditions on this request include those from the 2012 approval.

1. The special use shall be limited to Coopers Hawk Winery & 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 (if present) shall be weighted to prevent their movement in the wind. There shall be no text or logos on the umbrellas (if present).
6. Outdoor food preparation, storage, or display is prohibited.
7. All umbrellas, furniture, and other appurtenances shall be sorted off-site during the winter season when the patio is not being used for outdoor dining.
8. The special use shall comply with the previously approved landscaping plan from the 2012 approval, Ordinance #A-834-04-12.

Appendix

Exhibit A – Petitioner’s Materials and Public Notifications

Exhibit B – Plans from 2012 approval, Ordinance #A-834-04-12



EXHIBIT A

VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

RECEIVED

JUL 08 2022

VILLAGE OF BURR RIDGE

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): CHRISTOPHER GARCIA

STATUS OF PETITIONER: DESIGN MANAGER FOR COOPERS HAWK WINERY & RESTAURANT

PETITIONER'S ADDRESS: 3500 LACEY ROAD, DOWNERS GROVE, IL 60515

ADDRESS OF SUBJECT PROPERTY: 510 VILLAGE CENTER DRIVE, BURR RIDGE, IL 60527

PHONE: 630-887-0123

EMAIL: cgarcia@chwinery.com

PROPERTY OWNER: BRVC OWNER, LLC (c/o EDWARDS REALTY CO.)

PROPERTY OWNER'S ADDRESS: 14400 S. JOHN HUMPHREY DRIVE
ORLAND PARK, IL. 60462 PHONE: _____

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

DESCRIPTION OF REQUEST:

NEW COVERED PATIO AREA (1,030 SF)

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 1/2 - 20 acres EXISTING ZONING: B-2 PUD

EXISTING USE/IMPROVEMENTS: Restaurant with outdoor dining

SUBDIVISION: Burr Ridge Village Center PUD - Burr Ridge Corp Park

PIN(S) # 18-30-300-053-1007 and 18-30-300-044-0000 *JA*

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 – Special Use
Burr Ridge Zoning Ordinance

Address:

510 VILLAGE CENTER DRIVE, BURR RIDGE, 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.

N/A - EXISTING PATIO TO BE REPAIRED AND RECEIVE A NEW COVER

- 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.

CONFIRMED

- 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.

CONFIRMED

- 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.

CONFIRMED

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

CONFIRMED - EXISTING - NO CHANGE

- 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.

CONFIRMED - EXISTING - NO CHANGE

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

CONFIRMED - EXISTING - NO CHANGE

- 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.

CONFIRMED

From: [Kristy Tramontana](#)
To: [Janine Farrell](#)
Subject: RE: Coopers Hawk Updated Patio
Date: Friday, July 22, 2022 10:37:18 AM

Hi Jeanine:

The Owner approves Cooper's Hawk to move forward on their patio update.

Please let me know if you need anything in addition to this email.

Thanks,

Kristy Tramontana, CCIM, RPA

Senior Asset Manager

Edwards Realty Company

701 Village Center Drive

Burr Ridge, IL 60527

P-(630) 654-2782

kristy@edwardsrealtyco.com

From: Janine Farrell <jfarrell@burr-ridge.gov>
Sent: Monday, July 11, 2022 9:13 AM
To: Kristy Tramontana <kristy@edwardsrealtyco.com>
Subject: Coopers Hawk Updated Patio

Hello Kristy,

I received an application from Coopers Hawk for an updated outdoor patio space (new awning). As the representative for the property owner, can you please email me so I know you are approving of them moving forward with the special use request?

Thank you,



Janine Farrell, AICP
Community Development Director | Village of Burr Ridge
(630) 654-8181 ext. 6100 | jfarrell@burr-ridge.gov



Business Narrative

Att: Village of Burr ridge
7660 County Line Road
Burr Ridge, IL 60527

Attached you will find a business narrative Cooper's Hawk Winery and Restaurant. We would like to confirm that this current remodeling project will not affect number of employees nor will effect our business hours. Our total seat count will change from 432 existing seats to 434 proposed seats. See tables below.

EXISTING SEATING COUNTS

ROOM NAME	Barstools	2 Top Table	4 Top Table	4 Top Flip-Up	6 Top Table	10 Top Table	4 Top Booth	6 Top Booth	U-Booth	TABLES	SEATS
Existing Dining	0	0	6	6	0	1	14	0	4	31	130
Barrel Dining	0	0	4	8	0	0	0	0	0	12	48
Bar/Bar Dining	12	0	0	8	3	0	3	2	0	16	88
Piano Bar Dining	14	7	0	7	0	0	2	0	3	19	76
Private Dining	0	0	0	10	0	0	0	0	0	10	40
Total Interior	26	7	10	39	3	1	19	2	7	92	382
Patio	0	0	13	0	0	0	0	0	0	13	52
Total Patio	0	0	13	0	0	0	0	0	0	13	52
Grand Total	26	7	23	39	3	0	19	2	7	105	434

PROPOSED SEATING COUNTS

ROOM NAME	Barstools	2 Top Table	4 Top Table	4 Top Flip-Up	6 Top Table	10 Top Table	4 Top Booth	6 Top Booth	U-Booth	TABLES	SEATS
Existing Dining	0	0	6	6	0	1	14	0	4	31	130
Barrel Dining	0	0	4	8	0	0	0	0	0	12	48
Bar/Bar Dining	12	0	2	6	1	0	3	2	2	16	82
Piano Bar Dining	0	4	4	7	0	0	4	0	3	22	80
Private Dining	0	0	4	6	0	0	0	0	0	10	40
Total Interior	12	4	20	33	1	1	21	2	9	91	380
Patio	0	0	13	0	0	0	0	0	0	13	52
Total Patio	0	0	13	0	0	0	0	0	0	13	52
Grand Total	12	4	33	33	1	1	21	2	9	104	432

We look forward to working with you through this process.

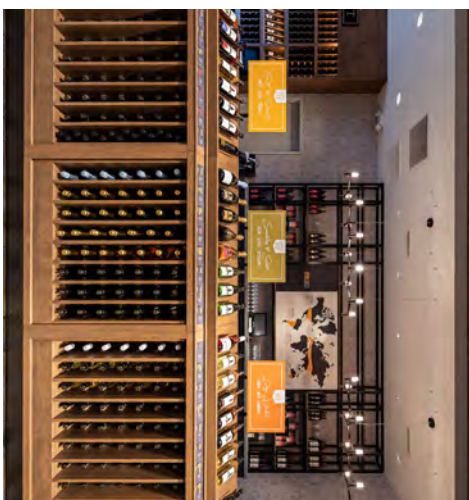
Best regards,

Christopher Garcia
Restaurant Design Manager

Coopers Hawk Winery & Restaurant



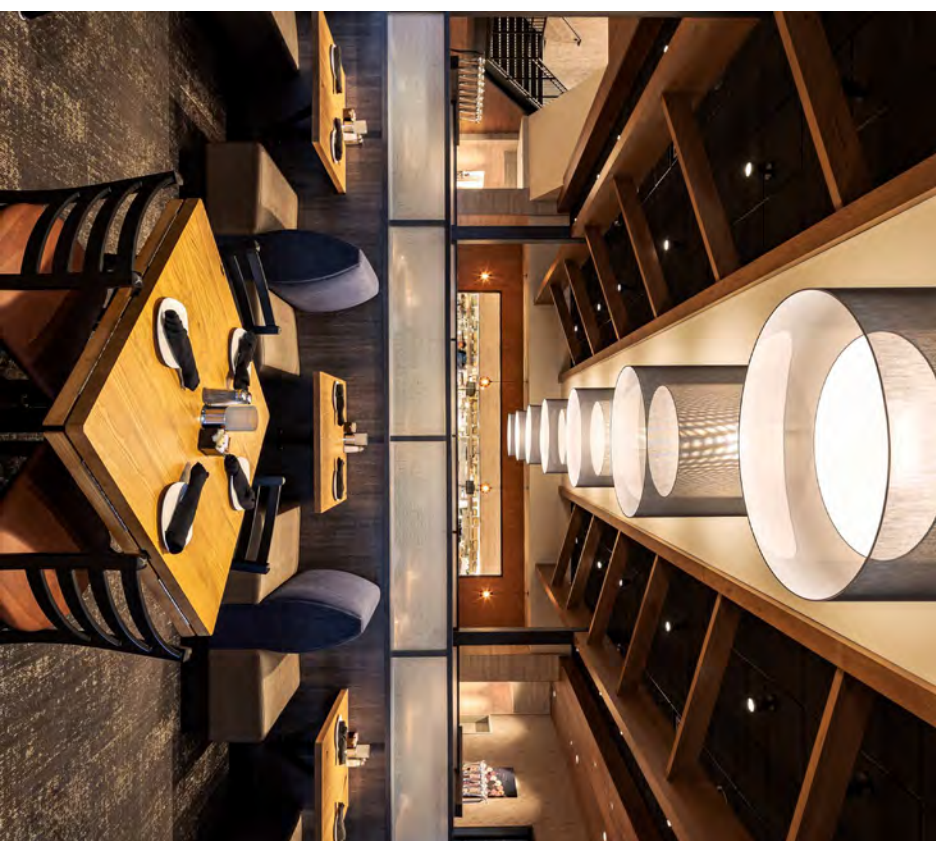




Handcrafted Wine. Modern Casual Dining.

We passionately believe that food and wine hold the power to forge lasting connections, setting the table for a life well lived. We invite you to join us for an experience filled with memorable moments built upon food, wine, and friendship.

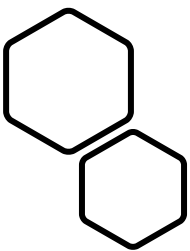
Cheers!



MODERN CASUAL DINING

Cooper's Hawk has created a modern, casual dining experience with warm hospitality in an inviting upscale setting. Our culinary team has designed a contemporary American menu infused with flavors from around the world. Each dish is made fresh in our scratch kitchen, incorporating peak-of-season ingredients, and listed with a bin number to guide you to your selection's perfect wine match.





NAPA-STYLE TASTING ROOM & ARTISANAL MARKET

Our Tasting Rooms embrace the rich experience of Napa, providing guests the opportunity to explore and expand their palates and enrich their wine journey. High end decanters, wine accessories, and gifts, along with our very own gourmet food line, allow guests to live the Cooper's Hawk lifestyle at home.

[Cooper's Hawk Winery & Restaurants | WINE](#)



COOPER'S HAWK

by the numbers

1st

IN THE INDUSTRY

*Restaurant-winery
with a Napa-style tasting
room and artisanal
retail market*

#7 Best

Restaurant Chain

**Consumer
Reports**

60+

varieties of

**COOPER'S HAWK
BRANDED WINE**

28th

LARGEST WINERY

in the US

**5TH LARGEST
OUTSIDE CALIFORNIA**

600

WINE

AWARDS

*from various national
& international wine
competitions*

55

LOCATIONS

by end of 2022

550K

WINE CLUB

MEMBERS

*Largest Wine Club
in the US*

COMPANY TIMELINE

- 2005

First location opens in Orland Park IL on October 1
- 2006

Wine Club reaches 1,000 members in its first year
- 2007

Hired Rob Warren as winemaker
- 2009

Cooper's Hawk wine was used to toast FL OTUS Michelle Obama at Illinois Inaugural Gala
- 2010

Inaugural Wine Club Trip to Napa
1,000,000 bottles produced
Launch of Cooper's Hawk Lux collection, winner of over 35 awards
Cooper's Hawk named "Hot Concept" by *Nation's Restaurant News*
- 2011

Wine Club takes first trip to Europe (Italy)
Founder and CEO Tim McEnery named 40 Under 40 by *Crain's Chicago Business*
- 2012

Bottle recycling program introduced
- 2013

Cooper's Hawk receives Menu Masters award for Menu Trendsetter from *Nation's Restaurant News*
- 2014

Wine Club reaches 100,000 members
Founder Tim McEnery wins Ernst & Young's Midwest Entrepreneur of the Year award
- 2015

Winery production reaches 300,000+ cases
Founder Tim McEnery receives the 13th Annual Alice Elliot True Trep Award from The Elliot Group
99-point win for Cooper's Hawk Lux Pinot Noir at the Critics Challenge International Wine Competition
- 2016

5 new locations: Ashburn VA, Naples FL, Annapolis MD, Liberty Township OH, Coconut Creek FL
Wine Club reaches and surpasses 200,000-member milestone
Cooper's Hawk invited to present at FOOD & WINE Classic in Aspen
Barrel Reserve and Wine of the Month labels earn top honors at World Wine Championships for Packaging Design
- 2017

McEnery recognized for HR Excellence with LEAD award
Select wines win top placement in national and international wine awards including "Best of Class" at International Eastern Wine Competition, and "Best of Show" at San Francisco Chronicle Wine Competition. These honors add to their 400+ previous wine awards
5 new locations open: Doral FL, Palm Beach Gardens FL, Reston OH, St. Charles IL, Oak Park IL
#6 Fastest Growing Restaurant in US by *Nation's Restaurant News* 2017
Official Wine Partner of the Screen Actors Guild Awards 2018-2020
- 2018

#5 Fastest Growing Restaurant in US by *Nation's Restaurant News* 2018
Garnered over 500 wine awards
5 new locations: Pembroke Pines FL, Clinton Township MI, New Lenox IL, Orange OH, Virginia Beach VA
Founder Tim McEnery nominated for *Wine Enthusiast's* 2018 Innovator of the Year Award
- 2019

6 new locations: Rockville MD, Kentwood MI, Fort Lauderdale FL, Centerville OH, Downers Grove IL, Chicago IL
Tim McEnery speaks on keynote panel of Signature session at National Restaurant Association Show 2019
Ranked #126 in *Nation's Restaurant News* 200 Largest Restaurant Chains
Placed #9 in *Nation's Restaurant News* Top 10 Fastest Growing Restaurant Chains
- 2020

Master Sommelier Emily Wines nominated for *Wine Enthusiast's* 2019 Sommelier/Beverage Director of the Year Award
3 new locations: Dania Beach FL, Troy MI, Scottsdale AZ
Cooper's Hawk Esquire Chicago awarded *Wine Spectator's* Best of Award of Excellence
Cooper's Hawk awarded #1 Winery Restaurant by *USA Today 10Best*, Reader's Choice



clwinery.com
Twitter: @clwinery
Instagram: @clwinery
Facebook: facebook.com/coopershawk



ABOUT TIM MCENERY

FOUNDER & CEO, COOPER'S HAWK WINERY & RESTAURANTS

Passionate Entrepreneur

- Global Finalist for Wine Enthusiast's "Innovator of the Year" (2018)
- Ernst & Young's Midwest Entrepreneur of the Year
- Crain Chicago Business's "40 Under 40"
- LEAD Award Winner, HR.com

Passionate Restauranteur

- MUFISO 2019 Gold Chain Award Honoree
- National Restaurant Association Keynote Speaker, "The Future of Casual Dining" (2019)
- Named in Nation's Restaurant News' "Most Influential Restaurant CEOs in the Country" (2021)

Passionate Wine Collector

- Curated collection that garnered Wine Enthusiast's "Best of Award of Excellence" for outstanding wine program (2020)
- Deep love for classic producers of Bordeaux-style blends from around the world



*NOTE: Existing Landscape to Remain Unchanged



2
EXT2

Lincolnshire Drive

Cooper's Hawk
Burr Ridge

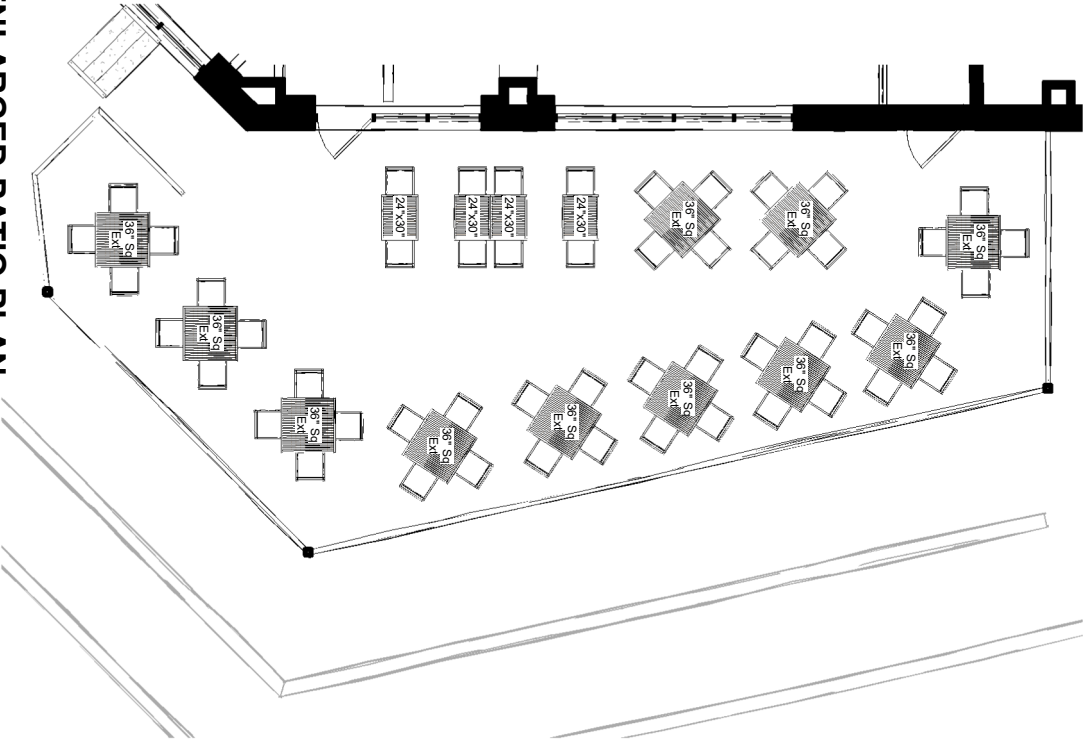
New Patio
Cover by
Da Vinci
Outdoors

Burr Ridge Parkway


1
EXT2

Main Entry

Village Center Drive



ENLARGED PATIO PLAN
3/32" = 1'-0"




Existing materials to remain

Signage to be replaced in kind

New patio railing

New patio cover by Da Vinci Outdoors

9'-8" Underside of Ceiling



Ceiling Fiber Cement Board


Manu: Nichiha

Style: Vintage Wood

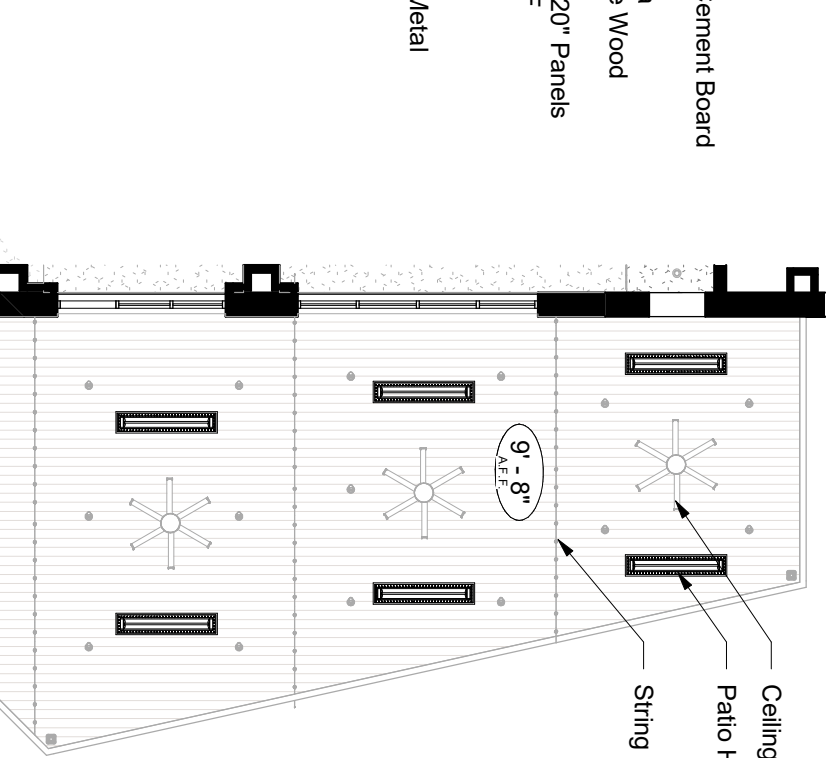
Color: Cedar

Size: 18" x 120" Panels

Price: \$11 /SF



Frame Black Metal



Ceiling Fans

Patio Heaters

String Lights

9' - 8" A.F.F.

New patio cover by Da Vinci Outdoors

9'-8" Underside of Ceiling

PATIO - RCP

1/16" = 1'-0"

EXTERIOR ELEVATION - EAST

3/32" = 1'-0"



Existing materials to remain

Signage to be replaced in kind

New patio railing

New patio cover by Da Vinci Outdoors

9'-8" Underside of Ceiling

EXTERIOR ELEVATION - SOUTH

3/32" = 1'-0"

*NOTE: Existing building materials to remain unchanged.





**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:

510 VILLAGE CENTER DRIVE, BURR RIDGE, IL 60527

Property Owner or Petitioner:

CHRISTOPHER GARCIA (PETITIONER)

(Print Name)

A handwritten signature in black ink, appearing to be 'C. Garcia', written over a horizontal line.

(Signature)

Jul 28, 2022 at 11:50:48 AM
510 Village Center Dr
Burr Ridge IL 60527
United States
Burr Ridge Village Center





LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at **7:00 p.m. on Monday, August 15, 2022**, at Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.

PURPOSE OF HEARING

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Christopher Garcia of Coopers Hawk Winery & Restaurant for a special use for outdoor dining to install a new awning over an existing patio. The special use will amend PUD Ordinance #A-834-10-05 and special use Ordinances #A-834-10-16 and #A-834-04-12, and is pursuant to Zoning Ordinance section VIII.C.2. The petition number and address of this petition is **Z-21-2022: 510 Village Center Dr.** and the Permanent Real Estate Index Number is **18-30-300-053-1007 and 18-30-300-044-0000**.

Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, August 9, 2022. All public comment may be emailed to Community Development Director Janine Farrell (jfarrell@burr-ridge.gov) or mailed to Ms. Farrell's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

Greg Trzupek, Chairman

MEMBERS: GREG TRUZPEK, MIKE STRATIS, JIM BROLINE, BARRY IRWIN, JOSEPH PETRICH, ENZA PARRELLA, RICHARD MORTON, AND DEANNA MCCOLLIAN.



EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



18-30-300-056-1001
 James Glimco
 450 Village Center Drive #201
 Burr Ridge, IL 60527

18-30-300-056-1004
 Joan Sikora
 450 Village Center Drive #204
 Burr Ridge, IL 60527

18-30-300-056-1007
 Nancy Tameling
 450 Village Center Drive #207
 Burr Ridge, IL 60527

18-30-300-056-1009
 Michael J. Criscione
 450 Village Center Drive #209
 Burr Ridge, IL 60527

18-30-300-056-1012
 Kevin Kopp
 450 Village Center Drive #212
 Burr Ridge, IL 60527

18-30-300-056-1015
 Presidio Capital LLC
 3 Grant Street, Suite 415
 Hinsdale, IL 60521

18-30-300-056-1018
 Christopher S Cole
 450 Village Center Drive #301
 Burr Ridge, IL 60527

18-30-300-056-1021
 Geno Napolitano
 450 Village Center Drive #304
 Burr Ridge, IL 60527

18-30-300-056-1024
 Linnette Bullock
 450 Village Center Drive #307
 Burr Ridge, IL 60527

18-30-300-056-1027
 Patricia Gould and Nicole Gould
 450 Village Center Drive #310
 Burr Ridge, IL 60527

18-30-300-056-1002
 Elizabeth Levy
 450 Village Center Drive #202
 Burr Ridge, IL 60527

18-30-300-056-1005
 Phillip Timyan
 450 Village Center Drive #205
 Burr Ridge, IL 60527

18-30-300-056-1008
 Daniel Dabros
 450 Village Center Drive #208
 Burr Ridge, IL 60527

18-30-300-056-1010
 Dariusz Wida
 450 Village Center Drive #210
 Burr Ridge, IL 60527

18-30-300-056-1013
 Bejan Fakouri
 450 Village Center Drive #213
 Burr Ridge, IL 60527

18-30-300-056-1016
 Alexander Thomas and Ellie Homan
 450 Village Center Drive #216
 Burr Ridge, IL 60527

18-30-300-056-1019
 Demetrio G Veja
 2 Saddle Court
 Burr Ridge, IL 60527

18-30-300-056-1022
 Filip Trajkov
 450 Village Center Drive #305
 Burr Ridge, IL 60527

18-30-300-056-1025
 Steven Jiotis
 450 Village Center Drive #308
 Burr Ridge, IL 60527

18-30-300-056-1028
 Jerry Lee
 450 Village Center Drive #311
 Burr Ridge, IL 60527

18-30-300-056-1003
 Kristin A Burka
 450 Village Center Drive #203
 Burr Ridge, IL 60527

18-30-300-056-1006
 Nicholas Lykouratzos
 450 Village Center Drive #206
 Burr Ridge, IL 60527

18-30-300-056-1011
 Thomas Murray
 450 Village Center Drive #211
 Burr Ridge, IL 60527

18-30-300-056-1014
 Mona Mekhail
 450 Village Center Drive #214
 Burr Ridge, IL 60527

18-30-300-056-1017
 Jennifer Fox
 450 Village Center Drive #217
 Burr Ridge, IL 60527

18-30-300-056-1020
 Lorriance Bilthuis
 450 Village Center Drive #303
 Burr Ridge, IL 60527

18-30-300-056-1023
 Cynthia Millinowisch
 450 Village Center Drive #306
 Burr Ridge, IL 60527

18-30-300-056-1026
 Shirley A Strzyz
 450 Village Center Drive #309
 Burr Ridge, IL 60527

18-30-300-056-1029
 Guy Santillo
 450 Village Center Drive #312
 Burr Ridge, IL 60527

18-30-300-056-1030
 Martin Rola
 450 Village Center Drive #313
 Burr Ridge, IL 60527

18-30-300-056-1033
 Kerry Murphy
 450 Village Center Drive #316
 Burr Ridge, IL 60527

18-30-300-056-1036
 Mr. and Mrs. Caveney
 450 Village Center Drive #402
 Burr Ridge, IL 60527

18-30-300-056-1040
 Stillman Chang
 9550 Pacific Court
 Burr Ridge, IL 60527

18-30-300-056-1043
 Jennifer Ryan
 450 Village Center Drive #410
 Burr Ridge, IL 60527

18-30-300-056-1046
 Murray Homestead, L.L.C.
 450 Village Center Drive #413
 Burr Ridge, IL 60527

18-30-300-056-1049
 David Arnold and George Izzo
 450 Village Center Drive #416
 Burr Ridge, IL 6527

18-30-300-056-1031
 Jean M Randolph
 450 Village Center Drive #314
 Burr Ridge, IL 60527

18-30-300-056-1034
 Donna Grabowski
 450 Village Center Drive #317
 Burr Ridge, IL 60527

18-30-300-056-1037
 David Jelinek
 450 Village Center Drive #403
 Burr Ridge, IL 60527

18-30-300-056-1041
 Ahmed & Khadija Shakir
 450 Village Center Drive #408
 Burr Ridge, IL 60527

18-30-300-056-1045
 Maihlaqa and Heena Alavi
 450 Village Center Drive #411
 Burr Ridge, IL 60527

18-30-300-056-1047
 Thomas Toellner
 450 Village Center Drive #414
 Burr Ridge, IL 60527

18-30-300-056-1050
 Susan M Broucek
 450 Village Center Drive #417
 Burr Ridge, IL 60527

18-30-300-056-1032
 Thomas and Judith Rediehs
 450 Village Center Drive #315
 Burr Ridge, IL 60527

18-30-300-056-1035
 David A Cales
 450 Village Center Drive #401
 Burr Ridge, IL 60527

18-30-300-056-1038
 Juanito Bartolome
 450 Village Center Drive #404
 Burr Ridge, IL 60527

18-30-300-056-1042
 Artur Miller
 450 Village Center Drive #409
 Burr Ridge, IL 60527

18-30-300-056-1046
 John Phelps
 450 Village Center Drive #412
 Burr Ridge, IL 60527

18-30-300-056-1048
 Thomas F. Hurka
 450 Village Center Drive #415
 Burr Ridge, IL 60527

18-30-300-056-1039
 Mr. Dean Henning
 450 Village Center Drive #405
 Burr Ridge, IL 60527

18-30-300-057-1001
 lyda Ghuneim
 801 Village Center Drive, Unit 201
 Burr Ridge, Illinois 60527

18-30-300-057-1004
 Resident
 801 Village Center Drive, Unit 204
 Burr Ridge, Illinois 60527

18-30-300-057-1006
 Resident
 801 Village Center Drive, Unit 206
 Burr Ridge, Illinois 60527

18-30-300-057-1007
 Shafout J. Kahn
 801 Village Center Drive, Unit 207
 Burr Ridge, Illinois 60527

18-30-300-057-1012
 Mr. Dominic Fava
 801 Village Center Drive, Unit 304
 Burr Ridge, Illinois 60527

18-30-300-057-1015
 Mr. William Dillard
 801 Village Center Drive, Unit 307
 Burr Ridge, Illinois 60527

18-30-300-057-1017
 Resident
 801 Village Center Drive, Unit 401
 Burr Ridge, Illinois 60527

18-30-300-057-1019
 Debra Sutkowski-Markmann
 801 Village Center Drive, Unit 403
 Burr Ridge, Illinois 60527

18-30-300-057-1021
 Resident
 801 Village Center Drive, Unit 405
 Burr Ridge, Illinois 60527

18-30-300-057-1002
 Ms. Erin Holec
 801 Village Center Drive, Unit 202
 Burr Ridge, Illinois 60527

18-30-300-057-1004
 Mr. Raghuvansh Kumar
 8161 Ridge Pointe
 Burr Ridge, Illinois 60527

18-30-300-057-1006
 Alka Srivastava
 9 Lake Ridge Court
 Burr Ridge, Illinois 60527

18-30-300-057-1008
 Mr. Nicholas Meyers
 801 Village Center Drive, Unit 208
 Burr Ridge, Illinois 60527

18-30-300-057-1010
 Ms. Carol Zapka
 801 Village Center Drive, Unit 302
 Burr Ridge, Illinois 60527

18-30-300-057-1013
 Mr. and Mrs. Paul Bellisario
 801 Village Center Drive, Unit 305
 Burr Ridge, Illinois 60527

18-30-300-057-1022
 Cartus Financial Corp
 40 Apple Ridge Road
 Danbury CT 06810

18-30-300-057-1017
 Davindra L. Sharma
 6652 Manor Drive
 Burr Ridge, Illinois 60527

18-30-300-057-1020
 Resident
 801 Village Center Drive, Unit 404
 Burr Ridge, Illinois 60527

18-30-300-057-1021
 Ms. Asha Sarode
 502 Ambriance Drive
 Burr Ridge, IL 60527

18-30-300-057-1003
 Mr. and Mrs. Keefe
 801 Village Center Drive, Unit 203
 Burr Ridge, Illinois 60527

18-30-300-057-1005
 Rita D Stoss-Michaels
 801 Village Center Drive, Unit 205
 Burr Ridge, Illinois 60527

18-30-300-057-1009
 Sarla Gupta
 801 Village Center Drive, Unit 301
 Burr Ridge, Illinois 60527

18-30-300-057-1011
 Nancy Rizzuto
 801 Village Center Drive, Unit 303
 Burr Ridge, Illinois 60527

18-30-300-057-1014
 Abdul Ilah Touleimat
 801 Village Center Drive, Unit 306
 Burr Ridge, Illinois 60527

18-30-300-057-1016
 Ms. Maureen Denard
 801 Village Center Drive, Unit 308
 Burr Ridge, Illinois 60527

18-30-300-057-1018
 Ms. Sandra Otto
 801 Village Center Drive, Unit 402
 Burr Ridge, Illinois 60527

18-30-300-057-1020
 Mr. Larry Edwards Siebs
 34770 N. Los Reales
 Carefree, AZ 85377

18-30-300-057-1022
 Resident
 801 Village Center Drive, Unit 406
 Burr Ridge, Illinois 60527

18-30-300-057-1023
 Mr. and Mrs. Harbour
 801 Village Center Drive, Units 407
 Burr Ridge, IL 60527

18-30-300-054-1001
 Resident
 850 Village Center Drive, Unit 201
 Burr Ridge, IL 60527

18-30-300-054-1001
 Mr. and Mrs. Walk
 36 S. Old Mill Lane
 Burr Ridge, IL 60527

18-30-300-054-1002
 Mr. and Mrs. Kyksta
 850 Village Center Drive, Unit 202
 Burr Ridge, IL 60527

18-30-300-054-1003
 Mr. Vincenzo Marino
 850 Village Center Drive, Unit 203
 Burr Ridge, IL 60527

18-30-300-054-1004
 Resident
 850 Village Center Drive, Unit 204
 Burr Ridge, IL 60527

18-30-300-054-1004
 Armarjit Singh
 51 Ashton Court
 Burr Ridge, IL 60527

18-30-300-054-1005
 Mr. Michael Simmons
 850 Village Center Drive, Unit 205
 Burr Ridge, IL 60527

18-30-300-054-1006
 Mr. Michael Yost
 850 Village Center Drive, Unit 206
 Burr Ridge, IL 60527

18-30-300-054-1007
 Vida Jankauskiene
 850 Village Center Drive, Unit 207
 Burr Ridge, IL 60527

18-30-300-054-1008
 Anthony Jalovec
 850 Village Center Drive, Unit 208
 Burr Ridge, IL 60527

18-30-300-054-1009
 Antonije Keljevick
 850 Village Center Drive, Unit 209
 Burr Ridge, IL 60527

18-30-300-054-1010
 Nancy Segreti
 850 Village Center Drive, Unit 210
 Burr Ridge, IL 60527

18-30-300-054-1011
 Richard Sileikis
 850 Village Center Drive, Unit 211
 Burr Ridge, IL 60527

18-30-300-054-1012
 Resident
 850 Village Center Drive, Unit 212
 Burr Ridge, IL 60527

18-30-300-054-1012
 Elham Abboud
 1241 Ashbury Court
 Libertyville, IL 60048

18-30-300-054-1013
 Eloise Carnevale
 850 Village Center Drive, Unit 213
 Burr Ridge, IL 60527

18-30-300-054-1014
 Daniel and Janet Piecki
 850 Village Center Drive, Unit 214
 Burr Ridge, IL 60527

18-30-300-054-1015
 Nizam Ather
 850 Village Center Drive, Unit 215
 Burr Ridge, IL 60527

18-30-300-054-1016
 Tracy Schoppen
 850 Village Center Drive, Unit 216
 Burr Ridge, IL 60527

18-30-300-054-1017
 Kil Nam and Hee Ja Kim
 850 Village Center Drive, Unit 217
 Burr Ridge, Illinois 60527

18-30-300-054-1018
 Colette Rennie
 850 Village Center Drive, Unit 218
 Burr Ridge, Illinois 60527

18-30-300-057-1024
 Mr. and Mrs. Wasz
 801 Village Center Drive, Units 408
 Burr Ridge, IL 60527

18-30-300-054-1019
 Sylvia Lee
 850 Village Center Drive, Unit 219
 Burr Ridge, Illinois 60527

18-30-300-054-1020
 Altobelli
 850 Village Center Drive, Unit 220
 Burr Ridge, Illinois 60527

18-30-300-054-1021
 Alice Martin
 850 Village Center Drive, Unit 221
 Burr Ridge, Illinois 60527

18-30-300-054-1022
 Ashok Kothari
 850 Village Center Drive, Unit 301
 Burr Ridge, Illinois 60527

18-30-300-054-1023
 Sheela Singh
 850 Village Center Drive, Unit 302
 Burr Ridge, Illinois 60527

18-30-300-054-1024
 Resident
 850 Village Center Drive, Unit 304
 Burr Ridge, Illinois 60527

18-30-300-054-1024
Francisco & Laura Cervantes
7619 Drew Avenue
Burr Ridge, Illinois 60527

18-30-300-054-1026
Kaleinkovas Vitalijus
850 Village Center Drive, Unit 306
Burr Ridge, Illinois 60527

18-30-300-054-1029
Resident
850 Village Center Drive, Unit 309
Burr Ridge, Illinois 60527

18-30-300-054-1030
James Kuksta
850 Village Center Drive, Unit 310
Burr Ridge, Illinois 60527

18-30-300-054-1033
Anthony Formato
850 Village Center Drive, Unit 313
Burr Ridge, Illinois 60527

18-30-300-054-1036
Jason Nash
850 Village Center Drive, Unit 316
Burr Ridge, Illinois 60527

18-30-300-054-1037
Ann L. Vaughan
940 S. Vine Street
Hinsdale, IL 60521

18-30-300-054-1039
Kathleen Jaszka
850 Village Center Drive, Unit 319
Burr Ridge, Illinois 60527

18-30-300-054-1041
Patel
850 Village Center Drive, Unit 321
Burr Ridge, Illinois 60527

18-30-300-054-1044
James Chesniak
850 Village Center Drive, Unit 404
Burr Ridge, Illinois 60527

18-30-300-054-1025
Resident
850 Village Center Drive, Unit 305
Burr Ridge, Illinois 60527

18-30-300-054-1027
Suryakant Patel
6816 Fieldstone Drive
Burr Ridge, Illinois 60527

18-30-300-054-1029
Diane and Kemenko Jovic
7920 Deer View Court
Burr Ridge, IL 60527

18-30-300-054-1031
Wesley Tate
850 Village Center Drive, Unit 311
Burr Ridge, Illinois 60527

18-30-300-054-1034
Mary Lisnich
850 Village Center Drive, Unit 314
Burr Ridge, Illinois 60527

18-30-300-054-1038
Mutie Naim Sughayer
850 Village Center Drive, Unit 318
Burr Ridge, Illinois 60527

18-30-300-054-1042
Lali Singh
850 Village Center Drive, Unit 401
Burr Ridge, Illinois 60527

18-30-300-054-1045
Amy Seus
850 Village Center Drive, Unit 405
Burr Ridge, Illinois 60527

18-30-300-054-1025
Devindra and Usha Sharma
6652 Manor Drive
Burr Ridge, IL 60527

18-30-300-054-1028
Philip Jepsen
850 Village Center Drive, Unit 308
Burr Ridge, Illinois 60527

18-30-300-054-1032
Catharine Danly
850 Village Center Drive, Unit 312
Burr Ridge, Illinois 60527

18-30-300-054-1035
David Atkenson
850 Village Center Drive, Unit 315
Burr Ridge, Illinois 60527

18-30-300-054-1037
Resident
850 Village Center Drive, Unit 317
Burr Ridge, Illinois 60527

18-30-300-054-1040
Rishi Sharma
850 Village Center Drive, Unit 320
Burr Ridge, Illinois 60527

18-30-300-054-1043
Robert & Marie Zumstein
850 Village Center Drive, Unit 402
Burr Ridge, Illinois 60527

18-30-300-054-1046
Allan Thom
850 Village Center Drive, Unit 406
Burr Ridge, Illinois 60527

18-30-300-054-1047
 850 BR Condo LLC
 850 Village Center Drive, Unit 407
 Burr Ridge, Illinois 60527

18-30-300-054-1048
 Gerald Cronk
 850 Village Center Drive, Unit 408
 Burr Ridge, Illinois 60527

18-30-300-054-1049
 Mr. Edmundo Sanchez
 850 Village Center Drive, Unit 410
 Burr Ridge, Illinois 60527

18-30-300-054-1050
 Mary Okolisam
 Samuel Basillious
 850 Village Center Drive, Unit 411
 Burr Ridge, Illinois 60527

18-30-300-054-1051
 Gregory Shultz
 850 Village Center Drive, Unit 412
 Burr Ridge, Illinois 60527

18-30-300-054-1052
 Mr. and Mrs. Kalnes
 850 Village Center Drive, Unit 413
 Burr Ridge, Illinois 60527

18-30-300-054-1053
 Rick Michalak
 850 Village Center Drive, Unit 414
 Burr Ridge, Illinois 60527

18-30-300-054-1054
 Diane Vivo
 850 Village Center Drive, Unit 415
 Burr Ridge, Illinois 60527

18-30-300-054-1055
 Resident
 850 Village Center Drive, Unit 416
 Burr Ridge, Illinois 60527

18-30-300-054-1055
 Perm Sharma
 505 Ambriance Drive
 Burr Ridge, IL 60527

18-30-300-054-1056
 Resident
 850 Village Center Drive, Unit 417
 Burr Ridge, Illinois 60527

18-30-300-054-1056
 850 Burr LLC
 2500 S. Highland Avenue
 Suite 103
 Lombard, IL 60148

18-30-300-054-1057
 Lena Kasi
 850 Village Center Drive, Unit 418
 Burr Ridge, Illinois 60527

18-30-300-054-1058
 Kumad Barman
 850 Village Center Drive, Unit 419
 Burr Ridge, Illinois 60527

18-30-300-054-1059
 Vijay Singhal
 850 Village Center Drive, Unit 420
 Burr Ridge, Illinois 60527

18-30-300-054-1060
 James O'Brien
 850 Village Center Drive, Unit 421
 Burr Ridge, Illinois 60527

18-30-300-058-1058
 William Petty
 1000 Village Center Drive, Unit 414
 Burr Ridge, Illinois 60527

18-30-300-058-1059
 Jay Christopher
 1000 Village Center Drive, Unit 416
 Burr Ridge, Illinois 60527

18-30-300-054-1047
 850 BR Condo LLC
 160 Green Tree Drive, Suite 101
 Dover, Delaware 19904

18-30-300-058-1030
 John Forkan
 1000 Village Center Drive, Unit 214
 Burr Ridge, Illinois 60527

18-30-300-058-1033
 Kathleen Binks
 1000 Village Center Drive, Unit 301
 Burr Ridge, Illinois 60527

18-30-300-058-1036
 Denise Lehnert
 1000 Village Center Drive, Unit 304
 Burr Ridge, Illinois 60527

18-30-300-058-1039
 Brenda Helms
 1000 Village Center Drive, Unit 307
 Burr Ridge, Illinois 60527

18-30-300-058-1041
 Frank Tabachka
 1000 Village Center Drive, Unit 309
 Burr Ridge, Illinois 60527

18-30-300-058-1044
 Jean Rudolph
 1000 Village Center Drive, Unit 312
 Burr Ridge, Illinois 60527

18-30-300-058-1046
 Jim and Leslie Bowman
 1000 Village Center Drive, Unit 314
 Burr Ridge, Illinois 60527

18-30-300-058-1049
 Jim and Marriane Coogan
 1000 Village Center Drive, Unit 401
 Burr Ridge, Illinois 60527

18-30-300-058-1052
 Nasem Akel
 1000 Village Center Drive, Unit 406
 Burr Ridge, Illinois 60527

18-30-300-058-1055
 Tom Harris
 1000 Village Center Drive, Unit 409
 Burr Ridge, Illinois 60527

18-30-300-058-1031
 Barbara Spitkovsky
 1000 Village Center Drive, Unit 215
 Burr Ridge, Illinois 60527

18-30-300-058-1034
 Sharon M. Jioia
 1000 Village Center Drive, Unit 302
 Burr Ridge, Illinois 60527

18-30-300-058-1037
 Claudia Navarro
 1000 Village Center Drive, Unit 305
 Burr Ridge, Illinois 60527

18-30-300-058-1040
 Virgilio N. Nidea
 1000 Village Center Drive, Unit 308
 Burr Ridge, Illinois 60527

18-30-300-058-1042
 Rosa Diaz Trust
 1000 Village Center Drive, Unit 310
 Burr Ridge, Illinois 60527

18-30-300-058-1044
 Mr. and Mrs. Pierre Wakim
 107 Oak Ridge Drive
 Burr Ridge, IL 60527

18-30-300-058-1047
 Gia and Tim Ormond
 1000 Village Center Drive, Unit 315
 Burr Ridge, Illinois 60527

18-30-300-058-1050
 Asle and Kathleen Klemma
 1000 Village Center Drive, Unit 403
 Burr Ridge, Illinois 60527

18-30-300-058-1053
 Betty J. Cerveny
 1000 Village Center Drive, Unit 407
 Burr Ridge, Illinois 60527

18-30-300-058-1056
 Tom Mouroukas
 1000 Village Center Drive, Unit 410
 Burr Ridge, Illinois 60527

18-30-300-058-1032
 Helen Nardi
 1000 Village Center Drive, Unit 216
 Burr Ridge, Illinois 60527

18-30-300-058-1035
 Sean Carney
 1000 Village Center Drive, Unit 303
 Burr Ridge, Illinois 60527

18-30-300-058-1038
 Kathleen Becker
 1000 Village Center Drive, Unit 306
 Burr Ridge, Illinois 60527

18-30-300-058-1043
 Larry Marcheschi
 1000 Village Center Drive, Unit 311
 Burr Ridge, Illinois 60527

18-30-300-058-1045
 Dejan Derikonjie
 1000 Village Center Drive, Unit 313
 Burr Ridge, Illinois 60527

18-30-300-058-1048
 Art and Amy Munar
 1000 Village Center Drive, Unit 316
 Burr Ridge, Illinois 60527

18-30-300-058-1051
 Wade Smith
 1000 Village Center Drive, Unit 405
 Burr Ridge, Illinois 60527

18-30-300-058-1054
 Nada Jensen
 1000 Village Center Drive, Unit 408
 Burr Ridge, Illinois 60527

18-30-300-058-1057
 Louise Junkniess
 1000 Village Center Drive, Unit 411
 Burr Ridge, Illinois 60527

18-30-300-058-1001
 Suresh Agarwal
 1000 Village Center Drive, Unit 101
 Burr Ridge, Illinois 60527

18-30-300-058-1004
 Atlagic Zeliko
 1000 Village Center Drive, Unit 104
 Burr Ridge, Illinois 60527

18-30-300-058-1007
 Joe Canfora
 1000 Village Center Drive, Unit 107
 Burr Ridge, Illinois 60527

18-30-300-058-1010
 Mohammed Daaif & Ghussoun Kassam
 1000 Village Center Drive, Unit 110
 Burr Ridge, Illinois 60527

18-30-300-058-1012
 Dennis Quinn
 1000 Village Center Drive, Unit 112
 Burr Ridge, Illinois 60527

18-30-300-058-1015
 Ruth Lognman
 1000 Village Center Drive, Unit 115
 Burr Ridge, Illinois 60527

18-30-300-058-1018
 Scott Golchert & Jennifer Turano
 1000 Village Center Drive, Unit 202
 Burr Ridge, Illinois 60527

18-30-300-058-1021
 Pervez & Frances Altaf
 1000 Village Center Drive, Unit 205
 Burr Ridge, Illinois 60527

18-30-300-058-1024
 Annette Jones
 1000 Village Center Drive, Unit 208
 Burr Ridge, Illinois 60527

18-30-300-058-1027
 John O'Connor
 1000 Village Center Drive, Unit 211
 Burr Ridge, Illinois 60527

18-30-300-058-1002
 Stanley Karcz/Antonette Favia
 1000 Village Center Drive, Unit 102
 Burr Ridge, Illinois 60527

18-30-300-058-1005
 Dhaliwal Tehsel Singh
 1000 Village Center Drive, Unit 105
 Burr Ridge, Illinois 60527

18-30-300-058-1008
 Edward Dobrotka
 1000 Village Center Drive, Unit 108
 Burr Ridge, Illinois 60527

18-30-300-058-1013
 Dean Norman
 1000 Village Center Drive, Unit 113
 Burr Ridge, Illinois 60527

18-30-300-058-1016
 Yan Zhao
 1000 Village Center Drive, Unit 116
 Burr Ridge, Illinois 60527

18-30-300-058-1019
 Thomas Simunek
 1000 Village Center Drive, Unit 203
 Burr Ridge, Illinois 60527

18-30-300-058-1022
 Marriane Mangan
 1000 Village Center Drive, Unit 206
 Burr Ridge, Illinois 60527

18-30-300-058-1025
 Paula Lesniewski
 1000 Village Center Drive, Unit 209
 Burr Ridge, Illinois 60527

18-30-300-058-1028
 Paul Van Huben
 1000 Village Center Drive, Unit 212
 Burr Ridge, Illinois 60527

18-30-300-058-1003
 Richard Scardina
 1000 Village Center Drive, Unit 103
 Burr Ridge, Illinois 60527

18-30-300-058-1006
 Lynn Rebello
 1000 Village Center Drive, Unit 106
 Burr Ridge, Illinois 60527

18-30-300-058-1009
 Ahmad Zuhair
 1000 Village Center Drive, Unit 109
 Burr Ridge, Illinois 60527

18-30-300-058-1011
 Kerry Postillion
 1000 Village Center Drive, Unit 111
 Burr Ridge, Illinois 60527

18-30-300-058-1014
 Marcia Miller
 1000 Village Center Drive, Unit 114
 Burr Ridge, Illinois 60527

18-30-300-058-1017
 Ruthann McCarty
 1000 Village Center Drive, Unit 201
 Burr Ridge, Illinois 60527

18-30-300-058-1020
 Jason Chen
 1000 Village Center Drive, Unit 204
 Burr Ridge, Illinois 60527

18-30-300-058-1023
 Philip Trabaris
 1000 Village Center Drive, Unit 207
 Burr Ridge, Illinois 60527

18-30-300-058-1026
 Sahajpal Tripathi
 1000 Village Center Drive, Unit 210
 Burr Ridge, Illinois 60527

18-30-300-058-1029
 Mr. and Mrs. Allenson
 1000 Village Center Drive, Unit 213
 Burr Ridge, Illinois 60527

101 BRP LLC
20 DANADA SQ W #274
WHEATON, IL 60189

ANDREW J MOORMANN
50 BURR RIDGE PKWY
BURR RIDGE, IL 60527

BRVC OWNER LLC
PO BOX 1243
NORTHBROOK, IL 60065

INTER CONTL BURR RIDGE
108 BURR RIDGE RD
ESSEX, IL 60935

JON A SKULBORSTAD
1 GREY WING PT
NAPLES, FL 34113

KENSINGTON PARK LLC
743 MCCLINTOCK DR
BURR RIDGE, IL 60527

LIFE TIME FITNESS 130
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

Michael and Miriam Blumenthal
450 Village Center Drive, Unit 413
BURR RIDGE, IL 60527

MOHRE LLC
1 CLUBSIDE CT
BURR RIDGE, IL 60527

MONA GHOBRIAL & SONIA
450 VILLAGE CENTER DR3
BURR RIDGE, IL 60527

REEGS PROPERTIES
PO BOX 639
HINSDALE, IL 60522

SPIRIT MASTER FUNDING
2727 N HARWOOD ST#300
DALLAS, TX 75201

TCF BANK
1405 XENIUM LN PCC00PD
PLYMOUTH, MN 55441

EXHIBIT B

ORDINANCE NO. A-834-04-12

AN ORDINANCE GRANTING A SPECIAL USE PURSUANT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE FOR
AN OUTSIDE PATIO AND DINING AREA

(Z-02-2012: 510 Village Center Drive - Cooper's Hawk)

WHEREAS, an application for a special uses for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special uses on February 6, 2012 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, public notice in the form required by law was provided for said public hearing not more than 30 nor less than 15 days prior to said public hearing by publication in the Suburban Life, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 510 Village Center Drive, Burr Ridge, Illinois, is Aria Group Architects on behalf of Cooper's Hawk Restaurants (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section VIII.C.2 of the Burr Ridge Zoning Ordinance to allow the construction and use of an outdoor dining area for an existing restaurant.
- B. That the outdoor patio and seating area is consistent with the original plans for the Village Center Planned Unit Development which contemplated an outdoor patio in this area.
- C. That the outdoor patio and seating area represents a positive addition to the Village Center as it will improve the desirability of this restaurant space and will add interest and activity to the Village Center. The design and materials used for the awning are consistent in quality and character with the rest of the Village Center.

Section 3: That special use approval as per Section VIII.C.2 of the Burr Ridge Zoning Ordinance to allow the construction and use of an outdoor dining area for an existing restaurant *is hereby granted* for the property commonly known as 510 Village Center Drive and legally described as follows:

Lot 2 in the Burr Ridge Village Center Planned Unit Development in that Part of the West ½ of Section 30, Township 38, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

The Permanent Real Estate Index Numbers (PIN) for the property is: 18-30-300-028

Section 4: That the approval of this special use is subject to compliance with the following conditions:

- A. All facilities and the configuration of the outdoor dining area shall comply with the submitted plans including but not limited to the number of seats.
- B. Music and all other amplified sound should be kept to a moderate level so it is not audible from the adjacent residential condos.
- C. There shall be no text or logos on the umbrellas.
- D. The door to the dining area shall be self-closing.
- E. Tables shall be cleaned promptly following use.
- F. Furniture and umbrellas shall be weighted to prevent their movement in the wind.
- G. All umbrellas, furniture and other appurtenances shall be stored off-site during the winter season when the patio is not being used for outdoor dining.
- H. Additional landscaping shall be provided to screen the gas meters located northeast of the patio and to screen the garage entrance area to the southwest of the patio. The final landscaping plan shall be subject to staff review and approval prior to issuance of a permit for the

construction of the outdoor patio.

- I. The landscaping screening north of the patio and in front of the utility meters shall be evergreen plants that provide year round screening.
- J. The separation of the retaining walls shall be increased at the south end of the patio to provide more area for landscaping materials.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

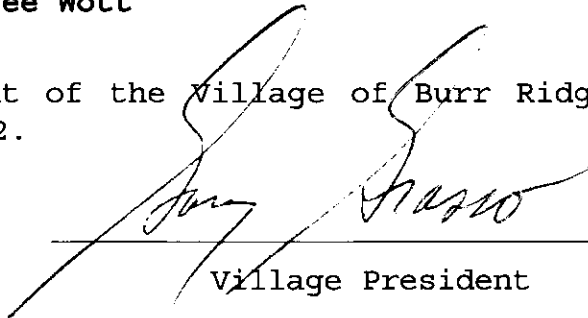
PASSED this 13th day of February, 2012, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 5 - Trustees Grela, Paveza, Sodikoff, Ruzak, Manieri

NAYS: 0 - None

ABSENT: 1 - Trustee Wott

APPROVED by the President of the Village of Burr Ridge on this 13th day of February, 2012.

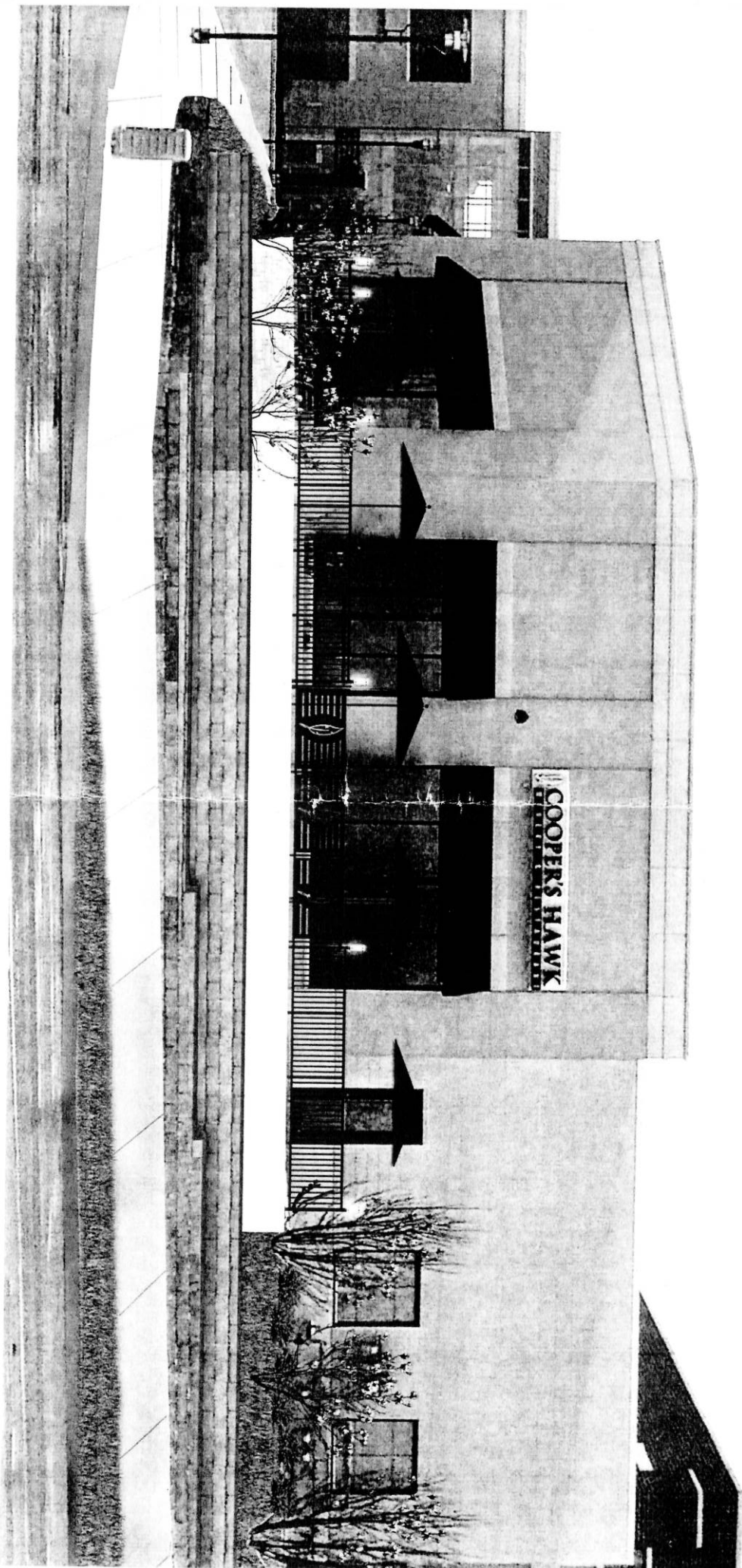


Village President

ATTEST:



Village Clerk



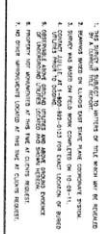
COOPER'S HAWK

WINERY & RESTAURANT
BUER RIDGE - JANUARY 13, 2012

PATIO RENDERING

 Aria Group Architects, Inc.
ARCHITECTS • PLANNERS • INTERIORS • 975.255.1234

PROPERTY DESCRIPTION:



Case	Explanatory Variable	OR	95% CI	P
1	Age	1.01	0.99-1.03	.001
2	Gender	0.98	0.95-1.01	.001
3	Marital status	0.99	0.97-1.01	.001
4	Education	0.99	0.97-1.01	.001
5	Income	0.99	0.97-1.01	.001
6	Health status	0.99	0.97-1.01	.001
7	Family size	0.99	0.97-1.01	.001
8	Religion	0.99	0.97-1.01	.001
9	Occupation	0.99	0.97-1.01	.001
10	Place of residence	0.99	0.97-1.01	.001
11	Time of day	0.99	0.97-1.01	.001
12	Season	0.99	0.97-1.01	.001
13	Weather	0.99	0.97-1.01	.001
14	Time of year	0.99	0.97-1.01	.001
15	Time of day	0.99	0.97-1.01	.001
16	Season	0.99	0.97-1.01	.001
17	Weather	0.99	0.97-1.01	.001
18	Time of year	0.99	0.97-1.01	.001
19	Time of day	0.99	0.97-1.01	.001
20	Season	0.99	0.97-1.01	.001
21	Weather	0.99	0.97-1.01	.001
22	Time of year	0.99	0.97-1.01	.001
23	Time of day	0.99	0.97-1.01	.001
24	Season	0.99	0.97-1.01	.001
25	Weather	0.99	0.97-1.01	.001
26	Time of year	0.99	0.97-1.01	.001
27	Time of day	0.99	0.97-1.01	.001
28	Season	0.99	0.97-1.01	.001
29	Weather	0.99	0.97-1.01	.001
30	Time of year	0.99	0.97-1.01	.001
31	Time of day	0.99	0.97-1.01	.001
32	Season	0.99	0.97-1.01	.001
33	Weather	0.99	0.97-1.01	.001
34	Time of year	0.99	0.97-1.01	.001
35	Time of day	0.99	0.97-1.01	.001
36	Season	0.99	0.97-1.01	.001
37	Weather	0.99	0.97-1.01	.001
38	Time of year	0.99	0.97-1.01	.001
39	Time of day	0.99	0.97-1.01	.001
40	Season	0.99	0.97-1.01	.001
41	Weather	0.99	0.97-1.01	.001
42	Time of year	0.99	0.97-1.01	.001
43	Time of day	0.99	0.97-1.01	.001
44	Season	0.99	0.97-1.01	.001
45	Weather	0.99	0.97-1.01	.001
46	Time of year	0.99	0.97-1.01	.001
47	Time of day	0.99	0.97-1.01	.001
48	Season	0.99	0.97-1.01	.001
49	Weather	0.99	0.97-1.01	.001
50	Time of year	0.99	0.97-1.01	.001
51	Time of day	0.99	0.97-1.01	.001
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53	Weather	0.99	0.97-1.01	.001
54	Time of year	0.99	0.97-1.01	.001
55	Time of day	0.99	0.97-1.01	.001
56	Season	0.99	0.97-1.01	.001
57	Weather	0.99	0.97-1.01	.001
58	Time of year	0.99	0.97-1.01	.001
59	Time of day	0.99	0.97-1.01	.001
60	Season	0.99	0.97-1.01	.001
61	Weather	0.99	0.97-1.01	.001
62	Time of year	0.99	0.97-1.01	.001
63	Time of day	0.99	0.97-1.01	.001
64	Season	0.99	0.97-1.01	.001
65	Weather	0.99	0.97-1.01	.001
66	Time of year	0.99	0.97-1.01	.001
67	Time of day	0.99	0.97-1.01	.001
68	Season	0.99	0.97-1.01	.001
69	Weather	0.99	0.97-1.01	.001
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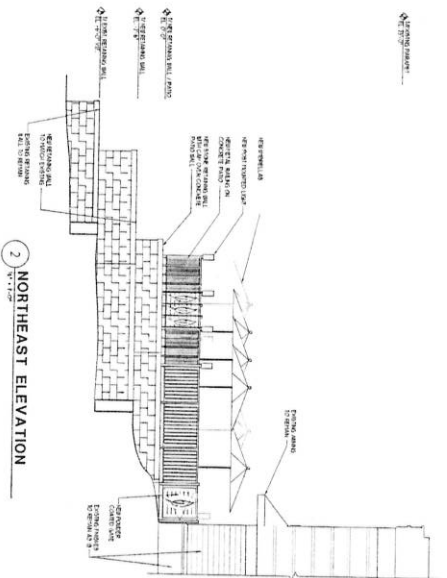
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93-051-20-81
Lynch, R.A. 1993

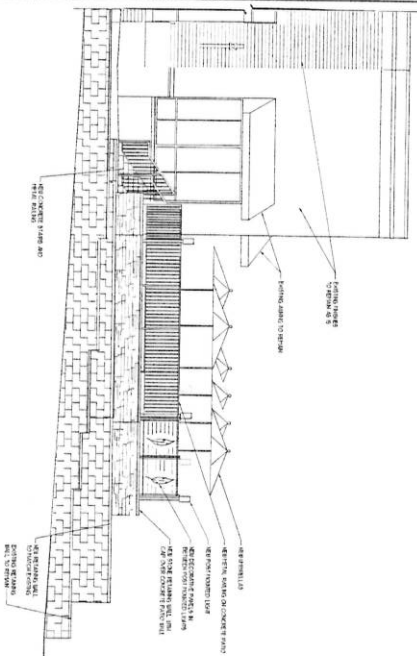
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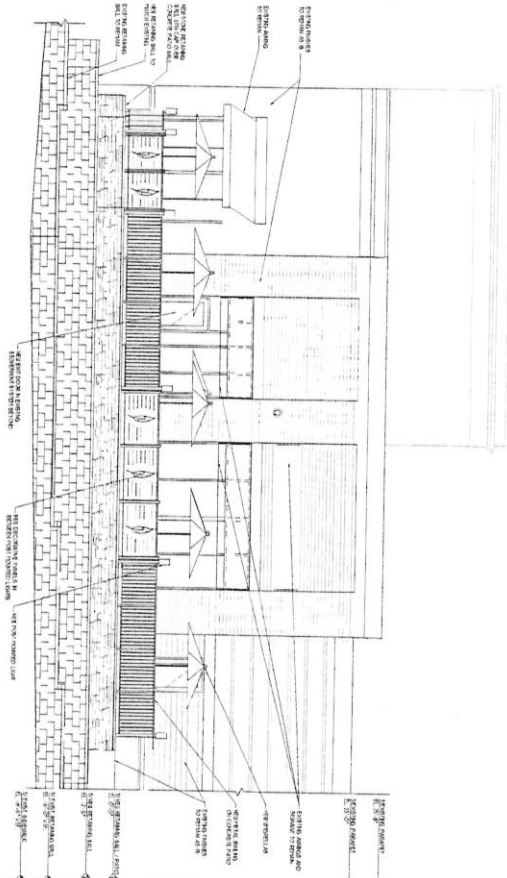
SHEET	
1 of 1	
PROJECT NUMBER	2007



2 NORTHEAST ELEVATION



3 SOUTHWEST ELEVATION



1 SOUTHEAST ELEVATION

A12

PAID ADDITION ELEVATIONS

DATE: 11/13/2012

BY: [Signature]

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

PROJECT: BURR RIDGE VILLAGE CENTER

CLIENT: COOPER'S HAWK WINERY & RESTAURANT

ARCHITECT: ARIA GROUP ARCHITECTS INC.

510 VILLAGE CENTER DR. BURR RIDGE, IL 60527

708.445.1988 FAX 708.445.1988

890 North Blvd. Oak Park, Illinois 60464-4400

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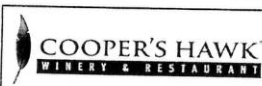
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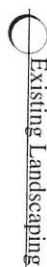
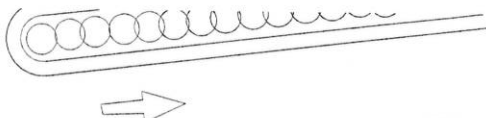
708.445.1988

708.445.1988



Burr Ridge, Illinois

1. See additional notes for planning details and specifications.
2. Prior questions are answered. Landscape contractor to review plans and bring any discrepancies (in writing) to the attention of the landscape architect and owner.
3. See Client Engagement and Activities drawings for the site and building layout. Bring any discrepancies to the attention of the owner and landscape architect (in writing).
4. Prior to work, milestone contract, and facilitate architect (in writing).
5. Contract J111 to be entered into.
6. Contract J111 to be entered into.
7. Landscape Architect has the right to reject any landscape material. Any rejected material will be replaced at the contractor's expense.

[illegible]



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-22-2022: 7600-7630 County Line Rd. (MedProperties LLC); 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.

HEARING:

August 15, 2022

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Janine Farrell, AICP
Community Development Director

PETITIONER:

MedProperties, LLC

PETITIONER STATUS:

Tenant/Manager

PROPERTY OWNER:

MPG RIC Burr Ridge, LLC

EXISTING ZONING:

T-1/Transitional

LAND USE PLAN:

Recommends office uses

EXISTING LAND USE:

Medical office

SITE AREA:

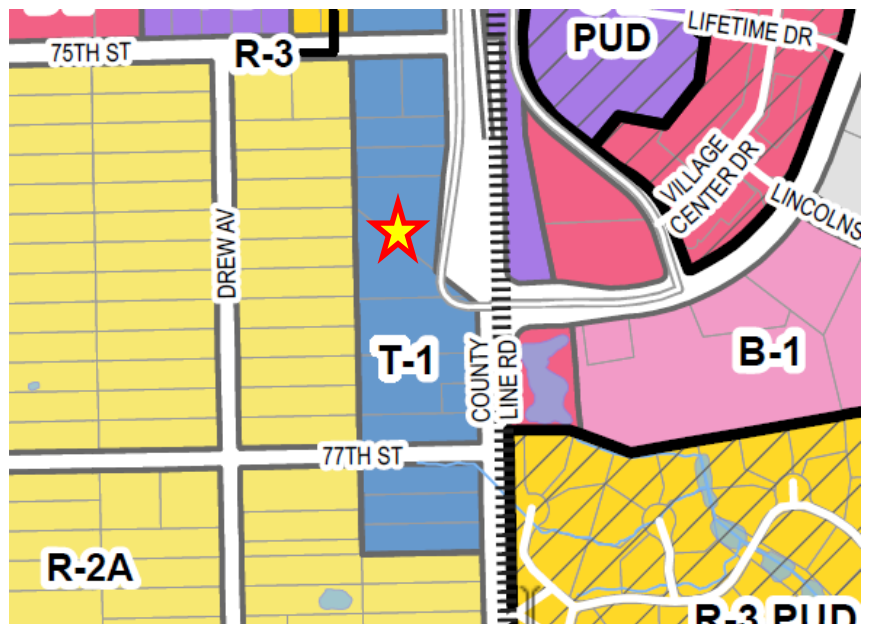
2.61 Acres

SUBDIVISION:

None

PARKING:

83 Spaces (72 regular, 11 ADA)



Staff Report and Summary

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

The petitioner, MedProperties LLC, is requesting to amend previously approved plans for a medical office (Ordinance #A-834-02-17) in order to reconfigure the existing parking lot. Since the property is zoned T-1/Transitional, the new development required site plan approval in 2016 (continued into 2017). Any subsequent changes to those approved plans also requires Plan Commission and Board of Trustees approval.

The Shirley Ryan AbilityLab currently operates its outpatient and day rehab center at the site. The existing parking lot contains 83 parking spaces. The petitioner wishes to make changes to the parking lot which will add 30 parking spaces for a total of 113 spaces (see following page for details and diagrams illustrating the changes). The addition of these spaces will help alleviate the lack of parking issues for the property. The petitioner stated that their group transportation van program ended during the pandemic, resulting in more individuals arriving separately, each requiring parking.

The Zoning Ordinance requires six parking spaces for each doctor for a medical office use. According to the original zoning case information, there are only a few doctors present on site. Since this is a rehabilitation facility, therapy is provided other medical professionals like Physical Therapists. The minimum parking requirement is met for a medical office use, but for a general office use (if the building was ever converted), 100 parking spaces would be required (building is 24,898 sq. ft. per Plat of Survey). With the proposal, this requirement would be met. Additionally, the Shirley Ryan AbilityLab has a lease agreement with the Village of Burr Ridge to use ten parking spaces at the rear of the Village Hall for overflow parking. The Shirley Ryan AbilityLab intends to renew this lease agreement and increase the request to thirty parking spaces in conjunction with this proposal. The Board of Trustees is the authorized agent to approve the lease agreement.

Stormwater

With the addition of this impervious area, the petitioner stated that “a modification to the outlet control structure will allow us to provide the additional PCBMP volume required for the additional impervious area and could also provide the additional volume required for any detention storage volume required.” Information about stormwater is provided as an attachment. While the Village Engineer is in receipt of this information, a formal memorandum with his review comments has not yet been received.

Landscaping

The petitioner submitted a revised landscape plan which may be adopted by the Plan Commission if approval is recommended. The landscape plan shows compliance with Zoning Ordinance regulations, such as shade trees within islands. Trees being removed will be replaced one for one (total of six trees). The landscape plan illustrates additional landscaping to be added along the northern property line, where the parking spaces in the front yard are located. Zoning Ordinance requirements stipulate that the width of landscape areas between parking areas and the front lot line shall be at least 15 ft. (Section XI.11.a.2.b); the plan complies with this provision. In front of the building within the Business Districts, permanent screening at least four feet high shall be constructed and maintained in areas adjacent to permitted front yard parking. This screening may consist of a planted earth berm, densely planted evergreen shrubs or trees or a combination of both, with such shrubs or trees to be at least a minimum of three and a half feet in height for any shrubs and for any trees a trunk diameter of at least three inches measured two feet above the ground (Zoning Ordinance Section XI.11.a.3.b.i). Although this is the Transitional District, should the Plan Commission recommend approval of the variation request for parking within the front yard,

Staff Report and Summary

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

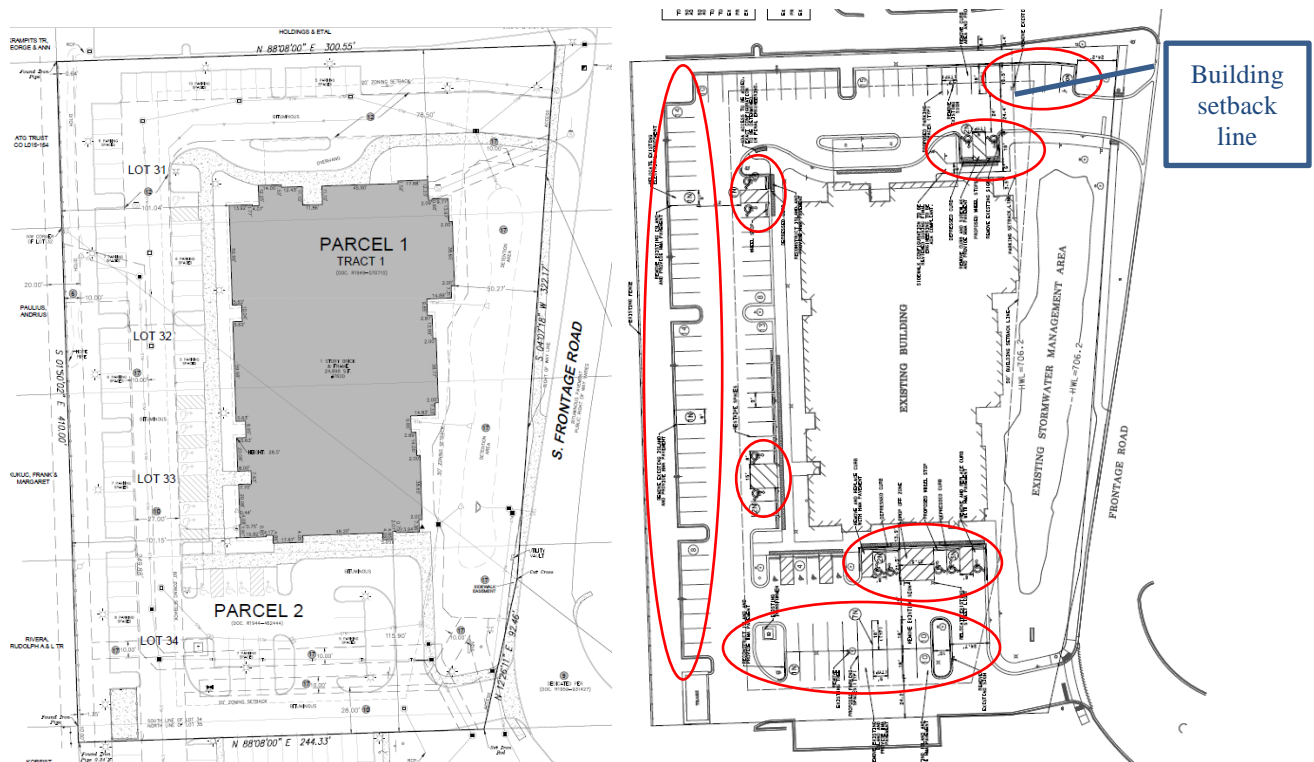
the Commission may wish to impose this requirement. According to the landscape plan, additional cutleaf stepanandra will be added to the north and prairie dropseed to the east, neither of which are evergreen shrubs or trees. Should the Commission wish to include this condition, staff requests review of the plan to ensure that vision clearance is not obstructed, particularly for vehicles pulling into the lot and potentially encountering the vehicle pulling out from the eastern-most space.

Lighting

The plan shows removal and relocation of two total parking lot lights (one removed and one relocated). Staff requested additional information on the relocation of the light and a photometric plan from the petitioner. Staff will provide that information upon receipt from the petitioner.

Summary of proposed changes

- Elimination of two landscape islands along the west side and subsequent reconfiguration of the islands so no more than 15 spaces are in a row.
- Addition of parking spaces to the north, including five spaces within the front yard. The required front yard is 50 ft. and the petitioner is proposing a 24.2 ft. setback from the property line adjacent to S. Frontage Rd. Since parking is prohibited within the front yard and in front of the building, variation approval is required.
- Elimination of three ADA spaces to the rear of the building.
- Drop off to the south (outpatient program entrance) has been reconfigured with a smaller loading area and addition of ADA spaces.
- Reconfiguration of the south parking area, eliminating and reconfiguring landscape islands.



A comparison of the existing site plan (left) with the proposed changes (right). Red circles indicate areas of change.

Staff Report and Summary

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

Public Hearing History – Related to MedProperties, LLC

Z-12-2016:

- Special uses for Final Plan approval and to permit a medical office in the T-1 district (Ordinance A-834-02-17)
- Variations for the following: (1) a parking lot and dumpster enclosure 20 ft. from rear lot line, 30 ft. minimum requirement; (2) a parking lot and shared access drive without the 8 ft. setback from the south side lot line; (3) a parking lot drive aisle to encroach into the front yard.
- The Plan Commission held public hearings on October 17, November 21 (case was continued, no public comments or discussion), and December 5, 2016 on the requests. The minutes from October 17 and December 5 are included as attachments.

Public Comment

At the time of this report, no written objections were received regarding this petition.

Findings of Fact and Recommendation

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. If the Plan Commission chooses to recommend approval of the amendment to 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, staff recommends the following conditions:

1. Development shall comply with the submitted site plan, subject to final engineering approval, attached as Exhibit A.
2. Development shall comply with the submitted landscape plan, subject to staff review and approval, attached as Exhibit A.

Appendix

Exhibit A – Petitioner’s Materials and Public Notifications

- Petition with supplement
- Findings of Fact
- Authorization from owner
- Stormwater memorandum
- Signage consent and sign photo
- Public notifications
- Plat of Survey
- Proposed site plan
- Existing landscape plan
- Proposed landscape plan

Exhibit B – Ordinance #A-834-02-17 and plans from 2017 approval

Exhibit C – Excerpts of minutes from October 17 and December 5, 2016 Plan Commission meetings



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

RECEIVED

JUL 15 2022

VILLAGE OF BURR RIDGE

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): MedProperties, LLC

STATUS OF PETITIONER: Manager

PETITIONER'S ADDRESS: 71 S. Wacker Drive, Suite 3725, Chicago, IL 60606

ADDRESS OF SUBJECT PROPERTY: 7600 County Line Road, Burr Ridge, IL 60527 and 7630

PHONE: 847-977-0986

EMAIL: jsullivan@medpropertiesgroup.com

PROPERTY OWNER: MPG RIC Burr Ridge, LLC

PROPERTY OWNER'S ADDRESS: 71 S. Wacker Drive, Suite 3725 PHONE: 847-977-0986
Chicago, IL 60606

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

DESCRIPTION OF REQUEST:

Please see Supplement to Petition for description of request.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 2.61 acres EXISTING ZONING: T-1/Transitional

EXISTING USE/IMPROVEMENTS: Medical office

SUBDIVISION: _____

PIN(S) # 09-25-402-019 and 09-25-402-020

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.

Petitioner's Signature

7/15/2022
Date of Filing

**PETITION FOR PUBLIC HEARING
PLAN COMMISSION/ZONING BOARD OF APPEALS**

Supplement to Petition

Applicant: MedProperties, LLC

Property: 7600 County Line Road

Description of Request:

This property is currently developed as medical office building pursuant to a Special Use Permit and Variations granted by the Village in 2017. Applicant seeks an amendment to its Special Use Approval and an additional variation to allow for additional parking at the property. The use of the property as a medical office will not change. No changes to the building on the property are proposed.

Ordinance No. A-834-02-17 - An Ordinance Granting Special Use Approvals Pursuant To The Burr Ridge Zoning Ordinance For Final Plan Approval And To Permit A Medical Office In The T-1 Transitional District was approved by the Village Board on January 9, 2017. This Ordinance granted special use approval for site, landscaping and building elevation plan approval and special use approval for the use of the property for a medical office.

Ordinance No. A-834-03-17 - An Ordinance Granting Variations From The Village of Burr Ridge Zoning Ordinance To Permit The Construction Of A Parking Lot And Dumpster Enclosure 20 Feet From The Rear Lot Line Rather Than The Required 30 Feet; To Permit The Parking Lot And Shared Access Drive Without the Required 8 Foot Setback From The South Side Lot Line; And To Permit A Parking Lot Drive Aisle To Encroach Into The Front Yard was approved by the Village Board on January 9, 2017. This Ordinance granted variations from Section XI.C.11.a(2)(a) to permit the construction of a parking lot and dumpster enclosure 20 feet from the rear lot line rather than the required 30 feet; a variation from Section XI.C.11.a(2)(c) to permit the parking lot and shared access drive without the required 8 foot setback from the south side lot line; and a variation from Section XI.C.8 to permit a parking lot drive aisle to encroach into the front yard.

Applicant now seeks an amendment to the Special Use Permit to approve a revised site plan that allows for additional parking and an additional variation from Section XI.C.8.c to allow five additional parking spaces in the NE corner of the property to extend beyond the building setback line. Currently, the property has 83 parking spaces. Applicant seeks to add an additional 30 parking spaces in total through both the amended site plan and variation, providing 113 total parking spaces for the property.

Findings of Fact – Special Use
Burr Ridge Zoning Ordinance
Address: 7600 County Line Road

Pursuant to 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.

In 2017, the Village granted a special use permit for the use of the property as a medical office. Petitioner is only seeking an amendment to the site plan for the property related to on-site parking. The use will not change.

The use of this property as a medical office has been providing benefits to the Village and its residents since 2017. The Shirley Ryan AbilityLab (“**AbilityLab**”) is the premier rehabilitation institution recognized worldwide for its advanced technology, research and treatment practices. The location of this facility in Burr Ridge provides residents and the surrounding communities with access to a world renowned, comprehensive rehabilitation facility not currently available in the community. This facility provides expert care for patients who no longer require hospitalization, but still need intensive rehabilitation care and is part of the AbilityLab’s ongoing commitment to bring its services directly to residents in the Chicagoland area via outpatient clinics.

- 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 amendment to the site plan will have no impact on the hours of operation, level of traffic, intensity of use, and quality of the facility. No significant impact or change is anticipated because of the amendment to the site plan to provide additional on-site parking.

- 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.

In 2017, the Village granted a special use permit for the use of the property as a medical office. Petitioner is only seeking an amendment to the site plan for the property related to on-site parking. The use will not change. Since its approval in 2017, the special use has not been injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor has it substantially diminished or impaired property values within the neighborhood.

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

In 2017, the Village granted a special use permit for the use of the property as a medical office. Petitioner is only seeking an amendment to the site plan for the property related to on-site parking. The use will not change.

Since its approval in 2017, the special use has not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Much of the surrounding property is currently developed and fully improved. In addition, the medical use is consistent with the current use patterns in existence today. Existing office and commercial uses along County Line Road act as a transitional buffer to the surrounding residential uses and all of these uses successfully coexist presently. There are no anticipated impacts to any future development of surrounding properties by the amendment to the site plan.

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

Adequate utilities, access roads, drainage and/or necessary facilities have already been provided for the property. This is reflected in the plans submitted with the Petition and previously submitted in the application for the zoning relief granted for this property in 2017.

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

The additional parking spaces requested in the site plan will alleviate congestion and parking limitations in the area. Due to the pandemic, the Tenant's group transportation van program was eliminated, resulting in more family members and caretakers transporting patients. It is estimated that approximately two-thirds of the patients in the Day Rehab program utilized the transportation van program, which equates to around 26 – 33 patients in AM and PM blocks. This has resulted in an increased demand for parking on the northside of the facility to allow family members and caretakers to wait until treatment is completed.

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

In 2017, the Village granted a special use permit for the use of the property as a medical office. Petitioner is only seeking an amendment to the site plan for the property related to on-site parking. The use will not change.

The special use currently in place for this property is consistent with the Official Comprehensive Plan. In Section 2, Community Vision, Goals and Objectives, item 1.1.2 Commercial/Industrial Development, the goal is listed as "Commercial and industrial developments should strengthen and maintain property values and provide a strong tax base for the Village." The development of the property and the use of the property as a medical office building has provided financial and commercial benefits to the Village by generating tax revenue and bringing visitors and business to the area. Since 2017, this facility has proven to be an asset to the Village not only financially but by providing residents with convenient access to a world renowned medical facility.

The objective specific to an office/commercial use is to “Facilitate development of only those commercial/industrial uses that generate traffic patterns that do not significantly impact the existing residential environment.” In response to the goal, the development provided a new building meeting most of the current zoning requirements with elements such as dumpster enclosures and landscaping while maintaining critical access for adjacent properties and creating a consistent street frontage along South Frontage Road.

In addition, the Comprehensive Plan contemplates maintaining similar use patterns as those that existed at the time the Comprehensive Plan was adopted. At the time of adoption in 1999, the Existing Land Use Map designated the property as office. At the same time, the Future Land Use Map designated the property as office. The special use for medical office currently in place is consistent with the Official Comprehensive Plan.

- 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 proposal conforms to all regulations except for the limited requested variations already approved in 2017 and the additional variation requested in this Petition. The reasons for the variation requested are further outlined below.

Findings of Fact – Variation
Burr Ridge Zoning Ordinance
Address: 7600 County Line Road

Requested Variation: Variation for five additional parking spaces in the NE corner of the property to be located in front of the building setback line (Zoning Ordinance Section XI.C.8.c)

Pursuant to Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance, for a variation to be approved, the petitioner must confirm all of the following findings by providing facts supporting such findings.

- a.** Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

The property is unique in its functionality as there are two main entrances to the facility servicing separate programs: one entrance on the south side for the Tenant's outpatient program, and one entrance on the north side for the Tenant's Day Rehab program. The rectangular shape and size of the parcel limited the parking layout in the original development (majority of the parking had to be located west of the building and only one row of parking could be accommodated on the west side) given setback constraints as well as other regulations and restrictions contained in the Village Zoning Ordinance. As such, more parking was planned for the south side of the facility (outpatient program) with the intent that a transportation van program would be in place for the north side of the facility (Day Rehab program), which provided parking relief. As a result of the Covid-19 pandemic, the Tenant had to eliminate its transportation van program, which caused the north side of the site to experience parking congestion. The requested additional five spaces, which are simply an extension of an existing row of parking, would provide the Tenant with needed parking spaces for its most vulnerable patient base.

- b.** The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.

Without the additional parking, the property will be under-parked and congestion on the north side of the facility will occur, reducing value to the Tenant and causing continued strain on part of its operations -- strain for both the Tenant and, more importantly, the patients. If the property cannot accommodate the parking needs of the patients, it will not be viable for the Tenant to stay at this location. The enforcement of the setback line to not allow parking in front of the building would prevent five convenient and innocuous additional spaces.

- c.** The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

The request is unique to the property's functionality as there are two main entrances to the facility servicing separate programs, with the Day Rehab program being accessed from the northside entrance where the five requested parking spaces would be located. The rectangular shape and size of the parcel limited the parking layout in the original development given setback constraints as well as other regulations and restrictions contained in the Village Zoning Ordinance. The position of the building on the property provides for viable parking areas that are technically in front of the building but are to the side of the facility and adjacent to an open area.

- d.** The purpose of the variation is not based primarily upon a desire to increase financial gain.

The purpose of the variation is to provide additional on-site parking spaces for patients and visitors to the property. The variation allows for patients and visitors to safely park, more comfortably assist patients in/out of their vehicles and will alleviate congestion at the north side of the site.

- e.** The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.

The Village Zoning Ordinance, absent the requested variation, results in impractical use of the northeast corner of the property and creates legal and physical challenges related to parking for the property based upon building and parking setbacks, in combination with parcel shape and size. It will be an issue for any potential redevelopment of the property.

- f.** The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Granting the variation will maintain the parking and access to the northeast corner of the property and will have no negative impact on the surrounding properties.

- g.** The granting of the variation will not alter the essential character of the neighborhood or locality.

The granting of the variation will maintain the character of the locality. Not granting the variance will cause parking, congestion and vehicular circulation problems for this property and the surrounding properties. The variation will not alter the essential character of the neighborhood or locality but rather enhance and maintain the existing character. All trees that need to be removed due to a conflict with the new improvements will be replaced on a 1:1 ratio with what exists today at the facility and the perimeter landscaping will be planted with a mix of vegetation in continuous landscape close to 100% opacity along the adjacent private lot.

- h.** The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The proposed variation will serve to retain the existing and orderly development of the property and will have no impact on adjacent properties or roadways, public safety, or property values. Additionally, the variation will not create drainage problems on adjacent properties as the existing

stormwater detention basin on the east side of the facility has adequate capacity to handle the minimal increase in impervious surface area.

- i. The proposed variation is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.

The proposed variation will allow for the development of a use consistent with the Comprehensive Plan.

July 15, 2022

Janine Farrell, AICP
Community Development Director
Village of Burr Ridge
7660 County Line Road
Burr Ridge, Illinois 60527

Dear Ms. Farrell:

As you know, MPG RIC Burr Ridge, LLC ("**Owner**") is the current owner of the Property located at 7600 County Line Road in Burr Ridge, Illinois. Owner supports and has authorized MedProperties, LLC ("**MedProperties**" or "**Manager**") and its representatives and agents to apply for a special use permit and variations and other necessary relief and permits related to the Property.

Please do not hesitate to contact me if you need any additional information. Thank you.

Sincerely,

MPG RIC Burr Ridge, LLC

By: 

Name: Matthew Campbell

Title: Authorized Signatory



August 4, 2022

Ms. Janine Farrell, AICP
Community Development Director
Village of Burr Ridge
7660 County Line Road
Burr Ridge, IL 60527

**Re: Parking Lot Modifications
Shirley Ryan Ability Lab
Burr Ridge, Illinois**

Dear Ms. Farrell:

As requested, we have reviewed the stormwater management improvements associated with the Shirley Ryan Ability Lab. Based on the Detention Pond Modification Exhibit completed by Manhard Consulting, a modification to the outlet control structure will allow us to provide the additional PCBMP volume required for the additional impervious area and could also provide the additional volume required for any detention storage volume required.

We have not received a stormwater management report for the site and would ask that the Village provide any documentation they may have as to the specific detention volume requirements. The attached information calculated a detention storage volume required based on changing the existing grass areas to impervious areas.

As part of the final engineering process, we will provide additional calculations confirming the modifications necessary to meet the storage volumes required per the Village of Burr Ridge and DuPage County Stormwater Ordinance.

Please let me know if you have any questions or comments.

Very truly yours,
MACKIE CONSULTANTS, LLC

Trudy K. Buehler, PE
Senior Project Manager

Cc: Mr. Dan Ahlering, MedProperties Group, w/Encl.
Mr. Jack Sullivan, MedProperties Group, w/Encl.
Caitlyn Culvertson, Elrod Friedman
Peter Friedman, Elrod Friedman

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Stormwater Overview

Shirley Ryan Ability Lab
Burr Ridge, Illinois
August 4, 2022

Total Site Area	113,758 sq. feet	2.61 acres
Existing Impervious Area	75,564 sq. feet	1.73 acres
Existing Curve Number	89.9	
Proposed Impervious Area	79,592 sq. feet	1.83 acres
Proposed Curve Number	90.8	
Additional Impervious Area	4,028 sq. feet	
<u>Additional Volume Control Requirement:</u>	1.25 inch per sf of impervious area	
Volume Control Required =	420 cubic feet	

Additional Detention Storage Requirement:

Curve Number =	80.00 = CN for grass areas
Area =	0.09 acres
Precipitation =	8.57 inches 100 yr, 24hr

Computed Results: NRCS Runoff Equation

S =	2.50 inches
Runoff =	6.16 inches
Volume =	2068 required

Curve Number =	98.00 = CN for proposed areas
Area =	0.09 acres
Precipitation =	8.57 inches 100 yr, 24hr

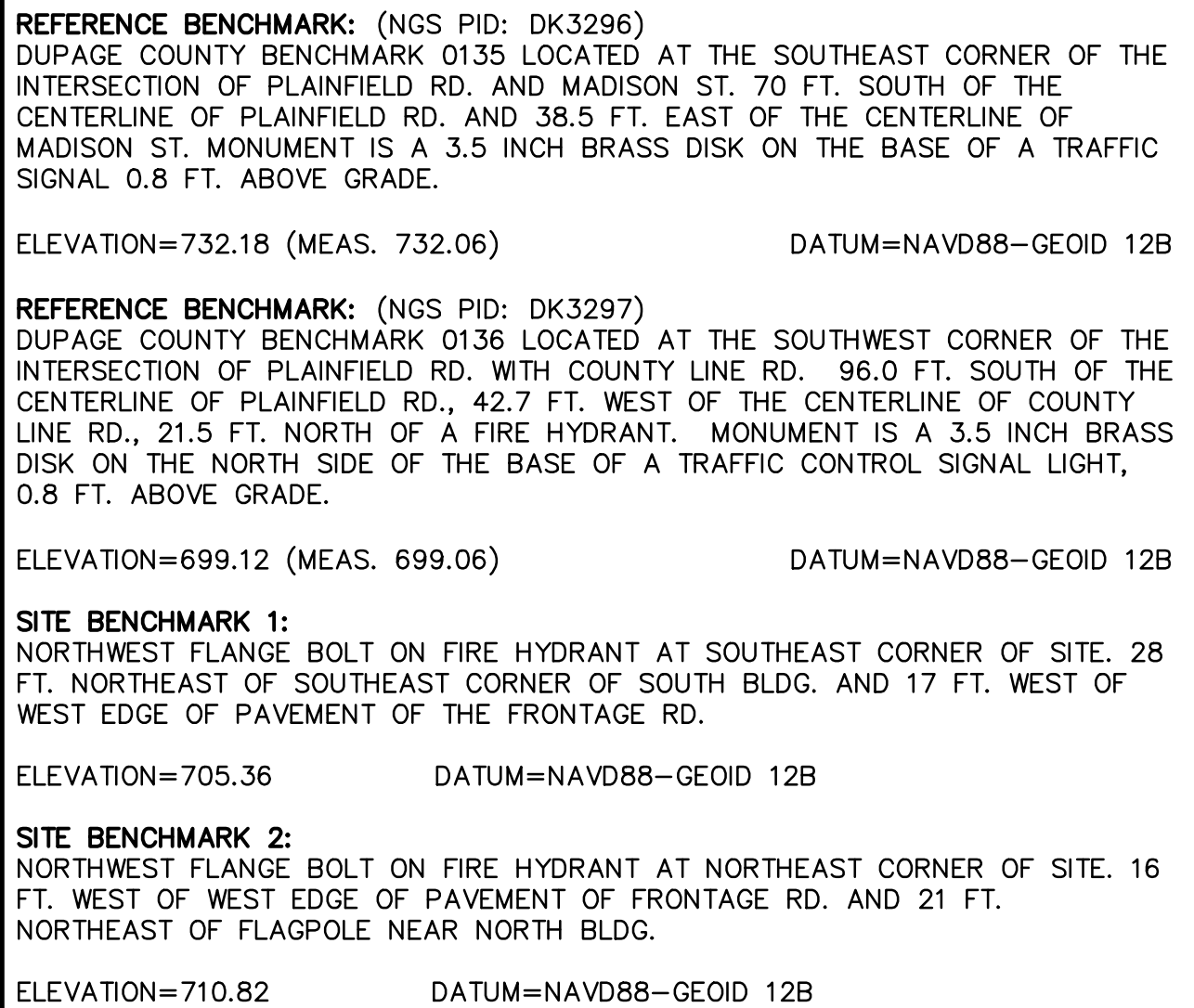
Computed Results: NRCS Runoff Equation

S =	0.20 inches
Runoff =	8.33 inches
Volume =	2796 cubic feet needed for proposed site design

Additional Detention Required =	728 cubic feet
Total Storage Required =	1148 cubic feet

Per Manhard Detention Pond Modification Exhibit:

Additional PCBMP Available =	1058 cubic feet
Additional Detention Storage Available =	348 cubic feet
Additional Storage Available =	1,406 cubic feet

[illegible]



January 17, 2020

David Preissig, P.E.
Director of Public Works/Village Engineer
Village of Burr Ridge
451 Commerce Street
Burr Ridge, IL 60527

Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

**Re: SHIRLEY RYAN ABILITY LAB PARKING LOT ADDITION
BURR RIDGE, ILLINOIS
STORMWATER MANAGEMENT REVISION**

Dear Mr. Preissig,

On behalf of the property owner, we would like to formally request a revision to the stormwater permit for the Shirley Ryan Ability Lab located at 7600 S. County Line Road. The proposed parking lot addition increases the impervious area on site, and modifies the stormwater report in the following aspects:

- The additional 5 parking stalls add approximately 900 SF of additional impervious area to the project, revising the total impervious area from 75,035 SF to 75,935 SF.
- Due to the increase in impervious area, the PCBMP volume required increase from 7,816 CF to 7,910 CF. Note that the increased impervious area does not change the detention required, as the original requirement was only for the pre-construction detention to be replaced.
- To provide the additional PCBMP volume required, a bolt-on plate has been proposed to modify the height of the existing outlet weir. The existing weir's top of weir elevation is to be modified from 705.50 to 705.70. This increases the provided PCBMP storage to 8,968 CF, which exceeds the requirement.
- Raising the top of PCBMP elevation to 705.70 effectively raised the bottom detention elevation, making detention occur between 705.70 and 706.20. The remaining detention in this lens is 0.082 ac-ft, which exceeds the required detention of 0.074 ac-ft.

The proposed pond modifications and calculations are summarized on the accompanying Detention Pond Modification Exhibit dated January 16, 2020. We believe the modifications are appropriate for the additional parking, and that all stormwater requirements will be satisfied.

We request that you review the proposed improvements and provide your written approval as soon as possible so that construction may begin in the Spring. Should you have any questions or require additional information, you can contact me at 630-925-1053.

Sincerely,
MANHARD CONSULTING, LTD.


Quinten Hoogenboom, P.E.
Project Manager



**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:

7600 County Line Road, Burr Ridge, IL 60527

Property Owner or Petitioner:

MedProperties, LLC

(Print Name)

(Signature)

Jul 28, 2022 at 12:01:34 PM
7600 S County Line Rd
Burr Ridge IL 60527
United States





LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at **7:00 p.m. on Monday, August 15, 2022**, at Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.

PURPOSE OF HEARING

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by MedProperties LLC for a 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. The petition number and address of this petition is **Z-22-2022: 7600-7630 County Line Rd.** and the Permanent Real Estate Index Numbers are **09-25-402-019-0000 and 09-25-402-026-0000.**

Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, August 9, 2022. All public comment may be emailed to Community Development Director Janine Farrell (jfarrell@burr-ridge.gov) or mailed to Ms. Farrell's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

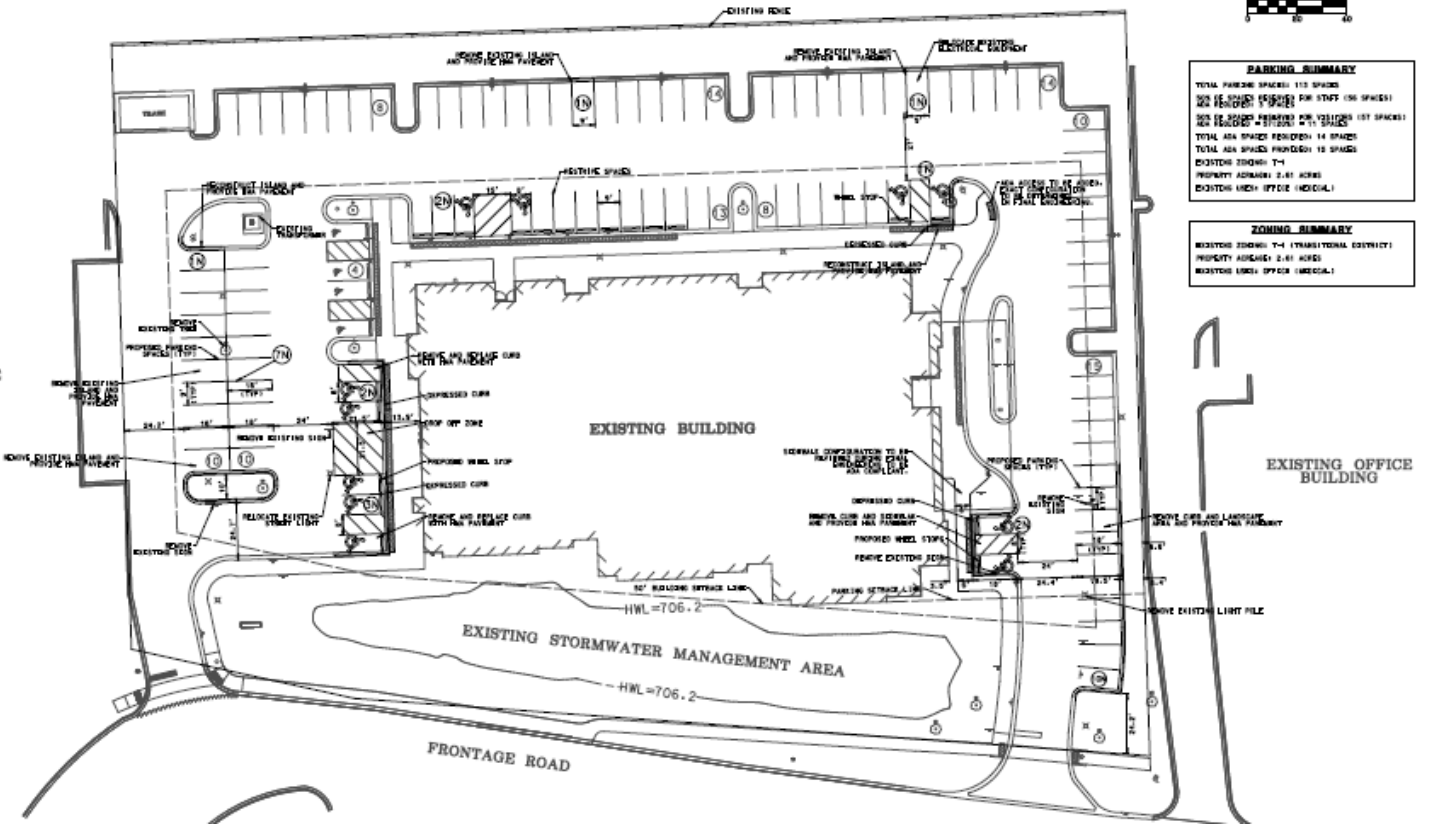
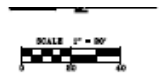
BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

Greg Trzupek, Chairman

MEMBERS: GREG TRUZPEK, MIKE STRATIS, JIM BROLINE, BARRY IRWIN, JOSEPH PETRICH, ENZA PARRELLA, RICHARD MORTON, AND DEANNA MCCOLLIAN.



EXISTING RESIDENTIAL



101 BRP LLC
20 DANADA SQ W #274
WHEATON, IL 60189

ALLEN, RUSSELL
7519 DREW AVE
BURR RIDGE, IL 60527

AMBRIANCE TRUST
1 AMBRIANCE DR
BURR RIDGE, IL 60527

Ambriance! HOA Rosa M. Ordetx
1 Ambriance! Drive
BURR RIDGE, IL 60527

ANDREW J MOORMANN
50 BURR RIDGE PKWY
BURR RIDGE, IL 60527

ANNE E MICALETTI TRUST
203 AMBRIANCE DR
BURR RIDGE, IL 60527

ATHIHALLI NAGARAJ
102 AMBRIANCE DR
BURR RIDGE, IL 60527

BRE/ESA P PORTFOLIO LLC
PO BOX 49550
CHARLOTTE, NC 28277

BREYMEYER, WILLIAM
7701 DREW AVE
BURR RIDGE, IL 60527

BREYMEYER, WILLIAM G
7711 DREW AVE
BURR RIDGE, IL 60527

BRVC OWNER LLC
PO BOX 1243
NORTHBROOK, IL 60065

CERVANTES, LAURA
7619 DREW AVE
BURR RIDGE, IL 60527

CHANG, DALE & JESSICA BONG
7608 DREW AVE
BURR RIDGE, IL 60527

CHRISTIAN BROTHER MIDWEST
7650 S COUNTY LINE RD
BURR RIDGE, IL 60527

EDWARD T PRODEHL
104 AMBRIANCE CT
BURR RIDGE, IL 60527

GIADLA HOLDINGS LLC
7702 CASS AVE APT. 220
DARIEN, IL 60561

GUEVARA, JUAN & ANGIE
122 75TH ST
BURR RIDGE, IL 60527

HOSPITALITY PROP TRUST
255 WASHINGTON ST
NEWTON, MA 02458

INTER CONTL BURR RIDGE
108 BURR RIDGE RD
ESSEX, IL 60935

IWANETZ, LARISSA
7516 DREW AVE
BURR RIDGE, IL 60527

KOLNIAK, CHRISTINA A
7600 DREW AVE
BURR RIDGE, IL 60527

KONDA REALTY LLC
10 ORCHARD APT. 200
LAKE FOREST, CA 92630

KORFIST, CHRISTIAN
7611 DREW AVE
BURR RIDGE, IL 60527

KRAMPITS, ALICE
7515 S DREW AVE
BURR RIDGE, IL 60527

KUKUC, FRANK & MARGARET
7603 S DREW AVE
BURR RIDGE, IL 60527

KUKUC, STANLEY & IRENE
7615 S DREW AVE
BURR RIDGE, IL 60527

LABUS, MARIAN E
7612 DREW AVE
BURR RIDGE, IL 60527

LIFE TIME FITNESS 130
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

LUTZ, MARK C
7624 DREW AVE
BURR RIDGE, IL 60527

M S J Properties
4601 W 49Th St
Chicago, IL 60632

MC CASH, BENJAMIN & L
119 75TH ST
BURR RIDGE, IL 60527

MOINNUDDIN, ABID & S
7623 S DREW
BURR RIDGE, IL 60527

MONA GHOBRIAL & SONIA
450 VILLAGE CENTER DR3
BURR RIDGE, IL 60527

MPG RIC BURR RIDGE LLC
71 S WACKER DRIVE APT. 3725
CHICAGO, IL 60606

MPS LORIA DVLPMT LLC
7500 S COUNTY LINE RD
BURR RIDGE, IL 60527

MW REAL ESTATE INVESTMENT
PO BOX 56607
ATLANTA, GA 30343

NABEEL JABRI
204 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

NOVAK, GEORGE T
7508 DREW AVE
BURR RIDGE, IL 60527

ONE EQUITY PLACE LLC
7420 S COUNTY LINE RD
BURR RIDGE, IL 60527

OPUS NORTH MGMT CORP
701 VILLAGE CENTER DR
BURR RIDGE, IL 60527

PABIJANSKI, HENRYK
7626 DREW AVE
BURR RIDGE, IL 60527

PATEL, RUCHIK & JIGNA
7616 DREW AVE
BURR RIDGE, IL 60527

PAULIUS, ANDRIUS
1815 W IOWA ST
CHICAGO, IL 60622

RATCHEV, IVAN & INA
7511 DREW AVE
BURR RIDGE, IL 60527

REEGS PROPERTIES
PO BOX 639
HINSDALE, IL 60522

REINESTO, MARK & CYNTHIA
7604 DREW AVE
BURR RIDGE, IL 60527

RIVERA, RUDOLPH & L TR
7607 DREW AVE
BURR RIDGE, IL 60527

SCHAUER, CYNTHIA
120 W 75TH ST
BURR RIDGE, IL 60527

SPIRIT MASTER FUNDING
2727 N HARWOOD ST#300
DALLAS, TX 75201

STERN, PAUL & SHARON
7512 DREW AVE
BURR RIDGE, IL 60527

STRZEMECKI, T & I BOBKA
7520 DREW AVE
BURR RIDGE, IL 60527

SUNIL SURI
103 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

VALLANDIGHAM, CORINNE
9041 RIDGE CT
WILLOW SPRINGS, IL 60480

WARD, BRIDGET & MICHAEL
7620 DREW AVE
BURR RIDGE, IL 60527

ZELEZNIKAR, JOHN V
121 W 75TH ST
BURR RIDGE, IL 60527

LEGEND OF SYMBOLS & ABBREVIATIONS

	UTILITY POLE		MANHOLE		P.O.C. POINT OF COMMENCEMENT
	LIGHT POLE		SANITARY MANHOLE		P.O.B. POINT OF BEGINNING
	TRANSFORMER		STORM STRUCTURE (CLOSED)		DEGREES
	UTILITY PEDESTAL		STORM STRUCTURE (OPEN)		FEET/MINUTES
	TRAFFIC SIGNAL		CURB INLET		INCHES/SECONDS
	SIGNAL BOX		VALVE VAULT		SQUARE FEET
	GAS VALVE		FLARED END SECTION		RECORD BEARING/DISTANCE
	ELECTRIC METER		WATER LINE		FINISHED FLOOR
	WATER VALVE		TELEPHONE/CATV LINE		TOP OF PIPE
	FIRE HYDRANT		ELECTRIC LINE		BUILDING SETBACK LINE
	AUTO SPRINKLER		OVERHEAD WIRES		PUBLIC UTILITY EASEMENT
	MONITORING WELL		STORM SEWER		DRAINAGE EASEMENT
	GROUND LIGHT		SANITARY SEWER		ARC LENGTH
	BOLLARD		CHAIN LINK FENCE		RADIUS LENGTH
	B/BOX		STOCKADE FENCE		CHORD LENGTH
	SIGN		GUARD RAIL		CHORD BEARING
	FLAG POLE		CONCRETE SURFACE		CORRUGATED METAL PIPE

MISCELLANEOUS NOTES

- MN1** SURVEY PREPARED BY:
JLH LAND SURVEYING INC.
910 GENEVA STREET
SHOREWOOD, IL 60404
815.729.4000
INFO@JLHSURVEY.COM
- MN2** ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- MN3** THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- MN4** ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN5** ASSUMED BEARING: THE WEST RIGHT OF WAY LINE OF S. FRONTAGE ROAD TO BE SOUTH 04 DEGREES 07 MINUTES 18 SECONDS WEST.
- MN6** AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- MN7** AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 7600 S COUNTY LINE ROAD.
- MN8** THE SUBJECT PROPERTY HAS ACCESS TO AND FROM SOUTH FRONTAGE ROAD WHICH IS GOVERNED BY THE VILLAGE OF BURR RIDGE.
- MN9** IN REGARDS TO TABLE "A" ITEM 10, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.
- MN10** IN REGARDS TO TABLE "A" ITEM 11(a), EVIDENCE OF UNDERGROUND UTILITIES SHOWN PER SECTION 5.E.IV. AND DEPICTED USING CLIENT PROVIDED PLANS.
- MN11** IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN12** IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- MN13** IN REGARDS TO TABLE "A" ITEM 18, THERE ARE OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE SURVEYOR HAS BEEN MADE AWARE OF.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) _____ X _____ OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17043C0193J, WHICH BEARS AN EFFECTIVE DATE OF 08/01/2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 10/09/2021 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/> WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING INFORMATION

THE SURVEYOR WAS PROVIDED WITH THE ZONING INFORMATION. NV5 ZONING REPORT #7202102972:001 DATED 10/14/2021. REVISED 11/15/2021.

THE SUBJECT PROPERTY IS ZONED "T-1"

FRONT SETBACK: 50'
SIDE SETBACK: 20'
REAR SETBACK: 60'
MAXIMUM BUILDING HEIGHT: 30' OR 2 STORIES OF RENTABLE SPACE, WHICHEVER IS LOWER
MINIMUM LOT AREA: 40,000 SF
MINIMUM LOT WIDTH: 125'
MINIMUM LOT DEPTH: NONE NOTED
MAXIMUM LOT COVERAGE: NONE NOTED
MAXIMUM FLOOR AREA RATIO: 0.24
MINIMUM PARKING: 18 SPACES

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	72
ADA	11
TOTAL	83

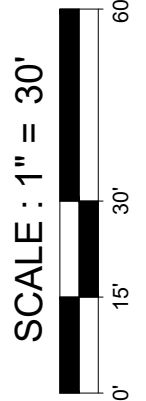
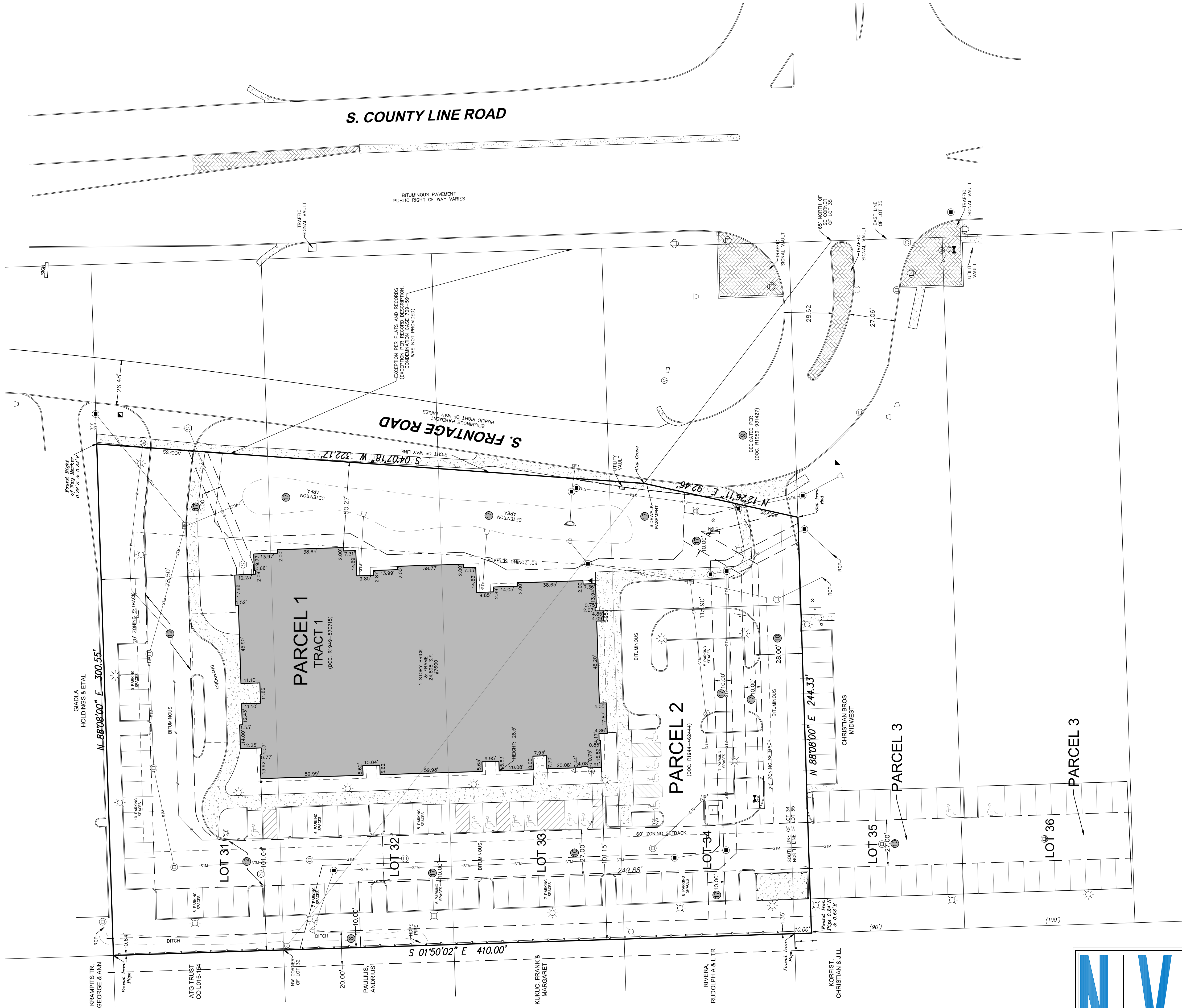
SIGNIFICANT OBSERVATIONS

THERE ARE NONE



LEGEND OF SYMBOLS & ABBREVIATIONS

UTILITY POLE	MANHOLE	POLE POINT OF COMMENCEMENT
TRANSFORMER	SANITARY MANHOLE	POLE POINT OF BEGINNING
UTILITY FEDESTAL	STORM STRUCTURE (CLOSED)	DEGREES
TRAFFIC SIGNAL	STORM STRUCTURE (OPEN)	FEET/MINUTES
SIGNAL BOX	CURB INLET	INCHES/SECONDS
GAS VALVE	VALVE VAULT	SF. SQUARE FEET
WATER VALVE	FLARED END SECTION	(R) RECORD BEARING/DISTANCE
ELECTRIC METER	WATER LINE	TF TOP OF FOUNDATION
GAS METER	TELEPHONE/CITY LINE	FF FINISHED FLOOR
FIRE HYDRANT	GAS LINE	TP TOP OF PIPE
AUTO SPRINKLER	ELECTRIC LINE	B.S.L. BUILDING SETBACK LINE
MONITORING WELL	CHW- OVERHEAD WIRES	P.U.E. PUBLIC UTILITY EASEMENT
GROUND LIGHT	STW- STORM SEWER	D.E. DRAINAGE EASEMENT
BOLLARD	SAN- SANITARY SEWER	L ARC LENGTH
U/B/BOX	X- CHAIN LINK FENCE	R RADIUS LENGTH
SDA	D- STOCKADE FENCE	C CHORD LENGTH
FLAG POLE	GUARD RAIL	CB CHORD BEARING
	CONCRETE SURFACE	CMP CORRUGATED METAL PIPE



NV5

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

COUNTY LINE-HALSTED

DATE OF FIELD SURVEY: OCTOBER 06, 2021

NETWORK PROJECT NUMBER: 202105916-001 CMP

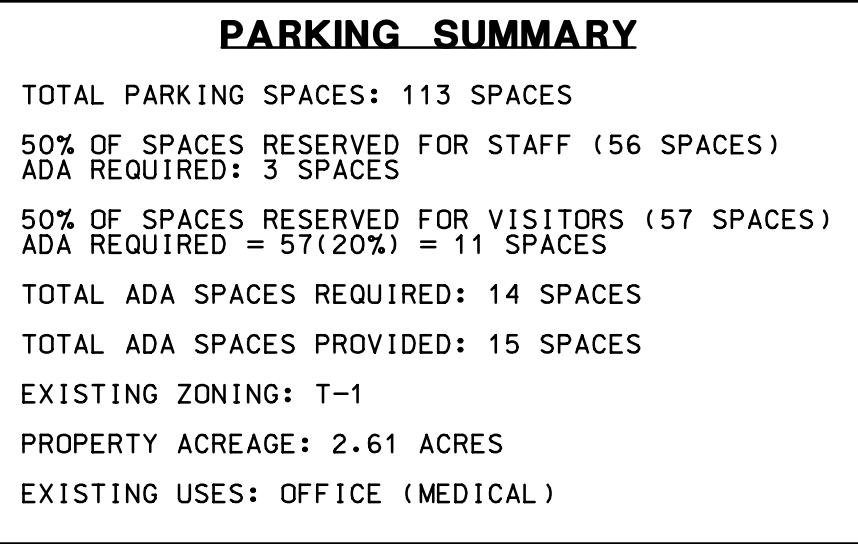
1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SCALE 1" = 20'

0 20 40



ZONING SUMMARY

EXISTING ZONING: T-1 (TRANSITIONAL DISTRICT)

PROPERTY ACREAGE: 2.61 ACRES

EXISTING USES: OFFICE (MEDICAL)



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:

MPG RIL BURR RIDGE, LLC

71 SOUTH WACKER DRIVE, SUITE 3725
CHICAGO, IL 60606
PHONE: 847-897-7315

			DESIGNED	JT
			DRAWN	JT
			APPROVED	TKB
			DATE	07/12/2022
DATE	DESCRIPTION OF REVISION	BY	SCALE	1" = 20'

**PROPOSED SITE PLAN
SHIRLEY RYAN ABILITY LAB
BURR RIDGE, ILLINOIS**

SHEET

1 OF 1

PROJECT NUMBER:	4328
© MACKIE CONSULTANTS LLC, 2022	
ILLINOIS FIRM LICENSE 184-002694	

Native Stewardship for Dry Detention Basin

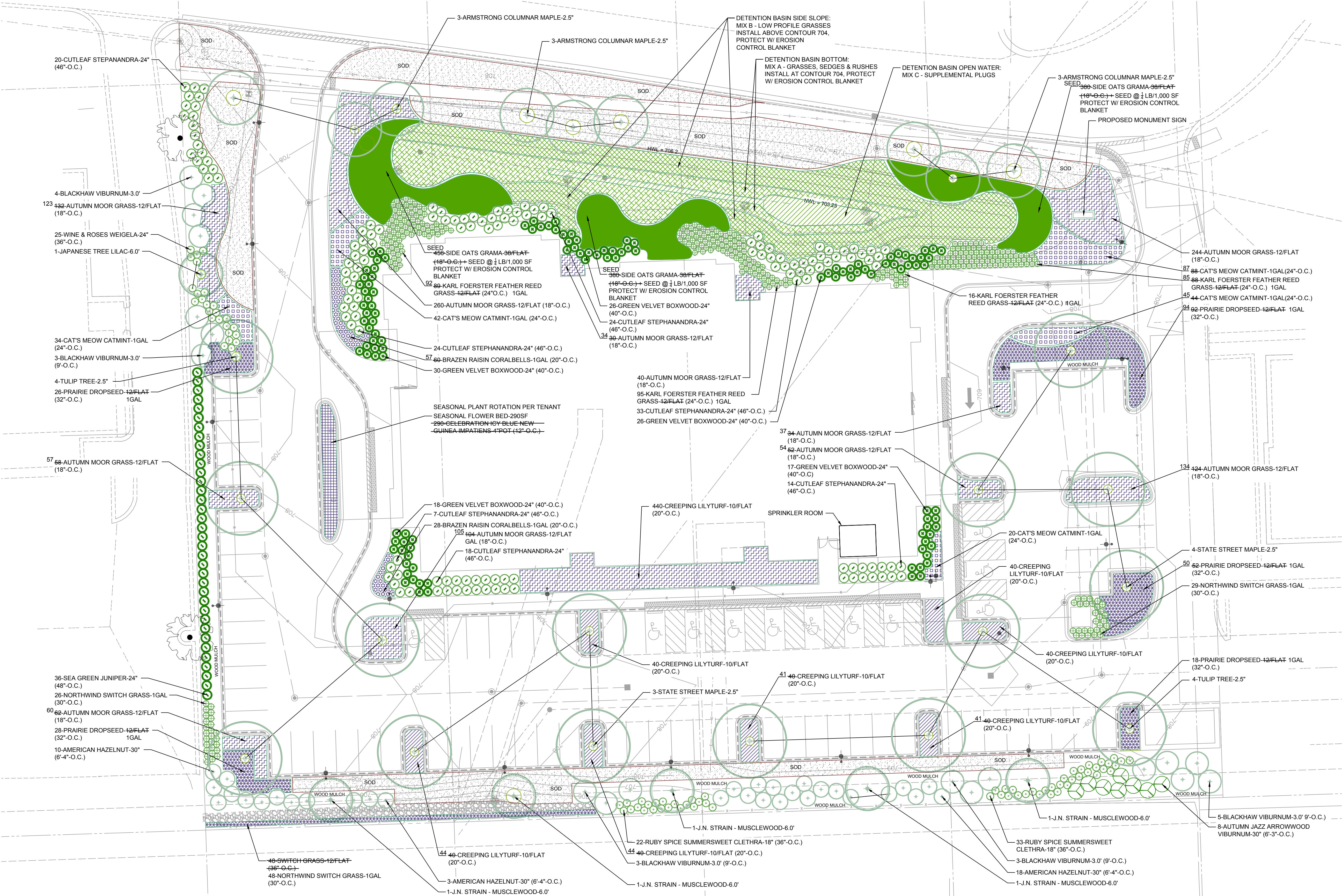
- MAINTENANCE SHALL BE PROVIDED FOR A PERIOD OF 1 YEAR BEGINNING AT THE TIME OF PROVISIONAL ACCEPTANCE. THE SECOND YEAR OF MAINTENANCE SHALL BE PERFORMED UNDER A SEPARATE CONTRACT.
- DURING THE FIRST GROWING SEASON, CONTRACTOR SHALL APPLY (1) OR MORE BROADLEAF HERBICIDE APPLICATIONS AND/OR PERFORM WEED WICKING TO CONTROL PERENNIAL WEEDS AS NECESSARY. DO NOT PULL WEEDS. PULLING WEEDS CREATES SOIL DISTURBANCE, EXPOSING NEW WEED SEEDS AND ENCOURAGING THEIR GERMINATION. CONTRACTOR SHALL MONITOR SITE CONDITIONS AND WEED DENSITY TO DETERMINE OPTIMAL TIMES FOR WEED CONTROL OPERATIONS. BURNING VEGETATION SHALL NOT BE REQUIRED.
- AT THE END OF THE FIRST SEASON, DO NOT MOW DOWN THE YEAR'S GROWTH. LEAVE IT TO HELP PROTECT THE YOUNG PLANTS OVER THE WINTER. THE PLANT LITTER AND THE SNOW THAT IT CATCHES WILL INSULATE THE SOIL, REDUCING THE RISK OF PLANT LOSSES DUE TO FROST HEAVING.
- MAINTAIN PLUGGED OR SEEDED AREAS AFTER INSTALLATION UNTIL FINAL ACCEPTANCE AS SPECIFIED. MAINTENANCE WILL INCLUDE RE-PLUGGING AS PER SPECIFIED PLANT MIX PERCENTAGES, MOWING, AND BROADLEAF HERBICIDE APPLICATIONS AND/OR WICKING WEEDS.
- RE-PLUG OR RE-SEED AS DIRECTED BY THE LANDSCAPE ARCHITECT AT ALL BARE SPOTS WHICH OCCUR DURING THE MAINTENANCE PERIOD AS DESCRIBED UNDER FINAL ACCEPTANCE.
- KEEP PLUGGED OR SEEDED AREAS CLEAN AND PROTECTED FROM DAMAGE DURING THE MAINTENANCE PERIOD. DEBRIS THAT ACCUMULATES SHALL BE REMOVED FROM THE SITE. PROMPTLY REPAIR DAMAGED NATIVE VEGETATION AREAS EXCEPT THOSE DAMAGED BY MAJOR STORMS.
- THE INSTALLING CONTRACTOR SHALL INSTALL PERMANENT METAL STAKES (36" MINIMUM HEIGHT ABOVE GRADE) ALONG THE BOUNDARY OF THE NATIVE VEGETATION PLANTING ZONE A MINIMUM OF EVERY FIFTY FEET (50') TO DEFINE THE NO-MOW LIMITS OF THIS AREA FROM THE ADJACENT CONVENTIONAL TURF. MARKING STAKES MAY BE REMOVED BY THE MAINTENANCE CONTRACTOR WHEN THE NATIVE VEGETATION AREA CAN BE VISIBLY DIFFERENTIATED FROM CONVENTIONAL TURF.
- SECOND YEAR MAINTENANCE SHALL REQUIRE AN INITIAL MOWING IN MID-SPRING. MOW THE STANDING RESIDUAL VEGETATION TO THE GROUND AND RAKE OFF THE CUTTINGS. IF WEEDS ARE A PROBLEM IN THE SECOND YEAR, PERFORM (1) OR MORE BROADLEAF HERBICIDE APPLICATIONS AND/OR WICKING WEEDS DURING THE GROWING SEASON.
- THIRD YEAR AND BEYOND MAINTENANCE SHALL REQUIRE ONE MID-SPRING MOW RIGHT DOWN TO THE SOIL SURFACE, OR AT LEAST WITHIN AN INCH OF THE GROUND. RAKE OFF ALL THE CUTTINGS TO EXPOSE THE SOIL TO THE SUN. MOWING IN MID-SPRING SIMULATES THE EFFECT OF THE FIRE BY REDUCING THE PREVIOUS YEARS VEGETATION, AND BY CUTTING BACK COOL SEASON GRASSES AND WEEDS THAT HAVE ALREADY BEGUN ACTIVE GROWTH. DO NOT MOW OR BURN AFTER NEW PLANT GROWTH HAS REACHED ONE FOOT OR TALLER, AS THIS COULD DAMAGE THE PRAIRIE PLANTS. APPLY (1) OR MORE BROADLEAF HERBICIDE APPLICATIONS AND/OR WICKING OF WEEDS AS NECESSARY TO CONTROL INVASIVE WEEDS DURING THE BALANCE OF THE GROWING SEASON.

General Notes

- BASE INFORMATION ACQUIRED FROM CIVIL ENGINEERING PLANS PREPARED BY MANHARD CONSULTING, LTD.
- ALL CONTRACTORS SHALL VERIFY THAT THEY HAVE CURRENT PLANS PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL CONTRACTORS ARE LIABLE FOR THE SAFETY OF THEIR EMPLOYEES AND EQUIPMENT WHILE ON THE PROJECT SITE.
- WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS, AND REPORT ANY MISTAKES OR DISCREPANCIES TO THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PURCHASING ALL PERMITS, FEES AND INSPECTIONS NECESSARY FOR PROPER IMPLEMENTATION OF THIS WORK. COMPLY WITH CODES APPLICABLE TO THIS WORK.
- QUANTITY LISTS ARE SHOWN FOR CONTRACTORS CONVENIENCE ONLY. THE CONTRACTOR MUST CONFIRM ALL MATERIAL AND SUPPLY SUFFICIENT MATERIAL TO COMPLETE THE PROJECT AS DRAWN. SHRUB HEDGES QUANTITIES ARE BASED ON LINEAR FOOTAGE WITH SPECIFIED SPACING AND ONLY GRAPHICALLY ILLUSTRATED TO INDICATE LOCATION.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND ACQUIRED FROM AN APPROVED NORTHERN ILLINOIS NURSERY WITHING CLAY SOILS. NO BARE ROOT PLANT MATERIAL SHALL BE ALLOWED. NURSERY STOCK SHALL BE EITHER BALLED AND BURLAPPED OR CONTAINER GROWN. MINIMUM SIZES AND SPREADS ARE SPECIFIED ON PLANT LIST. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR OWNER.
- TREES WILL BE SELECTED BY THE LANDSCAPE ARCHITECT AND LANDSCAPE CONTRACTOR AT THE FOLLOWING PRE-APPROVED NURSERIES: 1) MARIANI NURSERY, 2) FIORE NURSERY, 3) HINSDALE NURSERY AND 4) DOTY NURSERY.
- THE REQUIREMENTS FOR PLANT MATERIAL, MEASUREMENT, BRANCHING AND BALL SIZE SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z601 "AMERICAN STANDARD OF NURSERY STOCK" (CURRENT EDITION) BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- PRIOR TO INSTALLATION, CONTRACTOR SHALL LAYOUT ALL SITE ELEMENTS AND PLANTS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

- CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING SUPPLEMENTAL PULVERIZED TOPSOIL, MUSHROOM COMPOST, AND SOIL AMENDMENT MIXES FOR USE IN ALL PLANTING OPERATIONS. TREE AND SHRUB BACKFILL, PLANTING BED PREPARATION, PLANTER BACKFILL, PLANTING BEDS CONTAINING SHRUBS, ROSES, PERENNIALS, VINES, ORNAMENTAL GRASSES, AND GROUNDCOVERS SHALL BE CULTIVATED TO AN EIGHT INCH (8") DEPTH WITH A THREE INCH (3") LAYER OF ONE STEP SOIL CONDITIONER PREPARED BY MIDWEST TRADING. ANNUAL BEDS SHALL BE CULTIVATED TO AN EIGHT INCH (8") DEPTH WITH THREE INCHES (3") OF MUSHROOM COMPOST. ALL BEDS SHALL BE RAISED TWO INCHES (2") ABOVE FINISHED GRADE.
- DURING PLANTING OPERATIONS, DO NOT BACKFILL PLANT MATERIAL WITH CLAY SPOILS. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE EXCAVATED SOILS OFF-SITE.
- GROUND COVER AND ANNUAL BEDS SHALL BE TOPDRESSED WITH A TWO INCH (2") LAYER OF MUSHROOM COMPOST. PROVIDE PREMIUM SHREDDED HARDWOOD MULCH (DOUBLE PROCESSED) FOR PLANTING BEDS CONTAINING ROSES, PERENNIALS, VINES, AND ORNAMENTAL GRASSES WITH A TWO INCH (2") LAYER, AND MULCH ALL SHRUB BEDS AND TREE SAUCERS WITH A THREE INCH (3") LAYER. PROVIDE TREES UNDER A SEVEN INCH (7") CALIPER WITH A MINIMUM SIX FOOT (6') DIAMETER MULCH SAUCER, AND THOSE TREES WITH A SEVEN INCH (7") CALIPER OR LARGER SHALL HAVE A MINIMUM NINE FOOT (9') DIAMETER MULCH SAUCER. PLANTING BED EDGES AND TREE SAUCERS SHALL REQUIRE A SPADE CUT EDGE BETWEEN LAWN AND MULCHED AREAS.
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- PRESERVE EXISTING TREES AND VEGETATION AS INDICATED, AND PERFORM REMOVAL/DISPOSAL OF EXISTING LANDSCAPE IN CONFLICT WITH THE NEW LANDSCAPE IMPROVEMENTS. GRUB TREE ROOTS 14" BELOW GRADE AND SHRUBS ROOTS 12" BELOW GRADE. REMOVE ROOTBALL OF ANY NURSERY STOCK TREES AND SHRUBS DESIGNATED FOR REMOVAL. REMOVED VEGETATION MAY NOT BE STORED ON-SITE AND SHALL BE LOADED ON TO TRUCKS FOR IMMEDIATE DISPOSAL OFF-SITE.

- AN AUTOMATIC IRRIGATION SYSTEM IS PLANNED FOR THE PROJECT AND WILL BE INSTALLED IN CONJUNCTION WITH THE LANDSCAPE IMPROVEMENTS. THE IRRIGATION SYSTEM WILL PROVIDE ZONED COVERAGE FOR LAWN AREAS INCLUDING PARKWAYS, PLANTERS, AND PLANTING BEDS. SUPPLEMENTAL HAND WATERING WILL BE PERFORMED BY THE LANDSCAPE CONTRACTOR UNTIL THE AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL. TREE WATERING AND/OR REFILLING OF GATOR BAGS SHALL BE REQUIRED DURING THE MAINTENANCE PERIOD. ALL SUPPLEMENTAL WATERING SHALL BE COVERED IN THE CONTRACT BASE BID (INCLUDE WATERING AND/OR DAY MAINTENANCE FEES). THE LANDSCAPE CONTRACTOR MAY UTILIZE WATER SUPPLIED BY THE OWNER OR WATER SUPPLIED BY CONTRACTORS OWN WATER VEHICLE. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE OWNER'S IRRIGATION CONTRACTOR AND SHALL BE RESPONSIBLE FOR DETERMINING WATERING SCHEDULE AND PROGRAMMING CLOCK.
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- LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL 1-800-4-A-UTILITY (JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-892-0123.
- CONTRACTOR SHALL PERFORM FINISH GRADING OPERATIONS FOR THOSE SITE AREAS THAT PERTAIN TO THE LANDSCAPE IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND SPREADING TOPSOIL, FOR USE IN FILLING SURFACE DEPRESSIONS CREATED BY VEGETATION REMOVAL, PLANTING OPERATIONS AND FINISH GRADING OPERATIONS. FINISHED GRADES SHALL SLOPE TO DRAIN, BE FREE OF DEPRESSIONS OR OTHER IRREGULARITIES AFTER THOROUGH SETTLEMENT AND COMPACTION OF SOIL, AND SHALL BE UNIFORM IN BETWEEN GRADING CONTROLS. THE FOLLOWING SITE AREAS SHALL RECEIVE THE MINIMUM DEPTHS OF ACCEPTABLE TOPSOIL:
 1. PARKING LOT ISLANDS: PLACE 18" INCHES OF TOPSOIL IN COMPACTED LAYERS, ALLOWING FOR A FINISH GRADE 3 TO 4 INCHES BELOW TOP OF CURB FOR CULTIVATION, SOIL AMENDMENTS, AND A FINAL LAYER OF ORGANIC MULCH. CROWN CENTER OF ISLAND 8 INCHES ABOVE TOP OF CURB.
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General Notes

1. BASE INFORMATION ACQUIRED FROM CIVIL ENGINEERING PLANS PREPARED BY MACKIE CONSULTANTS, LLC AND MANHARD CONSULTING, LTD.
2. ALL CONTRACTORS SHALL VERIFY THAT THEY HAVE CURRENT PLANS PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL CONTRACTORS ARE LIABLE FOR THE SAFETY OF THEIR EMPLOYEES AND EQUIPMENT WHILE ON THE PROJECT SITE.
4. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. CONTRACTOR SHALL VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS, AND REPORT ANY MISTAKES OR DISCREPANCIES TO THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNEXPECTED DISCREPANCIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PURCHASING ALL PERMITS, FEES AND INSPECTIONS NECESSARY FOR PROPER IMPLEMENTATION OF THIS WORK. COMPLY WITH CODES APPLICABLE TO THIS WORK.
7. QUANTITY LISTS ARE SHOWN FOR CONTRACTORS CONVENIENCE ONLY. THE CONTRACTOR MUST CONFIRM ALL MATERIAL AND SUPPLY SUFFICIENT MATERIAL TO COMPLETE THE PROJECT AS DRAWN. SHRUB HEDGE QUANTITIES ARE BASED ON LINEAR FOOTAGE WITH SPECIFIED SPACING AND ONLY GRAPHICALLY ILLUSTRATED TO INDICATE LOCATION.
8. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND ACQUIRED FROM AN APPROVED NORTHERN ILLINOIS NURSERY WITH HEAVY CLAY SOILS. NO BARE ROOT PLANT MATERIAL SHALL BE ALLOWED. NURSERY STOCK SHALL BE EITHER BALLED AND BURLAPPED OR CONTAINER GROWN. MINIMUM SIZES AND SPREADS ARE SPECIFIED ON PLANT LIST. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR OWNER.
9. TREES WILL BE SELECTED BY THE LANDSCAPE ARCHITECT AND LANDSCAPE CONTRACTOR AT THE FOLLOWING PRE-APPROVED NURSERIES: 1.) MARIAN PLANTS AND 2.) FLORE NURSERY.
10. THE REQUIREMENTS FOR PLANT MATERIAL, MEASUREMENT, BRANCHING AND BALL SIZE SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z601 "AMERICAN STANDARD OF NURSERY STOCK" (CURRENT EDITION) BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
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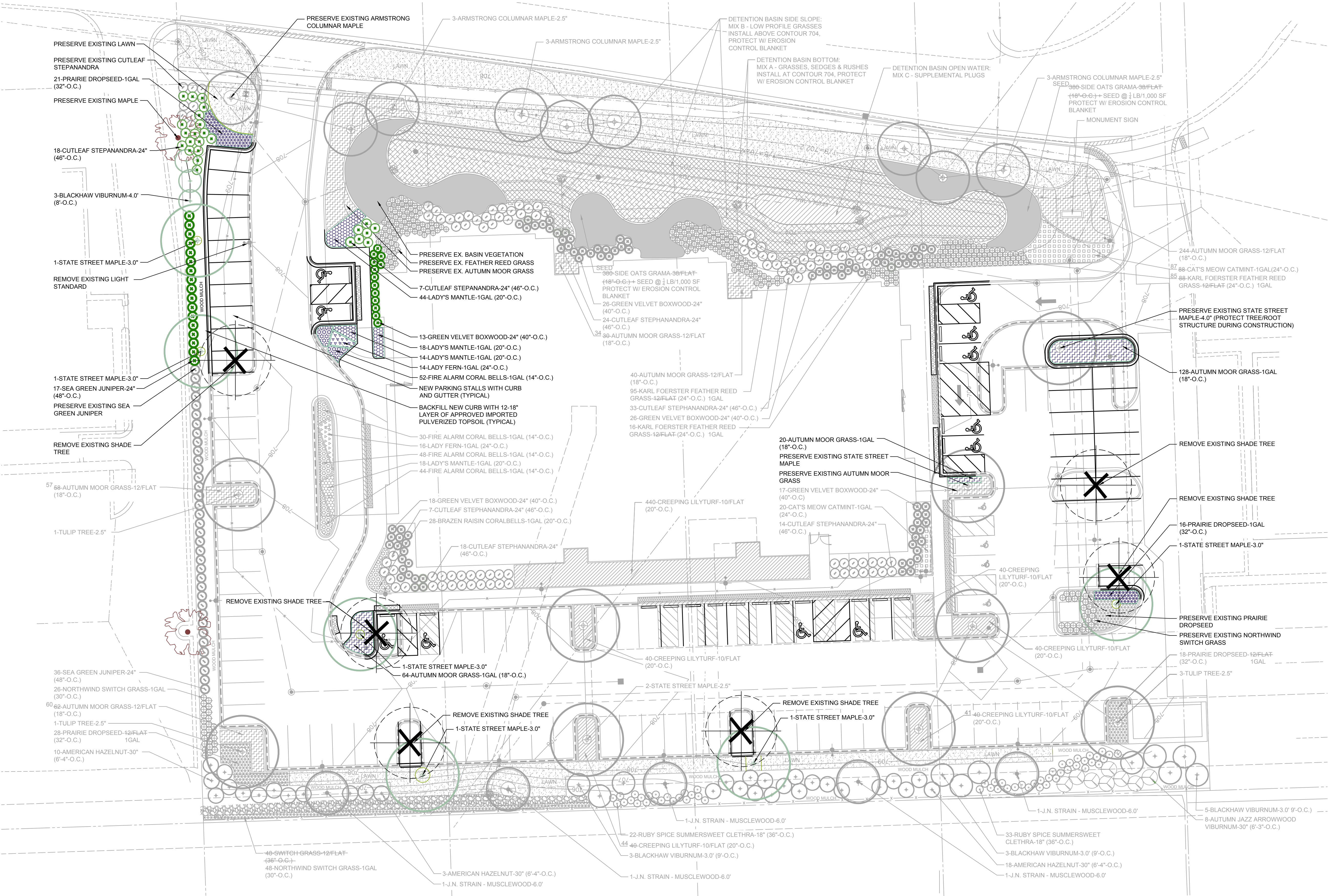
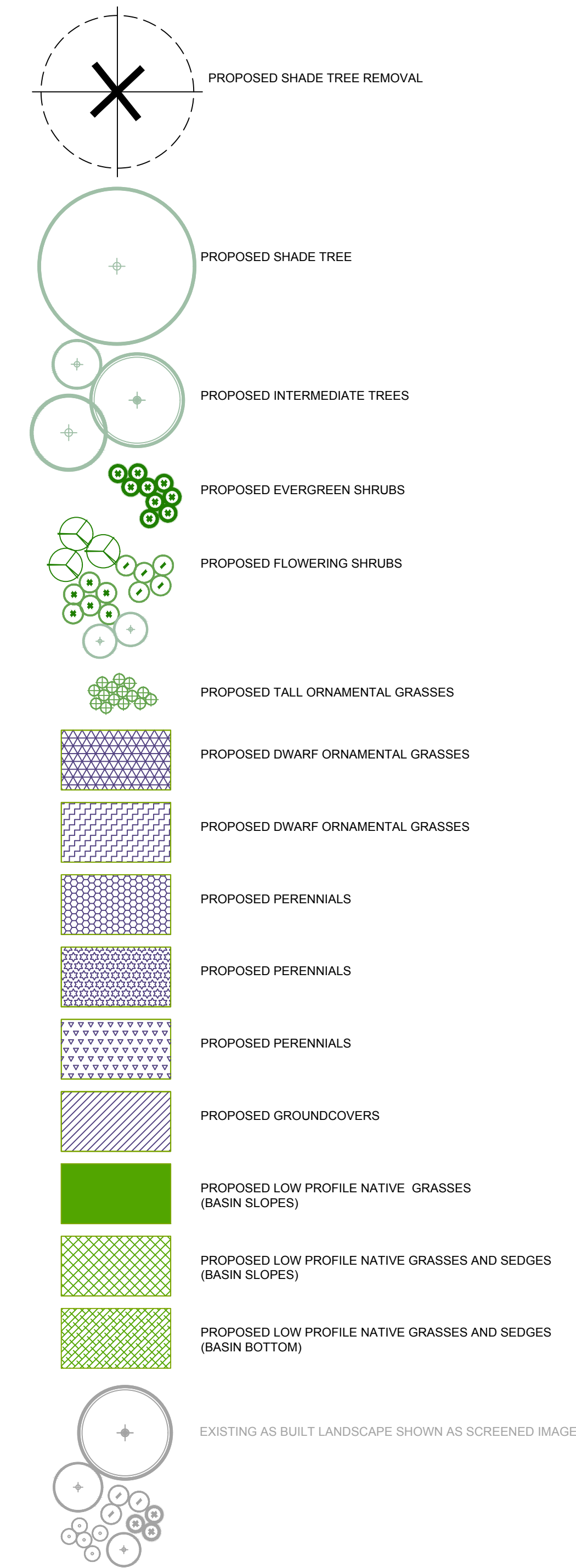
Plant Material Schedule

Shade, Intermediate, and Evergreen Trees					
Botanical Name	Common Name	Size	Qty	Mature Size	Remarks
Acer m. 'Morton'	State Street Maple	3.0" C	6	40-50' h x 30-35' w	Matching Specimens
Source Trees at Marian Plants					
Flowering and Evergreen Shrubs					
Botanical Name	Common Name	Size	Qty	Mature Size	Remarks
Buxus 'Green Velvet'	Green Velvet Boxwood	24" H x 24" S	13	4' h x 4' w	Matching Specimens
Juniperus c. 'Sea Green'	Sea Green Chinese Juniper	24" S	17	4-6' h x 6-8' w	Matching Specimens
Stephanandra indica 'Chapel'	Chapel Cutleaf Stephanandra	24" H	25	1.5-2' h x 3-4' w	Matching Specimens
Viburnum pumilum	Blackhaw Viburnum	4.0" H	5	12-15' h x 8-12' w	Matching Specimens
Source Shrubs at Marian Plants and Flore Nursery					
Perennials, Groundcover, Vines, and Ornamental Grasses					
Botanical Name	Common Name	Size	Qty	Height (typ)	Spacing
Alchemilla mollis	Lady's Mantle	1 gal	75	12-18" (16")	20" - o.c.
Athyrium filix-femina	Lady Fern	1 gal	14	24-30" (30")	24" - o.c.
Huesker 'Fire Alarm'	Fire Alarm Coral Bells	1 gal	52	9-13" (12")	14" - o.c.
Saxifraga autumnalis	Autumn Moor Grass	1 gal	212	18-24" (20")	18" - o.c.
Sporobolus heterostachys	Prairie Dropseed	1 gal	37	2-3' (2.5')	32" - o.c.
Source Perennials at Midwest Groundcovers, Marian Plants, Elite, Montale, HOFFE and Intrinsic Perennials					

Material Schedule

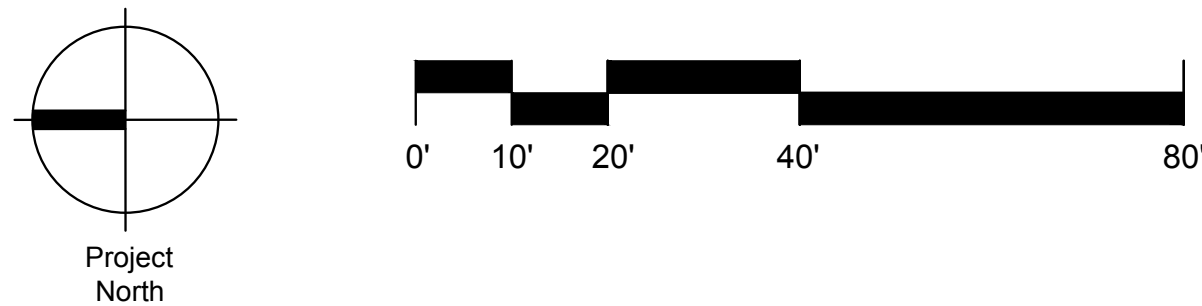
Landscape Materials and Miscellaneous Work Scope				Size/Units	Qty	Remarks
Description					as req.	
Demo - Removal of Landscape in Conflict with New Improvements				CY	as req.	
Premium Shredded Hardwood Mulch - dark, double processed (3" layer for trees and shrubs; and shrubs; 2" layer for perennials, ornamental grasses and groundcover)				CY	as req.	
Planting Bed Preparation / Soil Amendment Mix: "One Step Soil Conditioner" Prepared by Midwest Trading - Southern Pine Bark Fines, Organic Compost, Leaf Mulch, Hardwood Fines, Iron Sulfate, Blue Chip, Gypsum, with mycorrhizae (incorporate 3" layer for planting bed preparation; utilize for planting operations - poor soil & excavated clay is not suitable for backfill & shall be disposed off-site)				CY	as req.	3" layer for all new planting beds,
Imported Topsoil Allowance - Imported Topsoil w/ less than 20% clay content suitable for plantings (utilize for finish grading, back fill of vegetation removals and exposed curbs, planting bed preparation and backfill for planting operations)				CY	as req.	
Supply 20 Gall. Tree Gator Bags for Shade Trees				units	6	
One Fertilizer Application - Apply to soils at all planting beds and turf areas:						
1) Gypsum: 50# / 1,000 SF						
2) SOP: Sulfate of potash: 4# / 1,000 SF						
3) MAP: Mono-ammonium phosphate: 4# / 1,000 SF						
4) UMaxx: 3# / 1,000 SF						

Legend



Landscape Plan

Scale: 1"=20'

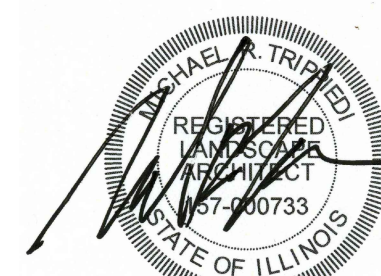


LANDSCAPE ARCHITECTURE
8302 Sundew Court, Aurora, IL 60504
630.375.9400
michael@trippiedi.com

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1 7/12/2022 Village Submittal
No. Date Issue Description



7-12-2022
Exp. Date 8-31-2023

Client
MedProperties Group
72 South Wacker Drive, Suite 3725
Chicago, IL 60606

Project Name
**Shirley Ryan
Abilitylab**

**Shirley Ryan
Ability Lab**

**Outpatient and Day
Rehab Center -
Parking Expansion**

7600 County Line Road, Burr Ridge, IL 60527

Sheet Title
Landscape Plan

Checked By

MRT

Project No.

1724A

L-1

Sheet 1 of 2

EXHIBIT B

ORDINANCE NO. A-834-02-17

AN ORDINANCE GRANTING SPECIAL USE APPROVALS PURSUANT TO THE BURR RIDGE ZONING ORDINANCE FOR FINAL PLAN APPROVAL AND TO PERMIT A MEDICAL OFFICE IN THE T-1 TRANSITIONAL DISTRICT

Z-12-2016: 7600-7630 County Line Road (Med Properties Group)

WHEREAS, an application for a special use for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on October 17, 2016, November 21, 2016, and December 5, 2016 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, public notice in the form required by law was provided for said public hearing not more than 30 nor less than 15 days prior to said public hearing by publication in The Doings Weekly, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its findings and recommendations, to this President and Board of

Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 7600-7630 County Line Road, Burr Ridge, Illinois, is Med Properties Group (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section VII.B.8-10 for site, landscaping and building elevation plan approval and special use approval as per Section VII.C.2.i for the use of the property for a medical office.
- B. That the proposed building and site improvements are consistent in design and character with the requirements of the transitional district;
- C. That the use of the building for medical offices is consistent with other uses in this T-1 District and will not adversely impact adjacent residential uses.

Section 3: That special use approval as per Section VII.B.8-10 for site, landscaping and building elevation plan approval and special use approval as per Section VII.C.2.i for the use of the property for a medical office *is hereby granted* for the property commonly known as 7600-7630 County Line Road and identified by the Permanent Real Estate Index Numbers (PIN) of: 09-25-402-019 and 09-25-402-026.

Section 4: That approval of this special use is subject to compliance with the following conditions:

- A. Development shall comply with the submitted site plan, landscaping plan and building elevations attached hereto as **Exhibit A** except as specifically modified herein.
- B. The fence on the rear lot line shall be either a solid wood fence or a maintenance-free fence such as vinyl. If it is wood, a fence easement shall be dedicated that requires maintenance of the fence by the property owner but gives the Village the right but not the duty to perform maintenance on the fence if the owner fails to do so and to lien the property for any costs incurred. The final design of the fence shall be subject to staff review and approval.
- C. A sidewalk connection shall be provided between the building and the proposed public sidewalk.
- D. The design and location of the proposed public sidewalk shall be subject to staff review and approval and may include a railing between the sidewalk and detention pond if determined appropriate by staff.
- E. The materials, colors and final architectural details shall be subject to the review and approval of the Plan Commission. It is understood that the general architectural design shall be consistent with the approved plans referenced herein and that the final review shall not require legal notices for a formal public hearing. Such review and approval by the Plan Commission shall not be unduly conditioned or delayed.

F. Final engineering plans shall be presented to the Plan Commission for public review prior to issuance of a building permit with the intent that stormwater facilities will be oversized to the extent reasonably possible. Final engineering plan review shall not require legal notices for a formal public hearing.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 9th day of January, 2017, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 5 - Trustees Grasso, Schiappa, Franzese,
Paveza, and Murphy

NAYS: 0 - None

ABSENT: 1 - Trustee Bolos

APPROVED by the President of the Village of Burr Ridge on this 9th day of January, 2017.

ATTEST:



A handwritten signature in cursive script, likely of the Village Clerk, positioned above a horizontal line.

Village Clerk



A handwritten signature in cursive script, likely of the Village President, positioned above a horizontal line.

Village President

**REHABILITATION
INSTITUTE OF CHICAGO
OUTPATIENT AND DAY
REHAB CENTER**

Project Number	1003976
Original Issue	09/19/16

Sheet Name

SITE PLAN

Scale
1"=40'
Sheet Number
LL-101
Project Status



H2R ARCHITECTURE
301 W. MONROE STREET
CHICAGO, IL 60603
312-770-5419

REHABILITATION
INSTITUTE OF CHICAGO
OUTPATIENT AND DAY
REHAB CENTER
7630 COUNTY LINE ROAD
BURR RIDGE, IL 60527

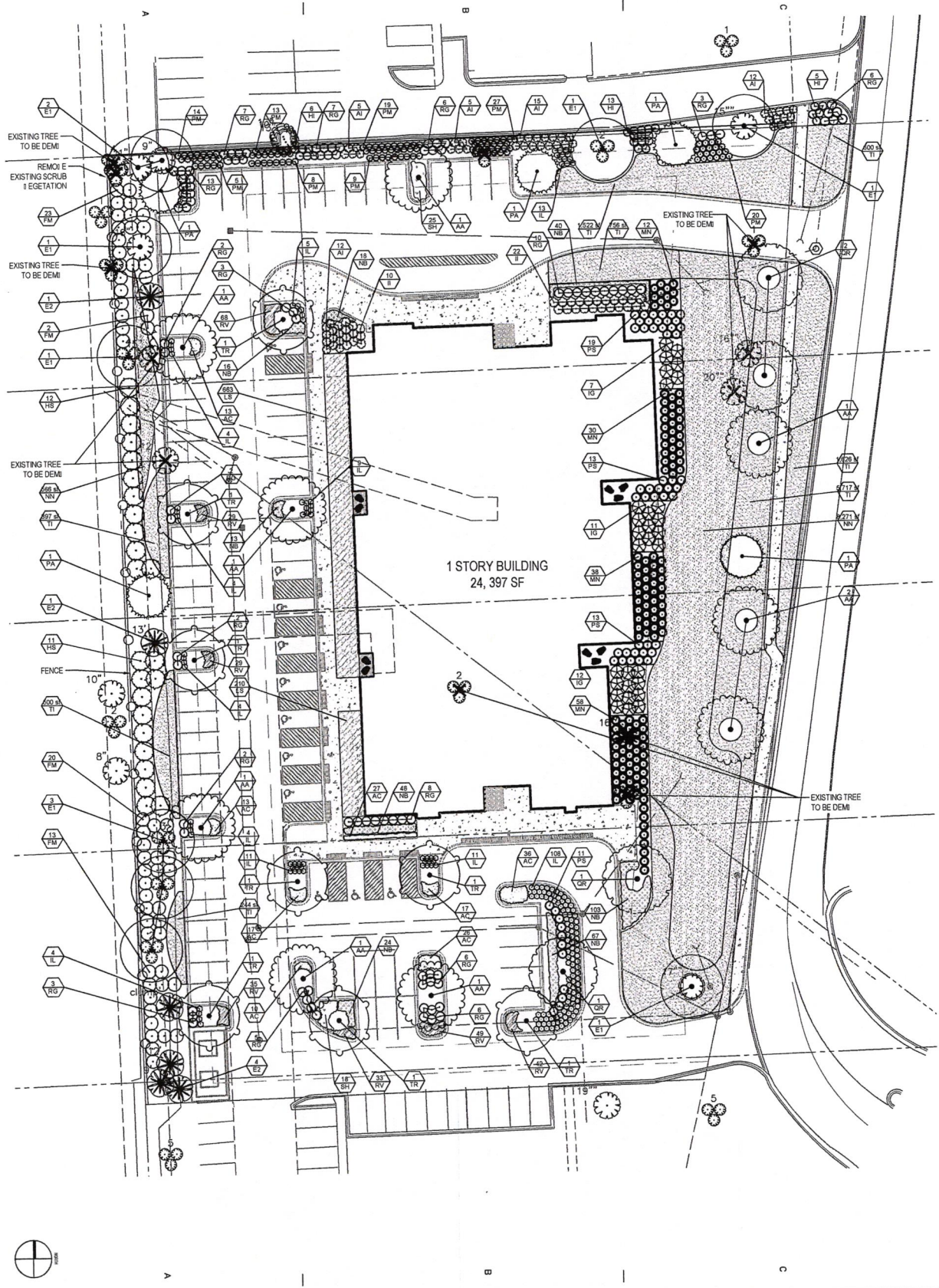
MARK	DATE	DESCRIPTION
5.2	08/29/16	ZONING SUBMITTAL
5.3	10/07/16	REVISION SUBMITTAL

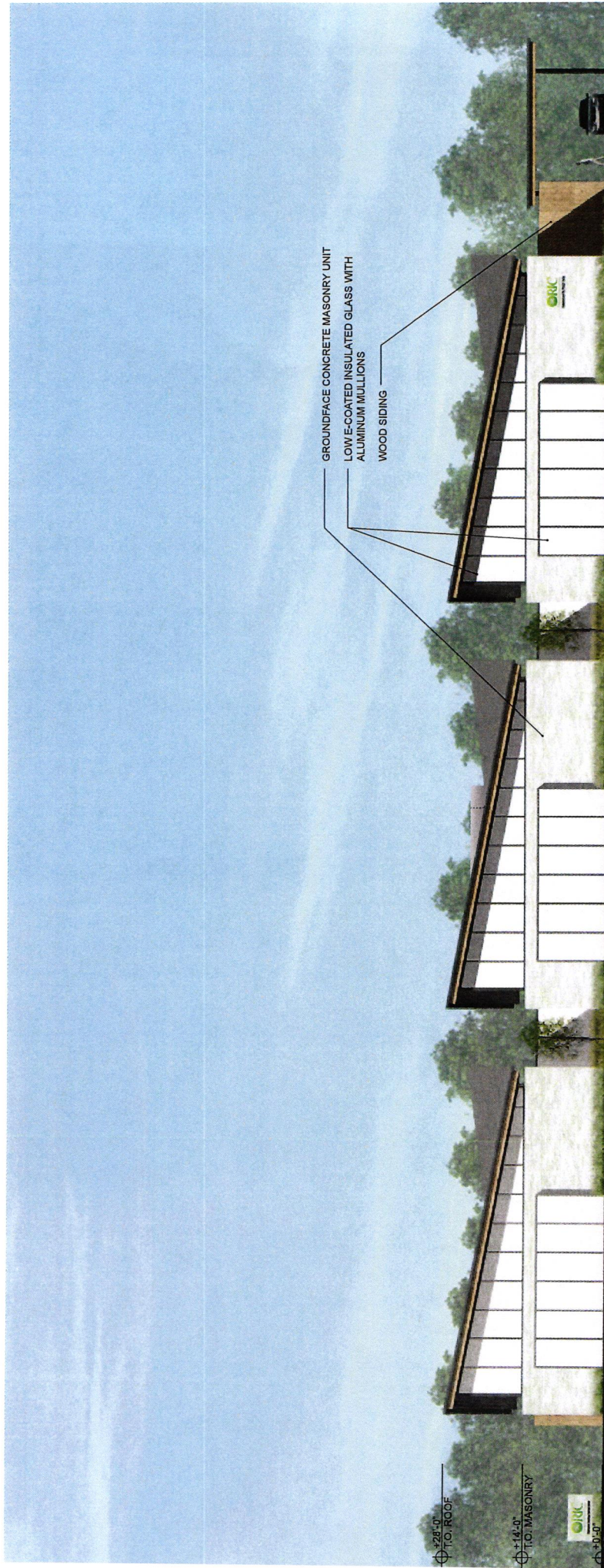
Project Number: 1602073
Original Issue: 08/19/16

PRELIMINARY
NOT FOR CONSTRUCTION

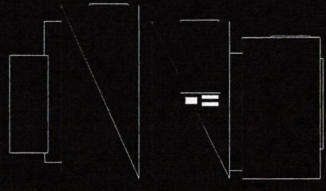
LANDSCAPE PLAN

Scale: 1"=40'
Sheet Number: LP-101
Project Status: Pending Review



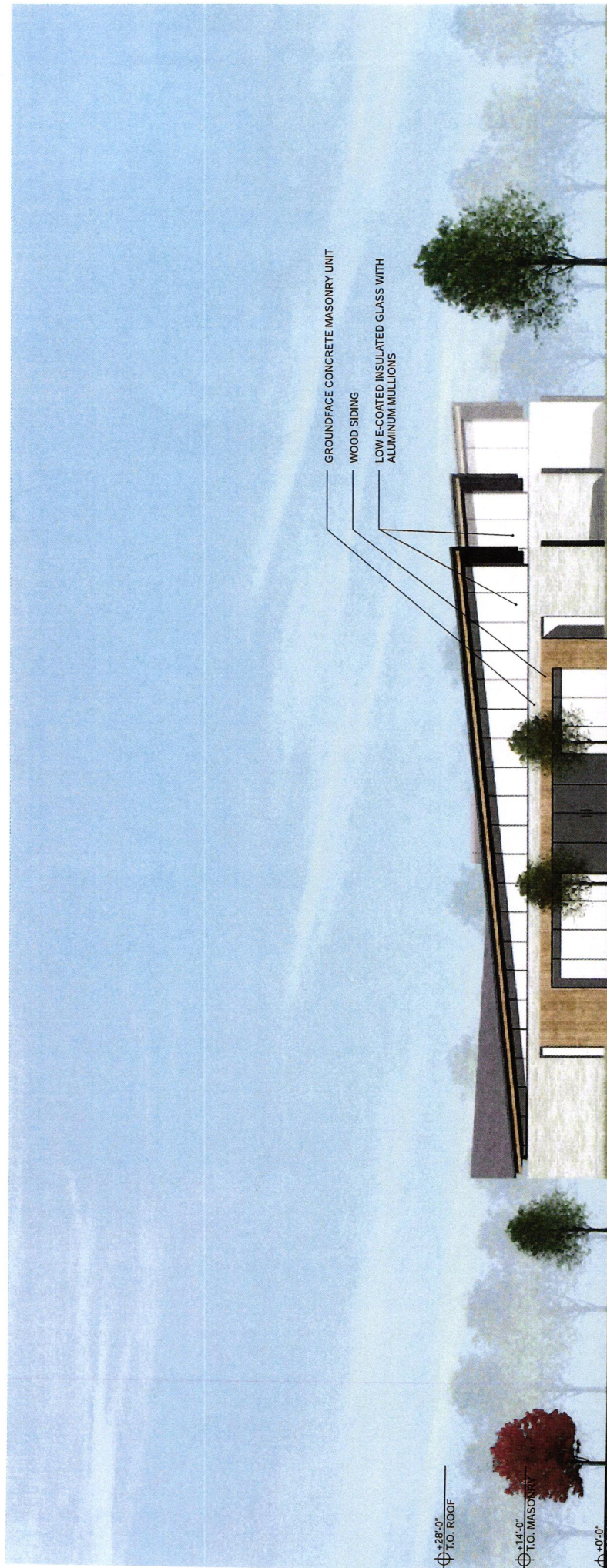


0' 10' 20' 30'



HR
30 WEST MCINROE
SUITE 700
CHICAGO, IL 60603

EAST ELEVATION - ALTERNATE
REHABILITATION INSTITUTE OF CHICAGO OUTPATIENT AND DAY REHAB CENTER
28 NOVEMBER 2016



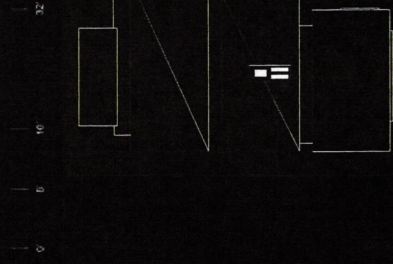
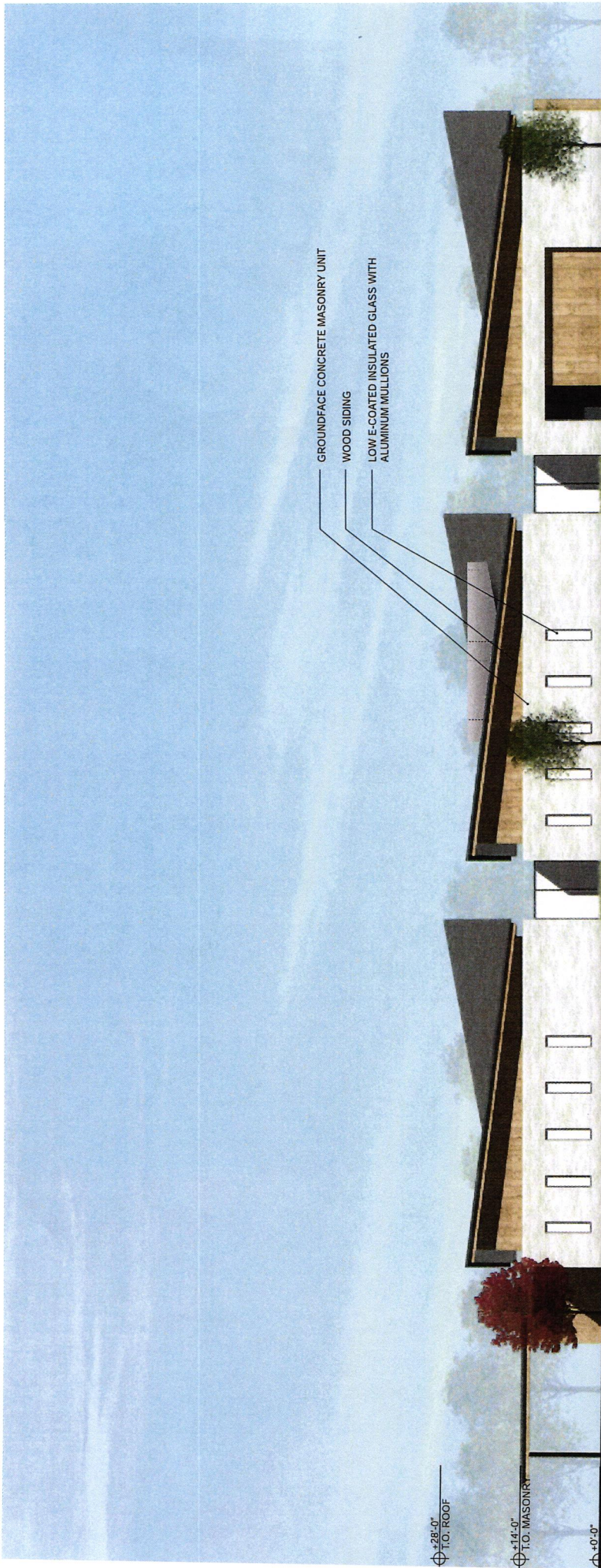
0 6 18 32



30 WEST MICHIGAN
SUITE 700
CHICAGO, IL 60603



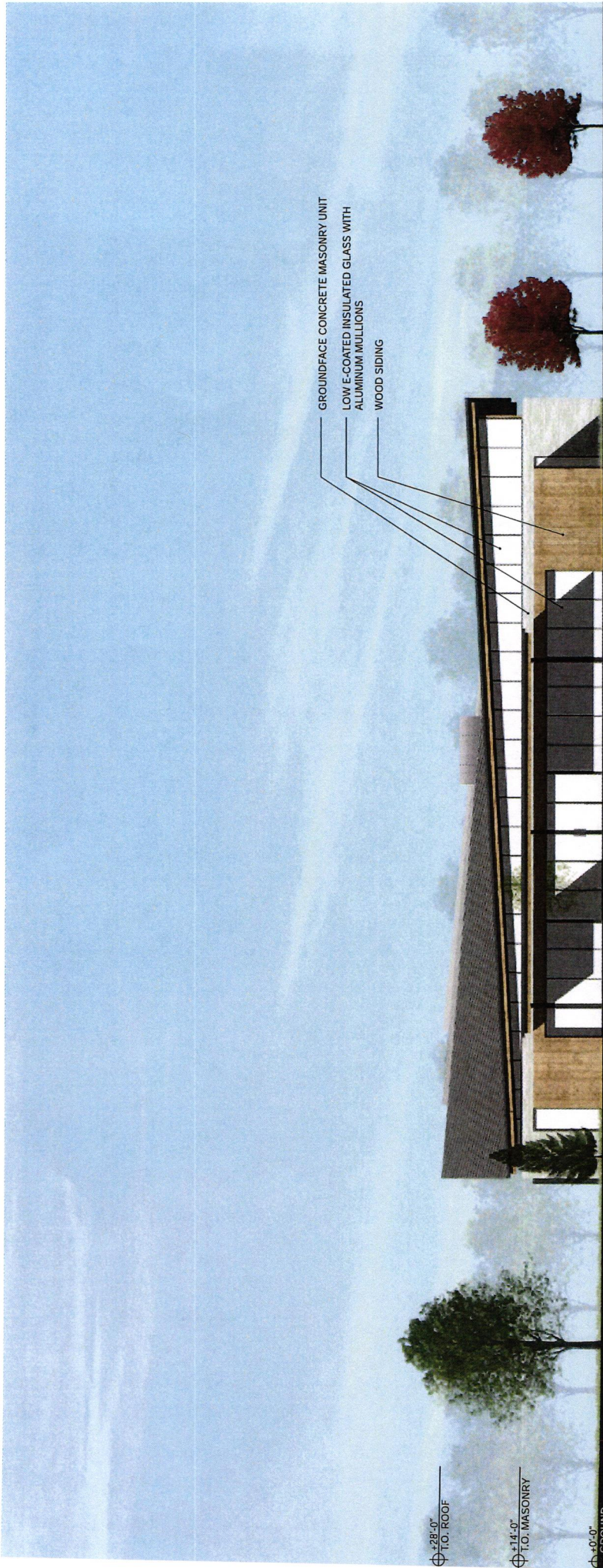
SOUTH ELEVATION - ALTERNATE
REHABILITATION INSTITUTE OF CHICAGO OUTPATIENT AND DAY REHAB CENTER
23 NOVEMBER 2016



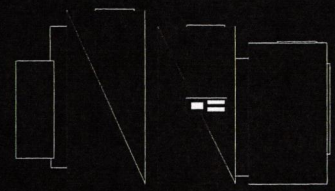
30 WEST MONROE
SUITE 700
CHICAGO, IL 60603

WEST ELEVATION - ALTERNATE
REHABILITATION INSTITUTE OF CHICAGO OUTPATIENT AND DAY REHAB CENTER
29 NOVEMBER 2016





0' 10' 20' 30'



HR
30 WEST MICHIGAN
SUITE 700
CHICAGO, IL 60605

NORTH ELEVATION - ALTERNATE
REHABILITATION INSTITUTE OF CHICAGO OUTPATIENT AND DAY REHAB CENTER
28 NOVEMBER 2016

EXHIBIT C

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
OCTOBER 17, 2016

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 6 – Stratis, Grunsten, Broline, Praxmarer, Scott and Trzupek

ABSENT: 2 – Hoch and Grela

Also present was Community Development Director Doug Pollock and Trustee Guy Franzese.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Grunsten to approve the minutes of the September 19, 2016 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Praxmarer, Grunsten, Stratis, Broline, and Trzupek

NAYS: 0 – None

ABSTAIN: 1 – Scott

MOTION CARRIED by a vote of 5-0.

III. PUBLIC HEARINGS

Chairman Trzupek confirmed all those wishing to speak during the public hearing on the agenda for tonight's meeting.

Z-11-2016: 440 Village Center Drive (Portillo/Szczodry); Text Amendment, Special Use and Findings of Fact

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner is seeking zoning approval to open a new business in the Burr Ridge Village Center. The business is a recreational use that would provide golf simulation facilities and would serve alcoholic and non-alcoholic beverages along with pre-packaged snacks. This use is not listed as a permitted or special use in the B-2 District nor in the Village Center Planned Unit Development (PUD). Thus, a text amendment is being requested to add this use to the list of special uses in the B-2 District and in the Village Center PUD. Concurrently, the petitioner is requesting special use approval for this specific business at 440 Village Center Drive.

Z-12-2016: 7600 and 7630 County Line Road (Med Properties Group); Special Use, Variations, and Findings of Fact

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner seeks approval to raze the two buildings and construct a single office building. The petition includes the following approvals relative to the Burr Ridge Zoning Ordinance: special use approval for site, landscaping and building elevation plan review; special use approval for the use of the property for a medical office; a variation to permit the construction of a parking lot and dumpster enclosure 19.76 feet from the rear lot line rather than the required 30 feet or in lieu thereof, a variation to permit a reduction of the front yard building setback; a variation to permit the parking lot and shared access drive without the required 8 foot setback from the south side lot line; and a variation to permit a parking lot drive aisle to encroach into the front yard.

Chairman Trzupek asked the petitioner to make their presentation.

Mr. Ed Case introduced himself as the Executive Vice President of Rehabilitation Institute of Chicago (RIC). He said that RIC wants to lease the new building for their unique rehab clinic. He said RIC was started to service military veterans. He said they have grown to serve the general public and are rated as the number one rehabilitation hospital in the country. He said that they service patients from over 70 countries and 48 states. He said the program for this building is currently operated in Willowbrook, but they have outgrown their facility. He said last year they treated 100 patients in the Burr Ridge zip code and 150 in adjacent zip codes. He submitted a brochure that describes RIC's history with the military. Mr. Case introduced Mr. Tom Lee, the architect for the project.

Mr. Lee went through a PowerPoint presentation describing the site plan, landscaping plan and architecture for the building.

Mr. Lance Theis introduced himself as another Architect for the petitioner. He continued the PowerPoint presentation relative to the site design. Mr. Theis also described the traffic study and circulation of traffic. He noted the easements on the property which he said are the primary reason for the variations.

Mr. Lee concluded the petitioner's presentation with a description of the building exterior.

Chairman Trzupek referenced a document submitted by the petitioner showing the number of cars and vans during the entire daytime operation.

Chairman Trzupek asked for public comments and questions.

Mr. Tom Koukal, 122 75th Street, said his concern is with sidewalks. He said there should be a sidewalk in front of this property as there are lots of people who walk on the street in this area.

In response to a question from Chairman Trzupek, Mr. Pollock said that the Pathway Commission would like to see a sidewalk in front of the property but that the Village codes do not require a sidewalk for this development. Mr. Pollock said that a sidewalk could be a condition of the special use if the Plan Commission believes there is a connection between the special use and the need for a sidewalk.

Mr. Theis said there is not enough space between the front lot line and the street and the sidewalk would have to be on private property. Commissioner Stratis asked if that would impact compliance with the green space requirements. Mr. Theis said it would reduce green space below the

minimum. Mr. Pollock said that he believes there may be a way to provide the sidewalk within an easement while accommodating compliance with the required amount of green space.

Ms. Carol Novak, 7508 Drew Avenue, said she likes the architecture but that there is nothing similar in the area. She also expressed concern regarding the access to the site and that the southern driveway would be difficult to maneuver due to the left turn lane on Frontage Road.

Chairman Trzupek asked if the north entrance was exit only and if the south entrance was ingress and egress. Mr. Theis said that the south entrance was ingress and egress and that the total number of parking spaces is reduced by 43 spaces and that the traffic study indicates that access and traffic would actually be improved.

Commissioner Stratis responded that he is struggling with the circulation and wondered about combining the north access with the access to the property to the north.

Mr. Bud Coglianese, 8680 Heather Drive, stated that he owns the funeral home north of the property. He asked about the floor area which was reported to be about 25,000 square feet for the proposed building and 27,000 square feet for the two existing buildings combined. He said that the mass of the building does not look residential. He said that it was important to enhance the landscaping as a buffer to the residential.

Mr. Andy Paulius, 7523 Drew Avenue, said that the existing landscaping is not very dense and asked about adding a fence or wall along the rear lot line.

Brother Joseph of the Christian Brothers at 7650 County Line Road, asked if the width of the access easement was staying the same. Mr. Theis said it was remaining unchanged.

Ms. Mary Labus, 7612 Drew Avenue, asked why they wanted to build at this location when there is vacant land available elsewhere. Mr. Theis said that this land meets the needs of the petitioner. Ms. Labus said there was too much traffic and too many variations.

Mr. Mark Thoma, 7515 Drew Avenue, said that the proposed building does not fit the T-1 Transitional District. He said it does not look residential and the building is too large as evidenced by the number of variations being requested. He said that the 30 foot rear yard setback should be provided for the parking lot. He said that garbage collects in this rear yard and that the 30 foot setback would allow more space for snow removal. He added that the dumpster location should be closer to the building. Mr. Thoma added that the petitioner has not addressed drainage and he referenced a drainage pipe that runs between the existing building and under the proposed building. He suggested that the hearing be continued until more information about engineering is available.

Ms. Margaret Kukuc, 7603 Drew Avenue, said that the utility company removed some of the landscaping between the properties and that a fence or wall is needed to block headlights.

Ms. Alice Krampits, 7515 Drew Avenue, asked if the petitioner were leasing or buying the property. Mr. Case said that RIC would be leasing from the property owner, Med Properties Group. Ms. Krampits asked about the dumpster and whether there would be any food or medical waste; she asked about closing times and hours of operation; and she asked about the construction schedule and cost. Mr. Case said that there would be food provided for the day patients and that the last patient leaves at 6 p.m. Mr. Matt Campbell of Med Properties Group said they are not open on weekends and that they hope to be under construction in the spring, and the total cost is north of 10 million dollars. Ms. Krampits asked about the floor area ratio. Mr. Pollock said they

are within code which permits 0.24 FAR. In response to Ms. Krampits, Mr. Case said that he anticipates that this building will meet their needs for at least 10 years and that he believes the business will serve the needs of the residents of Burr Ridge.

Ms. Krampits summarized her concerns as follows: the architecture does not fit the area, she is concerned that the building will not be easily re-used when the medical office leaves, that access is backwards, she questioned the need for another rehab facility, that the reduction of the 30 foot rear yard setback is a problem, the location of the dumpster is a problem, that more trees are needed in front of the property, that the building is too large for the property and there is no hardship for the variations, and that the drainage is a problem.

Ms. Sandra Szynal, 7819 Drew Avenue, expressed concerns about drainage and agreed that the access was a problem.

Chairman Trzupek asked if there were any other questions or comments from the public. There being none, he asked for comments and questions from the Plan Commission.

Commissioner Stratis asked about the roof being a metal seam material and asked if the building would be LEED certified. Mr. Campbell said it is a metal seam roof and that they will be trying for a silver LEED rating.

Commissioner Stratis said he likes the design of the building. He asked about the easement and if it is intended for shared parking. Mr. Theis said it was for shared parking. Commissioner Stratis suggested that the easement be extended to the north entryway so that cars from the south property can egress through that driveway.

Commissioner Stratis said he agrees with the concern about the lack of parking if the building were converted to offices. He said the big issue is the rear parking lot setback but that he would be okay with the reduced setback if a fence is provided. He said he would object to moving the building closer to the front lot line to increase the rear yard setback. Commissioner Stratis said that he would like to see a sidewalk along the frontage road.

Commissioner Grunsten said she agrees that a fence is needed along the west lot line to provide a screen between this property and the residences to the west. She also asked about a sidewalk and whether it could be built with or without a variation. Mr. Pollock responded that he believes there would be a way to grant easements or variations to accommodate the sidewalk due to it being a significant public benefit.

Commissioner Broline said that he believes drainage is the biggest issue. He added that he too would like to see a fence along the west side of the parking lot. He said that the most important aspect of a project like this is to protect the residents.

Commissioner Praxmarer said she sympathizes with the neighbors and their concern with headlights from the parking lot. She said that she does not think the building is a transitional appearance.

Commissioner Scott asked about parking lot lights. Mr. Theis said they have not designed site lighting but would comply with the Village requirements. In response to Commissioner Scott, Mr. Lee said that the peak of the roof on the front of the building is 28 feet and 24 feet on the back of the building.

Commissioner Scott said that at first he did not like the appearance of the building but that it is growing on him. He said he is fine with the 20 foot rear lot setback but that he prefers evergreen plantings over a fence. He asked about locations of the sidewalks in this area. In response, Mr. Pollock said that there is a sidewalk one property to the south and 2 properties to the north and that a sidewalk in this location is a high priority in the Village's pathway and sidewalk plan.

Chairman Trzupek asked about the rooftop equipment and screening and confirmed that the building would have a standing seam metal roof. He said that he likes the building but is not sure if it's residential in character. He said that the standing seam metal roof is not residential in character. He said he wants to be sure that the roof top equipment will fit into the screening area. Chairman Trzupek said that the building is appropriate for the transitional district and that he would not want it to be too residential in appearance. He referenced the Village Hall and Police Station as buildings that are transitional but not residential. He said he would be okay with the appearance if it did not have a metal roof.

Chairman Trzupek added that the drainage and circulation easements should be addressed in more detail that he would like to see the 30 foot parking lot setback but may be okay with a 20 foot setback due to the easement but only if they have a really good separation from the neighbors. He said he would not support moving the building closer to the front lot line. He said that the proposed use is distinct from other rehab clinics so he is not concerned with the need. Chairman Trzupek said that he would like to see the dumpster moved further away from the residences. In regards to traffic, he noted that he is struggling with the traffic pattern and is concerned about having two curb cuts so close together on the north side. He said he would like to see a sidewalk. He concluded that he generally supports the project, that the two variations along the south side are givens due to the existing shared access, he could go either way with the rear yard setback variation, and that in regards to the building he wants to see a different roof and wants to see what they do with the rooftop screening enclosure.

Chairman Trzupek said that he did talk with Commissioner Grela today who expressed concerns about the appearance of the building and was against the rear yard or front yard setback variations.

Chairman Trzupek summarized the hearing. He said that it appears the Commission is generally supportive of the project but with concerns that need to be addressed.

Commissioner Stratis asked about alternatives to the metal roof. Chairman Trzupek said that they do make low pitch shingles. He said that they could raise the pitch of the roof as it is not very tall right now. He said that would accommodate a shingled roof.

Commissioner Stratis said that he would like to see the petitioner take a step back and work on responses to the questions raised, particularly the questions about drainage and engineering. He also asked about a dedicated left turn on frontage road at the north driveway. Mr. Pollock responded that if this hearing is continued, he recommends having the Village's traffic consultant review the traffic study prepared by the petitioner.

Chairman Trzupek summarized the issues as follows: review of traffic study by the Village's traffic consultant, the parking lot setback on the west side, the building including the rooftop screening and roof materials, the dumpster location, stormwater management, a public sidewalk on frontage road, extension of the access easement to the north entryway, and making the north driveway a shared driveway with the neighbor to the north.

There being no further discussion, Chairman Trzupek asked for a motion to continue the hearing.

At 10:11 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to continue the hearing for Z-12-2016 to November 21, 2016.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grunsten, Praxmarer, Scott, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-13-2016: Zoning Ordinance Text Amendment – Front Yard Walls and Monuments

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: Village staff has three pending code enforcement cases involving the construction of masonry piers and decorative driveway walls in front yards. In all three cases, the property owners indicated their desire to seek zoning relief to allow the structures to remain. In response, the Plan Commission and Village Board agreed to staff's recommendation to conduct a public hearing to consider Zoning Ordinance text amendments relative to these structures.

Mr. Pollock referenced photographs provided to the Plan Commission showing monument piers and driveway walls on properties on Drew Avenue and on Lee Court. He said the monument piers on Drew Avenue would be permitted if the lots were 70,000 square feet but the lots are only 40,000 square feet. He said that one amendment to consider is to permit these structures on smaller lots. Mr. Pollock said that the driveway walls for the property on Lee Court would be permitted if the walls did not encroach into the front yard setback.

Chairman Trzupek asked for public comments and questions.

Dr. Iwanetz, 7516 Drew Avenue, said he owns the property in the photograph. He said the piers are located appropriately and are made from brick matching the home. He said the home is set back so far from the street that the piers provide lighting and a place for an address sign. He asked that the Commission consider reducing the minimum lot size for piers to 40,000 square feet.

Mr. Richard Patel, 7616 Drew Avenue, said he was the owner of the newer home on Drew with monument piers. He agreed with Dr. Iwanetz and asked that the Commission consider amending the Zoning Ordinance to reduce the minimum lot size for piers to 40,000 square feet.

Ms. Alice Krampits, 7515 Drew Avenue, said that two of her neighbors have been cited for piers and wondered why they are being cited now. She said that she has talked to other neighbors and they all agreed that the piers should be allowed to remain. She said that the homes in her subdivision are estates and should be allowed to have the monument piers.

Mr. Mark Thoma, 7515 Drew Avenue, asked about the purpose of the code.

Chairman Trzupek asked for comments and questions from the Plan Commission.

Commissioner Scott asked why 70,000 square feet. He said he is not having an issue with changing it to 40,000 square feet.

Commissioner Praxmarer said that she agrees.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
DECEMBER 5, 2016

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Vice Chairperson Praxmarer.

ROLL CALL was noted as follows:

PRESENT: 5 – Stratis, Hoch, Grunsten, Broline, and Praxmarer

ABSENT: 2 – Grunsten and Trzupek

Also present was Community Development Director Doug Pollock, and Trustee Guy Franzese.

In the absence of Chairman Trzupek, Vice Chairperson Praxmarer was present to chair the meeting.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to approve the minutes of the November 21, 2016 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 4 –Hoch, Broline, Stratis, and Praxmarer

NAYS: 0 – None

ABSTAIN: 1 – Grunsten

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

Vice Chairperson Praxmarer confirmed all those wishing to speak during the public hearing on the agenda for tonight's meeting.

Z-12-2016: 7600 and 7630 County Line Road (Med Properties Group); Special Use, Variations, and Findings of Fact

As directed by Vice Chairperson Praxmarer, Mr. Pollock described this request as follows: The public hearing for this request was continued from the October 17 and November 21, 2016 meetings so that the petitioner could make revisions to the plans and provide additional information. The petitioner has provided revised plans which were included in the agenda packet. Mr. Pollock listed the special uses and variations being requested.

Vice Chairperson Praxmarer asked the petitioner to make their presentation.

Mr. Lance Theis, architect for the petitioner, described the changes to the site plan as follows: the north drive was made into a two way drive; a plan was provided showing how the parking lot could

be changed to provide enough parking for a general office use; a sidewalk was added along the frontage road; and the north drive was shifted south to provide greater separation from the adjacent driveway. In reference to the variations being requested, he said the setback from the south lot line was not changed because the variation is necessary to maintain the shared parking and shared access; the 20 foot setback was maintained from the rear lot line due to the need to maintain the cross access driveway with the property to the south and that a fence was provided for screening; and the variation for the front yard parking encroachment was modified so that only a very small part of the drive encroached beyond the established building line.

Commissioner Hoch asked if there would be a connection between the building and the sidewalk for employees. Mr. Thies said they would be willing to provide this connection provided it was feasible.

Mr. Thies introduced Mr. Curtis Dettman of Manhard Consulting. Mr. Dettman is the project engineer.

Mr. Dettman described the engineering plans and how the drainage that currently runs in pipes through the middle of the property will be diverted around the new building and into a detention pond along County Line Road and into the drainage ditch that flows eastward. Mr. Thies added that the detention pond is a dry pond.

Mr. Tom Lee of HDR Architects, described the building's architecture. He explained the location and screening for the rooftop equipment which is to be in one location in the middle section of the building.

Vice Chairperson Praxmarer asked for public comments and questions.

Mrs. Judy Coglianese, 8680 Heather Drive, wanted to know what address the building would use. She also asked about the building architecture and said that when the funeral home was built, they were required to make it look like a house. Mrs. Coglianese added that she is concerned that the clinic may be impacted by the number of cars going to the funeral home.

Mr. Pollock responded that the address had not been assigned but that they would likely use either 7600 or 7630 County Line Road.

Mr. Mark Thoma, 7515 Drew Avenue, said that the information provided by the petitioner was not provided in a timely manner and that the notice of the meeting in the e-briefs was for December 8 instead of December 5.

Mr. Thoma expressed his concerns with drainage and in particular a storm pipe that conveys water from his property and other properties to the frontage road. He suggested that there should be secondary means for the stormwater to flow overland if the pipe fails. He said he would like a written commitment that he and his engineer be involved in the decision making relative to the final engineering plans. Mr. Thoma also said he would like to have a gate on the fence so that he and his neighbors can access the storm drain to clear leaves and branches.

Mr. Pollock reminded the Plan Commission that engineering is not a part of the Plan Commission review. Mr. Thoma said he disagreed.

Commissioner Stratis said that engineering has never been part of the Plan Commission review and that the Commission must rely on the Village Engineer. He said he understands the concerns of the residents and would like the developer's engineer to respond to those concerns.

Ms. Anne Conidi, 8107 Park Avenue, said that the larger building will create stormwater runoff greater than what currently exists. She also referenced the findings of fact that state that a variation cannot adversely impact adjacent properties.

Ms. Alice Krampits, 7515 Drew Avenue, said that she is concerned with drainage. She asked if adding parking for general office use would require another variation. Mr. Thies said that it would not need a variation unless it was for green space coverage.

Ms. Krampits asked about the location of the fence and suggested that the fence be maintenance free. She said that she would prefer the 30 foot parking lot setback be maintained; that the building architectural does not fit in the T1 District in that it is not residential in appearance. She also asked about the metal roof, the dumpster location, parking lot lighting and the potential for buses idling on the property.

Mr. Thies responded that the fence would be located one foot off the property line; that the 20 foot setback is proposed to maintain continuity with the adjacent parking lot to the south; that they are still proposing a metal roof; that the dumpster will not contain a significant amount of medical or food waste; that the parking lot lighting would comply with Village code; and that there would not be buses idling on the property for any extended period of time.

Mr. Russell Allen, 7519 Drew Avenue, said that there is already flooding on his property and if one pipe fails, his property would be underwater.

Dr. Bohdan A. Iwanetz, 7516 Drew Avenue, described drainage in the area and said the area does not drain as well as it did five years ago.

Ms. Rita Michaels, 7520 Drew Avenue, said she has lived here for 20 years and that the Village needs to look into drainage for this area.

There being no further public comments, Vice Chairperson Praxmarer asked for questions and comments from the Plan Commission.

Commissioner Stratis said he was pleased with the answer to the potential conversion to an office use; was satisfied with the traffic study; that he would prefer to a maintenance free fence such as a vinyl fence. He said that he thought the residents were okay with the 20 foot parking lot setback if there was a fence that would prevent headlights and that he agrees with the arguments presented by the petitioner regarding the continuity with the adjacent property. He said he likes the architecture and that the building is consistent with contemporary homes in the Village.

Commissioner Stratis expressed concerns about the proximity of the sidewalk to the detention pond. He suggested a rail or barrier that would provide safety for pedestrians.

In response to Commissioner Stratis, Mr. Dettman provided further explanation of the detention and drainage in the area.

Commissioner Stratis asked about Chairman Trzupek's comments. Mr. Pollock said that Chairman Trzupek called him and said that he was generally satisfied with the petitioner's responses but asked about the material for the screening of the rooftop equipment and the separation of the sidewalk from the street and from the detention pond.

Mr. Lee said that the rooftop screen would match the building roof. Mr. Dettman said that there is 5 to 10 feet of relatively flat land adjacent to the sidewalk and it would not be a hazard if someone came off the sidewalk.

Commissioner Hoch said that the sidewalk is needed because people currently walk in the street. She confirmed that the building has a similar setback as adjacent building and that the dumpster is located in the same location. She said she would not want to see a gate on the fence. Commissioner Hoch suggested a sidewalk connection between the building and the public sidewalk. She said a darker tone metal roof would be helpful so it does not stand out as much. She said that the building is attractive and appropriate for the site.

Commissioner Grunsten said that she liked the design of the building. She said there are some more modern homes being built in Burr Ridge.

Commissioner Broline said that he had questioned how the existing pipe was going to be changed and the petitioner has addressed that question. He asked if the petitioner looked at a different roof material than metal. Mr. Lee said that they tried to balance the height of the roof with the materials. He said the metal roof allows them to keep the lower pitch of the roof for appearance and maintenance reasons.

Commissioner Broline also asked about the dumpster location. Mr. Thies said they share the dumpster with the neighbor and did not want to put it in a location that would be difficult for the neighbor.

Commissioner Broline said that the two architects on the Commission had expressed favorable review of the building and he does not question that opinion.

Vice Chairperson Praxmarer said she does not think the architecture of the building is transitional. She asked if there is a way to try to ease some of the worries of the neighbors relative to stormwater.

Mr. Thies said that Mr. Dettman has been working with the Village Engineer and they are confident that the stormwater design will work and will have greater capacity for detention than currently exists.

Mr. Pollock clarified that because engineering is not part of the Plan Commission review does not mean that the residents' concerns cannot be addressed. He said he will have the Village Engineer contact the residents to discuss the issues that were raised.

There being no further discussion, Vice Chairperson Praxmarer asked for a motion to close the hearing.

At 8:55 p.m. a **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Grunsten to close the hearing for Z-12-2016.

ROLL CALL VOTE was as follows:

AYES: 5 – Broline, Grunsten, Hoch, Stratis, and Praxmarer

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to adopt the findings of fact submitted by the petitioner and recommend that the Board of Trustees approve Z-12-2016 including special use approval as per Section VII.B.8-10 for site, landscaping and building elevation plan review; special use approval as per Section VII.C.2.i for the use of the

property for a medical office; a variation from Section XI.C.11.a(2)(a) to permit the construction of a parking lot and dumpster enclosure 20 feet from the rear lot line rather than the required 30 feet; a variation from Section XI.C.11.a(2)(c) to permit the parking lot and shared access drive without the required 8 foot setback from the south side lot line; and a variation from Section XI.C.8 to permit a parking lot drive aisle to encroach into the front yard; subject to the following conditions:

- A. Development shall comply with the submitted site plan, landscaping plan and building elevations except as specifically modified herein.
- B. The fence on the rear lot line shall be a maintenance free fence such as vinyl.
- C. A sidewalk connection shall be provided between the building and the proposed public sidewalk.
- D. The design and location of the proposed public sidewalk shall be subject to staff review and approval and may include a railing between the sidewalk and detention pond if determined appropriate by staff.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Hoch, Grunsten, Broline, and Praxmarer

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

V-07-2016: 15W241 81st Street (Paulan); Variation and Findings of Fact

As directed by Vice Chairperson Praxmarer, Mr. Pollock described this request as follows: The petitioner recently built an addition and a detached accessory building on the property at 15W241 81st Street. The petitioner now seeks to enlarge the driveway and to add a patio. The Zoning Ordinance limits horizontal coverage of a rear yard to 30%. With the patio and enlarged driveway, the total horizontal coverage of the rear yard would be approximately 45%.

Mr. Pollock added that the petitioner provided updated numbers on the area of the rear yard and the coverage. Those numbers were provide in writing to the Plan Commission at the meeting. He also said that staff was mistaken in the staff report that the petitioner is using porous pavers. The driveway pavers are impervious.

Vice Chairperson Praxmarer asked the petitioner to make their presentation.

Mr. Ken Paulan introduced himself as a forty year resident of the Village and the owner of the property at 15W241 81st Street. Mr. Paulan said the property is unusual in its shape and the location of the house so far in the back of the property. He described drainage and showed photos of existing conditions on the property.

Vice Chairperson Praxmarer asked for public comments and questions.

Ms. Anne Conidi, 8107 Park Avenue, said that the pond on the front of the property was lined with cement and stone. She said her property is flooding for the first time this year. She complained about the noise from the construction on the property which bothers her tinnitus. She said that there was no hardship that would justify the variation. She said the owner made a choice to use most of the 30% permitted coverage for the large barn. She said the construction has been going on for four years and there have been numerous violations for construction hours and cutting of stone without a wet saw.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Janine Farrell, AICP
Community Development Director

DATE: August 15, 2022

RE: Board Report

At their August 8, 2022 meeting, the Board of Trustees took the following actions relative to matters forwarded from the Plan Commission:

- **Z-19-2022: 595 Village Center Dr. (Yolk); Special Use and Findings of Fact**
 - The Board approved an Ordinance for a special use for outdoor dining with the Plan Commission recommended conditions.
- **Z-15-2022: 7950 Drew Ave. (Perino/Jarper Properties LLC); Special Use, PUD Amendment and Findings of Fact**
 - The Board considered the request and the motion to approve with the Plan Commission and additional conditions failed by a vote of 2 to 3.
- **Z-10-2022: 9115 Kingery Highway (Thorntons LLC); Special Uses, PUD Amendment, Variations, and Findings of Fact:**
 - The Board directed staff to prepare an Ordinance approving the request for the proposal, including the 24-hour operation. The Board added some additional conditions: provide additional dense conifers in the Spectrum landscape buffer, relocate the existing trees on the Spectrum property, ensure that lighting meets Ordinance standards and is tested after installation, and no merchandise to be located between the pumps.
- **V-03-2022: 10S675 Glenn Dr. (Rohan); Variation and Findings of Fact**
 - The Board unanimously voted to support the Plan Commission's recommendation to deny the requests.
- **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 once again be pushed to a later Board meeting agenda (second request).