



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
SEPTEMBER 19, 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 15, 2022 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-22-2022: 7600-7630 County Line Rd. (MedProperties LLC); Variation, Special Use Amendment, and Findings of Fact [CONTINUED FROM AUGUST 15, 2022]

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.

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

D. 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, and 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.

V. CORRESPONDENCE

**A. Board Reports
September 12, 2022**

B. Building Reports
July and August 2022

VI. OTHER CONSIDERATIONS

A. 6101 County Line Road (King-Bruwaert House); Minor Change to a PUD and Findings of Fact

Request to consider a minor change to PUD Ordinance #A-834-07-20 (Z-01-2020) for an expansion and renovation of a senior living facility pursuant to Zoning Ordinance section XIII.L.8.b. The petitioner seeks to modify the alignment of a section of Dragonfly Drive.

B. PC-05-2022 Strategic Goals

VII. PUBLIC COMMENT

VIII. FUTURE MEETINGS

September 26 Board of Trustees

Chairman Trzupek is the scheduled representative.

October 3 Plan Commission

No cases are scheduled at this time. The deadline for publication was September 12.

October 10 Board of Trustees

Commissioner McCollian is the scheduled representative.

October 17 Plan Commission

No cases are scheduled at this time. The deadline for publication is September 26.

October 24 Board of Trustees

Commissioner Irwin is the scheduled representative.

IX. ADJOURNMENT

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF AUGUST 15, 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: 6 – McCollian, Petrich, Broline, Stratis, Morton, and Trzupek

ABSENT: 2 – Irwin and Parrella

Community Development Director Janine Farrell was also present.

II. APPROVAL OF PRIOR MEETING MINUTES – AUGUST 1, 2022

Commissioner Broline requested that on page 9, his comment be clarified that he supported allowing plows during snow season.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Stratis to approve the amended minutes of the August 1, 2022 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

III. PUBLIC HEARINGS

Chairman Trzupek noted that the first case on the agenda, Z-17-2022, was withdrawn by the petitioner.

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

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

Chairman Trzupek asked for a summary of the petition. Director Farrell stated that Coopers Hawk is seeking to amend their current special use in order to have a new roof extend over the patio.

The prior 2012 approval only approved umbrellas over the tables, not a roof structure. A new patio railing will also be installed. The staff recommended conditions are the same as the 2012 approval with some new conditions relevant to this proposal.

Chairman Trzupek asked if the petitioner was present and wished to speak. Chris Garcia, design manager with Coopers Hawk, stated that the awning is a roof structure with steel posts, ceiling fans, drop down shades, and heaters. Chairman Trzupek asked about drainage and noted the thinness of the roof to contain the shades, heaters, and fans. Mr. Garcia stated that this is a DaVinci system with drainage running down the posts behind public area and the shades are on tracks.

Chairman Trzupek asked for public comments. There were none.

Chairman Trzupek asked for Commissioner discussion.

Commissioners McCollian, Broline, and Stratis did not have comments or questions.

Commissioner Petrich confirmed with Mr. Garcia that the shades extend to the top of the rails and the gates are for exit only.

Commissioner Morton clarified with Mr. Garcia that the enlarged detail of the plans did not mean an expansion of the patio, that the shades are motorized, and the top of the roof is metal.

Chairman Trzupek stated that the roof is very thin in the illustrations and recommended that condition #2 be updated so that the roof also complies with the illustrations shown and that staff confirms the architectural details.

Commissioner Petrich confirmed with Mr. Garcia that the roof is permanent and will stay up all year. Director Farrell confirmed that a building permit will be required to ensure code compliance.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner McCollian to close the public hearing for Z-21-2022.

ROLL CALL VOTE was as follows:

AYES: 6 – Petrich, McCollian, Stratis, Broline, Morton, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner McCollian to recommend approval of Z-21-2022, an amendment to PUD Ordinance #A-834-10-05 and 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, with Findings of Fact and subject to eight conditions:

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 and illustrations. Staff shall confirm the architectural details of the roof structure.
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.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

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

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that the petitioner is MedProperties LLC with Shirley Ryan Ability Lab as tenant. The petitioner is looking to amend their existing approvals in order to reconfigure the parking lot and is requesting a variation to permit parking in the front yard. Parking in the front yard is only allowed in the Business districts. A summary of the changes includes elimination of landscape islands on the west and reconfiguring parking spaces, parking spaces added to the north and within the front yard, some ADA spaces eliminated but added in other areas, the drop-off outpatient area to the south reconfigured so there is more parking with a smaller loading area and parking islands removed as well. There are 83 spaces existing and 113 spaces proposed. The landscape plan is unchanged except for removal and planting of trees from the landscape islands and additional landscaping added near the front yard spaces. The following documents were received after the packets were distributed: an updated landscape plan showing relocation of parking lot lights, two objection letters, and a memo from Village Engineer David Preissig regarding stormwater.

Chairman Trzupek asked if the petitioners were present and wished to speak. Caitlyn Culbertson, Elrod Friedman LLP, provided an overview of the request. Ms. Culbertson stated that there are no changes to the use or the building itself. Shirley Ryan Ability Lab is a premier rehabilitation facility providing expert care. The proposed additional parking will alleviate parking congestion. The van transportation program was eliminated due to the pandemic and now patients are being transported individually which results in an increased need for parking. There is no change to hours of operation or intensity of use. The property is unique with two entrances, south for outpatient and north for day rehab. The shape and size of the parcel limit the parking. Trees being

removed will be replaced one to one and landscaping added on perimeter lot lines. Trudy Buehler, Mackie Consultants, further explained the changes proposed. The drop off area was reduced due to the van program elimination. An ADA ramp is added to the northwest to alleviate the congestion for dropping individuals in wheelchairs. A preliminary review of stormwater shows that modifications of outlet structures will raise the detention water level and can accommodate the increase in impervious. It will be verified through final engineering. Chairman Trzupek confirmed that water retained in the pond will increase. Ms. Buehler stated that they will need to confirm the extra water retained will not impact drainage downstream since there is extra water to release.

Chairman Trzupek asked for public comments.

Andy Paulius, 7523 Drew, asked if the van program was permanently eliminated. Ms. Culbertson confirmed. Mr. Paulius believes the van program will come back since COVID restrictions have lessened. Ms. Culbertson stated that there is no plan to bring it back. Mr. Paulius said that the site is not suitable for a medical facility. Mr. Paulius stated that the fence is in a ditch and does not block anything and garbage pick-up on weekends is early in the morning and disruptive. Mr. Paulius stated that it is hard to take Shirley Ryan Ability Lab by their word and recommended they move where there is more space.

Mark Thoma, 7515 Drew, stated that if the level of the detention pond is raised, the water will back up to the neighboring properties due to an old drain tile. Mr. Thoma discussed the path of drainage for the tile and that there are issues with water flowing through the tile currently. Mr. Thoma did not support the added parking due to more traffic, more headlights coming through the fence, and more noise. Mr. Thoma stated that parking in the front yard is out of character for the community. Mr. Thoma stated there was an increase in drainage on his property but is concerned that this will be step backwards.

Chairman Trzupek noted that there were positive effects of drainage but that it cannot go backwards.

Alice Krampits, 7515 Drew, would like to see the van program brought back, was concerned about the safety of cars turning in off Frontage Rd. at the north entrance with the parking in the front yard, and did not support parking in the front yard. Ms. Krampits confirmed with Chairman Trzupek that the dumpster location is not moving. Ms. Krampits would like to see the removed trees replanted, alternative plans like leasing parking spaces, and more green space. Ms. Krampits questioned how much more growth will occur for the Shirley Ryan Ability Lab and where people will park during construction.

Carol Novak, 7508 Drew, confirmed the variation for the five spaces in the front yard with Chairman Trzupek and believes it will change the aesthetics of the area.

There were no additional public comments. Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton asked if the number of patients being seen would increase with the changes proposed. Ms. Culbertson responded it will not and meets the existing needs of the use. Commissioner Morton was concerned about the headlights and questioned the hours of operation. Jack Sullivan, a representative for MedProperties, stated that the clinic is open 6:30 a.m. to 6:30 p.m. for employees. Commissioner Morton would like to see a condition about raising the fence to address the issue of headlights sweeping across people's homes on Drew Ave. Commissioner Morton asked about other light sources escaping the property. Ms. Culbertson stated that they will comply with Ordinance requirements and are sensitive to light concerns. Mr. Paulius stated that it is the building's interior lights which are of concern. Chairman Trzupek stated that the interior lights should be addressed. Mike Trippiedi, Trippiedi Design, confirmed the parking lot lights along the western property line are shielded. Ms. Culbertson confirmed that they will look at the interior light issue. Commissioner Morton regretted the elimination of the van program.

Commissioner Stratis agreed comments made by Commissioner Morton and Mr. Thoma. Commissioner Stratis did not support five parking spaces in the front yard since Ordinance requirements would be met without them but supported the spaces if that meant alleviating parking congestion. Commissioner Stratis confirmed with Director Farrell that the updated landscape plan complied with green space regulations. Director Farrell also confirmed fence regulations. There was discussion about the neighboring Montessori school and the fence height which was approved for that development. Commissioner Stratis was pleased with the development but stated that it must comply with photometric requirements and that the potential to tint windows should be explored. Commissioner Stratis reaffirmed that the stormwater would be reviewed by multiple jurisdictions in order to be approved.

Commissioner Broline would like to see detail on addressing the issues brought up and was concerned about the precedent set approving the five spaces in the front yard.

Commissioner Petrich confirmed with Director Farrell that the Business District is the only district which allows for parking in the front yard. Commissioner Petrich supports the request since that area is not adjacent to residential. Commissioner Petrich observed traffic at the site and noted a heavy pick-up/drop-off at the north end. Mr. Sullivan confirmed that there are a.m. and p.m. blocks of time when there is more traffic. Commissioner Petrich asked how the van program functioned. Mr. Sullivan was unsure on the logistics of the van program. Commissioner Petrich asked for clarification of where the parking lot lights were to be relocated. Mr. Trippiedi said one is next to the ADA spaces near the entrance and one will be moved east towards the detention.

Commissioner McCollan did not have an issue with the requests, but wanted to ensure that residents' issues were addressed.

Chairman Trzupek disclosed that he has worked with Mackie Consultants on other projects, but not on the Shirley Ryan Ability Lab. Chairman Trzupek is not thrilled with parking in the front yard, had concerns about the safety of the north entrance, but supported the overall plan and parking. Chairman Trzupek wanted the petitioners to confirm that there is no impact to drainage, how to mitigate the headlight issue with the fence, addressing overall lighting issues, and the garbage pick-up times. Chairman Trzupek polled the Commissioner on whether to table the

request and if there was support for the requests. The Commissioners generally agreed that the plan is acceptable but would like to see the petitioner work on the issues mentioned.

Commissioner Petrich also requested information on why the van program was eliminated.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner McCollian to continue the public hearing for Z-22-2022 until September 19, 2022.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

V. CORRESPONDENCE

Commissioner Stratis was the Board meeting representative on August 8 and stated that the Trustees did not like the design of the homes for the Cottages of Drew development and felt that they were homogeneous.

VI. OTHER CONSIDERATIONS

There were no other considerations.

VII. PUBLIC COMMENT

There was no other public comment.

VIII. FUTURE MEETINGS

Chairman Trzupek confirmed that the August 22 Board meeting and September 5 Plan Commission meetings have been cancelled.

Director Farrell confirmed that the September 12 Board meeting would have Ordinances for Cottages of Drew, Thorntons, and the Rohan variation on the agenda.

IX. ADJOURNMENT

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Stratis

to adjourn the meeting at 8:15 p.m.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Respectfully Submitted:

Janine Farrell, AICP
Community Development Director



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-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 and September 19, 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:

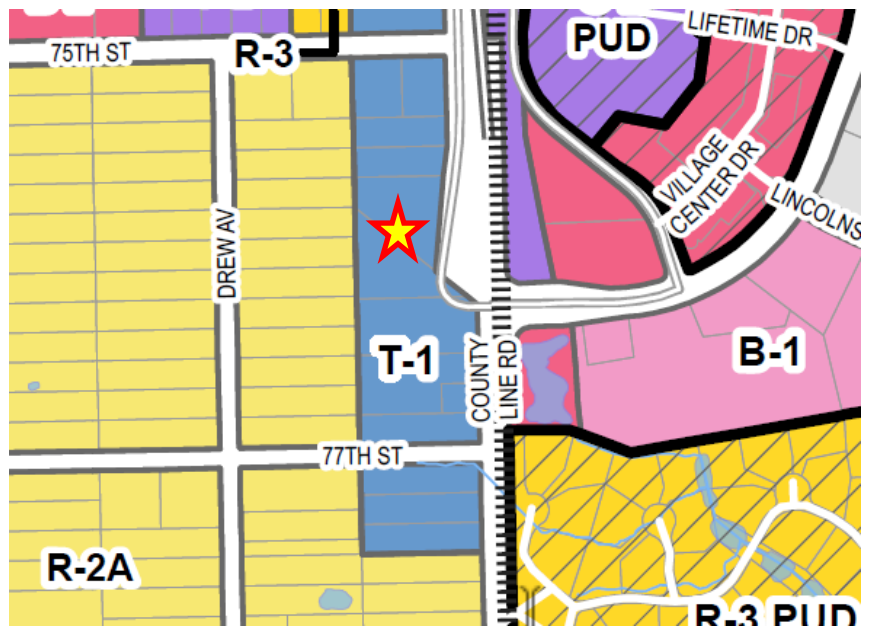
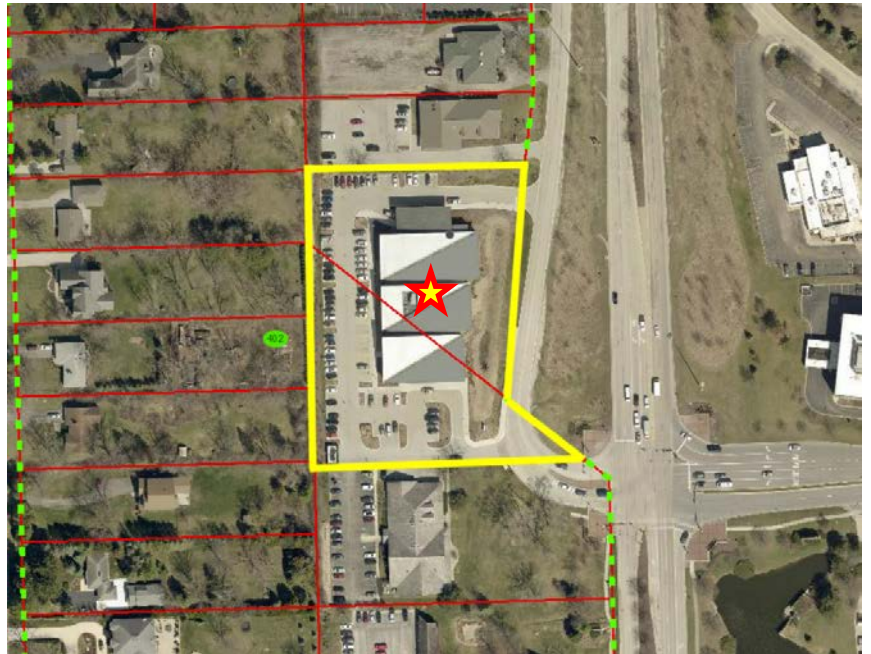
2.61 Acres

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.

This petition was first heard on August 15, 2022. During the public hearing, four members of the public objected to the request and noted their concerns about the fence, lighting, and trash pick-up at the Shirley Ryan AbilityLab. These items and the petitioner's responses are detailed below, and full details are provided in Exhibit A.

The Shirley Ryan AbilityLab (SRA) 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. At the August 15, 2022 meeting, the petitioner was asked to confirm with SRA that this van program will not return. The petitioner provided information in Exhibit A stating that the "AbilityLab has no current plan to reinstate the medi-van program." The Plan Commission and Board of Trustees do not have the authority to require reinstatement of the transportation program.

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

Based upon the Village Engineer's comments and a re-review of the stormwater on the site after the August 15, 2022 meeting, an updated letter and stormwater plan have been submitted (Exhibit A). There is no longer a modification to the outlet control structure being proposed since it was determined not necessary. The elevation of the detention will raised about three inches.

Landscaping and Fence

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, 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.

At the August 15, 2022 meeting, neighbors stated that the fence does not adequately block headlights. SRA ceases operation at 6:00pm, however, a cleaning crew works overnight and parks alongside the western boundary fence. SRA worked with the cleaning crew to change the location where the crew parks to mitigate the headlight issue at the fence line. After consultation with the Village Attorney, the approved and existing fence cannot be modified through the current process and request. Since a fence in a nonresidential requires a special use, the petitioner would need to make such a request and also amend their prior approval. SRA worked with a fence contractor and states that replacement of the fence with a taller one would cost \$70,000-\$120,000 which is not economically feasible for them to undertake at this time. The narrow area and overhead utility lines also limits installation of larger, taller, evergreen screening.

Lighting

The plan shows removal and relocation of two total parking lot lights (one removed and one relocated). At the August 15, 2022 meeting, neighbors stated that the interior lights shine through the large windows and light spills onto their properties. SRA worked with the cleaning crew to modify their procedures and have the western side of the facility cleaned first, and also to turn off the lights in that area once they finished.

Trash pick-up

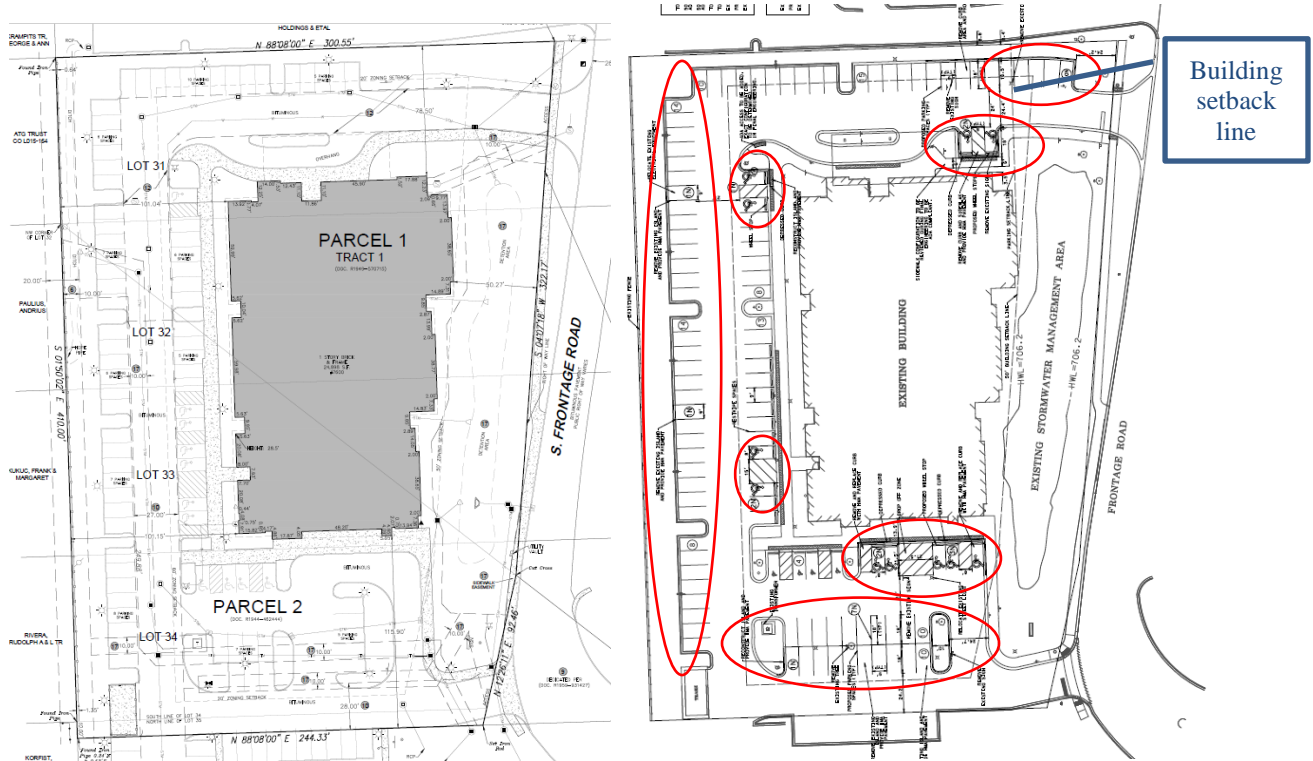
At the August 15, 2022, neighbors stated that trash pick-up is disruptive. There is no proposed change to the location of the dumpsters through this request. SRA worked with their trash company to modify the schedule and will have pick-up no earlier than 7:00a.m. on Wednesday and Thursday (garbage and recycling).

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.

Staff Report and Summary

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



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

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

Two objections were received via email and are included as an attachment. There were four members of the public who objected to the request at the August 15, 2022 meeting.

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:

Staff Report and Summary

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

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 (revised from August 15, 2022)
- Findings of Fact
- Authorization from owner
- Stormwater memorandum and plans (revised from August 15, 2022)
- 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

Exhibit D – Public Comments



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**

Supplemental Submission

Applicant: MedProperties, LLC

Property: 7600 County Line Road (“*Subject Property*”)

Description of Request:

The Subject 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 Subject Property. The use of the Subject Property as a medical office will not change. No changes to the building on the Subject 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 Subject 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 Subject Property to extend beyond the building setback line. Currently, the Subject 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 Subject Property.

Background:

Applicant previously submitted a complete application for an amendment to its Special Use approval and an additional variation which included proposed Findings of Fact. Applicant appeared before the Plan Commission on August 15, 2022 and provided testimony as to both the request for an amendment to its Special Use approval and variation. At the August 15 public hearing, members of the public raised specific comments relating to the Subject Property and requested zoning relief. The Plan Commission continued the public hearing to September 19, 2022, in order to allow Applicant to address these comments. Applicant is providing the following Supplemental Submission to provide additional information to the Plan Commission and address the comments and questions raised by the residents.

West Boundary Fence: At the Plan Commission meeting on August 15, 2022, residents expressed concerns associated with light coming from the parking lot over the fence from car headlights. By way of background, the site was designed with a 20' wide buffer yard at the western perimeter to serve two primary functions: (1) provide storm water management of the residential water shed to accommodate storm water runoff through the site; and (2) create a visual landscape buffer with a 6' high privacy fence (offset 1' within the Subject Property line) in conjunction with continuous landscape plantings. The fence was previously approved by the Village Board of Trustees by Ordinance No. A-834-02-17 which granted the Special Use approval for the Subject Property. The final design of the fence was subsequently reviewed and approved by Village staff as required under the Ordinance. Applicant has confirmed with the Village that any change to the fence's location or height would require additional zoning approval from the Village.

Photographs depicting the existing landscaping along the west boundary line are included with this submission for your reference. An inventory of the plants visible from above the fence line include:

- (5) J.N. Muscledwood (intermediate deciduous tree, mature height 25-35')
- (3) Tulip Tree (deciduous shade tree, mature height 70-90')
- (3) State Street Maple (deciduous shade tree, mature height 50')
- (31) American Hazelnut (deciduous large shrub, mature height 10-15')
- (11) Blackhaw Viburnum (deciduous intermediate tree, mature height 12-15')
- (8) Autumn Jazz Viburnum (deciduous large shrub, mature height 10')
- (48) Northwind Switch Grass (tall ornamental grass, mature height 7')

Applicant has investigated several potential options as it relates to mitigating light from car headlights into the residential lots located to the west of the Subject Property. Below is a summary of our findings for each option that was investigated:

- Increasing fence height is not an economically feasible solution.
 - The existing privacy fence is a maintenance-free, polyvinyl material that is 6' in height, spanning across the western boundary lot line of the parcel (approximately 400 feet).
 - Applicant investigated the potential solution of increasing fence height with the fence contractor and initial installer ActionFence. In discussing potential solutions

with the fence contractor, it was determined that adding on height to the existing fence was not possible and a full replacement of the fence would be the only option. Applicant received preliminary pricing from the fence contractor for fencing of similar maintenance-free material, both 8' and 10' in height. It was determined that a full replacement of the fence was not economically feasible for the project, as pricing for an 8' and 10' fence replacement was quoted around \$175 – \$200 (\$70,000 - \$80,000) and \$295 - \$300 (\$118,000 - \$120,000) per linear foot, respectively.

- Moving the fence from the lot line to the parking lot edge is not a viable solution.
 - With the 3:1 slope at the immediate edge of the parking lot curb, as well as allowing for a 2-3' bumper overhang, the fence would be built ~2' lower than the parking lot pavement – similar to the elevation of the existing fence as sited on the opposite side of the rip-rap drainage ditch.
 - The fence would visually separate the perimeter landscape from the interior of the parking lot and building views, thus adversely affecting the overall aesthetic.
 - The fence would obstruct direct access to the 20' wide utility easement that the Subject Property shares with the residential lots.
- Providing evergreen trees within the buffer yard is not a viable solution.
 - The 10' wide narrow space between the parking lot and the drainage ditch with a 3:1 slope will not have adequate room for mature evergreen trees that grow 20-30' wide when tree placement would be within 5' of the parking lot curb. As the trees become established, it would be necessary to remove the lower branches to accommodate vehicular parking, thus eliminating the benefit of a visual buffer created for above the fence line.
 - The competition for sunlight with the significant dense vegetation that exists along the outside of the residential perimeter would not sustain evergreen trees anticipated to grow 50-80' in height.
 - Additionally, it should be known that the buffer yard landscape is limited by several constraints: 1) the vertical space is limited by the overhead utility lines above the fence line – meaning tall trees require a minimum setback of 15' from the utility lines (leaving a 5' wide zone at the parking lot perimeter for potential shade trees – proposed with the parking island reduction); 2) the foot print of the open drainage ditch encompasses a large portion of the buffer yard that takes priority over vegetation; and 3) the balance of landscape space outside the stone drainage ditch requires sustainable plantings that tolerate infrequent inundation and partial shade (dense trees and shrubs provided during the original build).

During Applicant and Shirley Ryan AbilityLab's ("***AbilityLab***" or "***SRAL***") onsite visit addressing the interior building lights, discussed below, it was discovered that the cleaning company was utilizing parking spaces facing the parcel's western boundary. To help mitigate

potential light from spilling over the fence from the cleaning company's car headlights at night, AbilityLab discussed this matter with the cleaning company. The cleaning company has since instructed its team to park facing the building, and not in parking spots along the west side of the facility where headlights would be facing the residential lots.

Interior Building Lighting: At the Plan Commission meeting on August 15, 2022, residents expressed concerns associated with the interior building lighting during afterhours, specifically during the night. Applicant, in coordination with its tenant, investigated the interior building lighting during off hours. As a part of the investigation, Applicant and AbilityLab met onsite during afterhours to assess the interior building lighting at night (teams met on site during a weekday between 8:30 – 9:30pm). AbilityLab contracts with a cleaning company that arrives on site at 6:00pm, and typically finishing around 2:30am, Monday through Friday. The cleaning company does not work holidays or weekends, outside of a few floor care projects (3-4 times a year) that occur on weekends in the morning hours to complete floor restoration. It was discovered that the cleaning company was utilizing all lights in the building as a part of its cleaning procedure up until departing the facility in the early hours of the morning. AbilityLab has since raised the issue to the cleaning company of interior building lighting with regards to light escaping through the west exterior elevation of the facility. The cleaning company has agreed to adjust its cleaning procedure by first cleaning the west side of the facility, starting at 6:00pm, and move east towards County Line Road. As the cleaning company finishes an area, including the west side of the facility, the cleaning crew will turn off the lights in the completed areas.

Dumpster Pickup: At the Plan Commission meeting on August 15, 2022, residents expressed concerns associated with garbage pickup in early hours during the weekends. Applicant, in coordination with its tenant, has since coordinated with the waste removal vendor, Republic Service, to implement a revised schedule. The facility utilizes one trash container and one recycling container. Republic Service has confirmed with AbilityLab that it will pickup the trash container on Wednesdays each week and the recycling container on Thursdays each week. Republic Service has also confirmed that they will perform the pickup no earlier than 7:00am during their scheduled days. A specific time of day for the pickup is not available from the waste removal vendor.

Medi-Van Details: In the Findings of Fact – Special Use and Findings of Fact – Variation submitted with the original application, Applicant explained that due to the pandemic, the tenant's group transportation van program was eliminated, resulting in a considerable increase of family members and caretakers transporting patients. Applicant spoke to a representative of AbilityLab who described that many individuals that utilized the medi-van program were vulnerable populations, including vulnerability to COVID-19, and the medi-vans did not provide sufficient social distancing. 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. AbilityLab has no current plan to reinstate the medi-van program.

Construction Timeline: At the Plan Commission meeting on August 15, 2022, residents requested construction timeline details. Applicant, in coordination with its tenant, AbilityLab, has

developed conceptual construction logistic plans as it relates to the project. As the facility is existing, open and operational, it is important to both Applicant and AbilityLab that the construction of the parking lot modifications have limited impact on the overall site, including accessibility and amount of parking for staff and patients. Conceptual plans for construction include strategic phasing of the work in order to maximize accessibility for patients, staff, and motor vehicles. As preliminary plans include multiple phases of work around the site in order to accommodate more parking capacity while under construction, it is anticipated that the site will be under construction between 10 – 13 weeks in total. Given the estimated construction duration and current time of year, the majority, if not all, of the construction would take place during Spring 2023, as asphalt plants typically close around late November (Thanksgiving holiday). The timing of when construction would start is dependent on many variables, including but not limited to general contractor and subcontractor schedules, Village approval timing, and permit review/approval timing. All of the landscape installation would occur in Spring of 2023.

Stormwater Details: The onsite stormwater drainage system and calculations have been reviewed and revised based on comments from the Village Engineer and items raised by the Plan Commission at the August 15, 2022 meeting. Applicant notes the following as it relates to the stormwater management system:

- The residential areas to the west of the AbilityLab drain through the Subject Property via a 24-inch or 8-inch storm sewer. These storm sewers directly convey runoff from the residential properties to existing detention facilities and storm sewers to the south of the Subject Property.
- All onsite stormwater runoff is conveyed to the detention facility on the Subject Property in its own storm sewer system. Restrictors are located within the flared end section exiting the basin and within the outlet control structure downstream of the basin. These restrictors control the rate of flow out of the basin.
- The proposed design will maintain the existing drainage from the residential properties to the west. The runoff from the additional impervious areas will be directed to the existing detention facility. The proposed design does not include any modifications to the existing outlet control structure. The high-water elevation of the detention will be raised approximately 3-inches, however, as previously noted this system is separate from the storm sewer system that conveys the runoff from the residential areas.

Therefore, the proposed parking lot improvements will not impact the offsite drainage conveyed from the residential properties to the west.

Contact Information For Residents: Applicant sincerely hopes that this additional information and mitigation efforts resolve most, if not all, of the concerns expressed by residents at the August 15, 2022 Plan Commission meeting. Applicant is committed to being a good neighbor and will continue to work with residents to address any further concerns or issues that may arise in the future. If any resident has a question, comment or concern about the Subject Property, they may contact the AbilityLab's front desk, either by phone or in-person. AbilityLab staff that work at the front desk have been instructed to alert upper management of any communications with residents.

Additionally, residents are welcome to contact Applicant directly using the below contact information:

Jane Szymczak

Assistant Property Manager, MedProperties Group

Address: 71 S Wacker Drive, Suite 3725, Chicago, IL 60606

Direct: 847 897 7304 Fax: 847-897-7333

E-Mail: jszymczak@medpropertiesgroup.com

Web: <http://www.medpropertiesgroup.com/>

Shirley Ryan Ability Lab – Outpatient and Day Rehab Center

7600 County Line Road, Burr Ridge, IL

Images of West Buffer Yard







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



September 7, 2022

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

**Re: Shirley Ryan Ability Lab
7600-7630 County Line Road
Burr Ridge, Illinois**

Dear Janine:

Please find enclosed for your review and approval the following documents in connection with the above referenced project:

- Stormwater Management Report, dated September 7, 2022

The enclosed documents have been revised based on your review comments dated August 15, 2022. We offer the following responses to these comments:

General Comments

COMMENT A: Topographic survey and engineering calculations to determine the actual grades, volume, and runoff characteristics provided by the existing stormwater storage facility.

RESPONSE A: Mackie Consultants, LLC completed a topographic survey of the existing detention basin and have revised the engineering calculations to provide the volumes required at each stage based on the actual grades within the basin.

COMMENT B: Verification that 30 parking spaces would result in a net new impervious area of approximately 4,800 sq ft (18'x9' per space x 30 spaces), compared to 4,028 sq ft as reported in the "Stormwater Overview", dated August 4, 2022.

RESPONSE B: An Exhibit has been provided within the Stormwater Management Report detailing the impervious area added and the impervious area removed to provide verification on the 4,028 sf of additional impervious area noted within the calculations.

Final Engineering Plans will be provided upon receipt of Plan Commission and Village Board approval that will incorporate the items noted within the Stormwater Management Report

provided. A full Stormwater Report and Watershed Permit will be provided with the final engineering submittal.

Should you have any questions, please contact me.

Sincerely,



Trudy Buehler
Vice President

cc: Jack Sullivan, MedProperties Group
Dan Ahlering, MedProperties Group
Caitlyn Culbertson, Elrod Friedman, LLP

STORMWATER MANAGEMENT REPORT

FOR

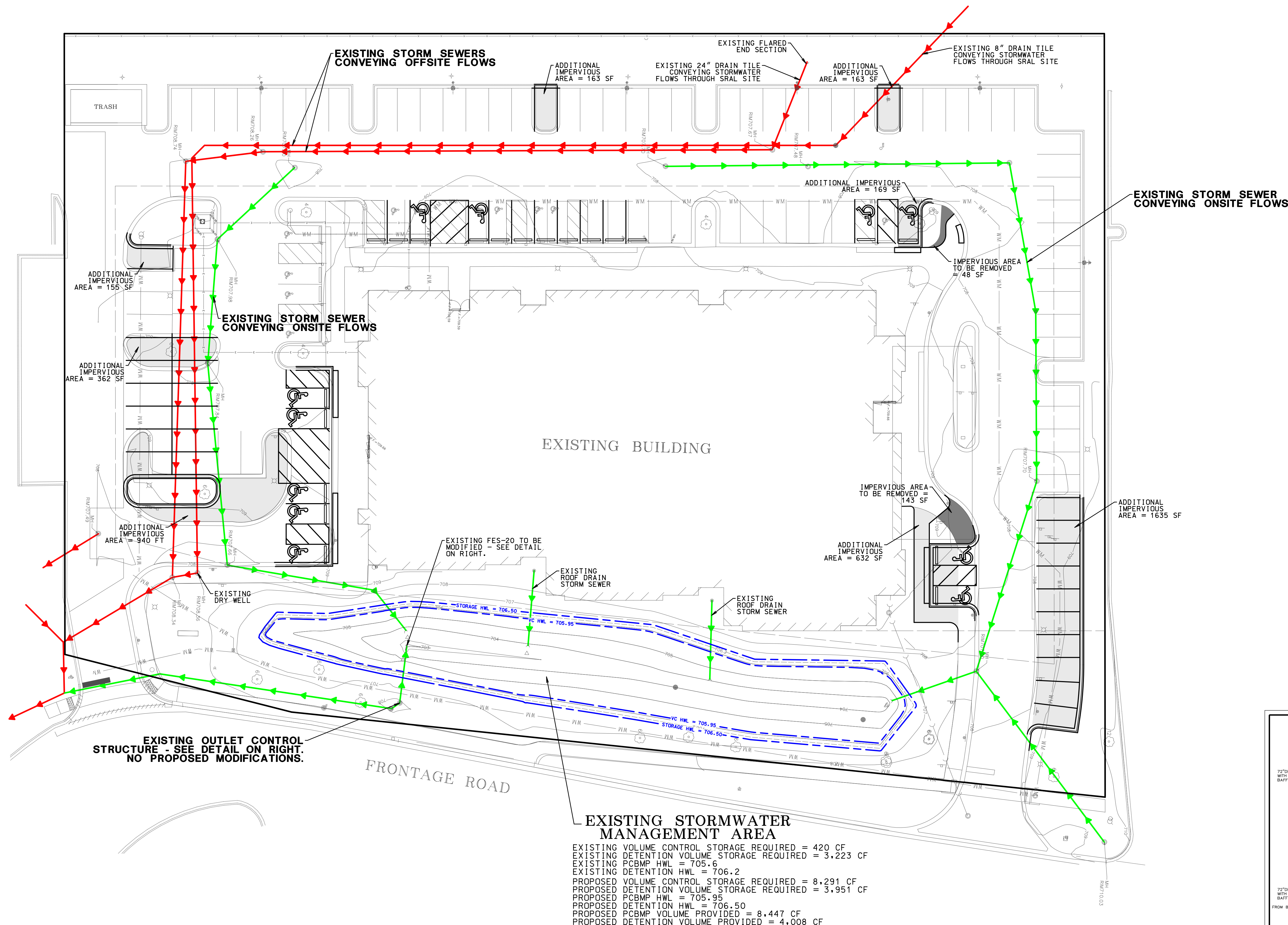
PARKING LOT IMPROVEMENTS
SHIRLEY RYAN ABILITY LAB
BURR RIDGE, ILLINOIS


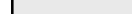
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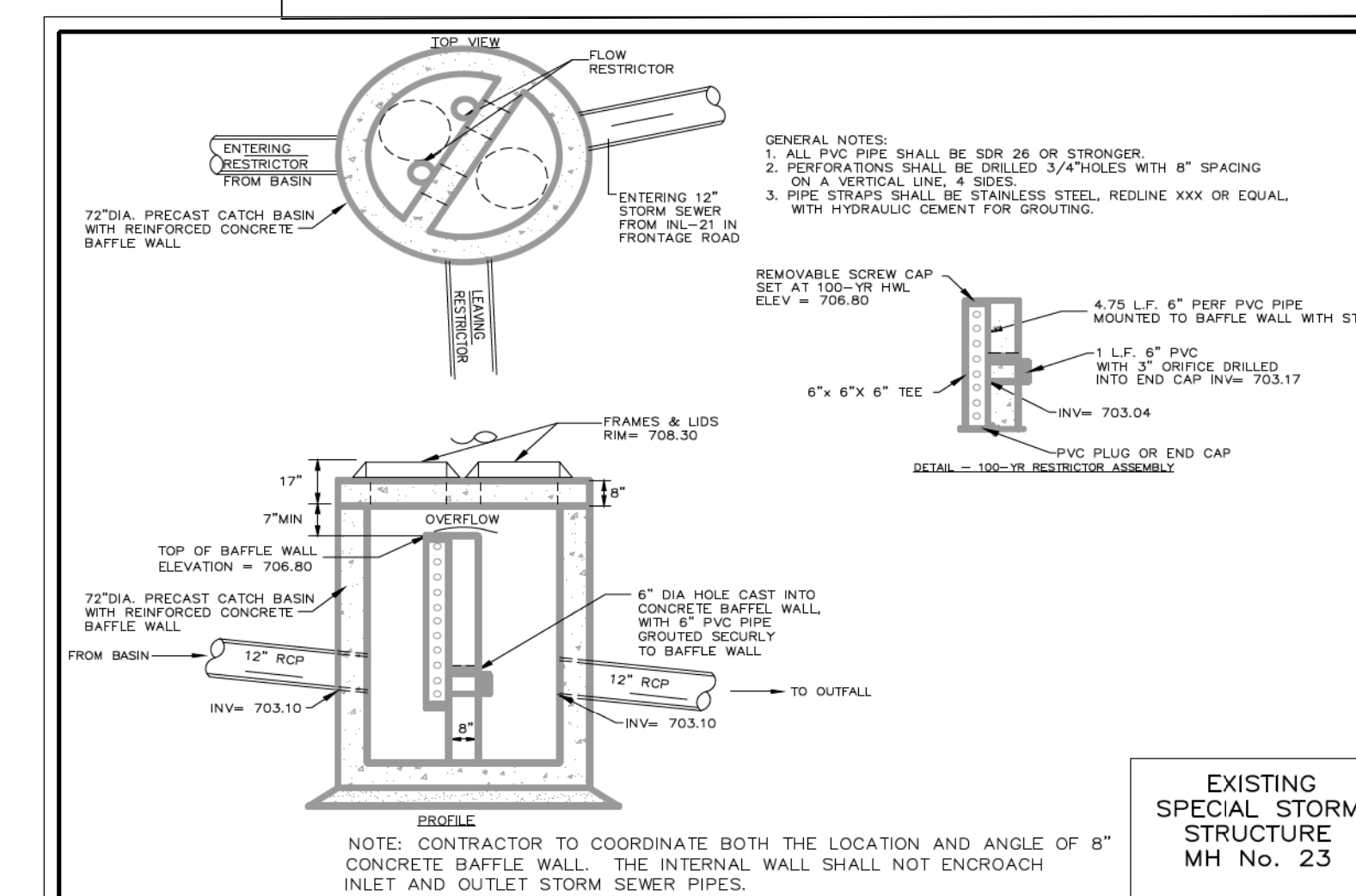
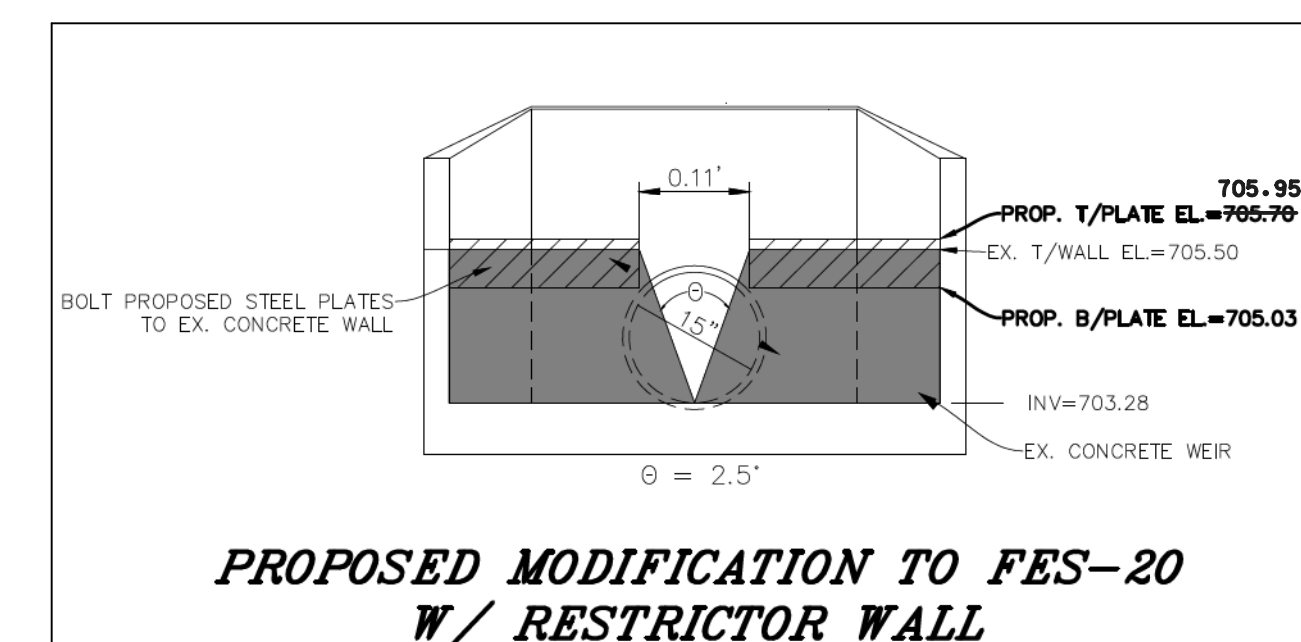


Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

Dated: September 8th, 2022



STORMWATER LEGEND		
	ADDITIONAL IMPERVIOUS AREA	4,219 SF
	IMPERVIOUS AREA TO BE REMOVED	191 SF



**EXISTING STORMWATER
MANAGEMENT AREA**

EXISTING VOLUME CONTROL STORAGE REQUIRED = 420 CF
EXISTING DETENTION VOLUME STORAGE REQUIRED = 3,223 CF
EXISTING PCBMP HWL = 705.6
EXISTING DETENTION HWL = 706.2
PROPOSED VOLUME CONTROL STORAGE REQUIRED = 8,291 CF
PROPOSED DETENTION VOLUME STORAGE REQUIRED = 3,951 CF
PROPOSED PCBMP HWL = 705.95
PROPOSED DETENTION HWL = 706.50
PROPOSED PCBMP VOLUME PROVIDED = 8,447 CF
PROPOSED DETENTION VOLUME PROVIDED = 4,008 CF



Stormwater Overview

Shirley Ryan Ability Lab
Burr Ridge, Illinois
September 8, 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
Volume Control required for entire site	8291 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
Detention required per original design	0.074 ac-ft = 3223 cubic feet
Total detention storage required =	3951 cubic feet

Stormwater Storage to be provided

PCBMP Storage Provided =	8,447 cubic feet
Detention Storage Provided =	4,008 cubic feet



Stormwater Detention Volume Calculations

Shirley Ryan Ability Lab

Burr Ridge, Illinois

September 8, 2022

Elevation (ft)	Area		Average Area (ft ²)	Incremental Storage (cu-ft)	Cummulative Storage (cu-ft)
	(ft ²)	(ac)			
703.23	80	0.002			0
			829	638	
704.00	1,577	0.036			638
			2,810	2,810	
705.00	4,042	0.093			3,447
			5,263	4,999	
705.95	6,483	0.149			8,447
			6,634	332	
706.00	6,784	0.156			8,778
			7,352	3,676	
706.50	7,920	0.182			12,454

	Elevation (ft, NAVD88)	Storage (cf)	Storage (ac-ft)
NWL	703.23	0	0.000
	704.00	638	0.015
	705.00	3447	0.079
PCBMP	705.95	8447	0.194
	706.00	8778	0.202
HWL	706.50	12454	0.286

PCBMP Volume Provided = 8,447 cf

Detention Volume Provided= 4,008 cf



**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



NOTICE

There will be a public hearing to consider zoning changes or approvals for this property.

For further information, please call or visit:

Burr Ridge Village Hall
7660 County Line Road
(630) 654-8181

Petition Number: **Z-22-2022**

Further details are available at:
www.burr-ridge.gov



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.

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.

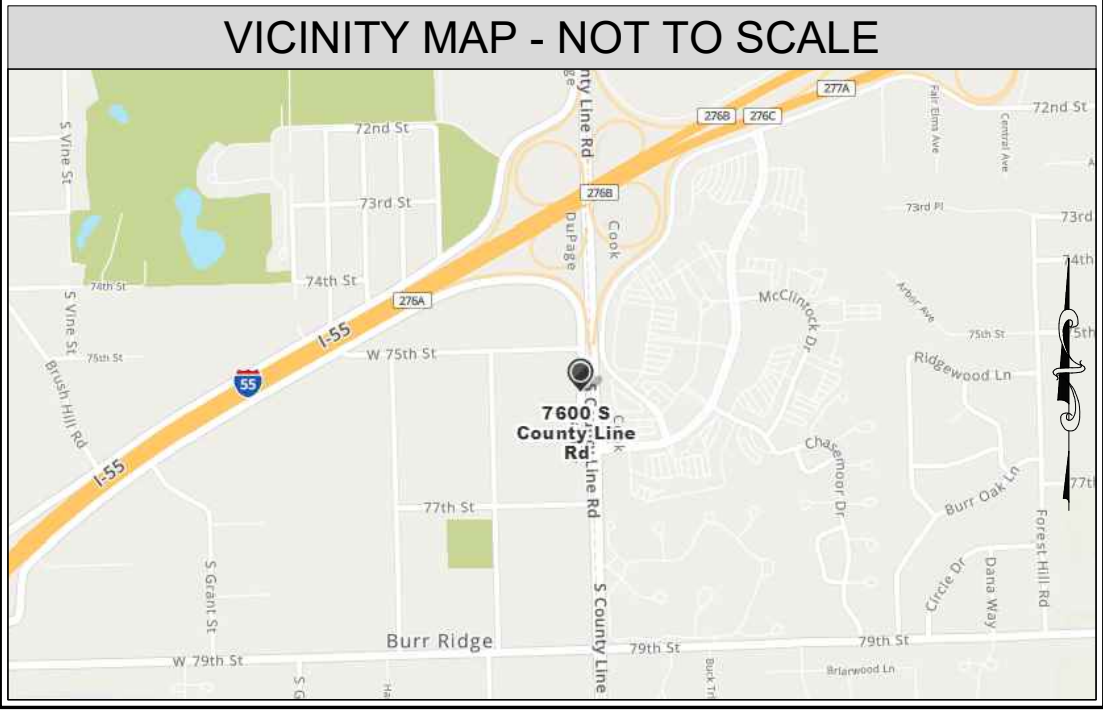
THE SUBJECT PROPERTY IS ZONED "T-1"

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

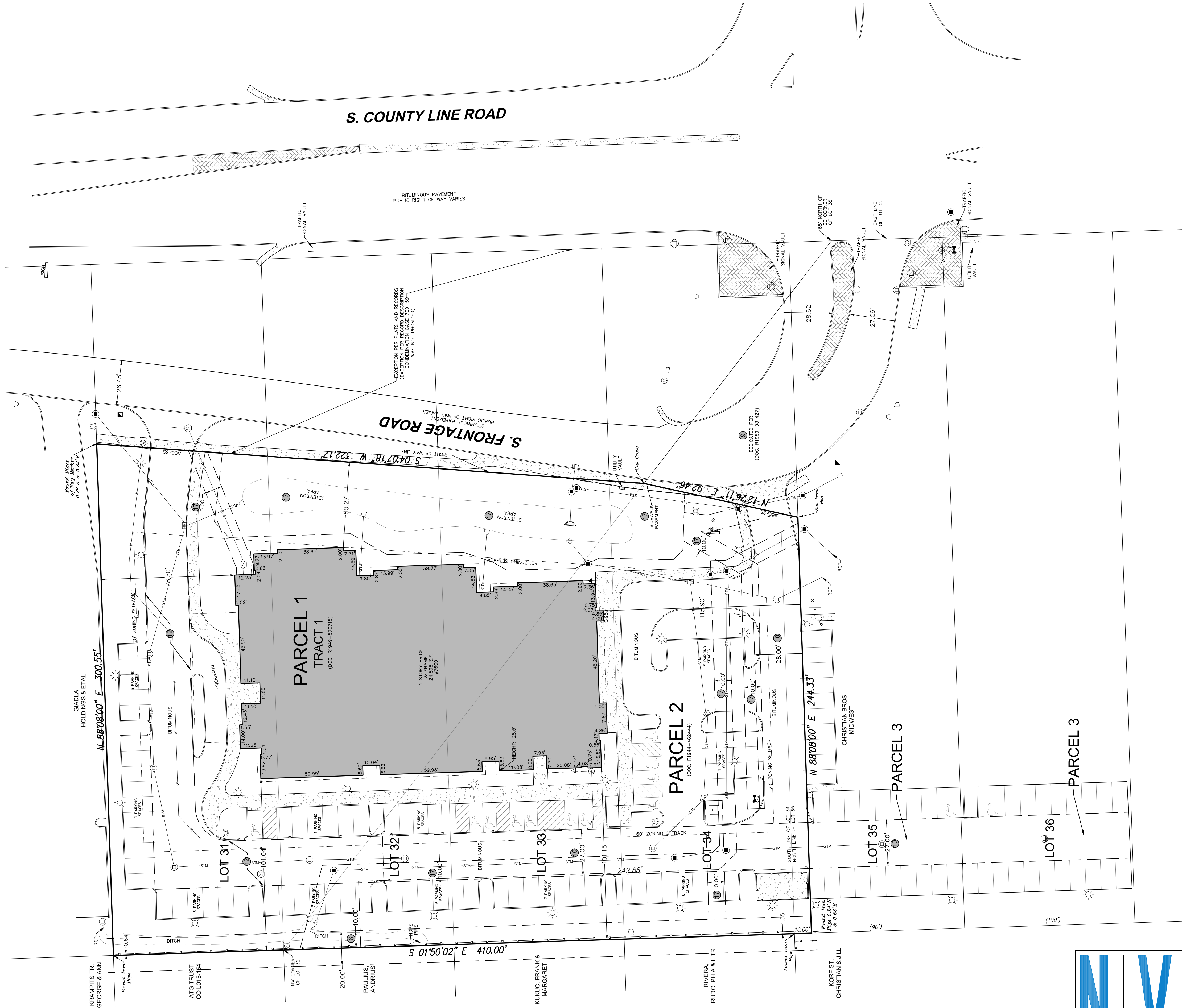
SIGNIFICANT OBSERVATIONS

THERE ARE NONE

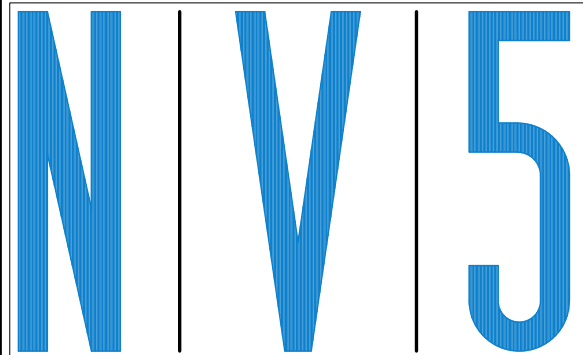


LEGEND OF SYMBOLS & ABBREVIATIONS

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
B/BOX	CHAIN LINK FENCE	R RADIUS LENGTH
SDA	STOCKADE FENCE	C CHORD LENGTH
FLAG POLE	GUARD RAIL	CB CHORD BEARING
	CONCRETE SURFACE	CMP CORRUGATED METAL PIPE



SCALE : 1" = 30'

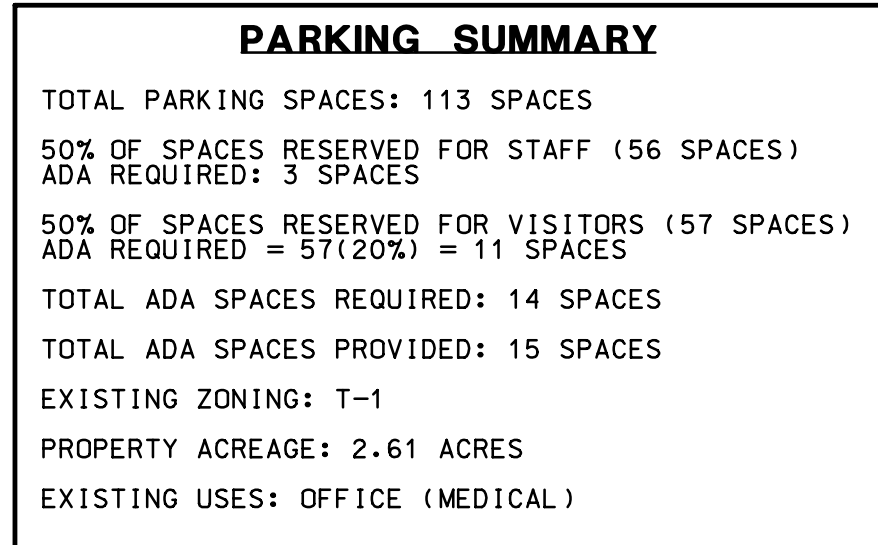


ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
COUNTY LINE-HALSTED
DATE OF FIELD SURVEY: OCTOBER 06, 2021
NETWORK PROJECT NUMBER: 202105916-001 CMP
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

SCALE 1" = 20'

0 20 40



EXISTING ZONING: T-1 (TRANSITIONAL DISTRICT)
PROPERTY ACREAGE: 2.61 ACRES
EXISTING USES: OFFICE (MEDICAL)

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.) FICRE 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 NURSERYMEN, INC.
11. PRIOR TO INSTALLATION, CONTRACTOR SHALL LAYOUT ALL SITE ELEMENTS AND PLANTS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING SUPPLEMENTAL TOPSOIL, MUSHROOM COMPOST, AND SOIL AMENDMENT MIXES FOR USE IN ALL PLANTING OPERATIONS. TREE AND SHRUB BACKFILL, PLANTING BED PREPARATION AND 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 MOWEST 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.
13. DURING PLANTING OPERATIONS, DO NOT BACKFILL PLANT MATERIAL WITH CLAY SPLAYS. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE EXCAVATED SOILS OFF-SITE.
14. GROUND COVER AND ANNUAL BEDS SHALL BE TOPDRESSED WITH A TWO INCH (2") LAYER OF MUSHROOM COMPOST. PROVIDE PREMIUM SHREDED 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.
15. TURF AREAS IDENTIFIED AS SEED SHALL BE CONVENTIONALLY SEEDDED WITH A KENTUCKY BLUEGRASS BLEND AND PROTECTED WITH FIBER HYDRO-MULCH. INDICATED SEED AREAS TO BE PROTECTED WITH SPECIFIED EROSION CONTROL BLANKET SHALL BE ANCHORED WITH STAKES OR OTHER ACCEPTABLE METHOD. TURF AREAS IDENTIFIED AS SOD SHALL BE SODDED WITH A PREMIUM KENTUCKY BLUEGRASS BLEND CONTAINING A SOIL MINERAL BASE (PEAT SOD IS UNACCEPTABLE). USE SOD STAPLES ON SLOPES AS NECESSARY TO PREVENT SHIFTING OR SLIPPAGE OF NEWLY INSTALLED SOD. CONTRACTOR TO PERFORM REMOVAL OF EXISTING TURF IN CONFLICT WITH THE NEW TURF ZONES AND TO RESTORE ANY DAMAGED TURF OUTSIDE OF THESE ZONES WITH SOD.
16. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ON TO PAVEMENTS AND OFF-SITE. AT THE END OF THE DAY, THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO AREAS OUTSIDE OF CONSTRUCTION ZONE.
17. 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 SHRUB ROOTS 10" 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.

18. 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 CONTRACT). THE LANDSCAPE CONTRACTOR MAY UTILIZE WATER SUPPLIED BY THE OWNER OR WATER SUPPLIED BY CONTRACTOR'S 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.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR TWO TOPSOIL TESTS TO BE PERFORMED BY AN APPROVED SOIL TESTING LABORATORY. BROOKSIDE LABORATORIES WHOSE AGENT IS DAVID MARQUARDT OF BIO-GROW TECHNOLOGIES, 542 CLARK STREET, HINCKLEY, IL 60520, PHONE (630) 251-1511, EMAIL DAVE@BIOT-N-TURF.COM CALL JULIE, JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-892-0123.
20. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL JULIE, JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-892-0123.
21. 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. GROWN CENTER OF ISLAND 8 INCHES ABOVE TOP OF CURB.
 2. BUILDING FOUNDATION PLANTING BEDS AND SITE PLANTING BEDS: PLACE 18" INCHES OF TOPSOIL IN COMPACTED LAYERS TO RESULT IN A FINISH GRADE 3 TO 4 INCHES BELOW TOP OF CURB AND PEDESTRIAN PAVEMENTS TO ALLOW FOR CULTIVATION, SOIL AMENDMENTS, AND A FINAL LAYER OF ORGANIC MULCH.
 3. DETENTION BASIN NATIVE PLANTING ZONE: PLACE 12" INCHES OF TOPSOIL IN COMPACTED LAYERS TO RESULT IN A FINISH GRADE 2 TO 3 INCHES BELOW TOP OF CURB TO ALLOW FOR CULTIVATION AND SOIL AMENDMENTS.
 4. TURF GRASS AREAS: SPREAD 6 INCHES OF TOPSOIL TO MEET THE REQUIRED FINISHED GRADES. TOPSOIL DEPTHS MAY BE DECREASED WITHIN 24 TO 36 INCHES OF GRADE CONTROLS TO MAINTAIN GRADE LEVELS 2" BELOW CURB AND EDGE OF PEDESTRIAN PAVEMENT.

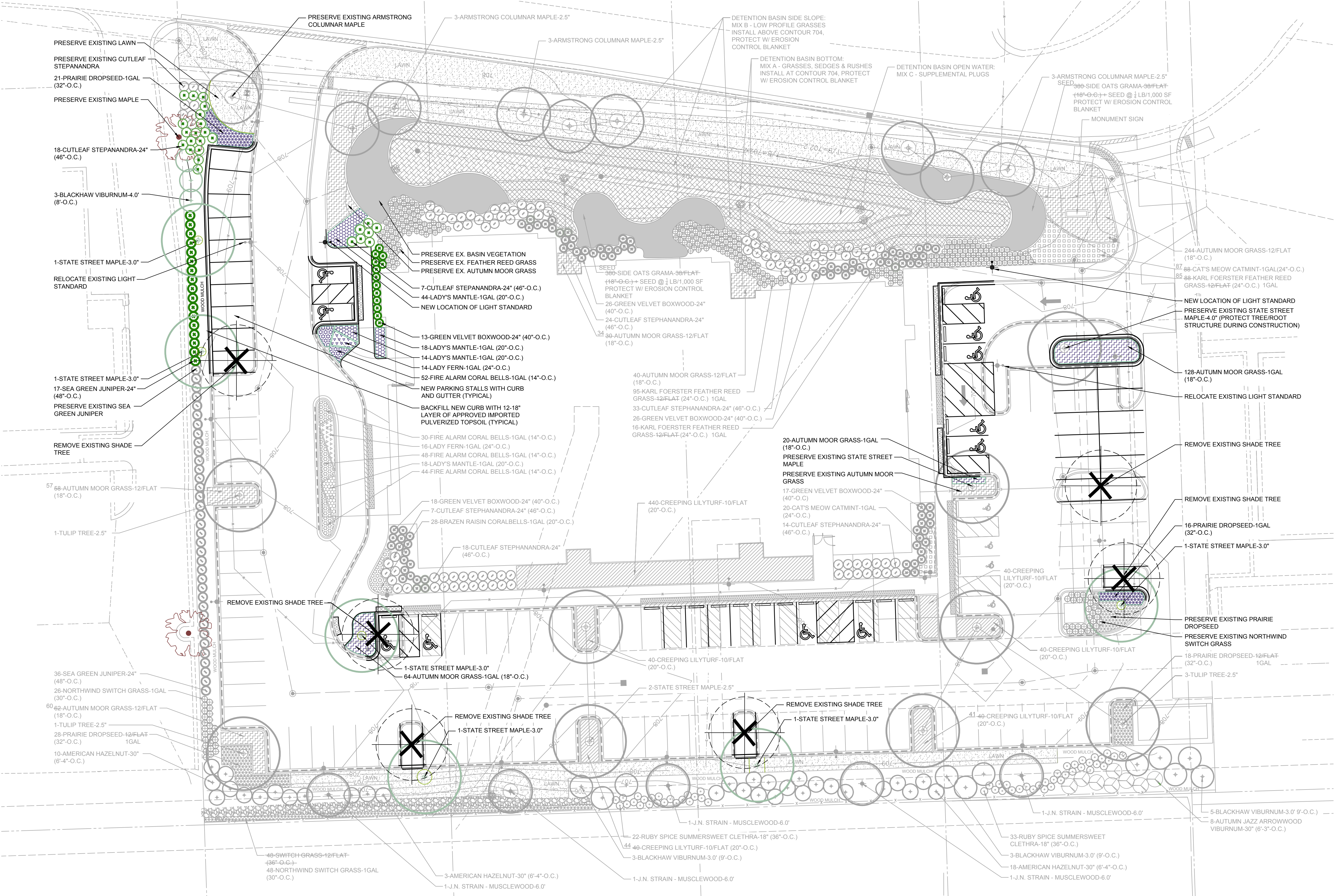
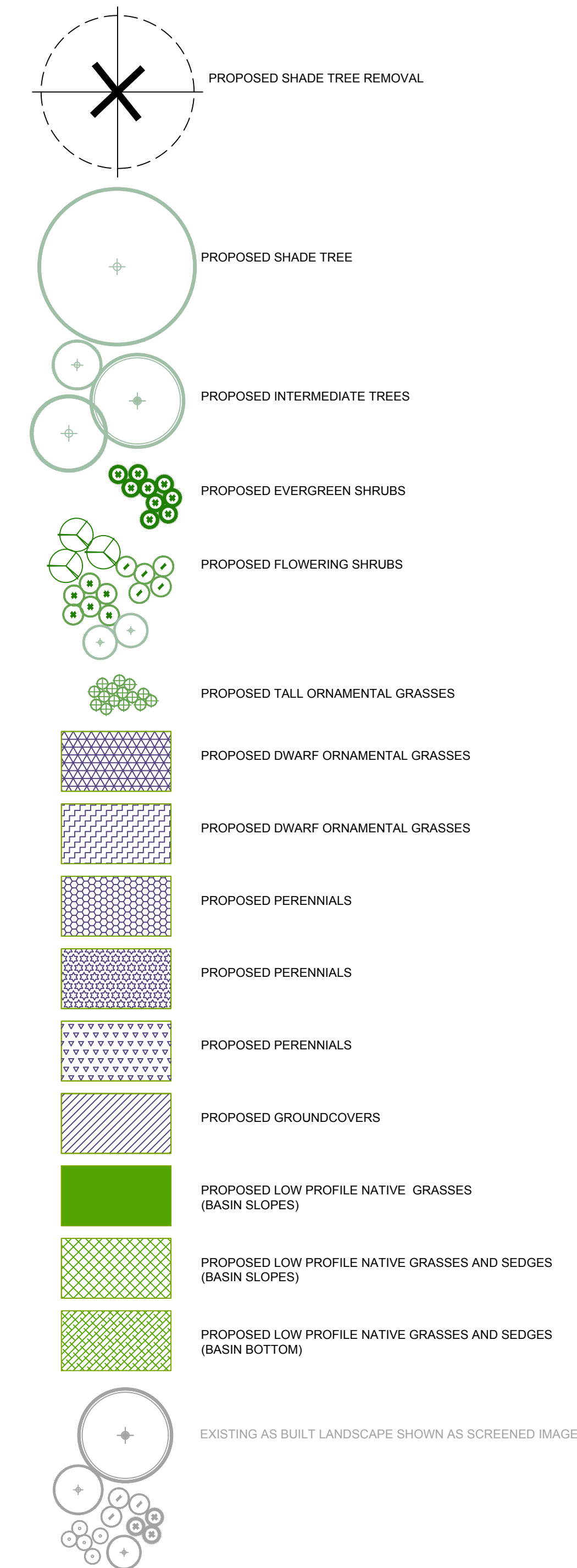
Plant Material Schedule

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' 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 prunifolium	Blackhaw Viburnum	4.0" H	5	12-15' h x 8-12' w	Matching Specimens
Source Shrubs at Marian Plants and Fine 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 filic-femina	Lady Fern	1 gal	14	24-30" (30")	24" - o.c.
Hauser '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

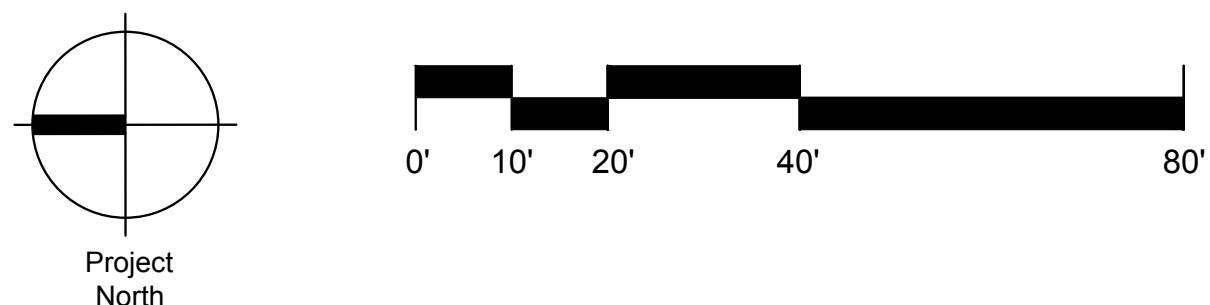
Landscape Materials and Miscellaneous Work Scope				Size/Units	Qty	Remarks
Description					as req.	
Demo - Removal of Landscape in Conflict with New Improvements				CY	as req.	
Premium Shredded Hardwood Mulch - dark, double processed (3" layer for trees and shrubs; and shrubs; 2" layer for perennials, 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 Gal. 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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2	8/12/2022	Light Standard Relocation
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

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.

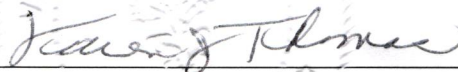
Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

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:



Village Clerk



Village President

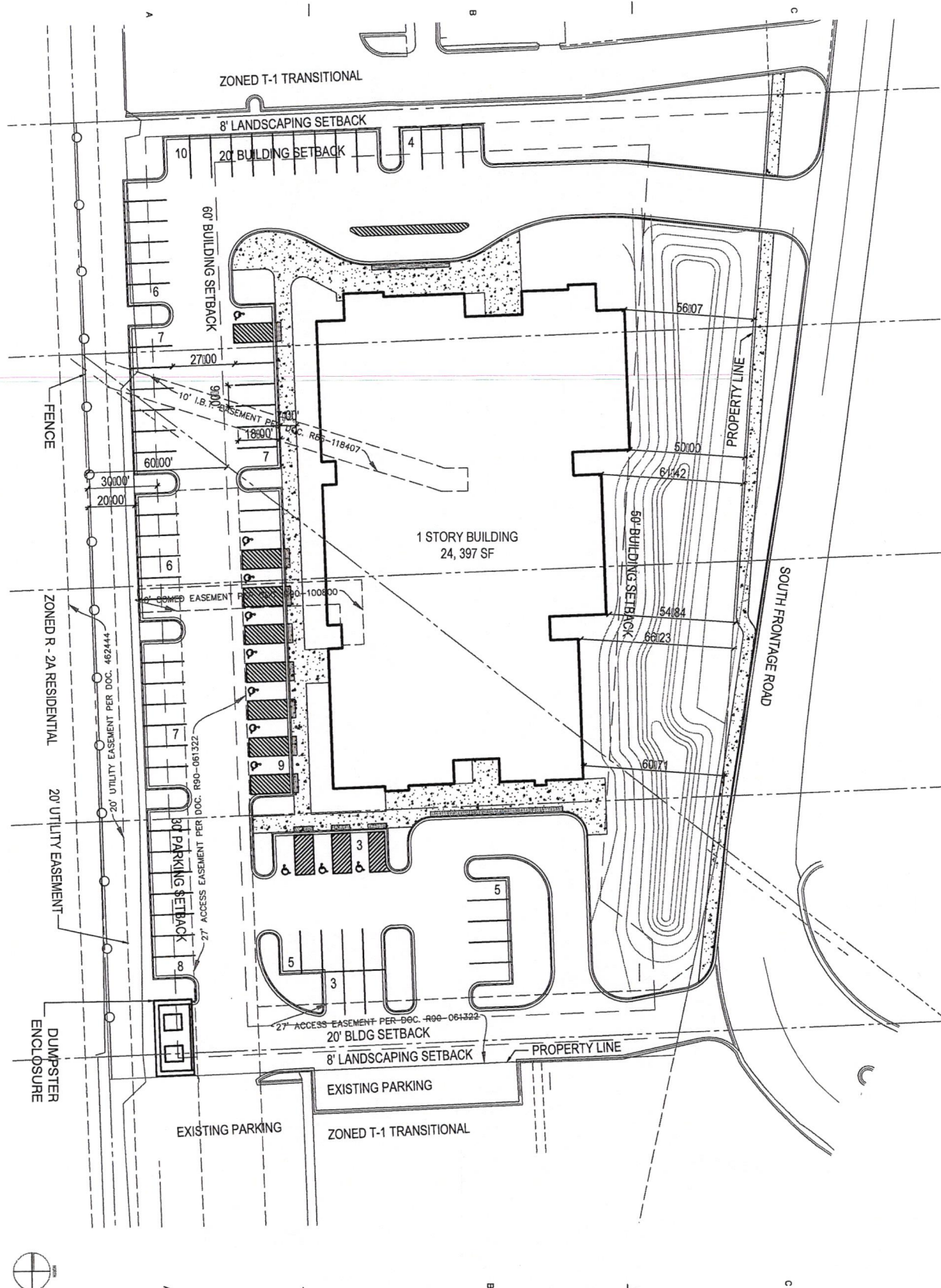
**REHABILITATION
INSTITUTE OF CHICAGO
OUTPATIENT AND DAY
REHAB CENTER**

Project Number	10039763
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
312-770-2419

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

MARK	DATE	DESCRIPTION
02	08/29/16	ZONING SUBMITTAL
03	10/07/16	REVISION SUBMITTAL

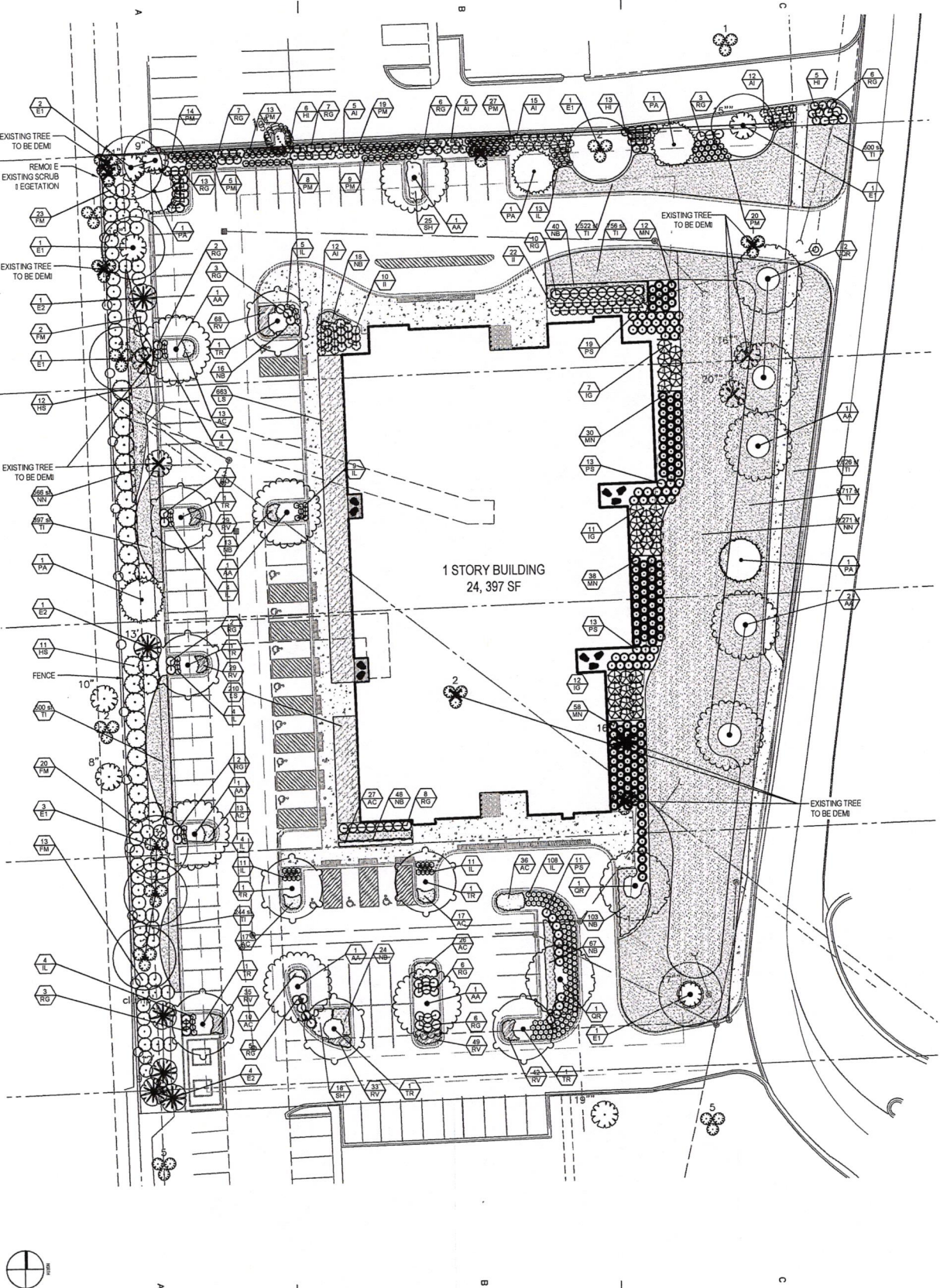
Project Number: 1602073
Original Issue: 08/19/16

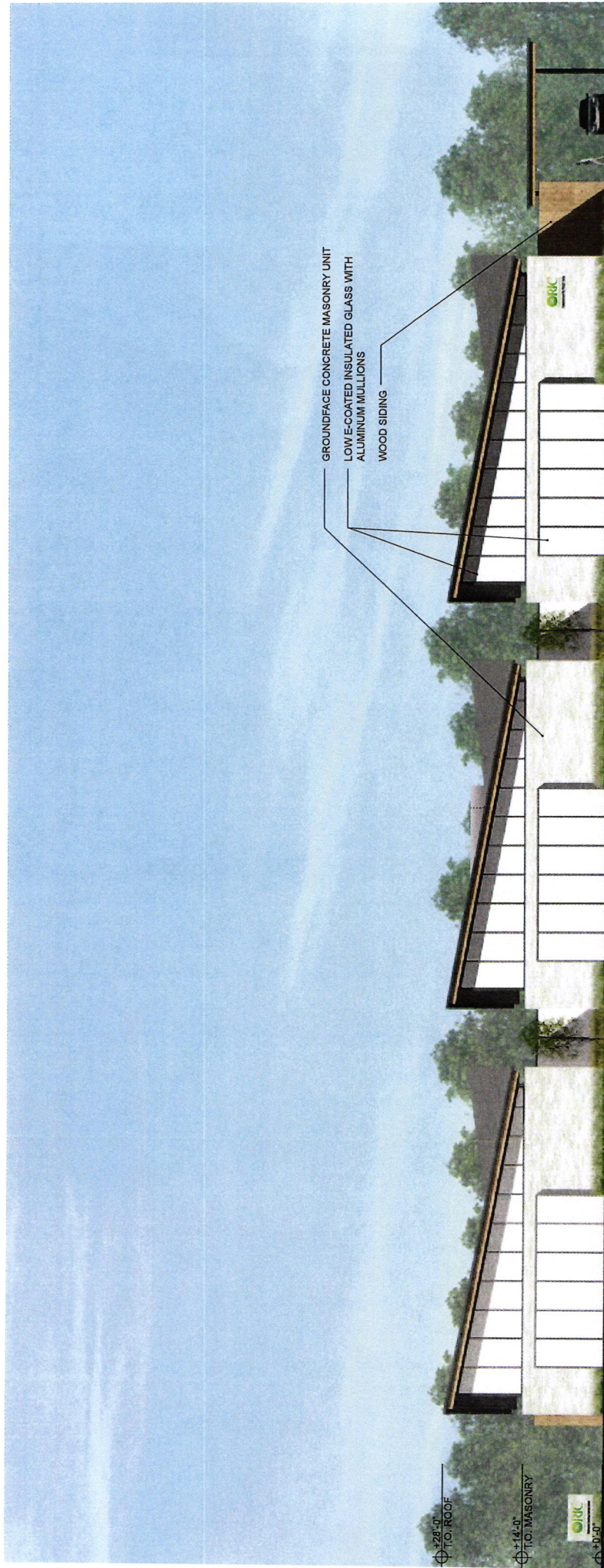
PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE PLAN

Scale:
1"=40'
Sheet Number:
LP-101

Project Status:



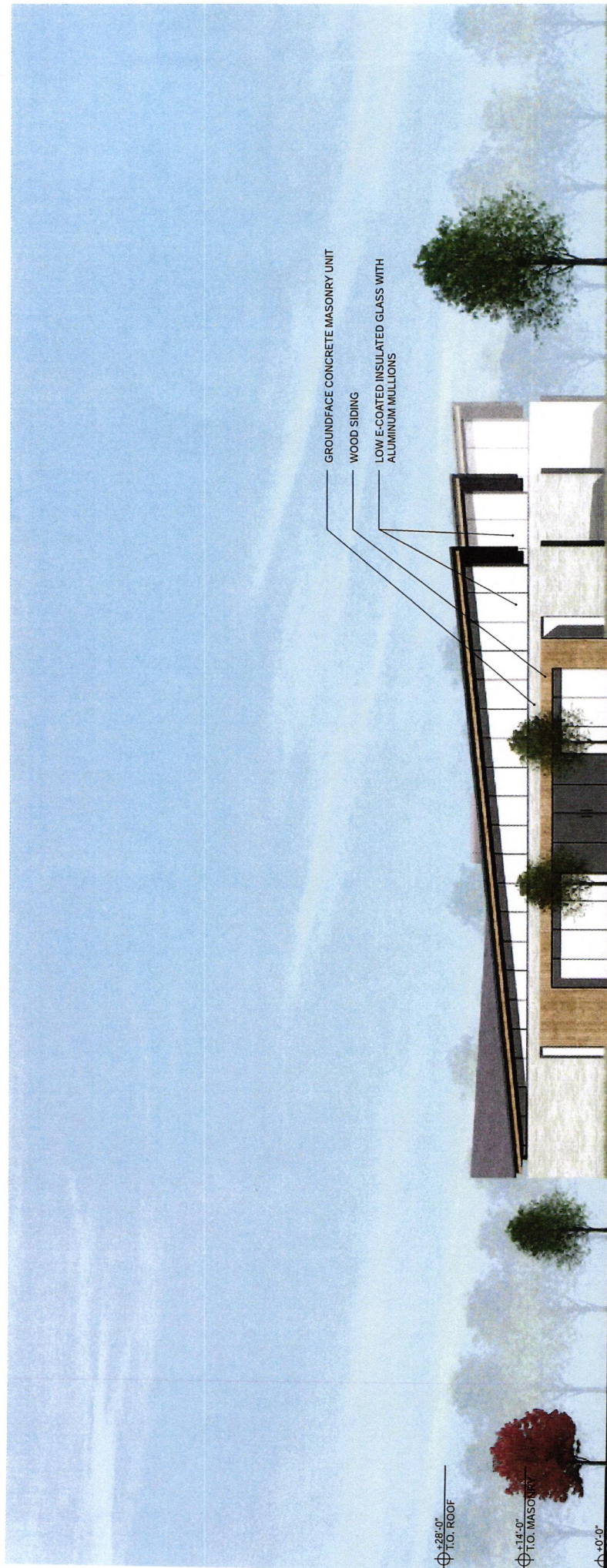


0 10' 20' 32'



ORC
 30 WEST MCINROE
 SUITE 700
 CHICAGO, IL 60603

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



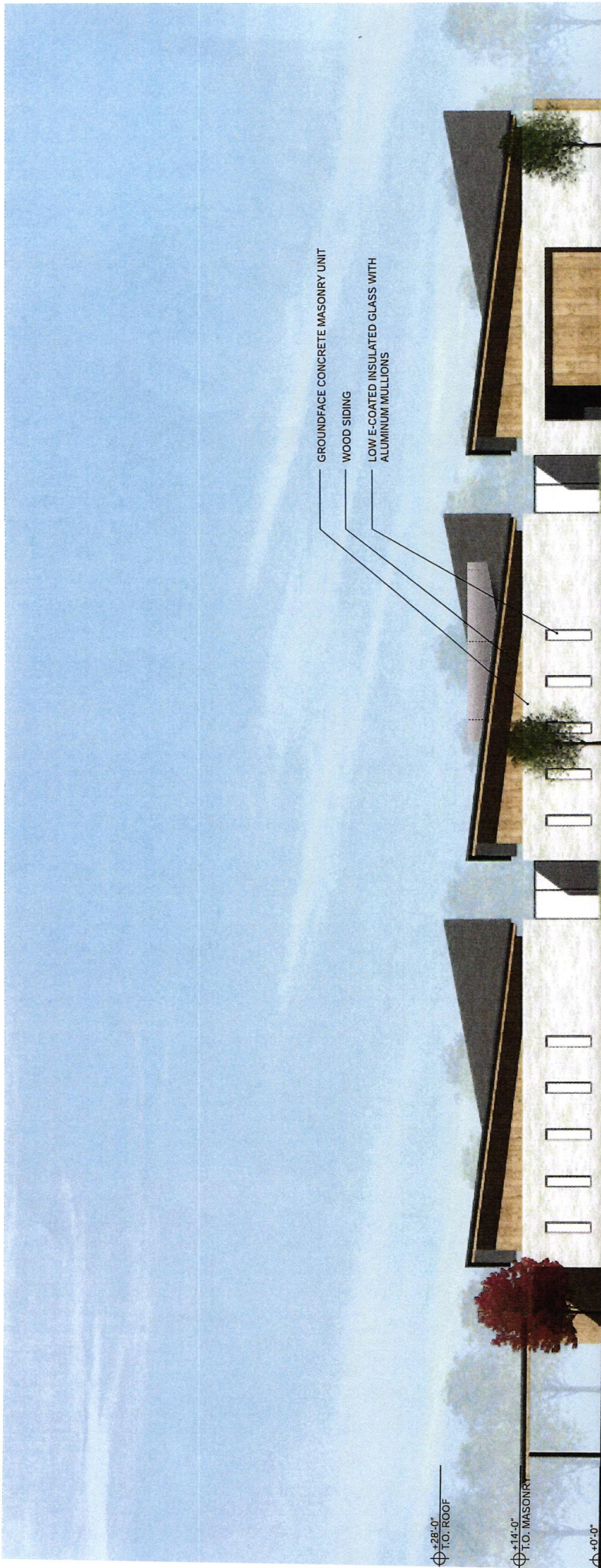
0 6 18 32



30 WEST MICHIGAN
SUITE 700
CHICAGO, IL 60603



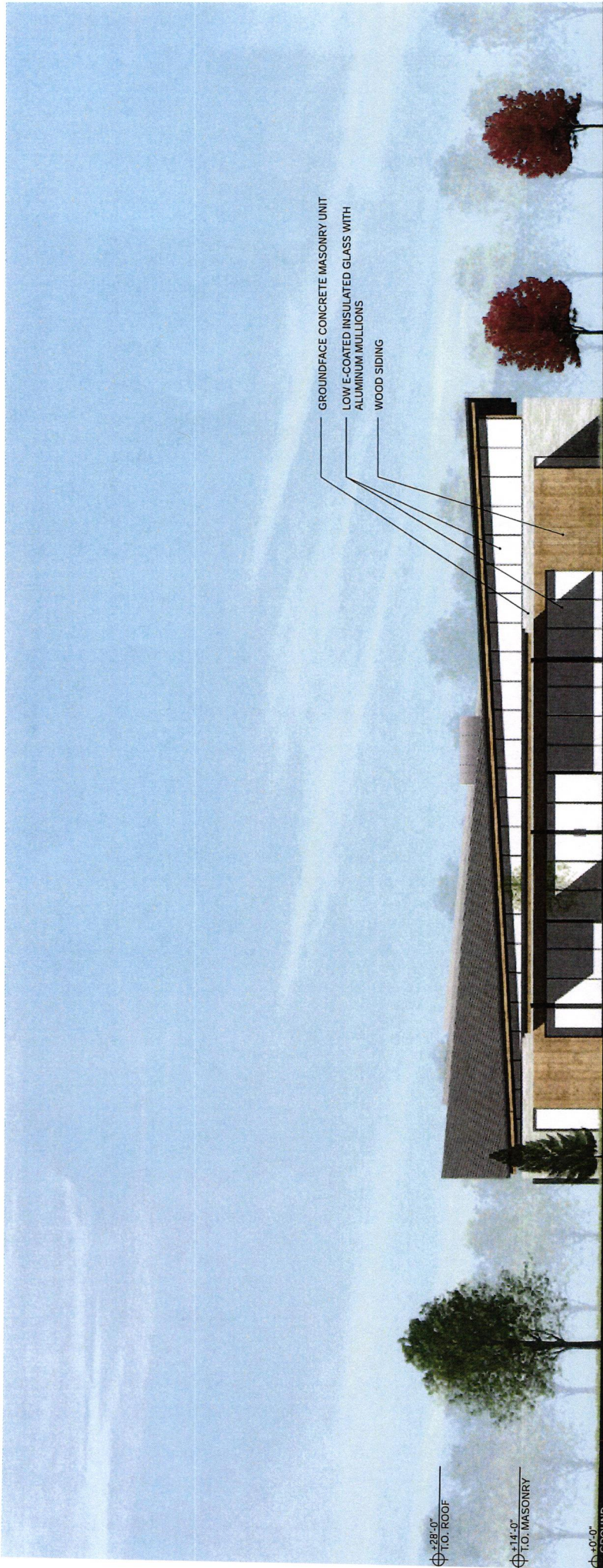
SOUTH ELEVATION - ALTERNATE
REHABILITATION INSTITUTE OF CHICAGO OUTPATIENT AND DAY REHAB CENTER
23 NOVEMBER 2016



30 WEST MONROE
SUITE 700
CHICAGO, IL 60603

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





GROUNDFACE CONCRETE MASONRY UNIT
 LOW E-COATED INSULATED GLASS WITH
 ALUMINUM MULLIONS
 WOOD SIDING

±28'-0"
 T.O. ROOF

±14'-0"
 T.O. MASONRY

±0'-0"
 GROUND

0' 10' 20' 30'



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

30 WEST MICHIGAN
 SUITE 700
 CHICAGO, IL 60605
HR

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.

EXHIBIT D

Village of Burr Ridge Zoning Department
7660 County Line Road
Burr Ridge, IL 60527

Re; Z-22-2022 Med Properties Variation

Village of Burr Ridge Zoning Department,

I own the home directly behind the Shirley Ryan Ability Lab, 7519 Drew Ave. and am opposed to the parking lot expansion.

My number one reason is, despite the fence along the west property line, during the winter months headlights from the cars shine directly over the fence into the first floor of my home. When the fence was constructed it was put on the west side of the drainage ditch which is about 3 feet below the parking lot level making the effectiveness of the fence to block headlights useless.

Secondly, I am not a fan of changing the agreed upon design of green space just because a developer has overbuilt on a piece of property.

Lastly, because we are in a flood prone area we are always concerned when more blacktop and concrete is added creating more water runoff.

Thank you for your consideration.

A handwritten signature in dark ink, appearing to read "Russell Allen". The signature is written in a cursive, flowing style.

Russ Allen
7519 Drew Ave.
Burr Ridge, IL 60527

From: [Andrius Paulius](#)
To: [Janine Farrell](#)
Subject: Comments against changing zoning at Ability Lab
Date: Monday, August 15, 2022 11:10:54 AM

From:
Paullus Family
7523 Drew Ave, directly behind property
[REDACTED]

We are strongly against any more changes to zoning at the property.

When initially approved a few years back we were told this would be a good fit to the transitional zone and not be an expansive healthcare facility. We were told there would not be any extra traffic, disruption to our property, and would blend in perfectly. We were against the changes because the fear was that the facility would keep growing beyond what the property could handle but were assured this would not be the case and the property owners agreed to put up a fence to block the light traffic in the parking lot which already expanded deeper than was previously allowed.

After approval the following happened:

1) the fence was built into a ditch not at street height. All parked cars can be seen directly from our home unlike what was promised, with headlights blaring into our home. We called to explain the fence was not properly installed and the property owners completely ignored the requests now that they had approval. This is still an issue and now more spots are being proposed to be added. Subsequent fences added at adjacent properties were built higher but ability lab ownership ignored homeowners and did nothing. We planted arbovitae to try and help with this but it still does not block and cost our family 15k of our own money. Many of the trees are now dying to constant exhaust, and there is garbage constantly along the property line. It's funny that once approval comes through all bets are off and it's mostly hollow talk. I expect this to happen again if they are approved.

2) Traffic steadily increased since initial approval, where now every spot is full at all hours of day and there is a backflow of people waiting to park and circling on the residential streets where there are no sidewalks and many children reside. As expected they are booking more appointments and expanding into a massive facility that was never meant to be in this location which was the neighborhood's concern in the first place. Now they are asking for 30 pct more spots saying there is 0 impact which makes no sense and defies logic. There has been since added a montessorri that is adding more traffic and this would just compound on that.

3) The facility has lights on after hours blaring into homes, not to mention the headlights due to the lower fence explained in point 1. We called about lowering or turning off lights and were ignored by property once again.

4) Garbage pickup was occurring at 6:30-7:00 am with a dumpster slamming on weekends. Called to ask if they could move to normal business hours and were ignored once again.

5) Large traffic backup with county line which will just get worse with a 30 pct expansion. I also expect the reasoning of buses blocked by covid restrictions to go away once their

expansion is approved so there will be even more traffic. As these types restrictions are being removed completely but still being used as reasoning in the proposal to expand which again makes no sense.

We are against any more zoning changes to the property. In summary special zoning changes were made prior and we were told they would not expand further. The fence and building went against everything they said and do not care at all about the neighboring homeowners concerns. I hope the board does not allow any more zone changes at this property unless they can negotiate in good faith with the community and repair/increase the size of the fence and then agree to discontinue their van program otherwise the status quo should be kept. Ownership knows that there is NO room for expansion and should consider building another facility that can better accommodate their needs elsewhere.

We are out of town but hope you can consider our concerns and other neighbors by rejecting this expansion.

Thanks,
Paulius Family



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

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

Petitioner: Village of Burr Ridge

Prepared by: Janine Farrell, Community Development Director

Date of Hearing: May 16, June 20 (continued), July 18, August 1, and September 19, 2022

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

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

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

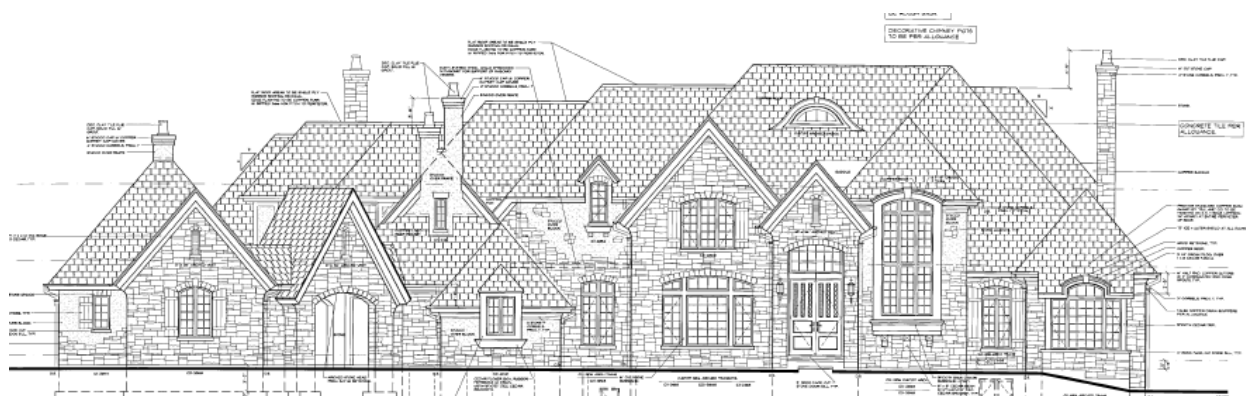
Staff researched Zoning Ordinance definitions for the following nearby municipalities: La Grange, Western Springs, Clarendon Hills, Hinsdale, Elmhurst, Darien, Willowbrook, and Oakbrook. None of the municipalities surveyed contained a Zoning Ordinance definition for an “attached garage.” DuPage County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

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

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



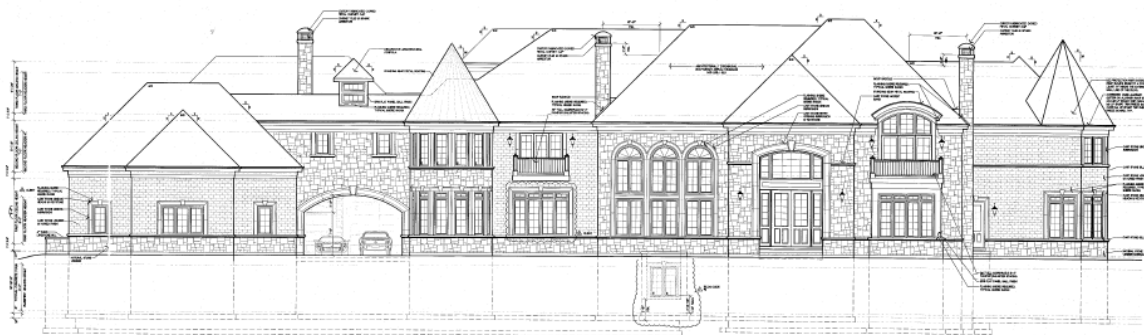
135 Glenmora Drive, zoned R-3, attached garage area 1,171 sq. ft.



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



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



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

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

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

After the August 1 meeting, the Commission recommended additional language to the draft definition presented. The revised draft definition is below:

- **GARAGE, ATTACHED:** A garage connected to a principal building by a party wall or by a roof. If connected by a roof, the roof shall be of a similar pitch, architectural character, or elevation as the rest of the primary residence. The area underneath the roof, if fully enclosed or open on one or more sides, shall count towards the total attached garage square footage.

Findings of Fact

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

Attachments

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



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Janine Farrell, Community Development Director

Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge/municipality

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

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630) 654-8181 x. 6100

EMAIL: jfarrell@burr-ridge.gov

PROPERTY OWNER: N/A

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

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

DESCRIPTION OF REQUEST:

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

PROPERTY INFORMATION (to be completed by Village staff)

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

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

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

Janine Farrell
Petitioner's Signature

4/12/2022
Date of Filing



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

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

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

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

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

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

(Please transcribe or attach additional pages as necessary)



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

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

Petitioner: Village of Burr Ridge

Prepared by: Janine Farrell, Community Development Director

Date of Hearing: June 6, July 18, August 1, and September 19, 2022

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

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

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

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

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



Examples of storage boxes and racks in truck beds.

This petition was first heard on June 6, 2022. Below is a summary of the Commission’s comments since that initial meeting, including those made on August 1, 2022:

- Commissioners were not unanimous on letter ‘v’ regarding vans without seats behind the driver or without rear windows and if these vehicles should continue to be deemed commercial.
- Commissioners generally agreed to clarify that “racks” should not include racks used for recreational equipment.
- Commissioners generally agreed to eliminate “storage boxes or lockers.”
- There was discussion about checking vehicle registration to determine what is a commercial vehicle. After staff consulted with the Police Department and Village Administrator, this would not be recommended and poses an enforcement challenge.
- There was discussion about creating a commercial vehicle registry where residents attest that their commercial vehicle is used for personal purposes. After staff consulted with the Police Department, this is not recommended since it poses an enforcement challenge. Officers would not enforce commercial vehicle regulations since each one could be claimed to be used for personal purposes.
- Commissioners generally agreed that snow plows for personal use during the winter season should be allowed.
- Commissioners requested information about the 2003 text amendment (see Exhibit C).

Based upon the comments above where the Commissioners generally agreed, staff is proposing the following amendment for Section IV.K.2.e, for letter ‘ii’ only: *Any vehicle with attached auxiliary equipment including, but not limited to plows, equipment, **or racks.**, ~~storage boxes or lockers.~~ Racks which are used for luggage or recreational equipment are not included in this definition. Snow plows for personal use are permitted during the winter season only.*

Findings of Fact

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

Attachments

- Exhibit A – Petitioner’s Materials and Findings of Fact
- Exhibit B – Zoning Ordinance Section IV.K excerpt
- Exhibit C – Documents from 2003 when current regulations were adopted

- Z-08-2003 staff report from April 17, 2003
- Minutes from April 7 and 21, 2003 Plan Commission meetings
- Ordinance A-834-03-03



EXHIBIT A

VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Janine Farrell, Community Development Director
Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge/municipality

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PHONE: (630) 654-8181 x. 6100

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PROPERTY OWNER: N/A

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

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

DESCRIPTION OF REQUEST:

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

PROPERTY INFORMATION (to be completed by Village staff)

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

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

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

Petitioner's Signature

Date of Filing



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

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

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

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

(Please transcribe or attach additional pages as necessary)

EXHIBIT B



BURR RIDGE ZONING ORDINANCE

SECTION IV GENERAL REGULATIONS

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

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

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

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

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



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

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

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

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

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

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

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

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

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



Section IV General Regulations

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



EXHIBIT C

VILLAGE OF BURR RIDGE
MEMORANDUM

TO: Village of Burr Ridge Plan Commission
Bob Grela, Chairman

FROM: Doug Pollock, Community Development Director

DATE: April 17, 2003

RE: **Z-08-2003: Regulations for Truck Parking**

Attached is a draft Ordinance amending the Zoning Ordinance regulations for truck parking. The Ordinance was prepared based upon the direction from the Plan Commission at the April 7, 2003 meeting. The amendments to the regulations would reclassify non-commercial trucks with Class B licenses (pick-up trucks) to be equal to other passenger vehicles. At the same time, the amended regulations expand the definition of commercial vehicles to include any vehicle that is marked as a commercial vehicle, as auxiliary equipment attached to the vehicle or that contains materials or products related to a commercial enterprise. The draft amendment is as follows:

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

Off-street parking facilities accessory to residential uses shall be used principally for the parking of passenger automobiles. Overnight parking of ~~trucks, commercial vehicles, and buses~~ is permitted in a fully enclosed building or structure upon any lot or parcel of land in a residential district in accordance with the following provisions:

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

- e. For purposes of this section, commercial vehicles shall be defined as follows:
1. ~~a~~Any vehicle exhibiting lettering or logos advertising a business related enterprise (other than traditional bumper stickers).
 2. *Any vehicle with attached auxiliary equipment including, but not limited to plows, equipment, racks or storage boxes or lockers.*
 3. *Any vehicle requiring a vehicle license greater than Class B as regulated by the State of Illinois.*
 4. *Any vehicle containing products, equipment, debris, or materials intended for commercial or business use whether in the open, in a cargo storage area, or covered by removable material or fabric.*
~~and trucks shall be defined as any vehicles requiring a truck license plate.~~

Vice Chairman Cronin asked for questions from the Plan Commission.

Commissioner Franzese asked Dr. Bossari if the ravines were wet. Dr. Bosarri said that they are wet much of the year but not always.

Commissioner Cronin asked staff about the adjacent zoning to the north. Mr. Pollock said that the property to the north was in an R-2B District. Commissioner Cronin added that the Village's Comprehensive Plan recommends single-family residential use of this property and the surrounding area at a density of one unit per 30,000 square feet of land area.

Commissioner Franzese asked about the location of the ravines. Mr. Saif described the locations. Mr. Pollock added that any construction of new homes on the property would be subject to the review and approval of the Village Engineer. He said that generally, Village grading regulations require that the amount and rate of stormwater runoff not be increased as a result of development on the property. Mr. Saif added that the ravines are in areas that would not interfere with new homes.

Commissioner Wott asked the developer if he was planning to live on this property. Mr. Saif said that he and other members of this family would occupy all three lots.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Walsh to close the public hearing at 8:27 PM. ROLL CALL VOTE was as follows:

AYES: 6 - Franzese, Walsh, Cronin, Wott, Sperlak, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Walsh to recommend that the Board of Trustees rezone this property upon annexation to the R-2B Single-Family Residential District and that the Plan Commission direct staff to prepare Findings of Fact in support of this decision. ROLL CALL VOTE was as follows:

AYES: 6 - Franzese, Walsh, Cronin, Wott, Sperlak, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

E. Z-08-2003: Zoning Ordinance Text Amendment

Mr. Pollock read the notice for this hearing as follows: Consideration of an amendment to Section IV.K.2 of the Village of Burr Ridge Zoning Ordinance modifying the regulations for overnight, outside parking of trucks in residential districts. Mr. Pollock said that the Plan Commission discussed this matter at their last meeting and directed staff to schedule a public hearing to consider amending the Ordinance. Mr. Pollock said that the Police Department researched various municipal regulations and submitted regulations from the Village of Skokie. He presented the Skokie regulations on the video screen. Mr. Pollock noted that the regulations under discussion related only to the overnight, outside storage of vehicles.

Vice-Chairman Cronin asked if there was anyone in attendance to speak to this matter.

Mr. Eric Emmerick of 168 Lakewood Circle spoke regarding the truck regulations. He noted that he drives a dual wheeled truck that would be prohibited by existing regulations and the Skokie regulations.

Vice Chairman Cronin asked for comments and questions from the Plan Commission.

Commissioner Wott asked about the enforcement of the regulations. Mr. Pollock said that the Village's policy was to conduct enforcement on a complaint basis. He said this policy was based on direction from the Village Board.

Commissioner Sperlak said that she sees no reason to regulate dual wheeled trucks different from single wheeled trucks. Commissioner Trzupek agreed.

Commissioner Walsh suggested that the definition of commercial vehicles should be redefined. He suggested that the definition of commercial vehicles should include vehicles with auxiliary equipment such as ladder racks.

Mr. Pollock suggested that staff prepare a draft amendment for review by the Plan Commission based on the comments at this hearing.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Walsh to continue this hearing to the April 21, 2003 meeting. ROLL CALL VOTE was as follows:

AYES: 6 - Franzese, Walsh, Cronin, Wott, Sperlak, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

IV. CORRESPONDENCE

There were no comments regarding the Board Report.

V. OTHER CONSIDERATIONS

A. Indian Head Hills Subdivision; Preliminary Plat (9100 Garfield Avenue)

Mr. Pollock said that the owner of the property at 9100 Garfield Avenue requests consideration of preliminary plat approval for an eight-lot subdivision located at the southeast corner of 91st Street and Garfield Avenue. Mr. Pollock explained that this property is subject to a 1993 Annexation Agreement that approves a plan for subdivision of the property. He said that the proposed plat is consistent with the approved Annexation Agreement plan.

Vice Chairman Cronin asked for comments and questions from the Plan Commission.

Commissioner Trzupek asked if the discharge rate for the stormwater management would be in compliance with current standards. Mr. Pollock said that the discharge rate would comply with current standards.

REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE

April 21, 2003

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 Village Hall, 7660 County Line Road, Burr Ridge, Illinois, by Chairman Grela.

ROLL CALL was noted as follows:

PRESENT: 7 - Grela, Cronin, Franzese, Wott, Walsh, Sperlak, and Trzupek

ABSENT: 1 - McTigue

Also present were Community Development Director Doug Pollock, Planner Aaron Cook, Village Attorney Scott Uhler, and Village President Jo Irmen.

Prior to proceeding with the agenda, Chairman Grela thanked Vice Chairman Cronin for chairing the previous Plan Commission meeting in his absence.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Walsh to approve the April 7, 2003 Regular Meeting Minutes.

ROLL CALL VOTE was as follows:

AYES: 6 - Franzese, Walsh, Cronin, Wott, Sperlak, and Trzupek

NAYS: 0 - None

ABSTAIN: 1 - Grela

MOTION CARRIED by a vote of 6-0 with 1 abstaining.

III. PUBLIC HEARINGS & CONSIDERATIONS

A. Z-08-2003: Zoning Ordinance Text Amendment – Continued from April 7, 2003

Mr. Pollock introduced the hearing and read the legal notice as follows:

Consideration of an amendment to Section IV.K.2 of the Village of Burr Ridge Zoning Ordinance modifying the regulations for overnight, outside parking of trucks in residential districts.

Chairman Grela asked if there was anyone in the audience who wished to speak on this matter.

Mr. Eric Emmerick of 168 Lakewood Circle spoke regarding the truck regulations. Mr. Emmerick stated that he was pleased with the apparent revisions to the truck regulations. Mr. Emmerick submitted handouts to the Commission from the Secretary of State website regarding regulations for license plates.

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

Commissioner Franzese stated that provisions for cargo and panel vans need to be included as it reads in the Skokie ordinance. Commissioner Franzese also referenced that Commissioner McTigue was in favor of limiting the number of vehicles allowed to park. Commissioner Franzese was also curious if the Motor Vehicle Code will be revised. Mr. Pollock stated that he will review the necessity of updating the municipal code.

A **MOTION** was made by Commissioner Walsh and **SECONDED** by Commissioner Cronin to close the public hearing at 7:44 PM.

ROLL CALL VOTE was as follows:

AYES: 7 - Walsh, Cronin, Sperlak, Franzese, Wott, Trzupek, and Grela

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Walsh and **SECONDED** by Commissioner Wott to approve the zoning ordinance text amendment modifying the regulations for overnight, outside parking of trucks in residential districts, with the addition of the Skokie regulation regarding cargo and panel vans with rear windows and seating behind driver's seat.

ROLL CALL VOTE was as follows:

AYES: 7 - Walsh, Wott, Grela, Sperlak, Cronin, Franzese, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

Chairman Grela commented on the ILAPA 2003 Awards Nomination for the German Church Road Sub-Area Plan Amendment.

Mr. Pollock gave a brief overview of what the nomination was about and that staff feels it is a unique plan based upon the scope of the plan as well as the process was completed without the use of outside consulting.

Commissioner Franzese feels that the nomination focused perhaps too much on the Plan Commission and that Mr. Pollock and staff deserve credit as well.

Chairman Grela agrees with Commissioner Franzese and commends Mr. Pollock and staff for the undertaking.

STATE OF ILLINOIS)
COUNTY OF C O O K) SS.
COUNTY OF DU PAGE)

CLERK'S CERTIFICATE

I, KAREN J. THOMAS, the duly elected, qualified, and acting Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of that Ordinance now on file in my office, entitled:

ORDINANCE NO. A-834-03-03

**AN ORDINANCE AMENDING SECTION IV.K.2 OF THE
ZONING ORDINANCE OF THE VILLAGE OF BURR RIDGE
(Z-08-2003: Regulations for Truck Parking)**

which Ordinance was passed by the Board of Trustees of the Village of Burr Ridge at a regular meeting held on the 12th day of May, 2003, which meeting a quorum was present, and approved by the President of the Village of Burr Ridge on the 12th day of May, 2003.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Burr Ridge was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Burr Ridge, and that the result of said vote was as follows, to-wit:


**AYES: 6 - Trustees Pallat, Paveza, Grasso, Cizek,
 Sodikoff, and Rohner**

NAYS: 0 - None

ABSENT: 0 - None

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Burr Ridge, this 12th day of May, 2003.


Village Clerk

ORDINANCE NO. A-834-03-03

**AN ORDINANCE AMENDING SECTION IV.K.2 OF THE
ZONING ORDINANCE OF THE VILLAGE OF BURR RIDGE
(Z-08-2003: Regulations for Truck Parking)**

WHEREAS, an application for a text amendment to the Village of Burr Ridge Zoning Ordinance 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 text amendment on April 7, 2003, and April 21, 2003, 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 text amendment to the Burr Ridge Zoning Ordinance, 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 the proposed text amendment 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, find as follows:

- A. That the recommendation is to amend Section IV.K.2 of the Burr Ridge Zoning Ordinance to revise the regulations for the overnight parking of trucks, commercial vehicles, and buses.
- B. That the amendment described more fully in Section 3 hereof is consistent with the purpose and intent of the Zoning Ordinance.

Section 3: That Section IV.K.2 of the Burr Ridge Zoning Ordinance be and hereby is deleted and replaced by the following:

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

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

- a. Commercial vehicles may be stored and/or parked overnight only in a fully enclosed building or structure.
- b. No commercial vehicle shall be permanently affixed to the ground.
- c. No more than a combined total of two (2) commercial vehicles may be stored or parked overnight in a fully enclosed building or structure upon any lot or parcel of land, except as hereinafter provided.
- d. Only one (1) commercial vehicle may be stored or parked overnight for each unit in a duplex, two-family, multi-family, or townhouse structure, provided it is in a fully enclosed building or structure.
- e. For purposes of this section commercial vehicles shall be defined as follows:
 - 1. Any vehicle exhibiting lettering or logos advertising a business related enterprise (other than traditional bumper stickers).
 - 2. Any vehicle with attached auxiliary equipment including, but not limited to plows, equipment, racks, storage boxes or lockers.
 - 3. Any vehicle requiring a vehicle license greater than Class B as regulated by the State of Illinois including but not limited to trucks, cargo vans, commercial limousines, and buses.
 - 4. Any vehicle containing products, equipment, debris, or materials intended for commercial or business use whether in the open, in a cargo storage area, or covered by removable material or fabric.
 - 5. Any van that does not have seating behind the driver's seat and the front passenger seat or without side windows adjacent to the rear seating area such as panel vans.

Section 4: 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.

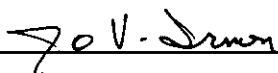
PASSED this 12th day of May, 2003, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 6 - Trustees Pallat, Paveza, Grasso, Cizek,
 Sodikoff, and Rohner

NAYS: 0 - None

ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on this 12th day of May, 2003.



Village President

ATTEST:



Village Clerk



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

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

Prepared by: Janine Farrell, Community Development Director

Date of Hearing: May 16, June 20 (continued), July 18, August 1, and September 19, 2022

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

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

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

10. Any noncomplying sign shall be removed.

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

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

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

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

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

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

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

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

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

Findings of Fact and Recommendation

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

Appendix

Exhibit A – Petitioner’s Materials

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

EXHIBIT C

55.09 Temporary Signs

The following signs shall be permitted anywhere within the Village and shall not require a permit. . Temporary signs may only be erected on private property by or with the express consent of the property owner. (amended by A-923-04-17)

- A. **Construction Work or Activity:** Not more than two (2) signs regarding construction work or activity on the property with a total combined surface area not to exceed thirty-two (32) square feet and a maximum height, to the top of each sign, of eight (8) feet. Not more than one (1) such sign, with an identical message to another, shall be permitted. The signs shall be confined to the site of construction, may be erected after a complete building permit application is submitted, and shall be removed within seven (7) days after the issuance of an occupancy permit. (amended by A-923-04-17)
- B. **Property Sale, Lease, or Rental:** Signs regarding the sale, lease, or rental of property, not exceeding a total area of twelve (12) square feet and a maximum height, to the top of each sign, of five (5) feet advertising the sale, rental or lease of all, or part, of the premises on which the signs are displayed. One such sign is permitted for each lot or parcel and such signs shall be removed within seven (7) days after the sale is closed or the lease is signed. (amended by A-923-04-17)
- C. **Non-Commercial:** Non-commercial signs, as defined herein, not exceeding sixteen (16) square feet in area for each sign. Not more than one (1) such sign, with an identical message to another, shall be permitted. Maximum height, to the top of such signs, shall be five (5) feet. ~~These signs shall be confined within private property.~~ Signs shall be removed within thirty (30) days after the conclusion of the event to which they pertain, if any, except as otherwise authorized or required by state and federal law. In no case may a temporary non-commercial sign be displayed for longer than one (1) year, except as otherwise authorized by state or federal law. Temporary non-commercial signs that do not meet the temporal requirements of this subsection shall require a permit. (amended by A-923-04-17)
- D. **Development of Property:** Signs regarding property development not exceeding one hundred (100) square feet in area. Maximum height to the top of such signs shall be twenty (20) feet. One such sign shall be permitted for each thoroughfare or highway frontage of the development. Such signs may be erected upon approval of a preliminary plat of subdivision or upon submission of a building permit application and shall be removed within seven (7) days after the last lot or unit is sold. (amended by A-923-04-17)
- E. **Right-of-Way Temporary Event Signs:** Signs ~~not described above~~ may be placed on private property ~~or~~ within the public right-of-way under the following conditions:
 - 1. Signs shall be located no closer than 10 feet from the road pavement edge or curb.
 - 2. Signs shall be a maximum of three (3) feet in height and a maximum of four (4) feet per face.
 - 3. Signs shall be in place only for seven consecutive days prior to the event occurring and removed within one day following conclusion of the event.
 - ~~2. Signs may be placed on Saturdays and Sundays only between the hours of 9:00 a.m. and 6:00 p.m.~~
 - ~~3.4.~~ That the written consent of the homeowner be obtained prior to installing signs in the public right-of-way adjoining the front, side or rear of any residential property.
 - ~~4.5.~~ Signs must be free standing, not attached to any utility pole, light poles, fence, or structure nor any traffic control sign ~~and placed at least 3 feet from the curb or edge of pavement.~~
 - ~~5.6.~~ No sign shall be placed within any portion of a twenty-five (25) foot sight triangle at the intersection of two streets. The sight triangle is determined by extending the curb or edge of pavement lines to a point of intersection; then measuring back along these extended curb or edge of pavement lines for a distance of twenty-five (25) feet to two points. A line drawn connecting the above determined points completes a triangle.
 - ~~6.7.~~ That only one sign be permitted within 150 feet of an intersection which relates to the same topic and that the next closest sign be no closer than 150 feet. Additionally, there shall be only one sign of the same topic placed in front of a single lot.

- ~~7. No attention or attracting devices such as pennants, streamers, balloons, inflatable shapes, banners, flashing lights or other illumination shall be attached to a sign or placed in the public right of way.~~
8. Each sign must have attached an adhesive label or other means to identify the name, address and telephone number of the person responsible for the placement and removal of each sign.
- ~~9. That a fine in the amount of \$7550.00 per sign will be charged to the person, company, or other party -whose name or interest is on the sign, if the sign is in violation of any of the above restrictions. If no names are found on the sign, the party or entity identified on the sign will be assessed the fine. Notice of each violation shall be in writing. Any person, firm or corporation charged with said violation may be issued a citation or "P" ticket. Violators issued such notices may request a hearing in the Circuit Court of DuPage County within 10 days of the date of the original violation or may settle and compromise the claim by paying to the Village the respective amounts set forth in the following schedule and within the times set forth in the following schedule: (Section 9 Amended by A-923-07-02)~~
 - ~~i. Payment of \$50.00 for each violation within 10 days of the date of the original violation.~~
 - ~~ii. A FINAL NOTICE, which stipulates the date on which collection of the \$50.00 penalty shall be turned over to a collection agency approved by the Village for collection will be issued after 10 days.~~
 - ~~iii. In the event that said payment is made after the FINAL NOTICE and prior to the collection agency taking any action to collect the penalty, \$100.00 shall be accepted as settlement.~~
 - ~~iv. If the person accused of the violation does not settle the claim or request a hearing in the Circuit Court of DuPage County, he/she must request of the Chief of Police within 10 days of the date of the notice of violation that an administrative hearing be held. Upon receipt of a hearing request, the Chief of Police of the Village, or the designee of the Chief of Police, shall conduct the hearing. The person requesting a hearing shall be notified of the time, date and place of the administrative hearing. After the person accused of a violation has had an opportunity to present his or her testimony, the Chief of Police or the designee of the Chief of Police shall advise the person of his/her findings. If the Chief of Police or the designee of the Chief of Police determines that the violation notice was valid and that an ordinance violation occurred, the \$50.00 penalty shall be due and payable within 10 days. If the offender fails to pay the fine, the claim may be turned over to a collection agency as set forth in paragraphs 2 and 3 above.~~
- ~~9. In the event that actions taken by the collection agency fail to result in payment of the penalty due, a FINAL NOTICE, which stipulates the date on which filing of a complaint with the Clerk of the Circuit Court of DuPage County will be commenced, will be issued. Payment of any fine and costs shall be in such amounts as may be determined and established by the Court.~~
10. That signs which are removed will be kept by the Village for a period of no more than three (3) weeks. In order to retrieve the signs, the fine must be paid within the three-week period of time, otherwise they will be discarded.
11. Any noncomplying sign shall be removed.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Janine Farrell, AICP
Community Development Director

DATE: September 19, 2022

RE: Board Report

The August 22, 2022 Board of Trustees meeting was cancelled. At their September 12, 2022 meeting, the Board of Trustees took the following actions relative to matters forwarded from the Plan Commission:

- **Z-21-2022: 510 Village Center Dr. (Garcia/Coopers Hawk Winery & Restaurant); Special Use, PUD Amendment, and Findings of Fact**
 - The Board directed staff to draft an Ordinance approving the request to amend the outdoor dining area with the Plan Commission recommended conditions.
- **Z-10-2022: 9115 Kingery Highway (Thorntons LLC); Special Uses, PUD Amendment, Variations, and Findings of Fact:**
 - The Board approved Ordinances approving the requests. The Plan Commission had recommended approval.
- **V-03-2022: 10S675 Glenn Dr. (Rohan); Variation and Findings of Fact**
 - The Board approved an Ordinance denying the requests. The Plan Commission had recommended denial.
- **NOTES:**
 - **Z-20-2022**, the petition to re-zone 11731 87th Street from R-1 to R-3 was withdrawn by the petitioner.
 - **Z-15-2022**, the Cottages of Drew, located at 7950 Drew Ave., is scheduled for the September 26, 2022 meeting. The petitioner is reverting back to a two-car garage proposal. A complete set of the updated plans (engineering, architectural, and landscaping) have not been received.

08/26/2022

Permits Applied for July 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-22-219	07/05/2022	16W 30 83RD ST	Pablo Peralta	16W30 83rd St Burr Ridge, IL 60527	Com Alteration
JCA-22-221	07/05/2022	16W 30 83RD ST	Pablo Peralta	16W 30 83rd St Burr Ridge, IL 60527	Com Alteration
JCA-22-238	07/19/2022	450 Village Center Dr.	Castelli Construction	2233 S Highland Ave Lombard, IL 60148	Com Alteration
JCPM-22-245	07/29/2022	8300 Madison St.	Midwest Mechanical	801 Parkview Blvd Lombard, IL 60148	Com Mechanical Permit
JDEK-22-227	07/14/2022	116 Clover Meadow Dr	LEW Construction	2260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-22-228	07/14/2022	115 Clover Meadow Dr	LEW Construction	2260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-22-229	07/14/2022	114 Clover Meadow	LEW Construction	2260 Saint Andrews Bolingbrook IL 60440	Deck
JDEK-22-230	07/14/2022	111 Clover Meadow Dr	LEW Construction	2260 Saint Andrews Bolingbrook IL 60440	Deck
JGEN-22-223	07/12/2022	1 Navajo Ct	Cornejo Electric	8210 Hohman Ave Munster IN 46321	Generator
JGEN-22-247	07/28/2022	491 Leonard Ln	GeneratorTechnologies	1249 Burville Rd Crete IL 60417 16W280	Generator
JPAT-22-240	07/20/2022	3 Mallory Ct	King's Landscaping	16W280 Jeans Rd Lemont IL 60439	Patio
JPAT-22-241	07/20/2022	6300 Elm St	Dave Knecht Homes LLC	15 Spinning Wheel Rd Hinsdale IL 60521	Patio
JPCT-22-233	07/19/2022	6900 Veterans Blvd.	Watchhill Wireless Solutions	927 N State St Elgin IL 60123	Cell Tower
JPF-22-236	07/18/2022	724 Tomlin Dr	Homeowner		Fence Permit
JPF-22-244	07/25/2022	41 Cabernet Ct	Freeman Fence	200 W River Rd St Charles IL 60174	Fence Permit
JPPL-22-234	07/18/2022	8497 Arrowhead Farm Dr	Expert Pool Builders	12120 Wallace St Crown Point IN 46307	Pool
JRAD-22-222	07/07/2022	1237 Laurie Ln	Eckco Development Group	630 E 6th St Hinsdale IL 60521	Residential Addition

08/26/2022

Permits Applied for July 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAD-22-248	07/27/2022	6555 Shady Lane	Amercian Bluegrass	286 Commonweath Dr Carol Stream IL 60188	Residential Addition
JRAL-22-218	07/01/2022	ROWs DuPage Locations	ESPO Engineering Corp	855 Midway Dr Willowbrook IL 60527	Right-of-Way
JRAL-22-220	07/05/2022	86 Cabernet Ct	Silver Leaf Construction Renovation	241 Frontage Rd Burr Ridge IL	Residential Alteration
JRAL-22-224	07/13/2022	8133 Kathryn Ct	Lagestree Mulder	17005 Westview Ave South Holland IL 60473	Residential Alteration
JRAL-22-225	07/13/2022	ROWs DuPage Locations	HBK Engineering	616 Enterprise Dr Oak Brook IL 60523	Right-of-Way
JRAL-22-231	07/15/2022	ROWs DuPage Locations	ComEd	1 Lincoln Centre Oak Brook Terrace IL 60181	Right-of-Way
JRAL-22-232	07/18/2022	8497 Arrowhead Farm Dr	Top Design Inc	2945 Grove St Glenview IL 60025	Right-of-Way
JRAL-22-235	07/18/2022	ROWs DuPage Locations	ESPO Engineering	845 Midway Dr Willowbrook IL 60527	Right-of-Way
JRAL-22-237	07/18/2022	8497 Arrowhead Farm Dr	Top Design	2945 Grove St Glenview IL 60025	Residential Alteration
JRAL-22-239	07/20/2022	651 Camelot Dr	Beacon Construction Management	8412 Meadow Brook Dr Burr Ridge	Residential Alteration
JRAL-22-242	07/21/2022	ROWs Ck Cty Locations	3P	7325 James Ave Woodridge IL 60517	Right-of-Way
JRAL-22-243	07/25/2022	1102 Kenmare Dr	Statements in Stone	1955 Airway Ct New Lenox, IL 60451	Right-of-Way
JRES-22-246	07/29/2022	1 Ridge Farm Rd	Fresh Coast Solar	2211 N Elston Ave Chicago IL 60614	Residential Miscellaneous
JRSF-22-226	07/13/2022	53 S Cabernet Ct	Burdi Custom Builders	2609 35th St Oak brook IL 60523	Residential New Single Family

TOTAL: 31

08/16/2022

Permits Issued July 2022



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-22-205	07/13/2022	306 Burr Ridge Pkwy	Porras Construction	227 Fairview St Belvidere IL 61008	Com Alteration \$85,000	1,199
JCPM-22-199	07/19/2022	15W 100 Plainfield Rd	Energy Services	512 W 5th Ave Naperville IL 60563	Com Mechanical Permit \$10,940	
JDEK-22-127	07/11/2022	755 Cambridge Dr	Giertsen Company of Illinois	250 Lexington Drive Buffalo Grove IL 60089	Deck \$90,000	1,552
JDEK-22-152	07/19/2022	11450 Circle Dr	Archadeck of Chicagoland	395 W. Northwest Hwy Palatine IL 60067	Deck \$147,360	565
JDEK-22-175	07/20/2022	6976 Fieldstone Dr	Platinum Decking LLC	336 S Loomis St Naperville IL 60540	Deck \$50,000	682
JDEK-22-202	07/20/2022	8963 Enclave Dr	Homeowner	Burr Ridge IL 60527	Deck \$1,000	88
JDS-22-179	07/14/2022	11480 Circle Dr	Bek Construction Inc	10831 Major Ave Chicago IL 60615	Demolition Structure	
JELV-22-212	07/28/2022	6101 County Line Rd	TK Elevator	3600 Lacey Rd, Suite 100 Downers Grove IL 60515	Elevator \$132,400	
JGEN-22-161	07/19/2022	7708 Ridgewood Ln	Alternative Energy Solutions	1225 Commercial Dr Schererville IN 46375	Generator	
JGEN-22-182	07/15/2022	15W 645 81st ST	Generator Technologies	1249 Burville Rd Crete IL 60417	Generator \$12,025	
JPAT-22-165	07/25/2022	250 Dartmouth Ct	Arrowhead Brick Pavers, Inc.	2800 S Cannonball Tr Bristol IL 60512	Patio \$80,000	159
JPAT-22-207	07/28/2022	7820 Dana Way	ABA Construction		Patio \$3,000	
JPF-22-144	07/27/2022	142 Circle Ridge Dr	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit	
JPF-22-147	07/25/2022	125 60th St	Classic Fence Inc.	1822 Rte 30 Oswego IL 60543	Fence Permit \$17,690	
JPF-22-213	07/28/2022	7229 Hamilton Ave	Bespoke Fence	2737 W 111th St Chicago IL 60655	Fence Permit \$11,264	298
JPPL-22-155	07/07/2022	8143 Kathryn Ct	All Property Services	26 W Royal Oaks Dr Bristol IL 60512	Pool \$54,000	640

08/16/2022

Permits Issued July 2022



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JRAD-22-105	07/13/2022	216 W 59th St	Gonman Construction Compan	10450 S. Western Chicago IL 60643	Residential Addition
JRAL-22-149	07/18/2022	249 Lakewood Cir	Construction Design Services	249 E Prospect Ave Mount Prospect IL 60056	Residential Alteration \$30,675 409
JRAL-22-192	07/13/2022	7701 Forest Hill Rd	Homeowner	Burr Ridge IL 60527	Right-of-Way
JRAL-22-197	07/15/2022	ROWs DuPage Locations	INTren Trenching	3524 Martens St Franklin Park IL 60131	Right-of-Way
JRAL-22-206	07/27/2022	1427 Tomlin Dr	Elia Paving	P.O. Box 580 Hinsdale IL 60521	Right-of-Way \$10,172
JRAL-22-209	07/27/2022	167 Post Rd.	J&R 1st in Asphalt, Inc.	7659 W. 98th Street Hickory Hills IL 60457	Right-of-Way
JRAL-22-211	07/27/2022	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way \$1,279
JRDB-22-151	07/11/2022	7220 Park Ave	Homeowner	Burr Ridge IL 60527	Residential Detached Building \$4,600 320
JRSF-22-043	07/14/2022	9441 FALLINGWATER W	SCI Group LLC	1229 E Algonquin RD, Suite A Arlington Heights IL 60005	Residential New Single Family \$1,800,000 6,073
JRSF-22-047	07/12/2022	11480 Circle Dr	Bek Construction Inc	10831 Major Ave Chicago IL 60615	Residential New Single Family \$520,000 4,332
JRSF-22-134	07/07/2022	11231 W 77th St	Jovic Builders	7920 Deerview Court Burr Ridge IL 60527	Residential New Single Family \$669,450 4,463
JRSF-22-135	07/07/2022	7606 Hamilton Ave	Jovic Builders	7920 Deerview Court Burr Ridge IL 60527	Residential New Single Family \$981,600 6,544
TOTAL:	28				

08/16/22

Occupancy Certificates Issued July 2022



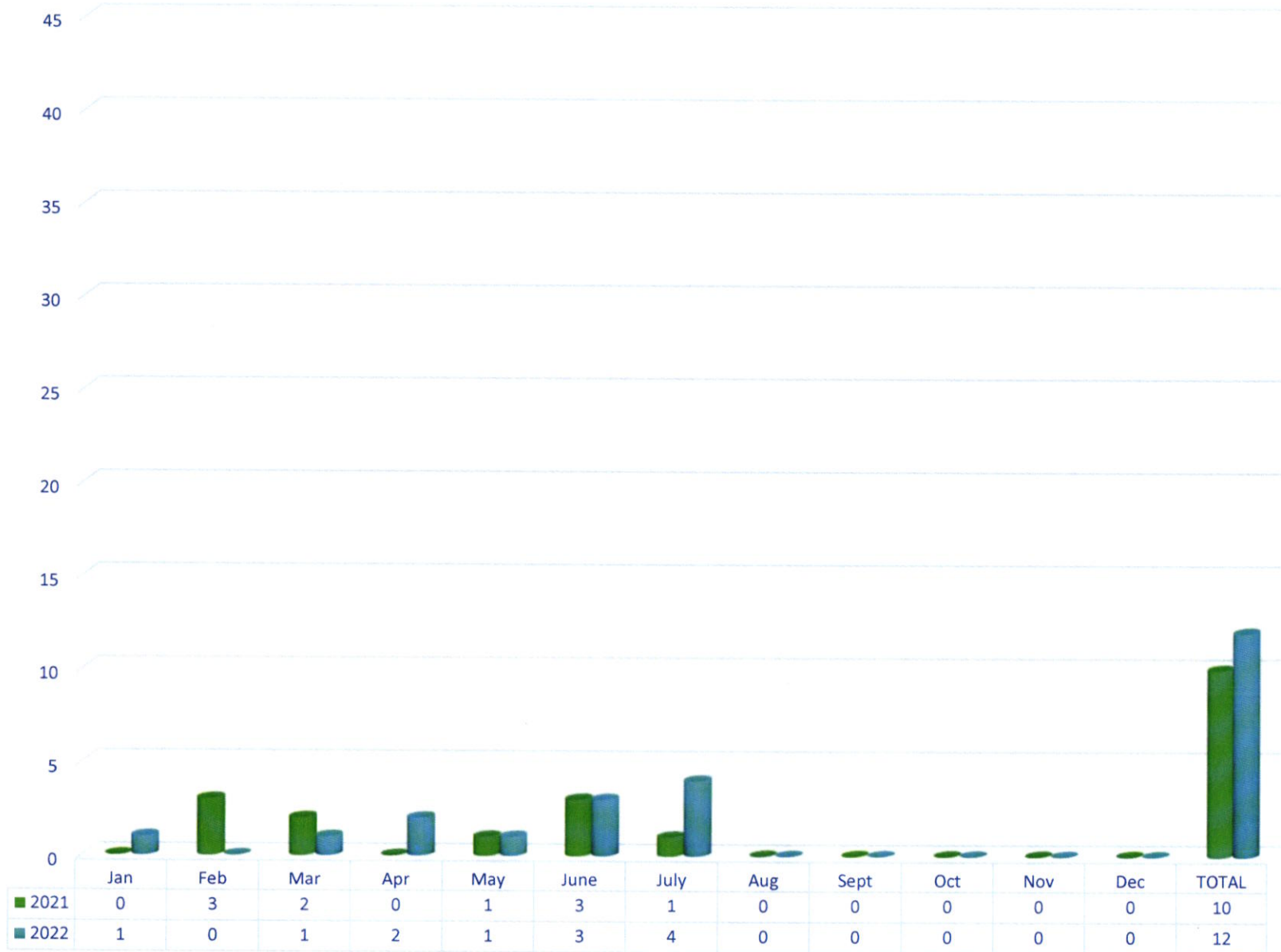
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF22017	07/07/22	LensCrafters	460 Village Center Dr.

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2022

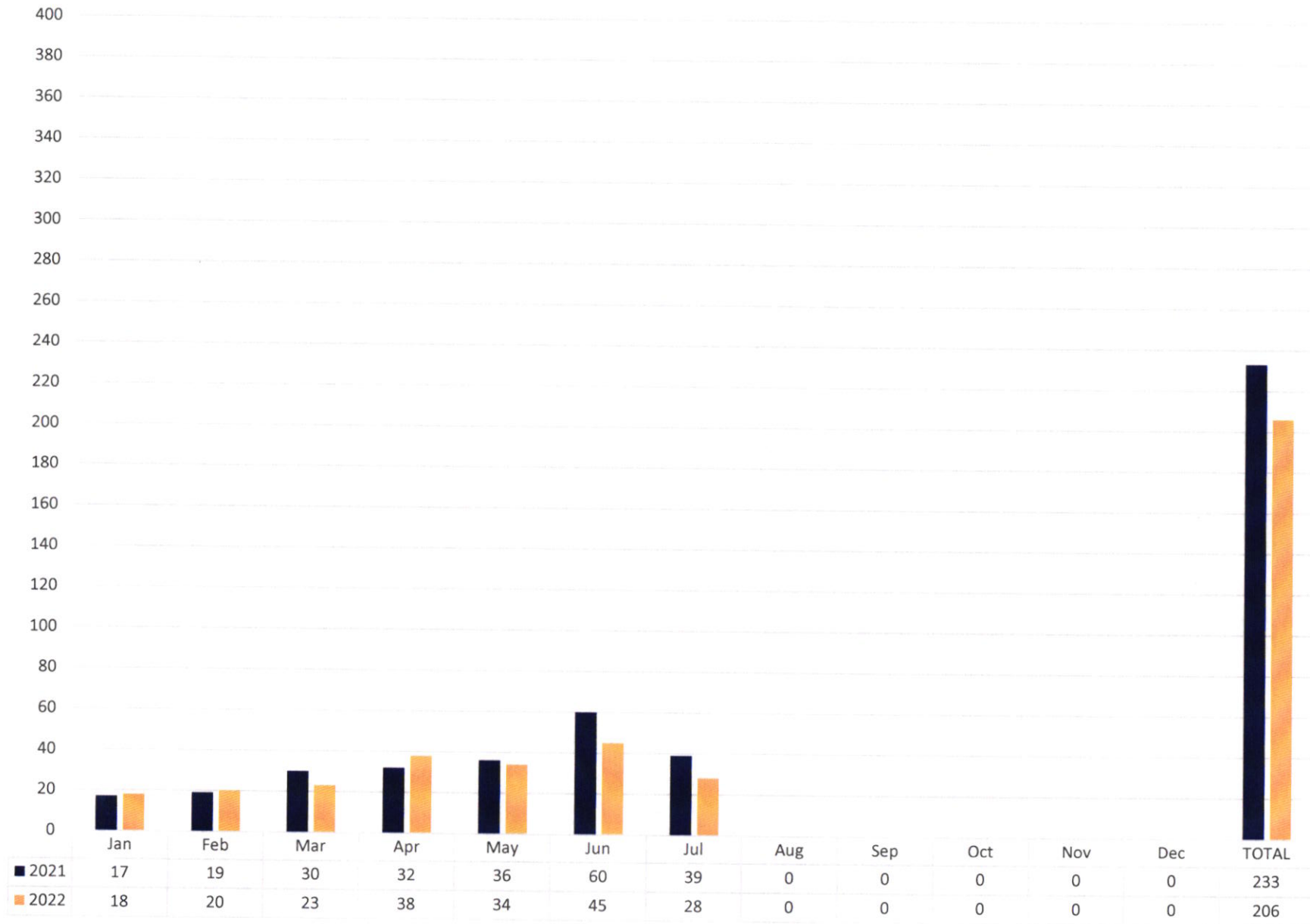
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$607,950	\$170,800		\$488,775	\$1,267,525
	[1]	[3]		[1]	
FEBRUARY		\$366,385		\$31,501	\$397,886
		[5]		[1]	
MARCH	\$600,000	\$672,000		\$5,978,425	\$7,250,425
	[1]	[6]		[4]	
APRIL	\$2,000,000	\$109,075		\$310,000	\$2,419,075
	[2]	[5]		[2]	
MAY	\$500,000	\$53,417			\$553,417
	[1]	[2]		[]	
JUNE	\$2,850,000	\$678,530			\$3,528,530
	[3]	[6]		[1]	
JULY	\$3,971,050	\$30,675		\$85,000	\$4,086,725
	[4]	[2]		[1]	
AUGUST					\$0
	[]	[]		[]	
SEPTEMBER					\$0
	[]	[]		[]	
OCTOBER					\$0
	[]	[]		[]	
NOVEMBER					\$0
	[]	[]		[]	
DECEMBER					\$0
	[]	[]		[]	
2022 TOTAL	\$10,529,000	\$2,080,882	\$0	\$6,893,701	\$19,503,583
	[12]	[29]	[]	[9]	

Village of Burr Ridge New Housing Permits 2021 Compared to 2022

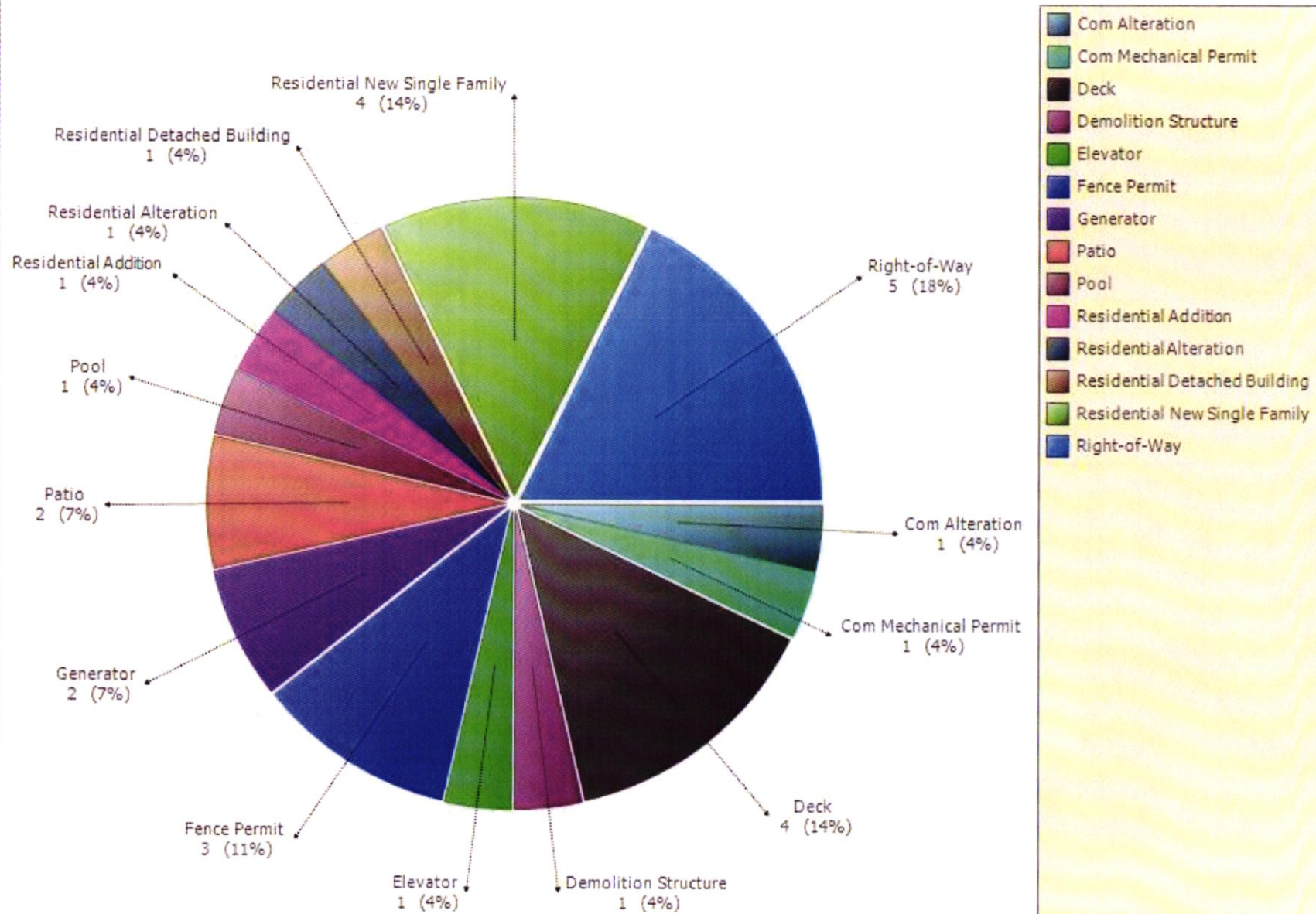


Village of Burr Ridge Building Permits Issued 2021 Compared to 2022



Breakdown of Projects by Project Type

Permits Issued July 2022



09/14/2022

Permits Applied for August 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JCA-22-290	08/31/2022	312 Burr Ridge Pkwy	Construction Development Inc 1600 Golf Rd. Ste. 1200 Rolling Meadows IL 60008	Com Alteration
JCMSC-22-289	08/29/2022	375 83rd St	Murphy Construction Services 16W273 83rd St. Ste. D Burr Ridge IL 60527	Commercial Miscellaneous
JCPB-22-273	08/18/2022	700 W 79th St	Murphy Paving & Sealcoating, Inc. 16W235 83rd St. Burr Ridge IL 60527	Com Building Permit
JCPM-22-266	08/15/2022	720 Village Center Dr.	Hiram Builders LLC 7345 W. 100th Pl Suite 100 Bridgeview IL 60455	Com Mechanical Permit
JDEK-22-276	08/22/2022	8750 Grant St	Dan Autullo	Deck
JDEK-22-293	08/20/2022	181 Pheasant Hollow Dr	LEW Construction 260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-22-294	08/30/2022	179 Pheasant Hollow Dr	LEW Construction 260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-22-295	08/30/2022	173 Pheasant Hollow Dr	LEW Construction 260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-22-296	08/30/2022	175 Pheasant Hollow Dr	LEW Construction 260 Saint Andrews Dr Bolingbrook IL 60440	Deck

09/14/2022

Permits Applied for August 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JDEK-22-297	08/30/2022	165 Pheasant Hollow Dr	LEW Construction 260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JPAT-22-256	08/05/2022	9366 Fallingwater Dr W	Sol Design Services 3645 W. Scott Drive Alsip IL 60803	Patio
JPAT-22-262	08/11/2022	7381 Madison St	Homeowner	Patio
JPAT-22-279	08/24/2022	133 Carriage Way Dr	Celtic Development & Construction LTD 2519 N. California Ave Unit C Chicago IL 60647	Patio
JPAT-22-286	08/25/2022	8110 Woodside Ln	Homeowner	Patio
JPAT-22-298	08/31/2022	1003 Kenmare Dr	Gregorio's Landscaping, Brick Paving & P.O. Box 386 Streamwood IL 60107	Patio
JPF-22-249	08/01/2022	650 Glenn Dr	Homeowner	Fence Permit
JPF-22-271	08/19/2022	109 Prairie Ridge Ct	Quantus Pools Corp. 3701 Berdnick St Rolling Meadows IL 60008	Fence Permit
JPPL-22-257	08/05/2022	77 Cabernet Ct	Platinum Poolcare 300 Industrial Lane Wheeling IL 60090	Pool



Permits Applied for August 2022

09/14/2022

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPPL-22-258	08/08/2022	24 Deer Path Trail	Premier Pools & Spas 601 S. Broadway Aurora IL 60505	Pool
JPPL-22-270	08/18/2022	536 Conway Ct	Fox Pool Chicago 1502 Fitzer DR Joliet IL 60431	Pool
JPPL-22-272	08/19/2022	109 Prairie Ridge Ct	Quantus Pools Corp. 3701 Berdnick St Rolling Meadows IL 60008	Pool
JRAD-22-267	08/15/2022	9202 Fallingwater Dr W	Sajmil Construction, Inc. 5900 W. Crain St. Morton Grove IL 60053	Residential Addition
JRAL-22-250	08/01/2022	601 Burr Ridge Pkwy	Rose Paving Company 7300 W 100th Pl Bridgeview IL 60455	Right-of-Way
JRAL-22-253	08/03/2022	6855 Fieldstone Dr	Kitchens & Spaces 7398 Ogden Avenue Downers Grove IL 60515	Residential Alteration
JRAL-22-254	08/04/2022	15W 463 87TH ST	Lamantia Builders 20 E. Ogden Hinsdale IL 60521	Residential Alteration
JRAL-22-260	08/09/2022	8126 Kathryn Ct	Irish Castle Paving 7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JRAL-22-261	08/09/2022	1 Cascade Ct E	Free World, Inc 1247 N. State Pkwy, #304 Chicago IL 60610	Residential Alteration

09/14/2022

Permits Applied for August 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-22-263	08/12/2022	8005 Hamilton AVE	Bradford & Kent Builders 807 Ogden Ave. Downers Grove IL 60515	Residential Alteration
JRAL-22-264	08/12/2022	425 Tamerton Pkwy	Noble Blacktop Corp 3 Grant Sq., Ste 162 Hinsdale IL 60521	Right-of-Way
JRAL-22-265	08/12/2022	ROWs DuPage Locations	All Source Directional Boring 1215 Betty Dr Plainfield IL 60586	Right-of-Way
JRAL-22-268	08/16/2022	5 Pepper Mill Ct	Elia Paving P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JRAL-22-274	08/22/2022	300 93rd Pl	Dressler Block Concrete 13152 Meadow Lane Plainfield IL 60544	Right-of-Way
JRAL-22-275	08/17/2022	ROWs DuPage Locations	ComEd 2 Lincoln Center Oak Brook Terrace IL 60181	Right-of-Way
JRAL-22-277	08/18/2022	8401 S County Line RD	TBD	Right-of-Way
JRAL-22-278	08/24/2022	143 Tower Dr	SSE Mechanical 15 N 792 Farmview Hampshire IL 60140	Right-of-Way
JRAL-22-280	08/25/2022	8300 County Line Rd	Home For Life Advantage 769 Heartland Dr Sugar Grove IL 60554	Residential Alteration

09/14/2022

Permits Applied for August 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-22-281	08/25/2022	11729 Woodside Ct	JBN Builders 8571 Harvest Ln Darien IL 60561	Residential Alteration
JRAL-22-282	08/25/2022	11554 Ridgewood Ln	Bob Gedvilas	Right-of-Way
JRAL-22-288	08/26/2022	1 Ambriance	Ubee's Brick Paving & Concrete 2135 Newcastle Westchester IL 60154	Right-of-Way
JRAL-22-292	08/30/2022	8601 Johnston Rd	Alliance Construction Services 7226 W 90th PL Bridgeview IL 60455	Residential Alteration
JRDB-22-259	08/09/2022	7244 Fair Elms Ave	Frank Benitz	Residential Detached Building
JRDB-22-291	08/29/2022	11306 W 75th St	Home Depot 2101 W. 75th St. Darien IL 60561	Residential Detached Building
JRES-22-252	08/01/2022	1170 Secret Forest Dr	C & H Development Co. 2217 W. 135th Place Blue Island IL 60406	Residential Miscellaneous
JRES-22-255	08/05/2022	8110 Woodside Ln	RJ Graham Plumbing 19934 Wolf Road #44 Mokena IL 60448	Residential Miscellaneous
JRPE-22-269	08/16/2022	7812 S County Line Rd	West Town Electric 211 W. Plainfield Rd Chicago IL 60654	Res Electrical Permit

09/14/2022

Permits Applied for August 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRPF-22-283	08/24/2022	7310 Hamilton Av	RMD Construction 7210 Giddings Ave. Burr Ridge IL 60527	Pool and Fence
JRPP-22-287	08/26/2022	370 Madison St	Trusty Plumbing, Inc. 205 Washington Av La Grange IL 60525	Res Plumbing Permit
JRSF-22-251	08/01/2022	105 Kraml Dr	Homeowner	Residential New Single Family
JRSF-22-284	08/29/2022	15W 227 79th St	Homeowner	Residential New Single Family
JRSF-22-285	08/26/2022	11700 German Church Rd	B&A Builders 8146 W 45th Street Lyons IL 60534	Residential New Single Family
TOTAL:	50			

09/14/2022

Permits Issued August 2022



Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Pablo Peralta	JCA-22-219	08/03/2022	16W 30 83RD ST	Commercial alteration, interior/exterior v	40,000	743
MAO Concrete	JCMSC-22-141	08/08/2022	7650 County Line Rd	Replace sidewalk and two curbs	2,400	
Murphy Paving & Sealcoating, Inc	JCPB-22-273	08/30/2022	700 W 79th St	Replace retaining wall, ribbon curb instal		
Drescher Landscaping, Inc	JDEK-22-195	08/03/2022	101 Kraml Dr	Deck/pavilion, wood deck to replace fire	60,000	1,036
LEW Construction	JDEK-22-227	08/10/2022	116 Clover Meadow Dr	Deck replacement	14,500	136
LEW Construction	JDEK-22-228	08/10/2022	115 Clover Meadow Dr	Deck replacement	12,700	120
LEW Construction	JDEK-22-229	08/10/2022	114 Clover Meadow	Deck replacement	14,500	177
LEW Construction	JDEK-22-230	08/10/2022	111 Clover Meadow Dr	Deck replacement	12,700	120
Jose De Jesus Padilla	JDS-22-172	08/08/2022	15W 227 79th St	SFR demolition, 1 story frame single far		
Koita Inc	JDS-22-200	08/09/2022	5921 Madison St	Demolition of existing home and garage.		
Cornejo Electric	JGEN-22-223	08/01/2022	1 Navajo Ct	Stand by generator	3,000	
Viper Contracting LLC	JPAT-22-190	08/03/2022	6861 Fieldstone Dr	Replacing existing concrete patio	11,902	85
Apple Landscape Design LLC	JPAT-22-215	08/02/2022	8497 Kimberly Ct	Paver patio, replace current deck with bri	25,500	
King's Landscaping	JPAT-22-240	08/29/2022	3 Mallory Ct	Remove existing deck and paver patio, in		752
Sol Design Services	JPAT-22-256	08/22/2022	9366 Fallingwater Dr W	Replacing driveway, walk way, front por		
Watchhill Wireless Solutions	JPCT-22-233	08/15/2022	6900 Veterans Blvd.	Remove Sprint telecommunications equi		
Freeman Fence, Inc.	JPF-22-244	08/18/2022	41 Cabernet Ct	Install 4' high ornamental steel fence		
Barrington Pools, Inc.	JPPL-22-159	08/12/2022	8048 Hamilton	Pool	161,000	495
Platinum Poolcare	JPPL-22-257	08/24/2022	77 Cabernet Ct	New in-ground concrete swimming pool	226,714	900
Paige Christensen	JRAD-22-110	08/04/2022	8079 Creekwood Dr	Remove existing garage and build new 3		3,414
Raspante Dream Builders	JRAD-22-217	08/18/2022	1471 Garywood Dr	Residential addition, new family room		

Square footage shown on this report reflects the total for calculating the maximum floor area permitted.

The construction value is based on an estimated value of \$150 per sq. ft. for residential new & addition construction and \$75 per sq. ft. for residential alterations.

Construction value or square footage will not be reflected for miscellaneous permits such as: decks, fences, pools, driveways, etc.

09/14/2022

Permits Issued August 2022



Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Eckco Development Group	JRAD-22-222	08/24/2022	1237 Laurie Ln	Residential addition, 12 x 20 addition to		252
American Bluegrass	JRAD-22-248	08/23/2022	6555 Shady Lane	New Sunroom addition	100,000	357
ComEd	JRAL-22-089	08/02/2022	ROWs Ck Cty Locations	11660 German Church Road Replacing u		
Ortega, Miguel	JRAL-22-216	08/02/2022	11310 W 72nd St	ROW- driveway, adding circular drivewa		
ESPO Engineering Corporation	JRAL-22-218	08/02/2022	ROWs DuPage Locations	6221 Cove Creek Ct, Comcast WO# DC		
Silver Leaf Construction & Renov	JRAL-22-220	08/03/2022	86 Cabernet Ct	Residential Alteration, kitchen and famil		919
Lagestee-Mulder Inc.	JRAL-22-224	08/08/2022	8133 Kathryn Ct	Residential alteration, interior renovation		501
HBK Engineerig	JRAL-22-225	08/05/2022	ROWs DuPage Locations	Multiple locations of work: 15W675 74th		
ComEd	JRAL-22-231	08/05/2022	ROWs DuPage Locations	15W 431 S Garfield, ComEd WO# 1712		
ESPO Engineering	JRAL-22-235	08/10/2022	ROWs DuPage Locations	6205 Garfield Avenue Install replacement	503	
Top Design, Inc	JRAL-22-237	08/29/2022	8497 Arrowhead Farm Dr	New cover porch at rear over new pavers	58,000	608
Beacon Construction Management	JRAL-22-239	08/19/2022	651 Camelot Dr	bathroom renovations, structural repairs		1,590
3P	JRAL-22-242	08/23/2022	ROWs Ck Cty Locations	100 Post Road, Shactee Project @ 22010		
Statements in Stone INC	JRAL-22-243	08/11/2022	1102 Kenmare Dr	Excavate 15" of material in driveway and		
Rose Paving Company	JRAL-22-250	08/12/2022	601 Burr Ridge Pkwy	Paving of parking lot	23,000	2,900
Kitchens & Spaces	JRAL-22-253	08/16/2022	6855 Fieldstone Dr	Kitchen and Laundry remodel		260
Lamantia Builders	JRAL-22-254	08/19/2022	15W 463 87TH ST	Master/Hall bathroom remodel, upstairs		288
Irish Castle Paving	JRAL-22-260	08/22/2022	8126 Kathryn Ct	Remove and replace driveway following	6,625	
Free World, Inc	JRAL-22-261	08/30/2022	1 Cascade Ct E	Residential Solar Installation	51,800	
Noble Blacktop Corp	JRAL-22-264	08/30/2022	425 Tamerton Pkwy	ROW - driveway	4,095	1,170
Ledcor Technical Services	JRAL-22-265	08/24/2022	ROWs DuPage Locations	along s County Line Road between 83rd		

Square footage shown on this report reflects the total for calculating the maximum floor area permitted.

The construction value is based on an estimated value of \$150 per sq. ft. for residential new & addition construction and \$75 per sq. ft. for residential alterations.

Construction value or square footage will not be reflected for miscellaneous permits such as: decks, fences, pools, driveways, etc.

09/14/2022

Permits Issued August 2022



Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Elia Paving	JRAL-22-268	08/30/2022	5 Pepper Mill Ct	renew pavement on asphalt driveway	11,855	1,731
SK & MB Design Inc	JRDB-22-178	08/02/2022	15W 351 87th St	Pavilion		
B J Burrow	JRDB-22-259	08/30/2022	7244 Fair Elms Ave	Remove old concrete garage slab, rebuild		473
Fresh Coast Solar	JRES-22-246	08/22/2022	1 Ridge Farm Rd	Installation of residential solar system		
Atom Electric	JRPE-22-184	08/16/2022	7153 Commonwealth Ave	Residential electric, install new 200 amp		
Barrington Pools, Inc.	JRPF-22-143	08/18/2022	142 Circle Ridge Dr	outdoor inground pool, spa and barrier fence		
Burdi Custom Builders, Inc	JRSF-22-226	08/26/2022	53 S Cabernet Ct	Residential new single family home	2,000,000	8,131
TOTAL:	49					

Square footage shown on this report reflects the total for calculating the maximum floor area permitted.

The construction value is based on an estimated value of \$150 per sq. ft. for residential new & addition construction and \$75 per sq. ft. for residential alterations.

Construction value or square footage will not be reflected for miscellaneous permits such as: decks, fences, pools, driveways, etc.

Occupancy Certificates Issued August 2022

09/14/22

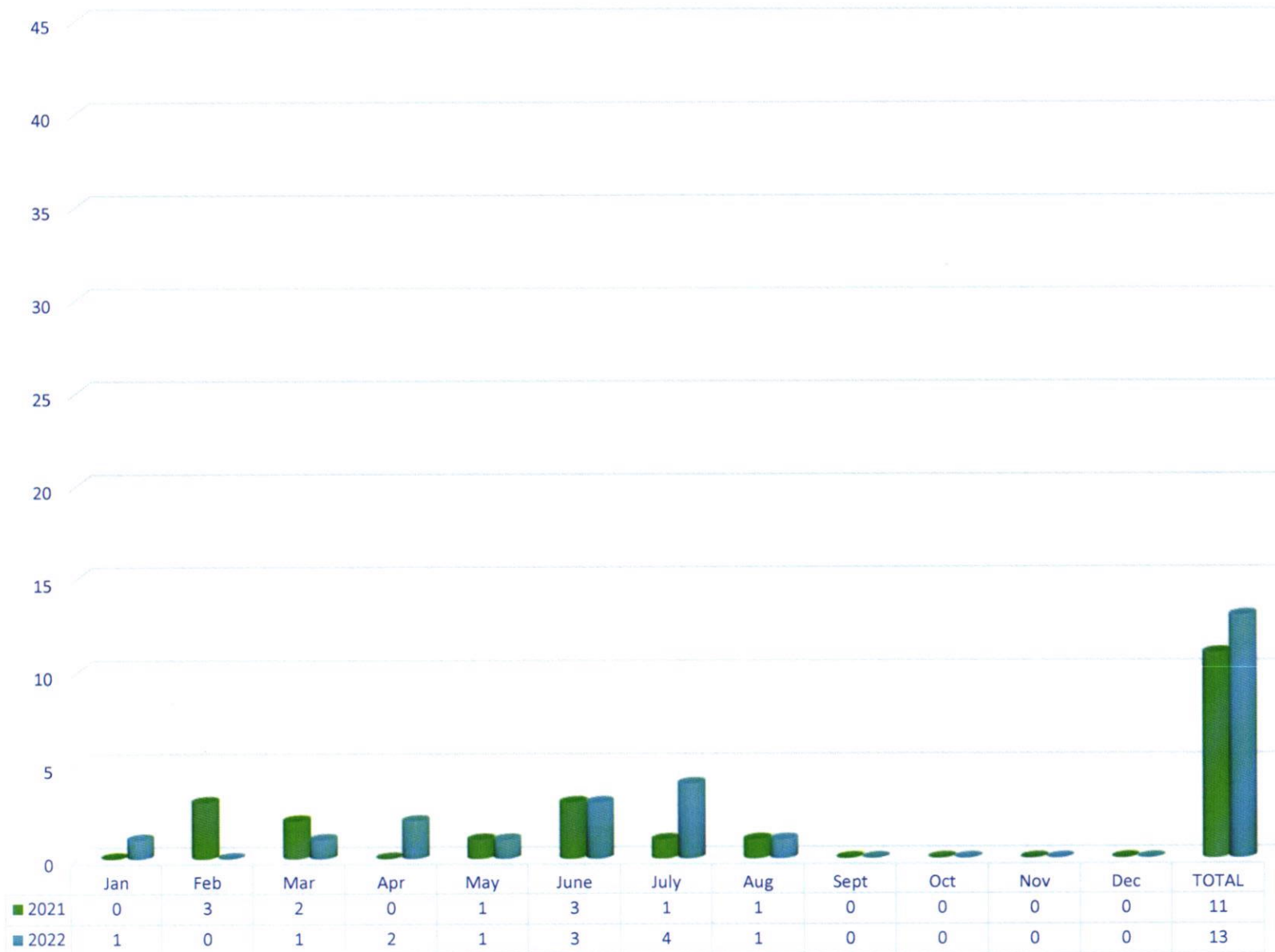
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF22019	08/25/22	ISO Verisk	101 Burr Ridge Pkwy

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2022

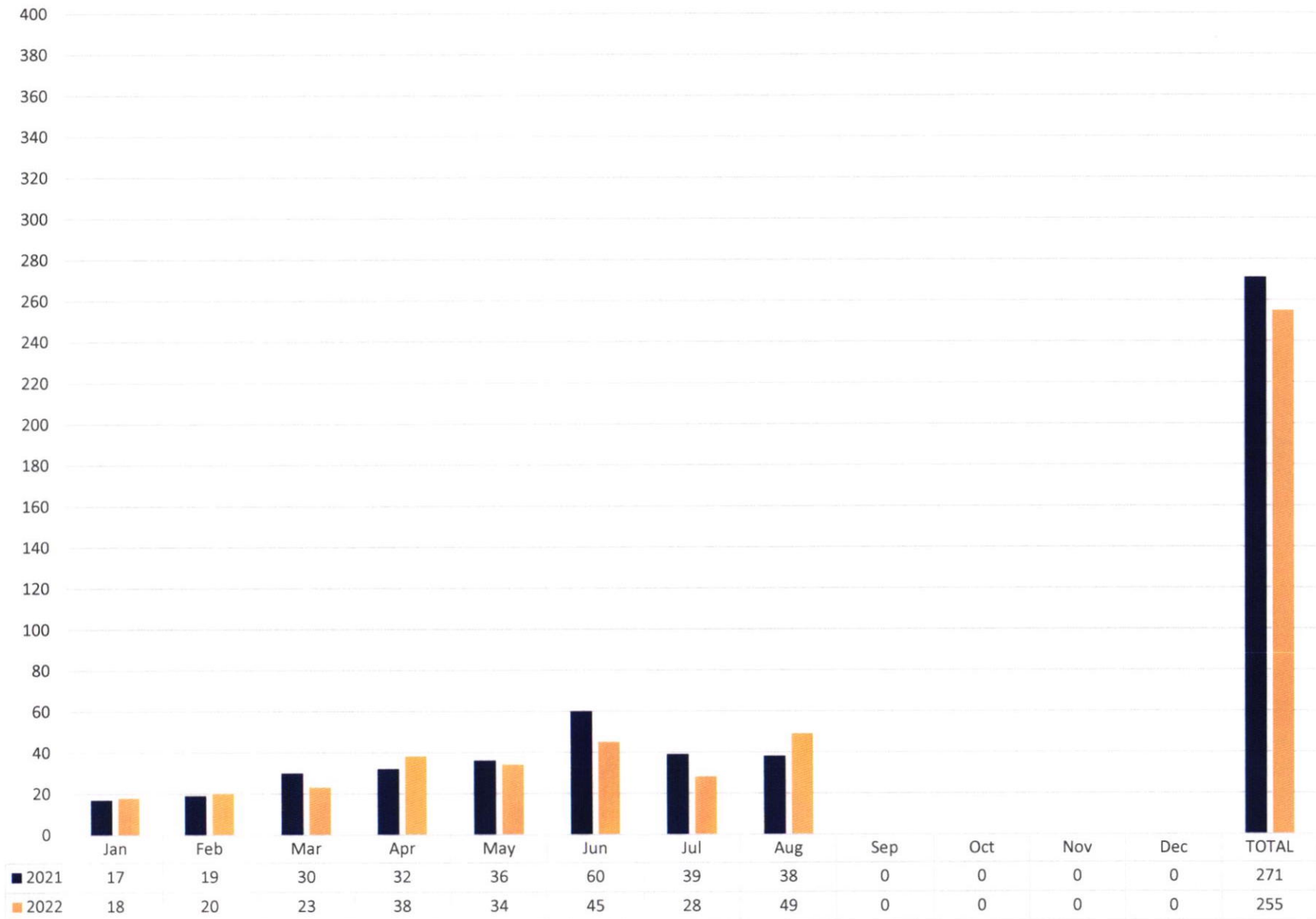
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$607,950	\$170,800		\$488,775	\$1,267,525
	[1]	[3]		[1]	
FEBRUARY		\$366,385		\$31,501	\$397,886
		[5]		[1]	
MARCH	\$600,000	\$672,000		\$5,978,425	\$7,250,425
	[1]	[6]		[4]	
APRIL	\$2,000,000	\$109,075		\$310,000	\$2,419,075
	[2]	[5]		[2]	
MAY	\$500,000	\$53,417			\$553,417
	[1]	[2]		[]	
JUNE	\$2,850,000	\$678,530			\$3,528,530
	[3]	[6]		[1]	
JULY	\$3,971,050	\$30,675		\$85,000	\$4,086,725
	[4]	[2]		[1]	
AUGUST	\$2,000,000	\$209,800		\$40,000	\$2,249,800
	[1]	[11]		[]	
SEPTEMBER					\$0
	[]	[]		[]	
OCTOBER					\$0
	[]	[]		[]	
NOVEMBER					\$0
	[]	[]		[]	
DECEMBER					\$0
	[]	[]		[]	
2022 TOTAL	\$12,529,000	\$2,290,682	\$0	\$6,933,701	\$21,753,383
	[13]	[40]	[]	[10]	

Village of Burr Ridge New Housing Permits 2021 Compared to 2022



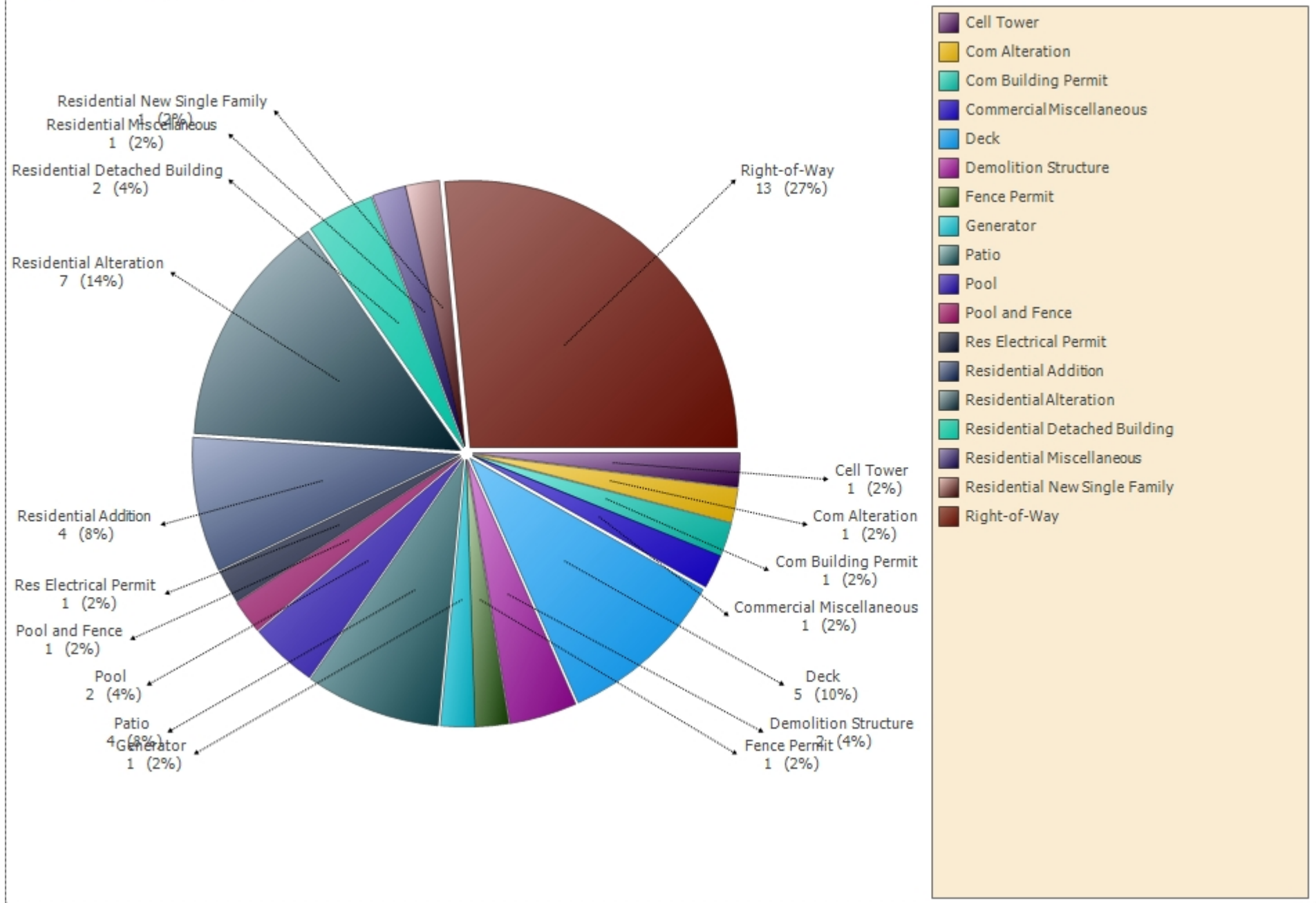
Village of Burr Ridge Building Permits Issued 2021 Compared to 2022



Breakdown of Projects by Project Type

Current Chart Filter: All Records, Permit.DateIssued Between 08/01/2022 AND 08/31/2022

Projects by Project Type





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Janine Farrell, Community Development Director

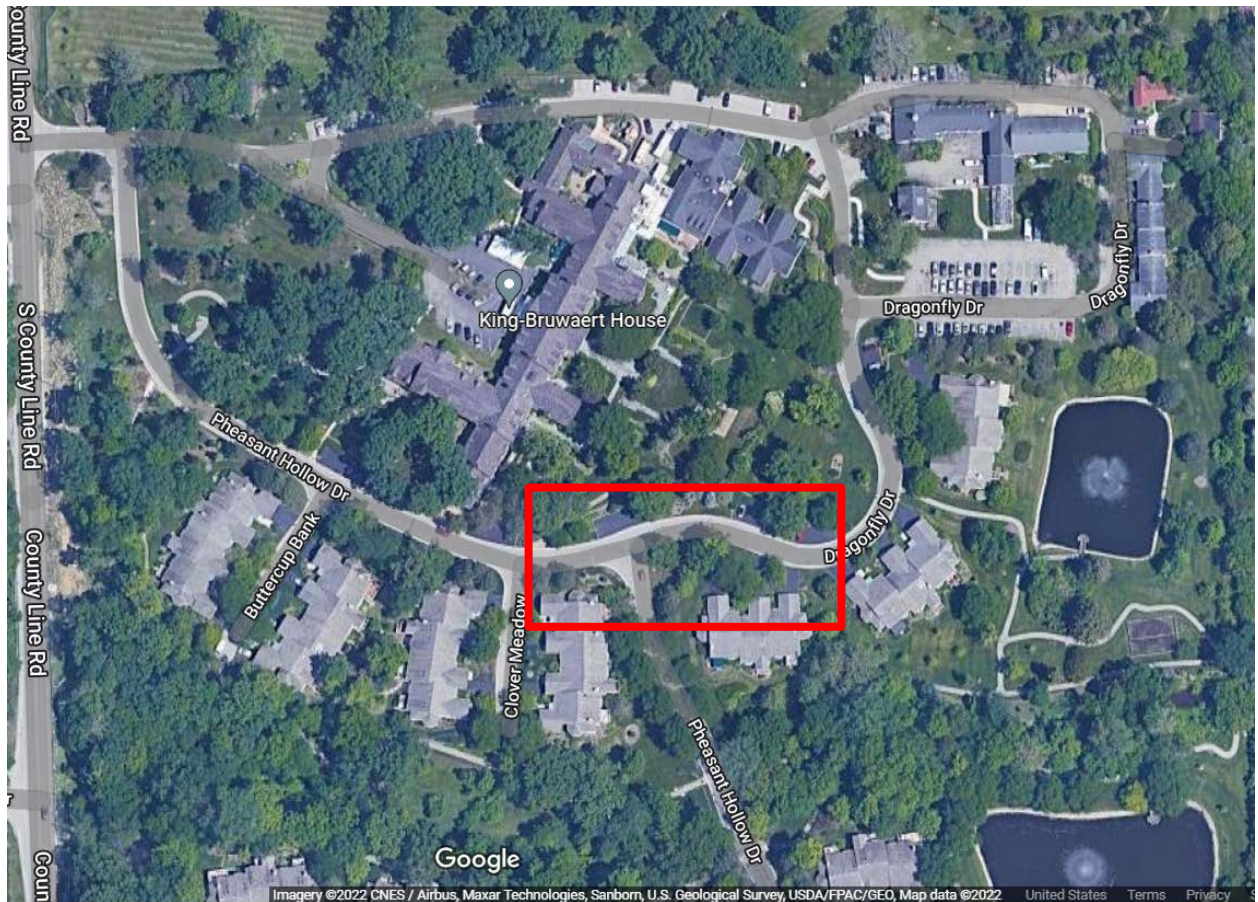
DATE: September 19, 2022

RE: 6101 County Line Road (King-Bruwaert House)

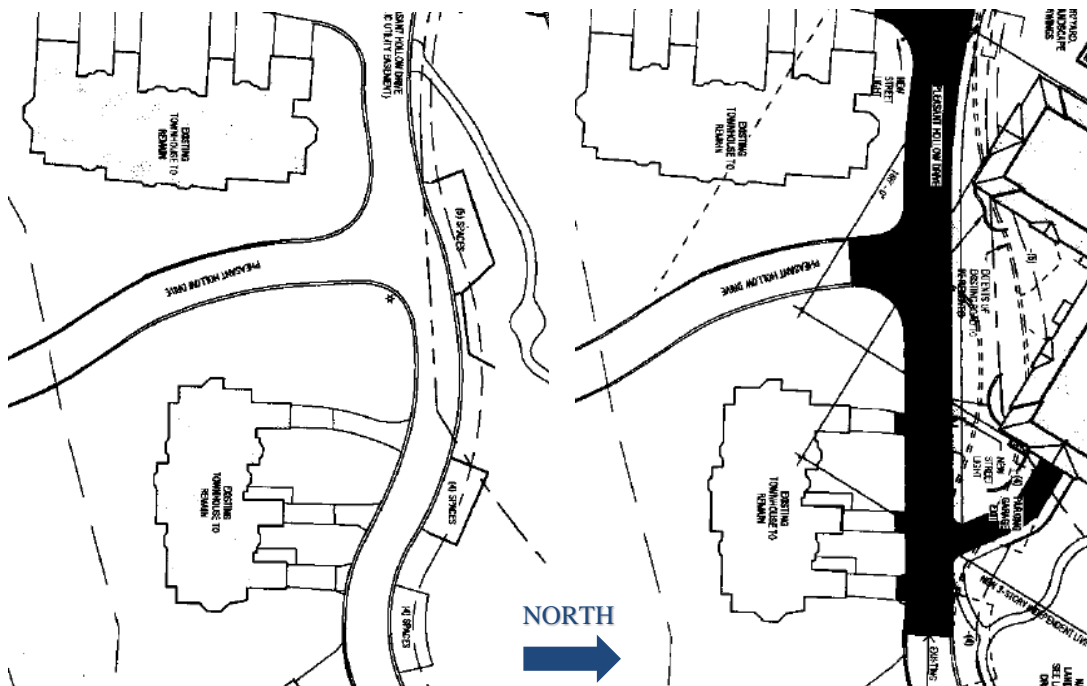
Please find attached a request for a minor change to a Planned Unit Development. In 2020, King-Bruwaert House was approved for an amendment to a PUD for an expansion and renovation of the senior living facility. Through that approved PUD, a portion of Dragonfly Dr. from Clover Meadow just past Pheasant Hollow Dr. was approved to be straightened. As the petitioner was working on building permit submittals and after discussions with townhome residents along Dragonfly Dr., the petitioner decided to shift the road away from those homes and closer towards the main building.

Zoning Ordinance section XIII.L.8 discusses the procedures for major and minor changes to PUDs. A major change does include “changes in standards of or alignment of roads,” however, staff interprets the “alignment of roads” to mean the road moving to an alternate location, direction, or a change in traffic pattern. The petitioner is only shifting the road north by five feet. There is no change in the intent or overall concept of the PUD, no reduction in road width, no change in traffic pattern, no increase in impervious surface or reduction of green space, and no impact to setback requirements. As a result, staff has determined this request to be a minor change. The Plan Commission may disagree with this interpretation and recommend that the change be processed as a major change which requires a public hearing.

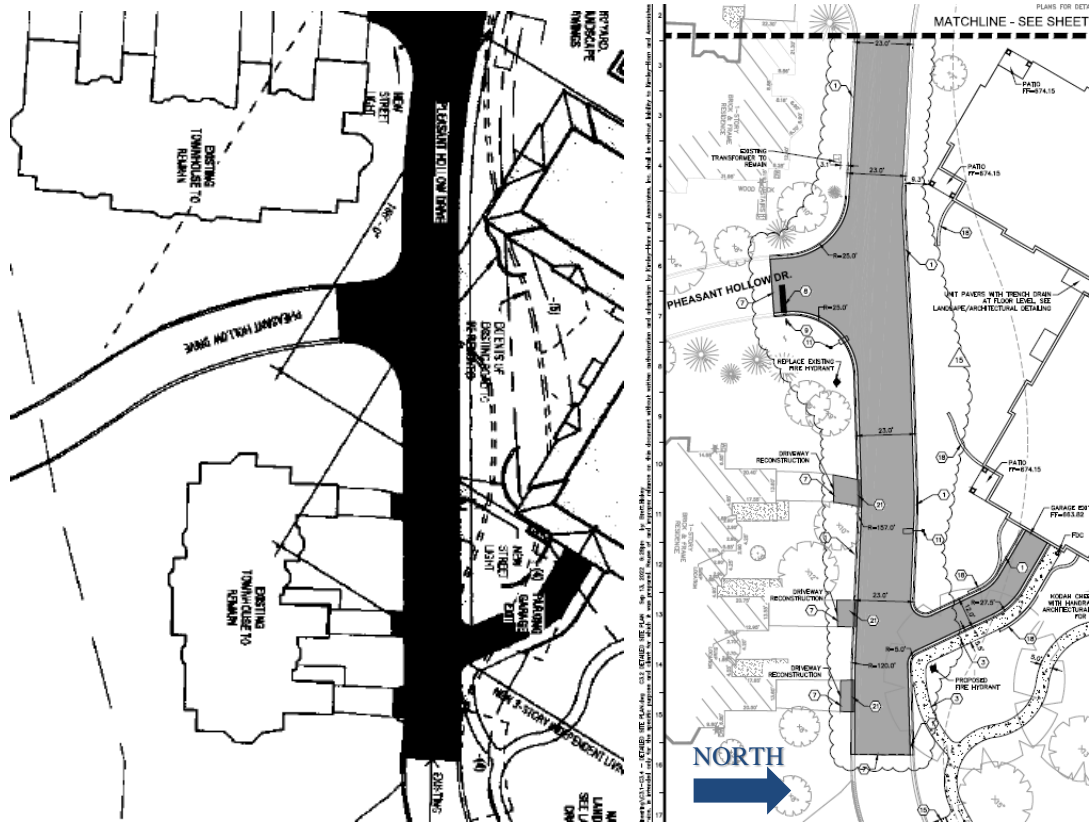
Zoning Ordinance section XIII.L.8.b outlines the minor change process: *The Plan Commission may, after review and consideration of minor changes which do not change the concept or intent of the development, recommend to the Village Board of Trustees such minor changes in the planned unit development as it deems appropriate without the requirement for further public hearings and without going through the "preliminary approval" steps, and the Village Board of Trustees shall then make such decision on the proposed minor change as it deems appropriate.*



Aerial image of King-Bruwaert House with the section of road to be altered within the red box.



Comparison of Dragonfly Dr. as it is existing (left) and was approved to be straightened in 2020 (right).



Comparison of Dragonfly Dr. as it was proposed in 2020 (left) and is proposed to be shifted five feet in 2022 (right).

Attachments

Exhibit A – Petitioner Materials

- Application
- Findings of Fact
- Ownership authorization
- Letter of support from 120 Dragonfly Dr.
- Plans

Exhibit B – Ordinance A-834-07-20



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

RECEIVED

SEP 08 2022

VILLAGE OF BURR RIDGE

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): King-Bruwaert House

STATUS OF PETITIONER: an Illinois not for profit corporation and sole beneficiary of Trusts 3114 and 3644 described below

PETITIONER'S ADDRESS: 6101 S. County Line Road

ADDRESS OF SUBJECT PROPERTY: 6101 S. County Line Road

PHONE: 630-323-2250

EMAIL: terrib@kbhouse.org; cmk@mccslaw.com;

PROPERTY OWNER: Chicago Title Land Trust Company as Trustee u/t/n 3114 and 3644

PROPERTY OWNER'S ADDRESS: 1100 Lake St., Oak Park, IL PHONE: 708-383-4268

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

DESCRIPTION OF REQUEST:

Petitioner seeks a modification of the Planned Unit Development/Special Use Permit to relocate a portion of the ring road

(see attached for detailed description).

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: ± 35 acres EXISTING ZONING: R-1 PUD

EXISTING USE/IMPROVEMENTS: Senior Living Facility

SUBDIVISION: King-Bruwaert

PIN(S) # 18-18-300-012 and 18-18-300-013 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.

Terri Bowen

September 8, 2022

Petitioner's Signature King-Bruwaert House, by Terri Bowen, its Chief Executive Officer

Date of Filing

**KING-BRUWAERT HOUSE
6101 S. COUNTY LINE ROAD, BURR RIDGE, IL**

**ADDENDUM TO PETITION FOR AMENDMENT TO
CONDITIONAL PERMITTED USE PERMIT**

Proposed Modification of Ring Road (Dragonfly). King-Bruwaert House seeks permission to slightly modify the approved relocation of its ring road, at the intersection of Pheasant Hollow and Dragonfly, immediately east of the new Gardens apartment building, to bring the road closer to the new building and farther from the existing townhome cottages at that intersection.

This road relocation (which is 8' further north away from the existing west cottage at the furthest and 5' from the east cottage) will create greater distance between the front door and garage door of these cottage and will allow for installation of landscaping to separate the relocated road from those cottages.

KING-BRUWAERT HOUSE

By: Terri Bowen
Terri Bowen, Chief Executive Officer

FINDINGS OF FACT FOR A PLANNED UNIT DEVELOPMENT

a. In what respects the proposed plan is or is not consistent with the stated purpose of the planned unit development regulations.

The proposed reconfiguration of the ring road along the southern portion of Dragonfly preserves more open/green space between the road and the cottages along the southern part of Dragonfly closest to Pheasant Hollow.

b. The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.

No changes to the gross site area are proposed by the road relocation; by revising the location of the roadway, more green space will be preserved and separate the existing townhouses from the new development.

c. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, required improvements, construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.

The proposed road relocation does not deviate from the previously approved P.U.D. except by adjusting the location of the road further north approximately 5 feet and by eliminating the sidewalk adjacent to the relocated road. This will have no affect on the building lot coverage while increasing the open space by 1,400 sq. ft. This proposed amendment to the existing P.U.D. serves the public interest by increasing the distance between two of the existing cottages and increasing green space on this portion of the site.

d. The extent of public benefit produced, or not produced, by the planned unit development in terms of meeting the planning objectives and standards of the Village. Any specific beneficial actions, plans or programs agreed to in the planned unit development proposal which are clearly beyond the minimum requirements of this Ordinance shall be specifically listed as evidence of justified bulk premiums and/or use exceptions.

The reconfigured portion of Dragonfly will increase the green space between the existing townhomes along Dragonfly and the newly relocated road.

e. The physical design of the proposed plan and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, open space and further the amenities of light and air, recreation and visual enjoyment.

The reconfigured road will provide better screening of the new Gardens building from the

existing townhomes and will not provide the same traffic flow around the site. There are existing asphalt walking paths around this portion of the site which keep pedestrians off the street and allow for access to the Gardens facility. More green space will provide increased visual enjoyment of the property.

f. The relationship and compatibility, beneficial or adverse, of the proposed plan to the adjacent properties and neighborhood.

The reconfigured road better preserves the existing distance between the two Dragonfly cottages closest to Pheasant Hollow and the new road.

g. The desirability of the proposed plan to the Village's physical development, tax base and economic well-being.

The proposed modifications will have no effect upon the Village's physical development, tax base or economic well-being.

h. The conformity with the recommendations of the Official Comprehensive Plan as amended, and all other official plans and planning policies of the Village of Burr Ridge.

The Comprehensive Plan emphasizes high quality, low density, distinctive homes, and natural wooded settings which create a "tranquil environment." The proposed modification to the approved PUD/Special Use plan will improve the tranquil environment of the existing cottages along the southernmost portion of Dragonfly and will preserve the County Line Road corridor in its well-landscaped, rural state.

i. Conformity with the standards set forth in Section XIII.L.7 of this Ordinance.

This plan conforms to the standards set forth in Section XIII.L.7.



6101 S. County Line Road
Burr Ridge, IL 60527
(630) 323-2250
kingbruwaert.org

September 8, 2022

Village of Burr Ridge
Mr. Evan Walters

Re: Attestation of Site Ownership and SAS Authority to act as Agent

Dear Mr. Walters:

I hereby attest King-Bruwaert House, an Illinois not-for-profit corporation, located at 6101 South County Line Road, Burr Ridge, Illinois 60521, is the beneficial owner of three parcels of land, pursuant to two land trust agreements (the "Trust Agreements"), trust numbers: 3114 dated November 4, 1992 and 3644 August 22, 1997, respectively. The trustee of both Trust Agreements is Chicago Title Land Trust Company, as successor in interest to Harris Bank Hinsdale. The Trust Agreements own the 35 acres of land located at 6101 S. County Line Road, Burr Ridge, Illinois.

I further attest that King-Bruwaert House has authorized SAS Architects to represent it in this Petition to amend its approved Planned Development/Special Use Permit.

Sincerely,

KING-BRUWAERT HOUSE

By: Terri Bowen
Its: Chief Executive Officer

Notarization:

Subscribed and sworn to before
me this 8th day of September, 2022.

Anna Dolder
Signature of Notary



September 14, 2022

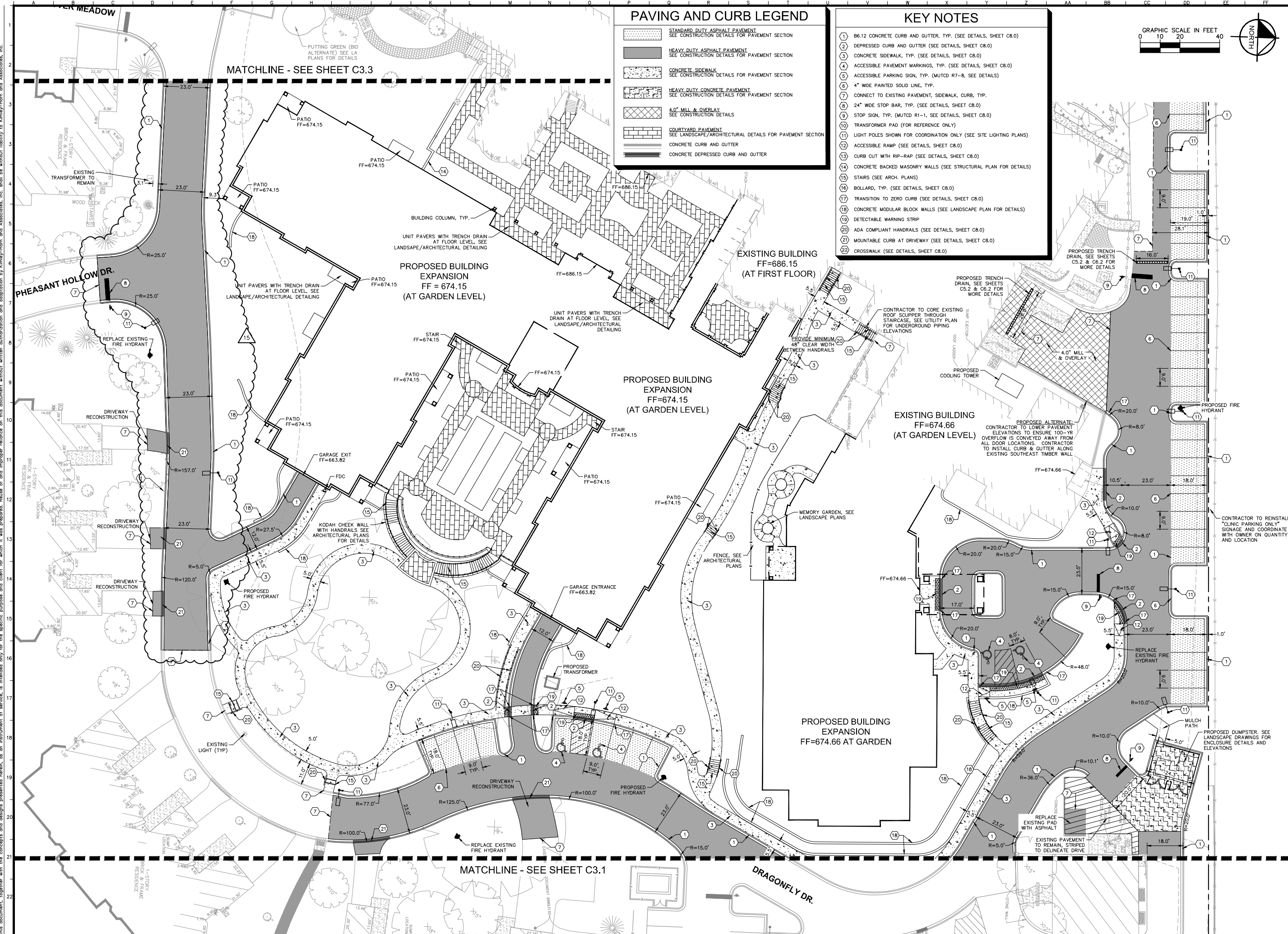
Village of Burr Ridge

To Whom it may Concern,

The proposed change on Dragon Fly Drive will allow me to keep some of the existing greenspace that would have otherwise been lost with the original configuration. I support the change.

Sincerely,


120 Dragonfly Drive



KING BRUWAERT HOUSE	SAS Architects & Planners, LLC. 630 DUNDEE ROAD, NORTHBROOK, IL 60062 Phone: 847-564-8333, Fax: 847-987-3484	Kimley»Horn <small>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600, NORTHBROOK, ILLINOIS 60062-3484 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM</small>	SCALE: AS NOTED DESIGNED BY: JPM DRAWN BY: JPM CHECKED BY: ANH	15 OWNER ROAD REVISIONS 14 PERMIT COMMENTS RESPONSE 13 OWNER SITE CHANGES 12 IL: ISSUED FOR GMP & PERMIT 3 SITE ISSUED FOR CONSTRUCTION 2 MWRD REVISIONS 1 SITE PERMIT & MWRD REVISIONS No. REVISIONS	09/07/22 ANH 07/22/22 ANH 06/15/22 ANH 04/08/22 ANH 09/10/21 ANH 08/24/21 ANH 08/10/21 ANH DATE BY
KING BRUWAERT HOUSE 6101 S. COUNTY LINE RD BURR RIDGE, IL 60527	SITE PLAN				
ORIGINAL ISSUE:	04/24/20				
KHA PROJECT NO.	168757000				
SHEET NUMBER	C3.2				

EXHIBIT B

ORDINANCE NO. A-834-07-20

AN ORDINANCE GRANTING A PUD AMENDMENT TO PERMIT A NEW
INDEPENDENT LIVING APARTMENT BUILDING, ADDITIONS TO SEVERAL
ADDITIONAL EXISTING BUILDINGS, ADDITIONAL PARKING SPACES, AND
ANCILLARY REVISIONS OF THE INTERIOR ROADWAYS AND RELATED
ENGINEERING FEATURES AT THE SUBJECT PROPERTY

(Z-01-2020: 6101 County Line Road; King-Bruwaert House)

WHEREAS, an application for a PUD amendment for certain real estate has been filed with the Assistant Village Administrator 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 PUD amendment on April 20, 2020, 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 the PUD amendment, including its

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

NOW THEREFORE, Be It Ordained by the Mayor 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 Mayor and Board of Trustees find that the granting of the PUD amendment 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 Mayor 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 PUD amendment for the property located at 6101 County Line Road, Burr Ridge, Illinois, is King-Bruwaert House (hereinafter "Petitioner"). The Petitioner requests a PUD amendment to permit a new independent living apartment building, additions to several additional existing buildings, additional parking spaces, and ancillary revisions of the interior roadways and related engineering features of the subject property.
- B. That the amendment will not detract from the public health, safety, morals, comfort, or general welfare.
- C. That the amendment will not adversely impact any

adjacent properties.

- D. That the amendment will allow the petitioner to bring a necessary service to the residents of the Village.
- E. That the site plan of the property is adequate for the use.
- F. That adequate traffic facilities are present on or adjacent to the property.
- G. That the use is not contrary to the objectives of the Official Comprehensive Plan.
- H. That the amendment will otherwise conform to the applicable regulations of the Zoning Ordinance.

Section 3: That the PUD amendment is *hereby granted* for the property commonly known as 6101 County Line Road and identified by the Permanent Real Estate Index Number of: 18-30-300-012 and 18-18-300-013.

Section 4: That approval of the PUD amendment shall be subject to the submitted site plans, building elevations, and engineering plans found in Exhibit A, as well as subject to the following conditions:

- 1. Additional landscaping shall be installed beyond what is shown in the landscaping plan between the new parking spaces on the southwest side of the subject property, subject to staff approval.
- 2. The parking count shall be reduced by 15 spaces, with the reductions occurring along the northern property line, subject to staff approval.
- 3. Not more than seven consecutive parking spaces shall be permitted along the northern property line without inclusion of a landscape island.
- 4. All light fixtures within 20' of the northern and eastern property line shall have a light shield installed directing light back towards the subject property.
- 5. A 6' solid fence shall be installed along the lot lines

shared with the lots on Dougshire Court adjacent to the subject property, subject to staff approval.

6. A detailed construction-staging plan shall be submitted to, approved, and managed by staff, with emphasis placed on protecting residents living within The Woods (townhome) developments south of the proposed subject buildings from traffic access, dust, noise, and property damage.

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 11th day of May, 2020, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 5 - Trustees Franzese, Paveza, Snyder, Mital, Schiappa

NAYS: 0 - None

ABSENT: 1 - Trustee Mottl

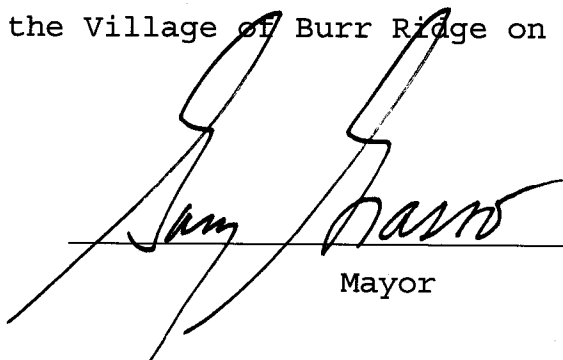
APPROVED by the Mayor of the Village of Burr Ridge on this 11th day of May, 2020.

ATTEST:



Village Clerk

Village Clerk



Mayor

**FINDINGS OF FACT FOR A SPECIAL USE
PERMIT PURSUANT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings. In order for a special use to be approved, the petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings.

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.

King-Bruwaert House wishes to modernize, renovate and rebuild its skilled/memory care unit (built in the mid-1980s), to better serve the needs of its current and prospective residents. A new dedicated entrance to the skilled/memory care facility and geriatric clinic, on the north end of its site, will improve ingress and egress by residents, emergency vehicles, clinic patients and guests. Its construction of 49 apartment-style independent living units, connected to the main House, will meet the needs of prospective residents who wish to live independently but with services (e.g., meals and housekeeping). The added amenity spaces will allow for a variety of programming (wellness, social, educational, cultural) and gathering areas (a grill type restaurant, fitness/wellness center, lounge, card/game room, meeting rooms and larger event space) to better serve the needs of House, Woods and new apartment residents.

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.

King-Bruwaert House serves the public health, safety, and general welfare by providing all levels of retirement home care (independent living, assisted living, memory care, and skilled care). The addition of 49 independent apartments will provide another option for persons who wish to live independently but to receive meal and housekeeping services. Its facilities also promote the general welfare of the community by offering music, art, theater, travel, literary, fitness and geriatric programs for the greater Burr Ridge community. The addition of an improved entrance to the geriatric clinic, skilled and memory care units will better facilitate ingress and egress to these areas by patients, residents and their families.

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.

To the north is KLM Park (Hinsdale); to the east is an R-3 subdivision. Adjacent to the south (beyond the Woods cottages) are R-2A subdivided lots; adjacent to west is R-3 PUD (Burr Ridge Club), R-3 (Woodgate Subdivision), and R-2B lots along Sedgley Road. The main House building is currently set back more than 200 feet from County Line Road. The western, southern and eastern setback areas of the site will remain unchanged. Along the northern boundary,

abutting KLM Park, additional parking spaces will be installed but will be shielded from view by a large swath of trees along KLM Park's southern boundary. The 49 independent living units, grill room, lounge, fitness/wellness center, card/game room and large gathering space are all indoor improvements which will not affect neighboring owners in the immediate vicinity of the site and will be visible only from the interior of the site. Significant landscaping improvements will enhance the view of adjacent owners to the east.

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.

Since 1933, King-Bruwaert House has been a not-for-profit continuing care retirement /life plan community situated on 35 acres of heavily wooded land. Its 1993 addition of 58 cottage homes and other amenities (walking paths, fishing pond, resident garden, chapel and theater) have preserved the rustic, wooded character of the site, particularly along County Line Road. It is a focal point in the gateway along County Line Road from Hinsdale into Burr Ridge. Its addition of 49 apartment style units, additional amenity spaces, renovated skilled care/memory care and additional parking spaces will not change the overall look of its site and will not affect development or improvement of surrounding properties.

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

Adequate utilities will be provided through expansion, upgrades and replacement to provide appropriate water and storm water capacities and upgraded infrastructure as well as other utilities. All site drainage will be upgraded with new swales and sewer work to comply with all local and MWRD requirements. No new access roads are being added to the site but existing roads are being reconfigured to provide better flow around the site.

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

Existing ingress and egress is adequate for the site and no substantial increase in impact is expected. Two new dedicated building entrances are being provided at the skilled/memory care facility addition. One, a porte cochere for resident and visitor drop off with adjacent parking for short term use and ambulance stops, with shorter travel distances and improved exiting than currently exists. The second will provide a new employee entrance to be located immediately across the street from the existing employee parking lot. Pedestrian access is being addressed by adding additional sidewalks throughout site. Roadway reconfiguration and signage will better separate maintenance and staff areas from resident and visitor spaces. The 49 apartment style units will have adequate parking provided in a parking garage below to limit surface parking.

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

The current use of the property is not intended to change from the currently approved use. Granting the proposed amendment to the existing special use will allow the King Bruwaert community to enhance and modernize the existing facility while providing amenities not readily available to the residents, community, and Village of Burr Ridge as a whole.

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 P.U.D. amendments proposed will not deviate in a significant manner from the previously approved special use. Existing approved setbacks and building heights will be maintained to fit within the fabric of the existing facility and community. The removal of structures near the rear of the property and the improvements being proposed will provide a more efficient and cohesive use of the PUD than originally granted.

FINDINGS OF FACT FOR A PLANNED UNIT DEVELOPMENT

a. In what respects the proposed plan is or is not consistent with the stated purpose of the planned unit development regulations.

The proposed plan preserves open/green space, natural vegetation, recreational areas, walking paths and the gently sloping topography of the site. The new dedicated entrance to the skilled/memory care facility and geriatric clinic will improve ingress and egress by residents, emergency vehicles, clinic patients and guests. The 49 apartment-style independent living units, connected to the main House, will provide another choice for seniors -- both current Woods residents and residents of the surrounding communities -- who wish to live independently but with services (e.g., meals and housekeeping).

b. The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.

The planned unit development regulations emphasize landscaping and outdoor space. The proposed plan includes several gardens adjacent to skilled care and the new apartments, which will provide outdoor spaces to enjoy. Many of the apartments have covered balconies or covered patios. The addition of an improved entrance to the geriatric clinic, skilled and memory care units and improved walkways around the new buildings will better facilitate ingress and egress to these areas by patients, residents and families. The proposed plan meets standards of the existing PUD by limiting all new development to the previously approved 56' or 4 story height requirement. Further, no changes to the gross site area are proposed by acquisitions of any new land or expansion; and setbacks as previously written are not encroached upon, but are in fact improved by the removal of existing buildings on site that currently encroach on setback requirements.

c. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, required improvements, construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.

The proposed work deviates from the previously approved P.U.D. by increasing the building lot coverage by 2.8% and floor area ratio (FAR) by .068, while slightly decreasing the open space by 4.6%. There will be 32 additional on grade parking spaces provided on site, exceeding parking requirements when considering the additional 62 underground parking spaces. These proposed amendments to the existing P.U.D. serve the public interest by increasing the availability and range of living unit types of the existing continuing care retirement community, increasing the amenities which are available to residents of the community, creating gardens more easily accessible and usable than are currently arranged, allowing all persons safer mobility throughout the entire site, and providing a more enjoyable and updated living space to the residents otherwise out of reach.

d. The extent of public benefit produced, or not produced, by the planned unit development in terms of meeting the planning objectives and standards of the Village. Any specific beneficial actions, plans or programs agreed to in the planned unit development proposal which are clearly beyond the minimum requirements of this Ordinance shall be specifically listed as evidence of justified bulk premiums and/or use exceptions.

King-Bruwaert House, with its 35 acres of heavily forested land, is a focal point in the County Line Road gateway leading from Hinsdale into Burr Ridge. Its addition of 49 apartment style units, additional indoor and outdoor amenity spaces, renovated skilled care/memory care and separate entrance to skilled care the geriatric clinic will provide a public benefit to the community. Pedestrian access is being improved by adding additional sidewalks throughout site. Roadway reconfiguration and signage will better separate maintenance and staff areas from resident and visitor spaces. The additional parking spaces and underground parking lot will provide more parking than what is required by the Zoning Code), but will also preserve the open character of the site.

e. The physical design of the proposed plan and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, open space and further the amenities of light and air, recreation and visual enjoyment.

Adequate utilities will be provided through expansion, upgrades and replacement to provide appropriate water and storm water capacities and upgraded infrastructure as well as other utilities. All site drainage within scope of work will be upgraded with new swales and sewer work to comply with all local and MWRD requirements. No new access roads are being added to the site but existing roads are being reconfigured to provide better flow around the site. Improved access to existing green space and creation of new gardens meeting ADA guidelines allow increased access to more of the open space and recreational land on the site while new sidewalks connect the previously disconnected areas together. The land will be regraded to eliminate icy or slippery slope hazards and provide new sidewalks to keep pedestrians out of the street. All of these items provide for better enjoyment of amenities available both inside and outside the facility, increase recreational use and provide and increased visual enjoyment of the property for all.

f. The relationship and compatibility, beneficial or adverse, of the proposed plan to the adjacent properties and neighborhood.

None of the improvements to the site will be immediately adjacent to surrounding residences. Parking spaces will be added to the north portion of the site adjoining KLM Park, but they will be buffered by dense landscaping on the southern boundary of the Park. Existing approved setbacks and building heights will be maintained to keep the existing facility compatible with adjacent properties. The removal of structures to the rear of the site will improve the views of persons who live east of the site.

g. The desirability of the proposed plan to the Village's physical development, tax base and economic well-being.

The proposed plan will enhance and modernize the existing skilled/memory care facilities while providing amenities not readily available to the residents, community and Village of Burr Ridge as a whole. The 49 apartments will bring more people to the Village of Burr Ridge commercial areas while still preserving the beauty of this site and the County Line Road corridor vista.

h. The conformity with the recommendations of the Official Comprehensive Plan as amended, and all other official plans and planning policies of the Village of Burr Ridge.

The Comprehensive Plan emphasizes high quality, low density, distinctive homes, and natural wooded settings which create a "tranquil environment." Both the current P.U.D. and the proposed plan achieve all of these goals. The proposed plan will also preserve the County Line Road corridor in its well-landscaped, rural state.

i. Conformity with the standards set forth in Section XIII.L.7 of this Ordinance.

This plan conforms to the standards set forth in Section XIII.L.7 (which are listed above).



**ADDITION
KING BRUWAERT HOUSE - INDEPENDENT LIVING**
6101 COUNTY LINE RD. BURR RIDGE, IL. 60527

SAS Architects & Planners, LLC.
630 DUNDEE ROAD, NORTHBRIDGE, IL 60522
Phone: 617-564-4333 Fax: 617-564-4344

TITLE SHEET



IL COURTYARD PERSPECTIVE

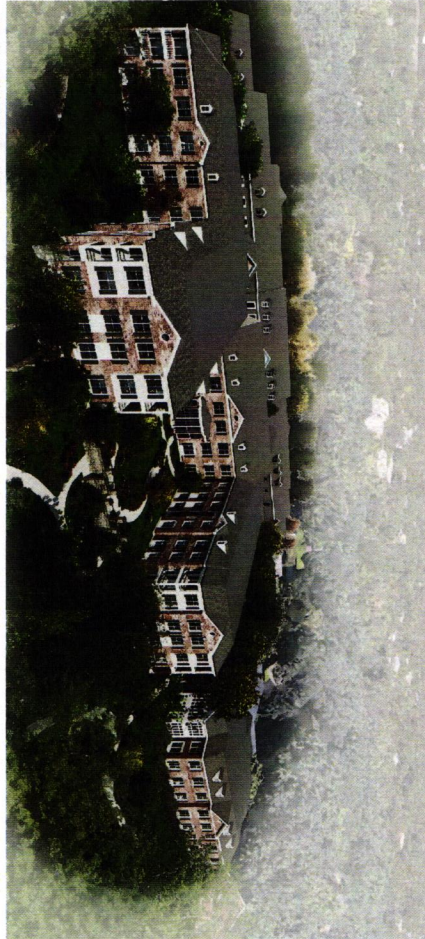
ZONING DATA			
DESCRIPTION	PROPOSED	EXISTING	PERMITTED
ZONING	R-100	R-100	R-100
USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
MINIMUM LOT AREA	10,000	10,000	10,000
MINIMUM LOT DEPTH	100	100	100
MINIMUM FRONT YARD SETBACK	10	10	10
MINIMUM SIDE YARD SETBACK	5	5	5
MINIMUM REAR YARD SETBACK	10	10	10
MINIMUM FRONT SETBACK	10	10	10
MINIMUM SIDE SETBACK	5	5	5
MINIMUM REAR SETBACK	10	10	10

KING BRUWAERT HOUSE PROJECT DATA			
DATE	DESCRIPTION	DATE	DESCRIPTION
01/10/2010	PROJECT START	01/10/2010	PROJECT START
02/10/2010	PROJECT START	02/10/2010	PROJECT START
03/10/2010	PROJECT START	03/10/2010	PROJECT START
04/10/2010	PROJECT START	04/10/2010	PROJECT START
05/10/2010	PROJECT START	05/10/2010	PROJECT START
06/10/2010	PROJECT START	06/10/2010	PROJECT START
07/10/2010	PROJECT START	07/10/2010	PROJECT START
08/10/2010	PROJECT START	08/10/2010	PROJECT START
09/10/2010	PROJECT START	09/10/2010	PROJECT START
10/10/2010	PROJECT START	10/10/2010	PROJECT START
11/10/2010	PROJECT START	11/10/2010	PROJECT START
12/10/2010	PROJECT START	12/10/2010	PROJECT START

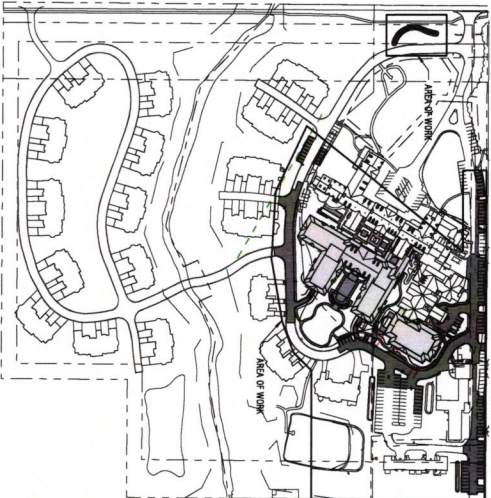
ZONING CODE SURFACE PARKING CALCULATION			
AREA	TYPE	AREA	TYPE
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1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000

S.F. - EXISTING BUILDING - NO RENOVATION			
LEVEL	AREA	AREA	AREA
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1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000

S.F. - NO ADDITION			
LEVEL	AREA	AREA	AREA
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1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000



BIRDS EYE PERSPECTIVE



PROPOSED SITE PLAN - KEY PLAN

ZONING SHEET INDEX			
SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
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1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
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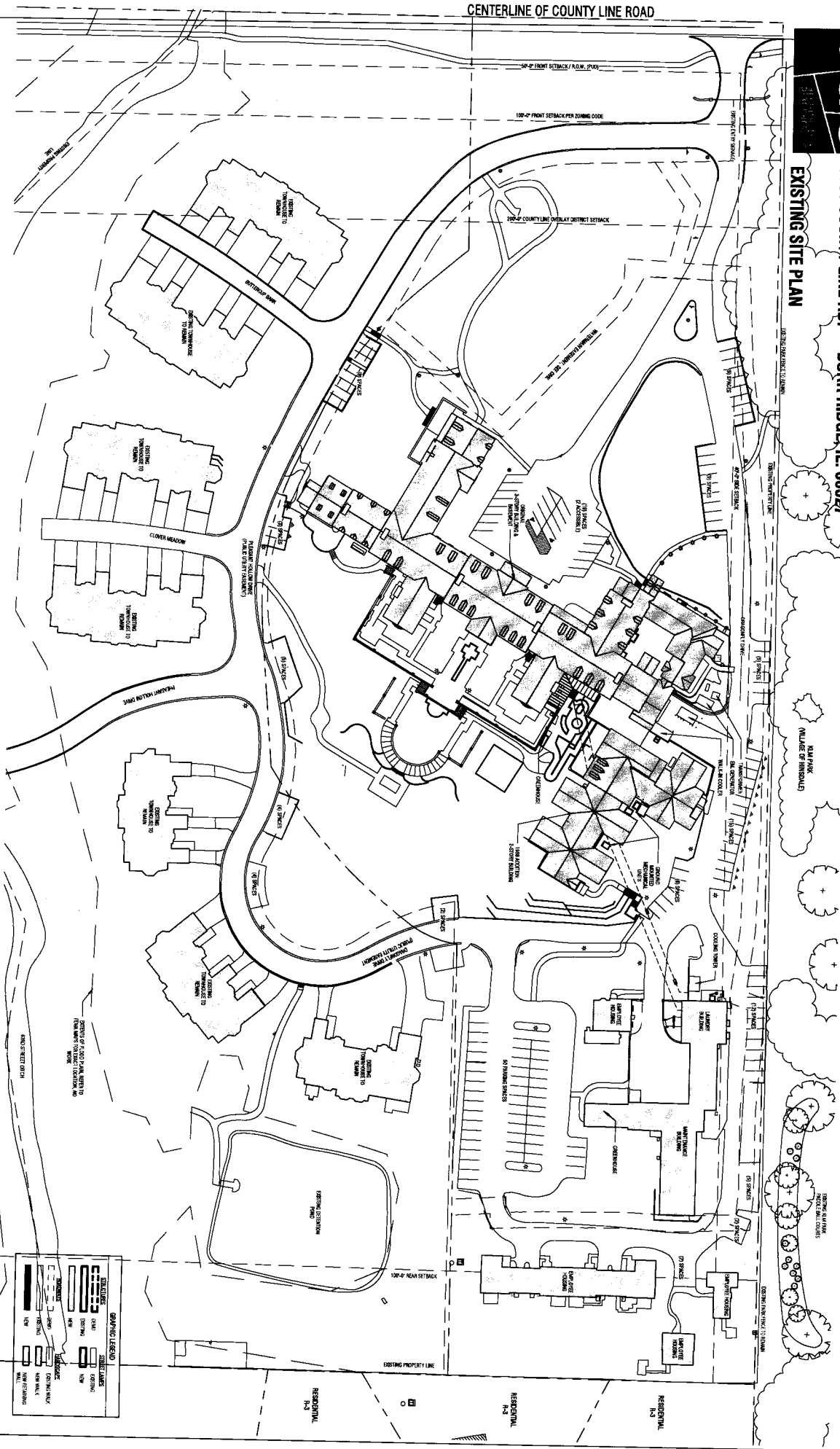


OVERALL EAST ELEVATION OF ADDITIONS



630 DUNDEE ROAD, NORTHBROOK, IL 60062
Phone: 847-564-8333, Fax 847-967-3484

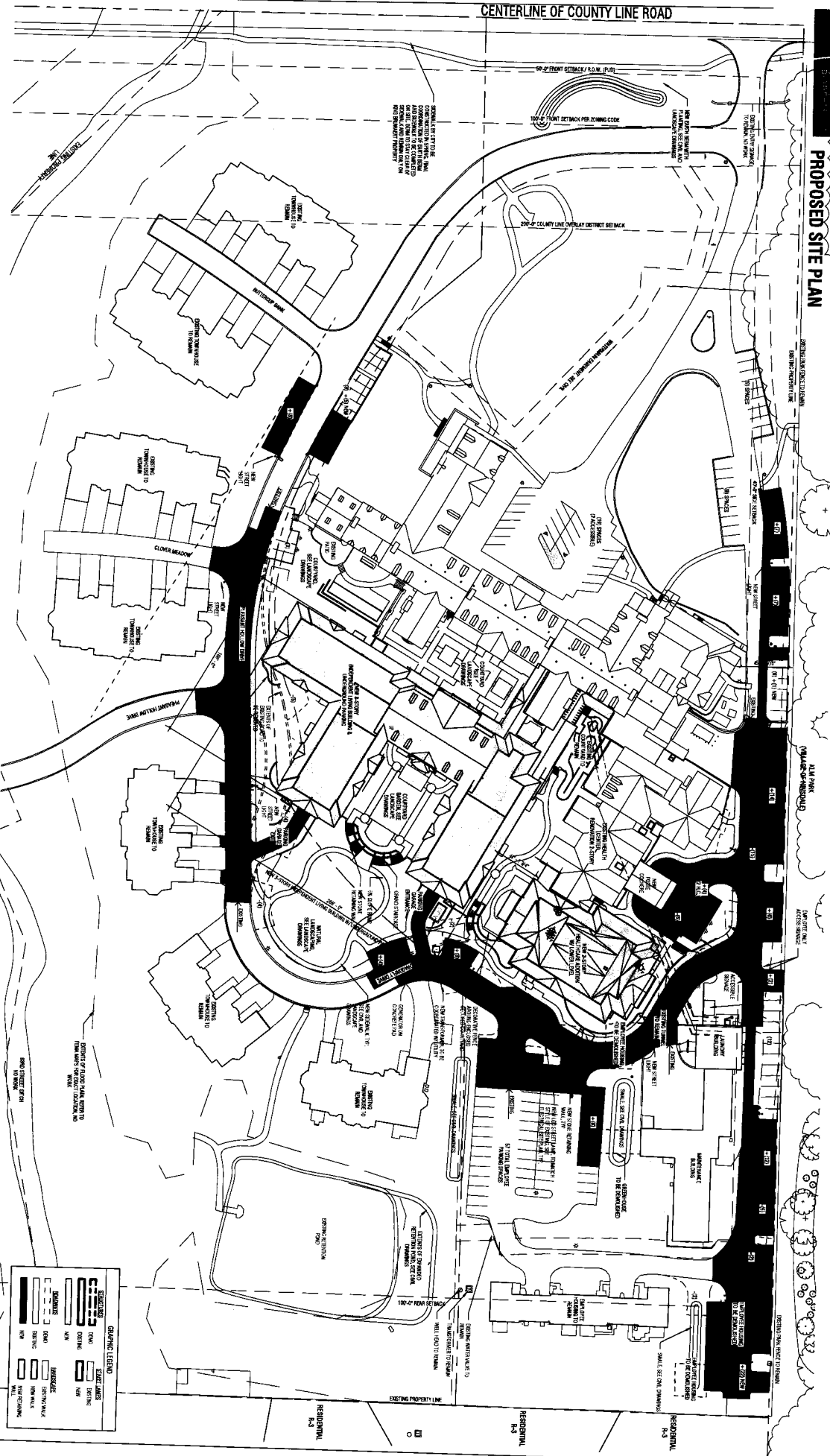
1 EXISTING SITE PLAN PRESENTATION











630 DUNDEE ROAD, NORTHBROOK, IL 60062
Phone: 847-564-8333, Fax 847-987-3484

1 PROPOSED SITE PLAN PRESENTATION

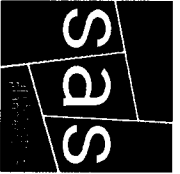


GRAPHIC LEGEND

SEATTLE	STEVE JAMES
	
OWN	OWN
DEPTING	DEPTING
NEW	NEW
SEATTLE	STEVE JAMES
	
OWN	OWN
DEPTING	DEPTING
NEW	NEW
SEATTLE	STEVE JAMES
	
OWN	OWN
DEPTING	DEPTING
NEW	NEW

02/14/2020 - ISSUED FOR ZONING

SHEET NO.

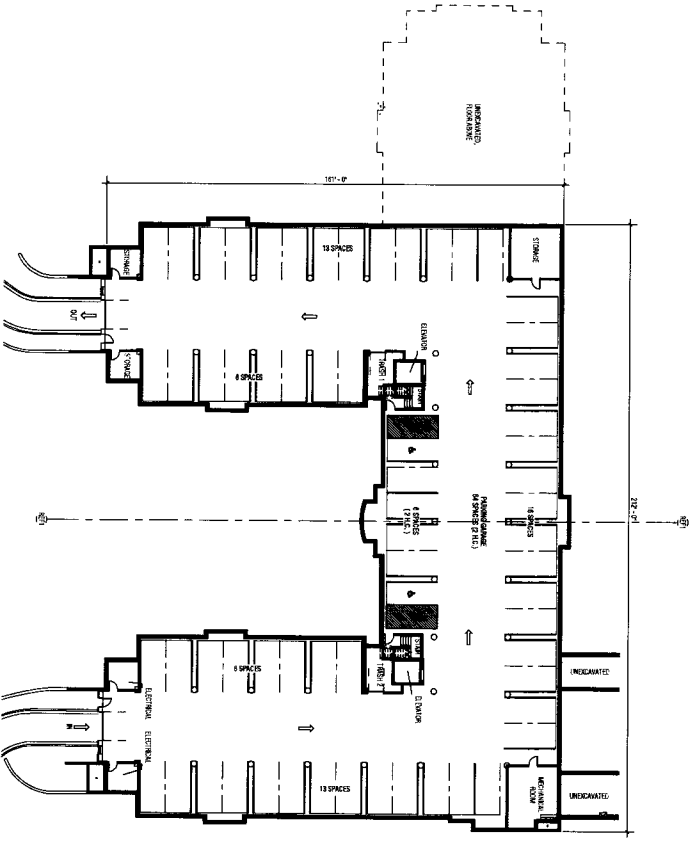


**ADDITION
KING BRUWAERT HOUSE - INDEPENDENT LIVING**
6101 COUNTY LINE RD. BURR RIDGE, IL. 60527

BASEMENT/ PARKING LEVEL

SAS Architects & Planners, LLC.

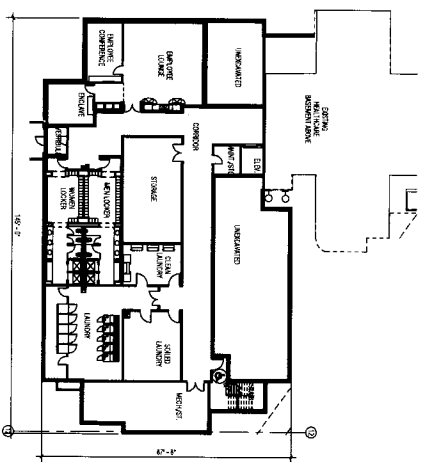
550 LAMAR BLVD. NORTH BLOOMING & LAMAR
Phone: 815-464-4333 Fax: 815-464-7444



11. PARKING GARAGE
SCALE: 1/20" = 1'-0"

FLOOR AREA
24,320

FLOOR ELEVATION
662.00



12. BASEMENT LEVEL
SCALE: 1/20" = 1'-0"

FLOOR AREA
8,563

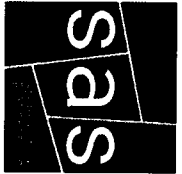
FLOOR ELEVATION
662.83



1/1/2008 2008-01-20 10:00 AM

SHEET NO. A03

DATE: 1/1/2008

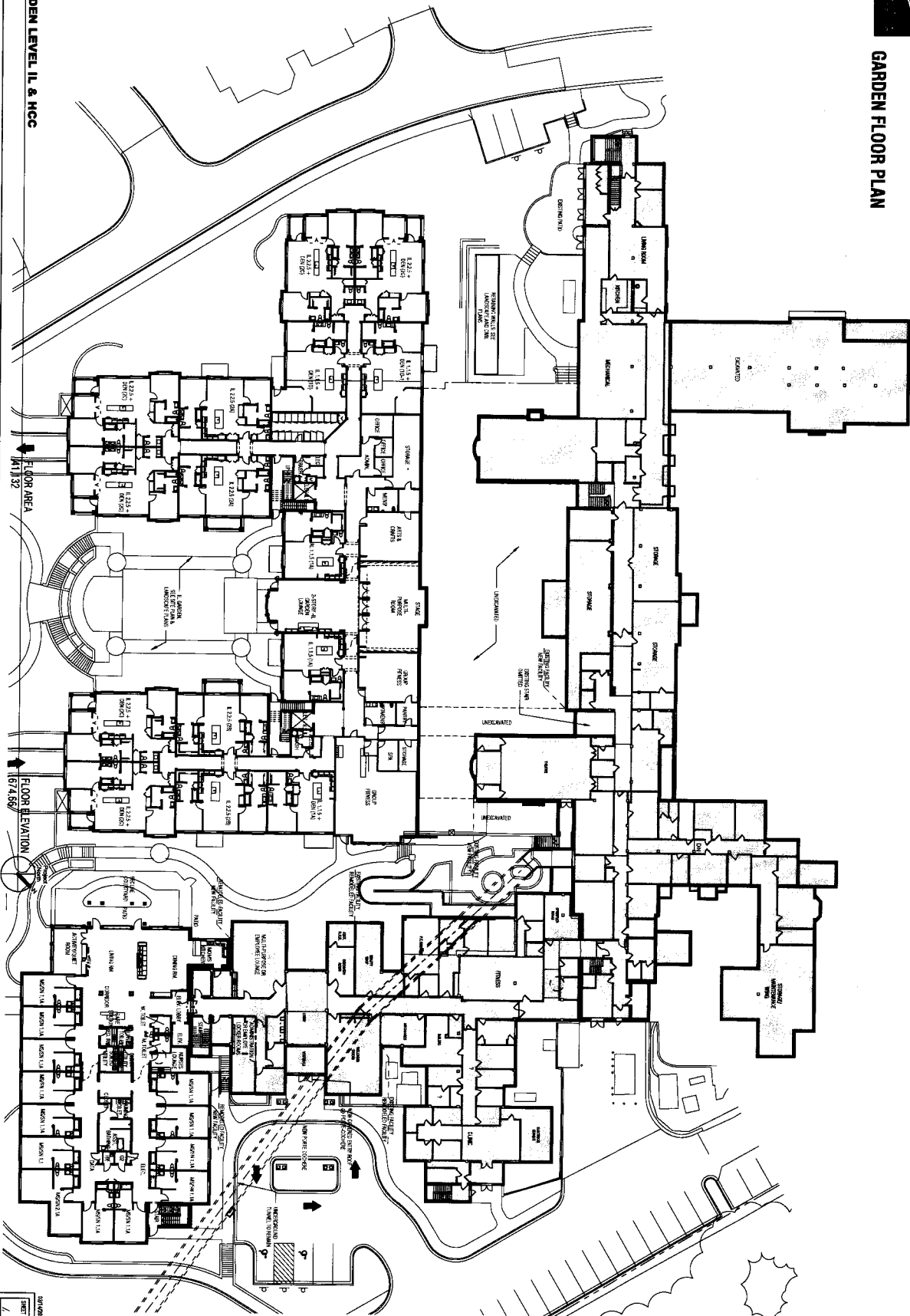


**ADDITION
KING BRUWAERT HOUSE - INDEPENDENT LIVING**

6101 COUNTY LINE RD.

BURR RIDGE, IL. 60527

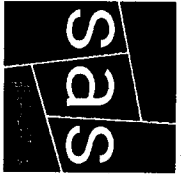
GARDEN FLOOR PLAN



1
GARDEN LEVEL IL & HCC

SAS Architects & Planners, LLC.

530 DUNBAR ROAD, WILMINGTON, DE 19802
Phone: 302-436-4321, Fax: 302-436-4344



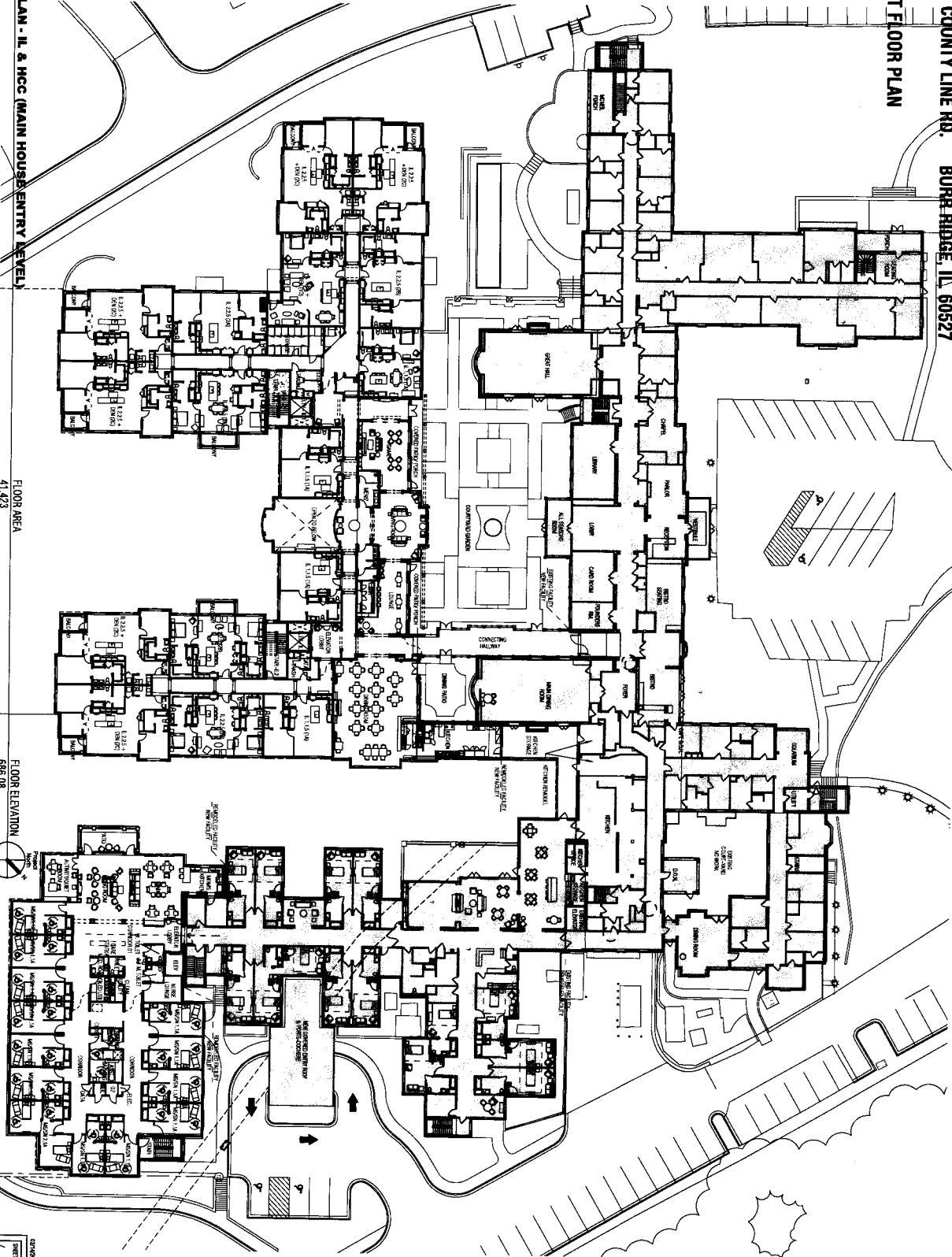
**ADDITION
KING BRUWAERT HOUSE - INDEPENDENT LIVING**
6101 COUNTY LINE RD. BURR RIDGE, IL 60527

FIRST FLOOR PLAN

1 FIRST FLOOR PLAN - IL & HCC (MAIN HOUSE ENTRY LEVEL)

FLOOR AREA
41,423

FLOOR ELEVATION
686.08



SAS Architects & Planners, LLC.

650 DUNBAR ROAD, NORTHBRIDGE, IL 60062
Phone: 815-584-4333, Fax: 815-584-4444

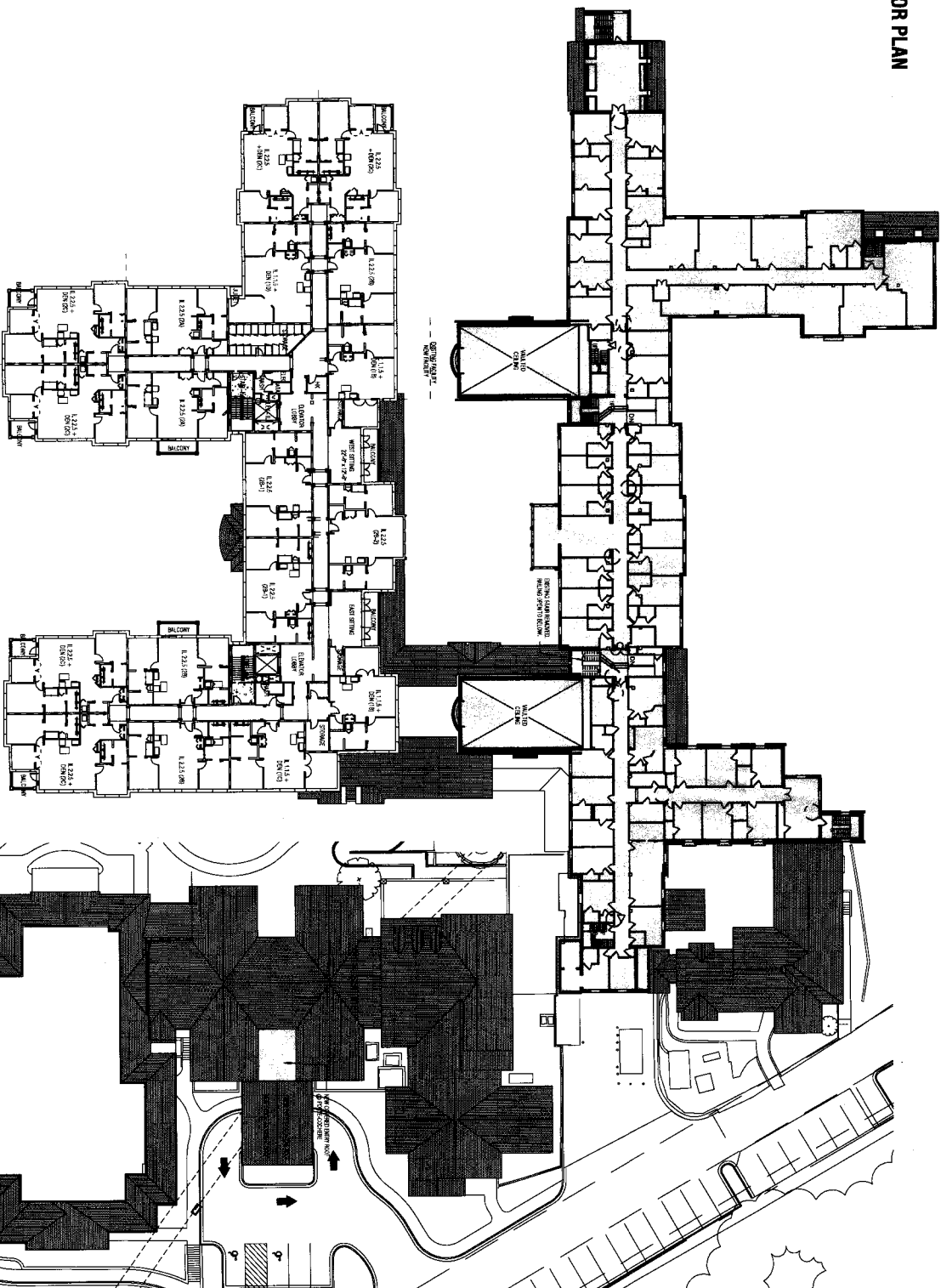
DATE: 10/20/2009
SHEET NO. A05



BURR RIDGE, IL. 60527

630 DUNCEE ROAD, NORTHBROOK, IL 60062
Phone: 847-564-8333, Fax: 847-987-3484

FLOOR ELEVATION
698.08



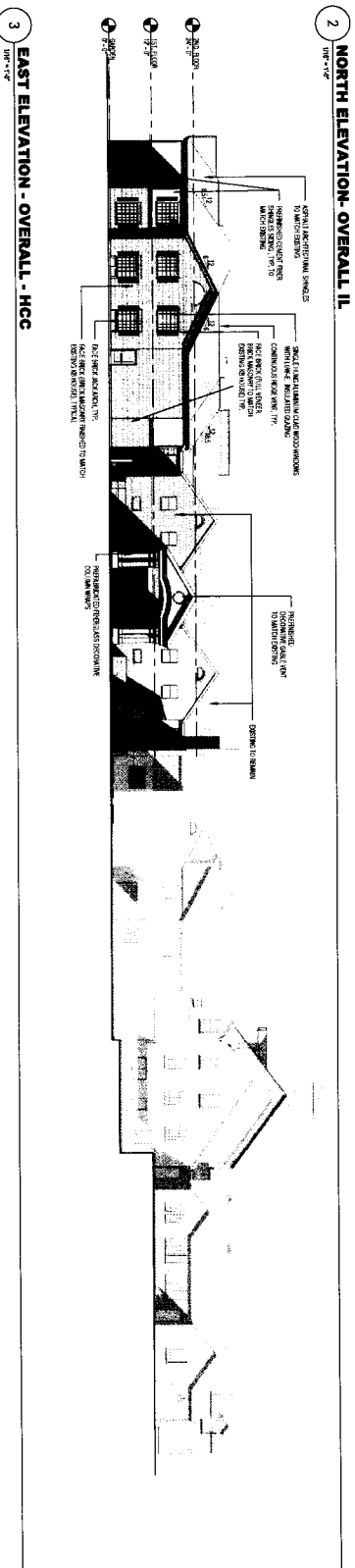
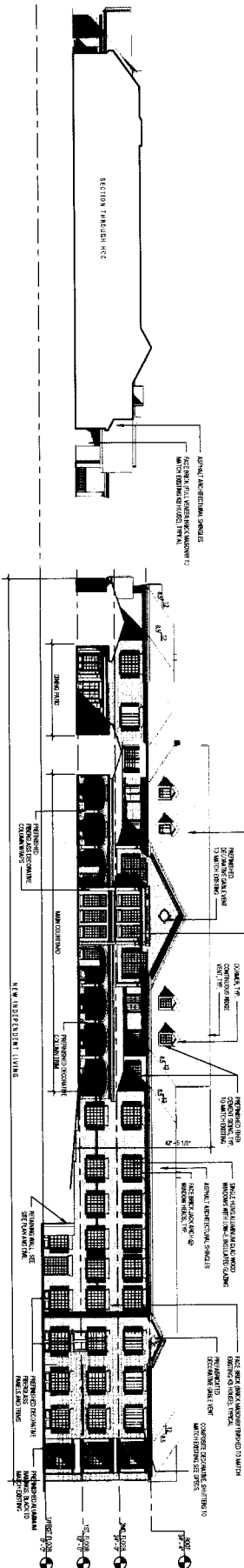
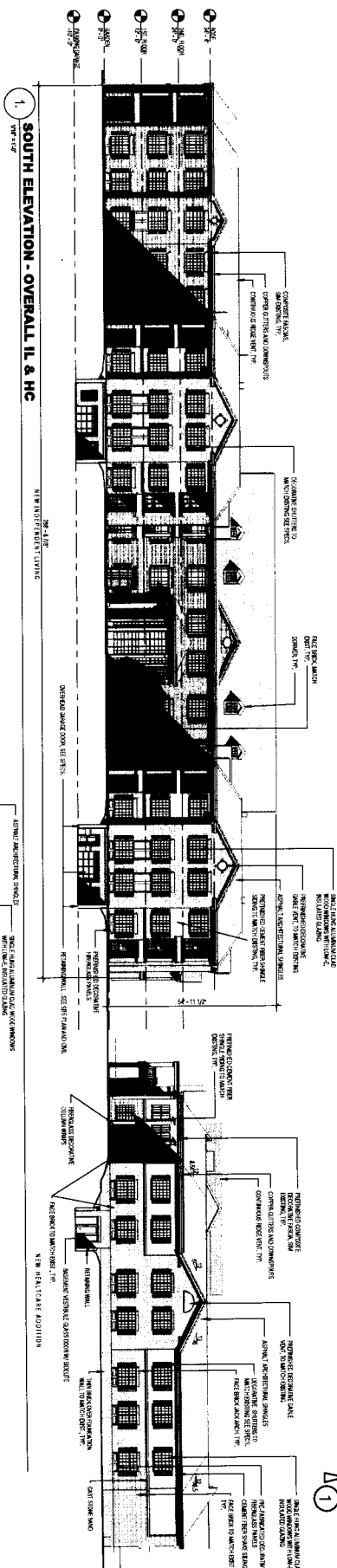
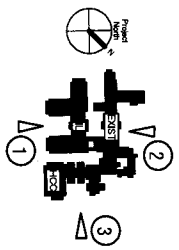


SAS Architects & Planners, LLC.

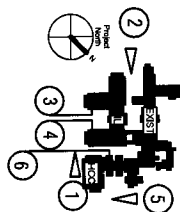
630 DUNDEE ROAD, NORTHBROOK, IL 60062
CHICAGO, IL 60647 FAX 847-8393 E-MAIL 847-887-1484

Phone: 847-564-8333, Fax: 847-987-3484

Phone: 847-564-8333, Fax: 847-987-3484



ELEVATIONS



EAST ELEVATION - OVERALL IL

2 WEST ELEVATION - OVERALL IL

3 EAST ELEVATION - WEST WING IL
3/18/12

4 MESI ELEVATION - EAST MINOR

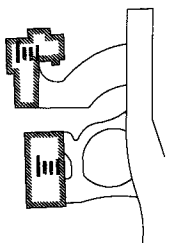
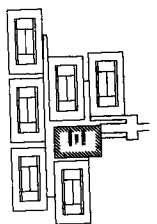
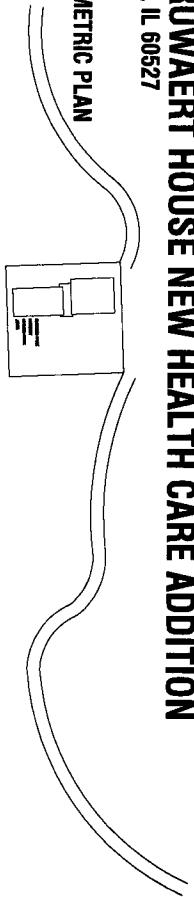
5. $\hat{\sigma}^2 = 216$

WEST ELEVATION - HC - OVERALL



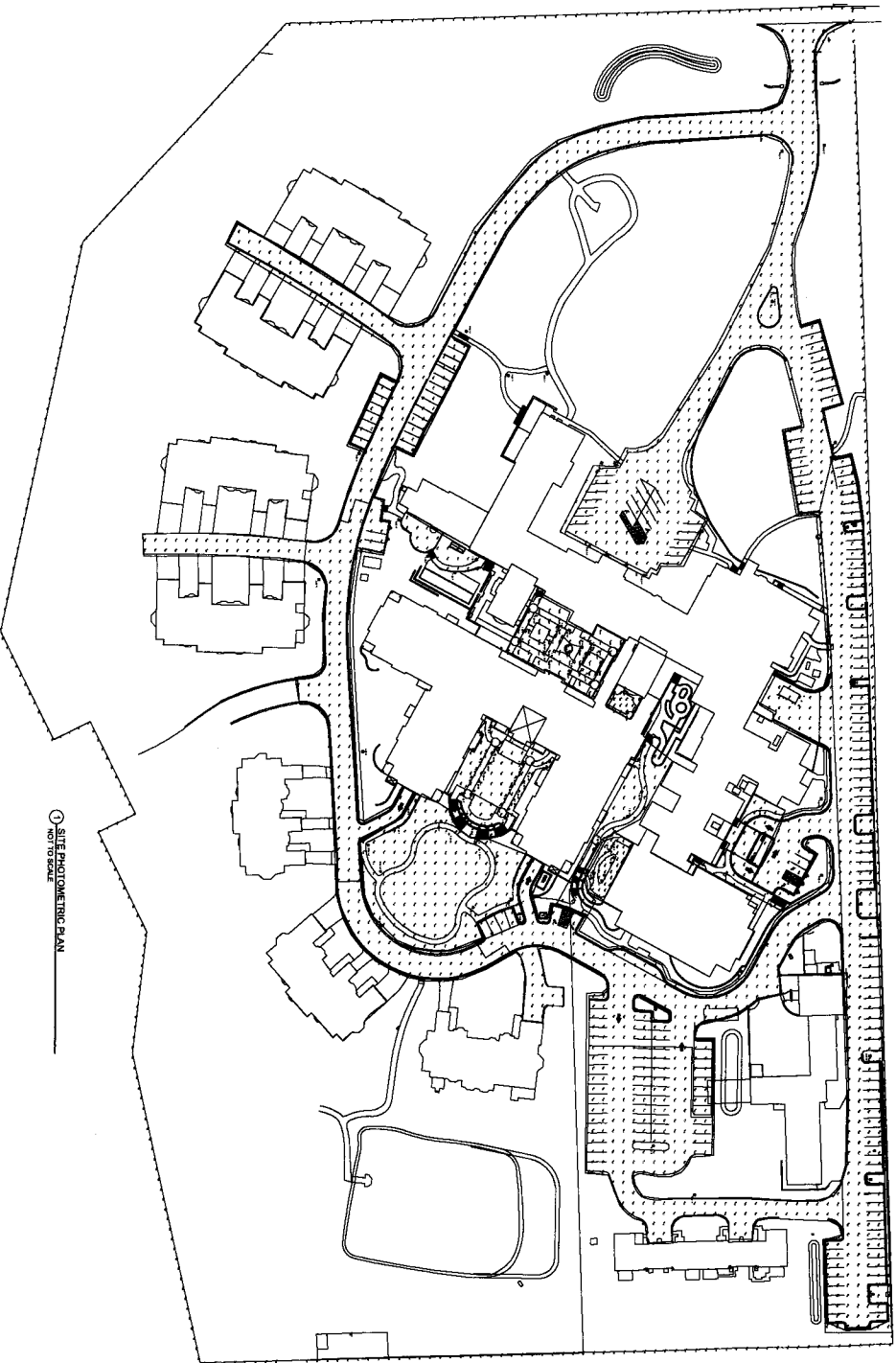
**6101 COUNTY LINE RD.
KING BRUWAERT HOUSE NEW HEALTH CARE ADDITION
BURR RIDGE, IL 60527**

SITE PHOTOMETRIC PLAN

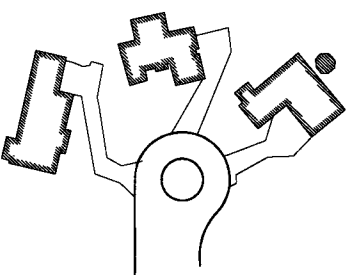


SAS Architects & Planners, LLC.

830 DUNFER ROAD, NORTHBROOK, IL 60062
Phone: 847-594-8331 Fax: 847-593-5884



① SITE PHOTOMETRIC PLAN
NOT TO SCALE



Room	Area	Volume	Notes
A	100	1000	RECEIVING AREA
B	150	1500	RECEIVING AREA
C	200	2000	RECEIVING AREA
D	250	2500	RECEIVING AREA
E	300	3000	RECEIVING AREA
F	350	3500	RECEIVING AREA
G	400	4000	RECEIVING AREA
H	450	4500	RECEIVING AREA
I	500	5000	RECEIVING AREA
J	550	5500	RECEIVING AREA
K	600	6000	RECEIVING AREA
L	650	6500	RECEIVING AREA
M	700	7000	RECEIVING AREA
N	750	7500	RECEIVING AREA
O	800	8000	RECEIVING AREA
P	850	8500	RECEIVING AREA
Q	900	9000	RECEIVING AREA
R	950	9500	RECEIVING AREA
S	1000	10000	RECEIVING AREA
T	1050	10500	RECEIVING AREA
U	1100	11000	RECEIVING AREA
V	1150	11500	RECEIVING AREA
W	1200	12000	RECEIVING AREA
X	1250	12500	RECEIVING AREA
Y	1300	13000	RECEIVING AREA
Z	1350	13500	RECEIVING AREA
AA	1400	14000	RECEIVING AREA
AB	1450	14500	RECEIVING AREA
AC	1500	15000	RECEIVING AREA
AD	1550	15500	RECEIVING AREA
AE	1600	16000	RECEIVING AREA
AF	1650	16500	RECEIVING AREA
AG	1700	17000	RECEIVING AREA
AH	1750	17500	RECEIVING AREA
AI	1800	18000	RECEIVING AREA
AJ	1850	18500	RECEIVING AREA
AK	1900	19000	RECEIVING AREA
AL	1950	19500	RECEIVING AREA
AM	2000	20000	RECEIVING AREA
AN	2050	20500	RECEIVING AREA
AO	2100	21000	RECEIVING AREA
AP	2150	21500	RECEIVING AREA
AQ	2200	22000	RECEIVING AREA
AR	2250	22500	RECEIVING AREA
AS	2300	23000	RECEIVING AREA
AT	2350	23500	RECEIVING AREA
AU	2400	24000	RECEIVING AREA
AV	2450	24500	RECEIVING AREA
AW	2500	25000	RECEIVING AREA
AX	2550	25500	RECEIVING AREA
AY	2600	26000	RECEIVING AREA
AZ	2650	26500	RECEIVING AREA
BA	2700	27000	RECEIVING AREA
BB	2750	27500	RECEIVING AREA
BC	2800	28000	RECEIVING AREA
BD	2850	28500	RECEIVING AREA
BE	2900	29000	RECEIVING AREA
BF	2950	29500	RECEIVING AREA
BG	3000	30000	RECEIVING AREA
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BJ	3150	31500	RECEIVING AREA
БК	3200	32000	RECEIVING AREA
BL	3250	32500	RECEIVING AREA
BM	3300	33000	RECEIVING AREA
BN	3350	33500	RECEIVING AREA
BO	3400	34000	RECEIVING AREA
BP	3450	34500	RECEIVING AREA
BQ	3500	35000	RECEIVING AREA
BR	3550	35500	RECEIVING AREA
BS	3600	36000	RECEIVING AREA
BT	3650	36500	RECEIVING AREA
BU	3700	37000	RECEIVING AREA
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DH	5650	56500	RECEIVING AREA
DI	5700	57000	RECEIVING AREA
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DK	5800	58000	RECEIVING AREA
DL	5850	58500	RECEIVING AREA
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DN	5950	59500	RECEIVING AREA
DO	6000	60000	RECEIVING AREA
DP	6050	60500	RECEIVING AREA
DQ	6100	61000	RECEIVING AREA
DR	6150	61500	RECEIVING AREA
DS	6200	62000	RECEIVING AREA
DT	6250	62500	RECEIVING AREA
DU	6300	63000	RECEIVING AREA
DV	6350	63500	RECEIVING AREA
DW	6400	64000	RECEIVING AREA
DX	6450	64500	RECEIVING AREA
DY	6500	65000	RECEIVING AREA
DZ	6550	65500	RECEIVING AREA
EA	6600	66000	RECEIVING AREA
EB	6650	66500	RECEIVING AREA
EC	6700	67000	RECEIVING AREA
ED	6750	67500	RECEIVING AREA
EE	6800	68000	RECEIVING AREA
EF	6850	68500	RECEIVING AREA
EG	6900	69000	RECEIVING AREA
EH	6950	69500	RECEIVING AREA
EI	7000	70000	RECEIVING AREA
EJ	7050	70500	RECEIVING AREA
EK	7100	71000	RECEIVING AREA
EL	7150	71500	RECEIVING AREA
EM	7200	72000	RECEIVING AREA
EN	7250	72500	RECEIVING AREA
EO	7300	73000	RECEIVING AREA
EP	7350	73500	RECEIVING AREA
EQ	7400	74000	RECEIVING AREA
ER	7450	74500	RECEIVING AREA
ES	7500	75000	RECEIVING AREA
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EU	7600	76000	RECEIVING AREA
EV	7650	76500	RECEIVING AREA
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EX	7750	77500	RECEIVING AREA
EY	7800	78000	RECEIVING AREA
EZ	7850	78500	RECEIVING AREA
FA	7900	79000	RECEIVING AREA
FB	7950	79500	RECEIVING AREA
FC	8000	80000	RECEIVING AREA
FD	8050	80500	RECEIVING AREA
FE	8100	81000	RECEIVING AREA
FF	8150	81500	RECEIVING AREA
FG	8200	82000	RECEIVING AREA
FH	8250	82500	RECEIVING AREA
FI	8300	83000	RECEIVING AREA
FJ	8350	83500	RECEIVING AREA
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FL	8450	84500	RECEIVING AREA
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FO	8600	86000	RECEIVING AREA
FP	8650	86500	RECEIVING AREA
FO	8700	87000	RECEIVING AREA
FR	8750	87500	RECEIVING AREA
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FV	8950	89500	RECEIVING AREA
FW	9000	90000	RECEIVING AREA
FX	9050	90500	RECEIVING AREA
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GL	9750	97500	RECEIVING AREA
GM	9800	98000	RECEIVING AREA
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ABBREVIATION LEGEND

BC = BACK OF CAB
CL = CENTRUM
E = EAST
RP = ROOF OR PORTHOLE
(P) = HORIZONTAL DISTANCE
WT = WEIGHT TONNE
N = NORTH
(D) = HORIZONTAL DISTANCE
S = SOUTH

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1. THE SURVEY IS BASED ON RECORDS THAT THE INSURANCE COMPANY'S COMPUTER SYSTEM HAS IDENTIFIED AS BEING IN THE AREA OF THE PROPERTY.
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WE, HIGDON LAW CONSULTANTS, LLC, ELIMINATES PROFESSIONAL FEES AND \$64,000.00, DO NOT CHARGE YOU FOR THIS PROFESSIONAL SERVICE COMPARED TO THE CURRENT ELIMINATED FEE. WE CERTIFY THAT THIS PROFESSIONAL SERVICE COMPARED TO THE CURRENT ELIMINATED FEE IS BASED UPON A BOUNDARY SURVEY. SURVEYING HAS MADE NO INVESTIGATION OR RESEARCH TO DETERMINE IF ANY OF THE BOUNDARY SURVEYING REQUIREMENTS, INCLUDING THE CONDUCT OF A BOUNDARY SURVEY, ARE IN VIOLATION OF ANY OF THE REQUIREMENTS OF THE PROFESSIONAL TITLE EVIDENCE OR ANY OTHER FACTS INVOLE IN AN ACCOUNTING TITLE EVIDENCE. OFFICIAL

PROFESSIONAL LAND SURVEYOR
 GEORGE A. LYLE
 LICENSE NO. 10000
 STATE OF NORTH CAROLINA

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Page 1 of 1

PRELIMINARY ENGINEERING PLANS KING BRUWAERT HOUSE 6101 S. COUNTY LINE ROAD BURR RIDGE, IL 60527



UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF BURR RIDGE
1001 WARRENVILLE RD., SUITE 350
BURR RIDGE, IL 60527
TEL: (630) 323-4733
CONTACT: DAVID PRESSING, P.E.

WATER & SEWER SERVICE
VILLAGE OF BURR RIDGE
1001 WARRENVILLE RD., SUITE 350
BURR RIDGE, IL 60527
TEL: (630) 323-4733
CONTACT: JIM LUKAS

STORM SEWER SERVICE
VILLAGE OF BURR RIDGE
1001 WARRENVILLE RD., SUITE 350
BURR RIDGE, IL 60527
TEL: (630) 323-4733
CONTACT: JIM LUKAS

METROPOLITAN WATER REGULATION DISTRICT
100 EAST BIRCH STREET
CHICAGO, IL 60601
TEL: (708) 588-4055

POWER COMPANY
COMMONWEALTH ELECTRIC CO.
1001 WARRENVILLE RD., SUITE 350
BURR RIDGE, IL 60527
TEL: (630) 450-1003
CONTACT: STEVE WALSH

NATURAL GAS COMPANY
NORTHSHORE GAS COMPANY
1001 WARRENVILLE RD., SUITE 350
BURR RIDGE, IL 60527
TEL: (630) 624-5200
CONTACT: MIKE BURNS

TELEPHONE
6000 COMMERCIAL DRIVE
OAKBROOK, IL 60153
TEL: (630) 575-5400
CONTACT: JEFFREY BOGUSLAS

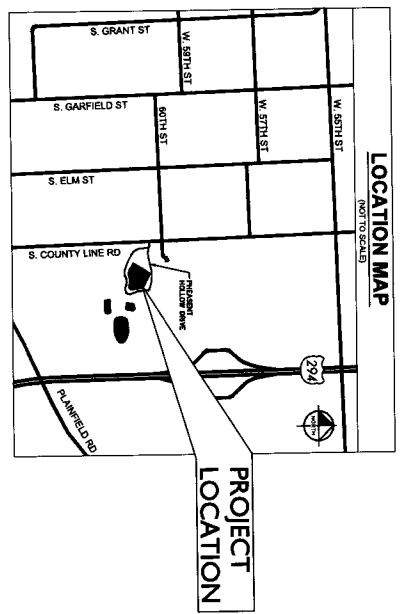
PROJECT TEAM

ARCHITECT
SAS ARCHITECTS & PLANNERS, LLC
630 DUNDEE ROAD, NORTHROCK, IL 60062
TEL: (630) 584-8333
CONTACT: DANIEL E. MARTIN

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD., SUITE 350
BURR RIDGE, IL 60527
TEL: (630) 487-5550
CONTACT: JOE WATERS, P.E.

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD., SUITE 350
BURR RIDGE, IL 60527
TEL: (630) 487-5550
CONTACT: JOE WATERS, P.E.

GEOTECH
FLOOD TESTING LABORATORIES
1045 E 87TH STREET
CHICAGO, IL 60649
TEL: (773) 721-2200



DRAINAGE CERTIFICATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS FROM THE SUBDIVISION CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IS SUCH SURFACE WATER DRAINAGE WILL CHANGE, ADEQUATE PROVISION HAS BEEN MADE FOR THE COLLECTION AND REMOVAL OF SUCH WATERS. THE SUBDIVISION OWNER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D., 2020.

LILUNGS LICENSED PROFESSIONAL ENGINEER 062-056580
MY LICENSE EXPIRES ON NOVEMBER 30, 2019

SHEET INDEX

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C1.1	IMWRD NOTES
C2.0	EXISTING CONDITIONS
C2.1	DEMOLITION PLAN
C2.2	DEMOLITION PLAN
C2.3	DEMOLITION PLAN
C2.4	DEMOLITION PLAN
C3.0	OVERALL SITE PLAN
C3.1	SITE PLAN
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C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL NOTES & DETAILS
C5.0	OVERALL GRADING PLAN
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C6.0	OVERALL UTILITY PLAN
C6.1	UTILITY PLAN
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C6.4	UTILITY PLAN
C6.5	SANITARY PROFILES
C6.6	FIRE HYDRANT COVERAGE
C7.0	CONSTRUCTION DETAILS
C7.2	IMWRD DETAILS

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ANDREW HENRY, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION PERTAINING ONLY TO THE PROJECT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERS OF ILLINOIS. I AM NOT PROVIDING ANY DESIGN OR ENGINEERING SERVICES TO THE PROJECT OR ANY PART THEREOF. I AM NOT PROVIDING ANY DESIGN OR ENGINEERING SERVICES TO THE PROJECT OR ANY PART THEREOF. I AM NOT PROVIDING ANY DESIGN OR ENGINEERING SERVICES TO THE PROJECT OR ANY PART THEREOF.

DATED THIS _____ DAY OF _____, A.D., 2020.

LILUNGS LICENSED PROFESSIONAL ENGINEER 062-056580
MY LICENSE EXPIRES ON NOVEMBER 30, 2019

KING BRUWAERT HOUSE 6101 S. COUNTY LINE RD BURR RIDGE, IL 60527		COVER SHEET		SAS Architects & Planners, LLC. 630 DUNDEE ROAD, NORTHROCK, IL 60062 Phone: 847-584-8333, Fax: 847-987-3484		Kimley-Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARRENVILLE ROAD, SUITE 350, BURR RIDGE, IL 60527 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM		1 No.		VILLAGE COMMENTS REVISIONS		02/13/20 DATE		JPM BY	
SHEET NUMBER C0.0		DRAWN BY: JPM		CHECKED BY: JPM		SCALE: AS NOTED		REMOVED BY: JPM		DATE: 02/13/20		BY: JPM		DATE: 02/13/20	

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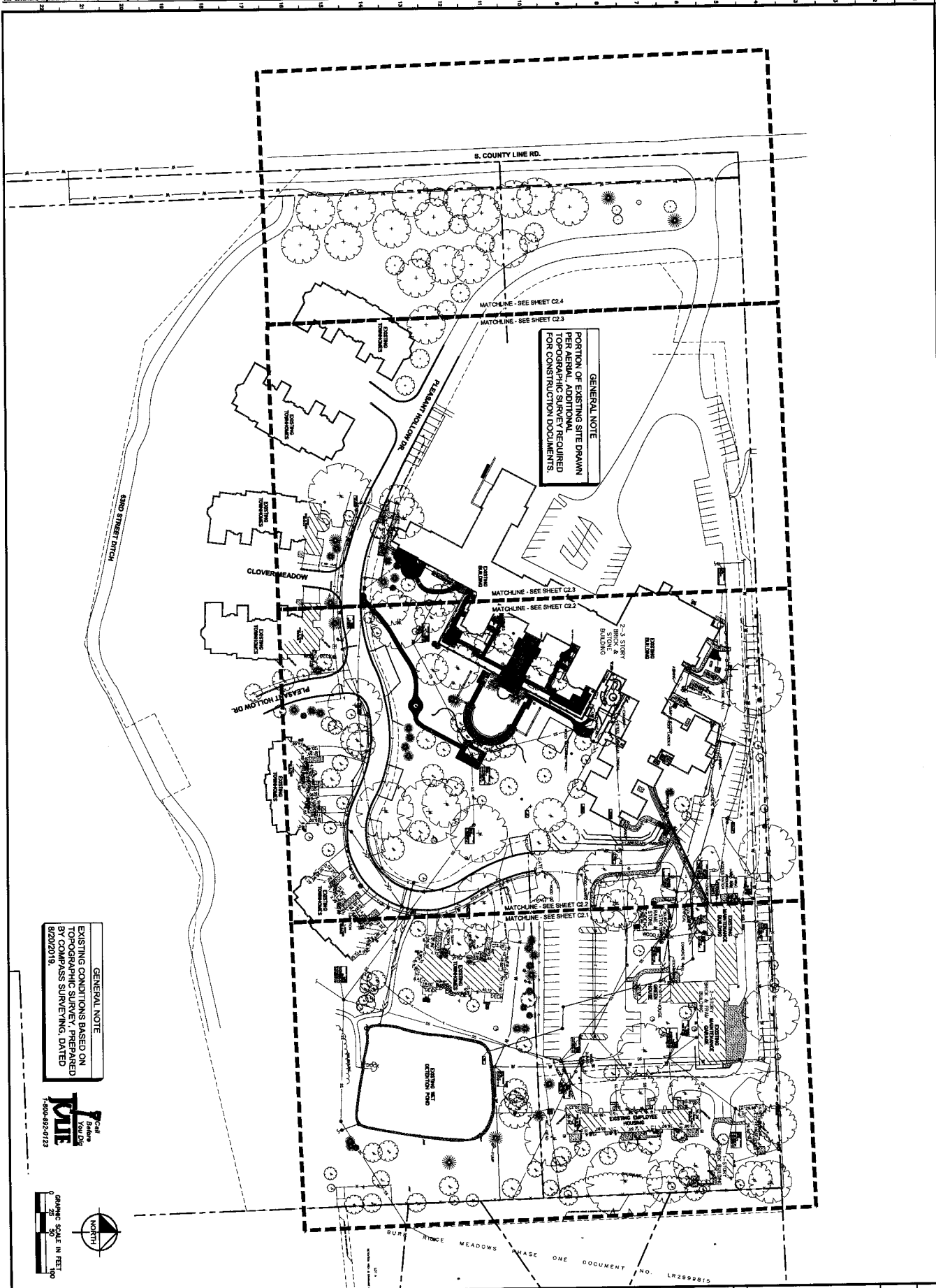
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	<p>SE A SLOPEWAY MECHANISM IS REQUIRED FOR ALL PREVENTION AGAINST THERMAL TO CORROSION, OWNERS TO SLOPE POWER OPERATION AND ANY NECESSARY MAINTENANCE SHALL BE REQUIRED TO INSURE NO CORROSION IN THE EVENT OF A STEEL SMALL BRIDGE THAT CLASH UP AND WASH OUT OR SEWAGE TREAT PLANT WITHIN 48 HOURS OF THE STORM EVENT.</p>	<p>6/1/12/2016</p>
<p>KING BRUWAERT HOUSE</p> <p>6101 S. COUNTY LINE RD BURR RIDGE, IL 60527</p>		



C2.0	ORIGINAL, ISSUED: 12/07/19 ISSUED FOR: 1044 PROJECT NO. 166757000 SHEET NUMBER	KING BRUWAERT HOUSE	6101 S. COUNTY LINE RD BURR RIDGE, IL 60527	EXISTING CONDITIONS	SAS Architects & Planners, LLC. 630 DUNDIE ROAD, NORTHBROOK, IL 60062 Phone: 847-564-8333. Fax: 847-967-3484	SCALE: AS NOTED DESIGNED BY: JPM DRAWN BY: JPM CHECKED BY: AMH	<div>Kimley»Horn</div> <div>© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WASHINGTONVILLE ROAD, SUITE 300, LITTLE ROCK, AR 72202 PHONE: 501-987-5500 WWW.KIMLEY-HORN.COM</div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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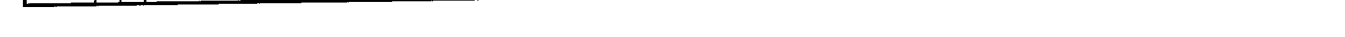
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- Legend:
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 - 2. AREA TO BE RELOCATED
 - 3. FULL-DEPTH ASPHALT PAVEMENT REGIONAL
 - 4. PAVED REGIONAL (STREET/DRIVEWAY/CONCRETE)
 - 5. BUILDING REMOVAL
 - 6. SURVEY LINE
 - 7. FENCE/WALL REMOVAL

Conclusion

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VILLAGE COMMENTS	02/13/20	JPM
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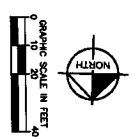
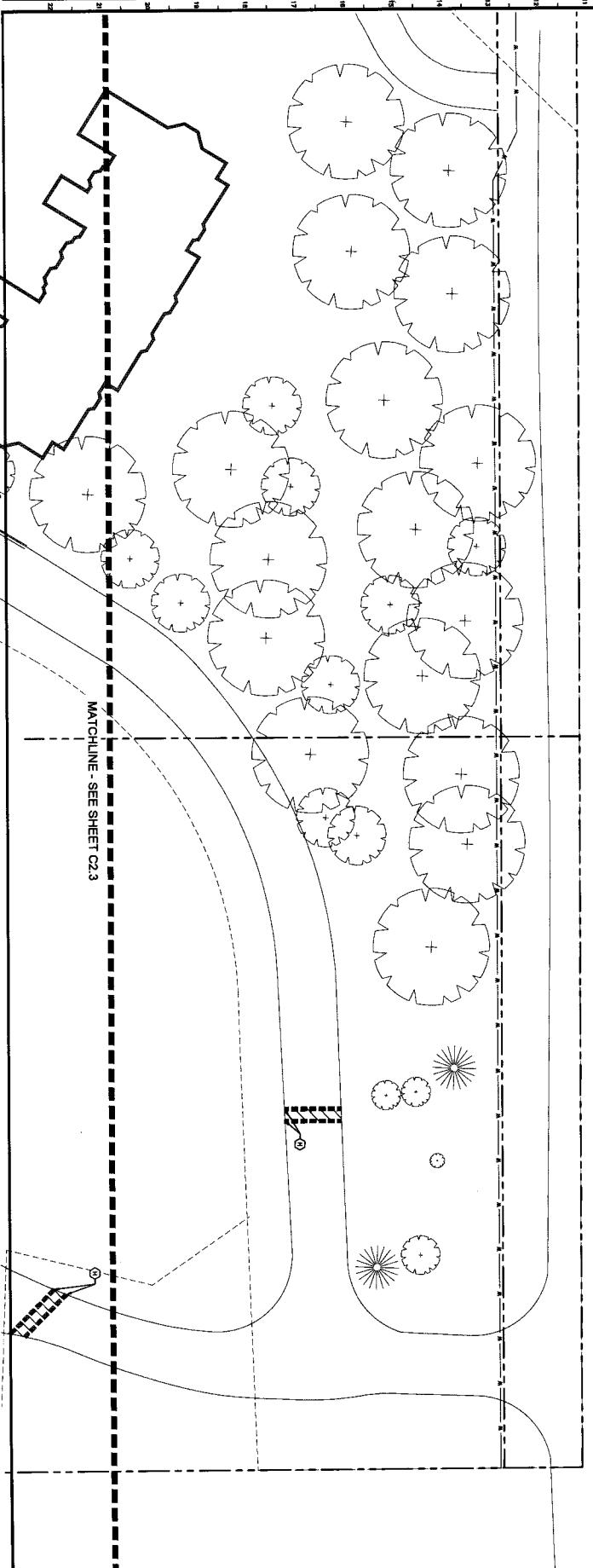
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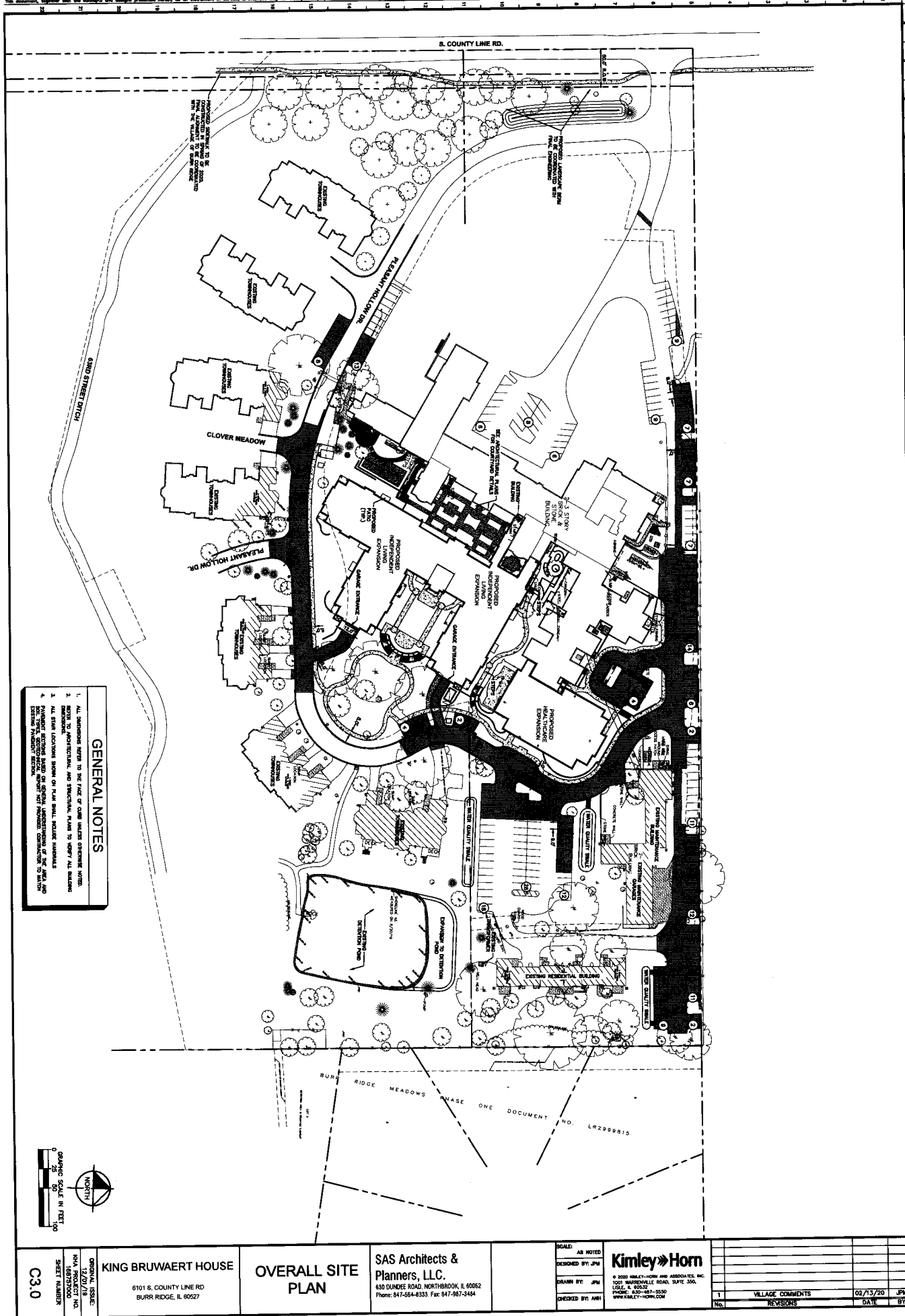
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 The document, together with the contract and drawings, shall constitute the entire agreement between the parties. No oral or written modification shall be binding unless it is in writing and signed by the parties. The drawings shall be read in conjunction with the specifications and notes. The drawings shall be read in conjunction with the specifications and notes. The drawings shall be read in conjunction with the specifications and notes.

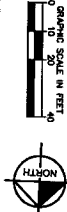
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- ① ITEM TO BE DEMOLISHED PRIOR TO DEMOLITION
- ② /// CORN REGION
- ③ X X DITCH REGION
- ④ ITEM TO BE DEMOLISHED
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C2.4	ORIGINAL ISSUE 12/02/19 KHA PROJECT NO. 188257000 SHEET NUMBER	KING BRUWAERT HOUSE 6101 S. COUNTY LINE RD BURR RIDGE, IL 60527	DEMOLITION PLAN	SAS Architects & Planners, LLC. 630 DUNDAS ROAD, NORTHBROOK, IL 60062 Phone: 847-564-8333, Fax: 847-967-3484	SCALE: AS NOTED DESIGNED BY: JPM DRAWN BY: JPM CHECKED BY: ANH	Kimley-Horn © 2008 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARDENVILLE ROAD, SUITE 200 LITTLE ROCK, AR 72202 PHONE: 501-981-8300 WWW.KIMLEY-HORN.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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C3.1	ORIGINAL ISSUE: 12/07/19 NHA PROJECT NO. 180727000 SHEET NUMBER	KING BRUWAERT HOUSE 6101 S. COUNTY LINE RD BURR RIDGE, IL 60527	SITE PLAN	SAS Architects & Planners, LLC. 610 CUNDEE ROAD, NORTHBROOK, IL 60062 Phone: 847-864-8333 Fax: 847-987-5484	SCALE: AS NOTED DESIGNED BY: JPH DRAWN BY: JPH CHECKED BY: AHM	Kimley-Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WILLOWVILLE ROAD, SUITE 350, FOLEY, IL 60438 PHONE: 830-457-3500 WWW.KH-HORN.COM	<table border="1"> <thead> <tr> <th>No.</th> <th>VILLAGE COMMENTS</th> <th>Date</th> <th>JPH</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>BUSINESS</td> <td>02/13/20</td> <td>JPH</td> </tr> </tbody> </table>	No.	VILLAGE COMMENTS	Date	JPH	1	BUSINESS	02/13/20	JPH
	No.	VILLAGE COMMENTS	Date	JPH											
	1	BUSINESS	02/13/20	JPH											














PAVING AND CURB LEGEND

1. ALL DIMENSIONS REFER TO THE FACE OF CLAM UNLESS OTHERWISE NOTED.
2. REFER TO ANNOTATIONAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
3. ALL STUDY LOCATIONS SHOWN ON PLAN SHALL INCLUDE HANDRAILS
4. PARALLEL SECTIONS BASED ON GENERAL UNDERSTANDING OF THE AREA AND NOT TYPICAL. STRUCTURAL, SEWAGE NOT PROVIDED. CONNECTION TO DRAINAGE AND PARALLEL SECTION.

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A graphic scale in feet, with markings for 0, 10, and 20 feet. To the right of the scale is a north arrow pointing upwards, with the word "NORTH" written inside the circle.

MATCHLINE - SEE SHEET C3.4

MATCHLINE - SEE SHEET C3.2

MATCHLINE - SEE SHEET C3.2

**PAYMENT
TROUGH
FOR
WATERMAN
REDUCED**

SCALE:	AS NOTED
DESIGNED BY:	JPM
DRAWN BY:	JPM
CHECKED BY:	ANH

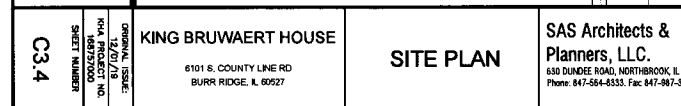
Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SAS Architects & Planners, LLC.
630 DUNDEE ROAD, NORTHBROOK, IL 60062
Phone: 847-564-8333, Fax: 847-987-3484

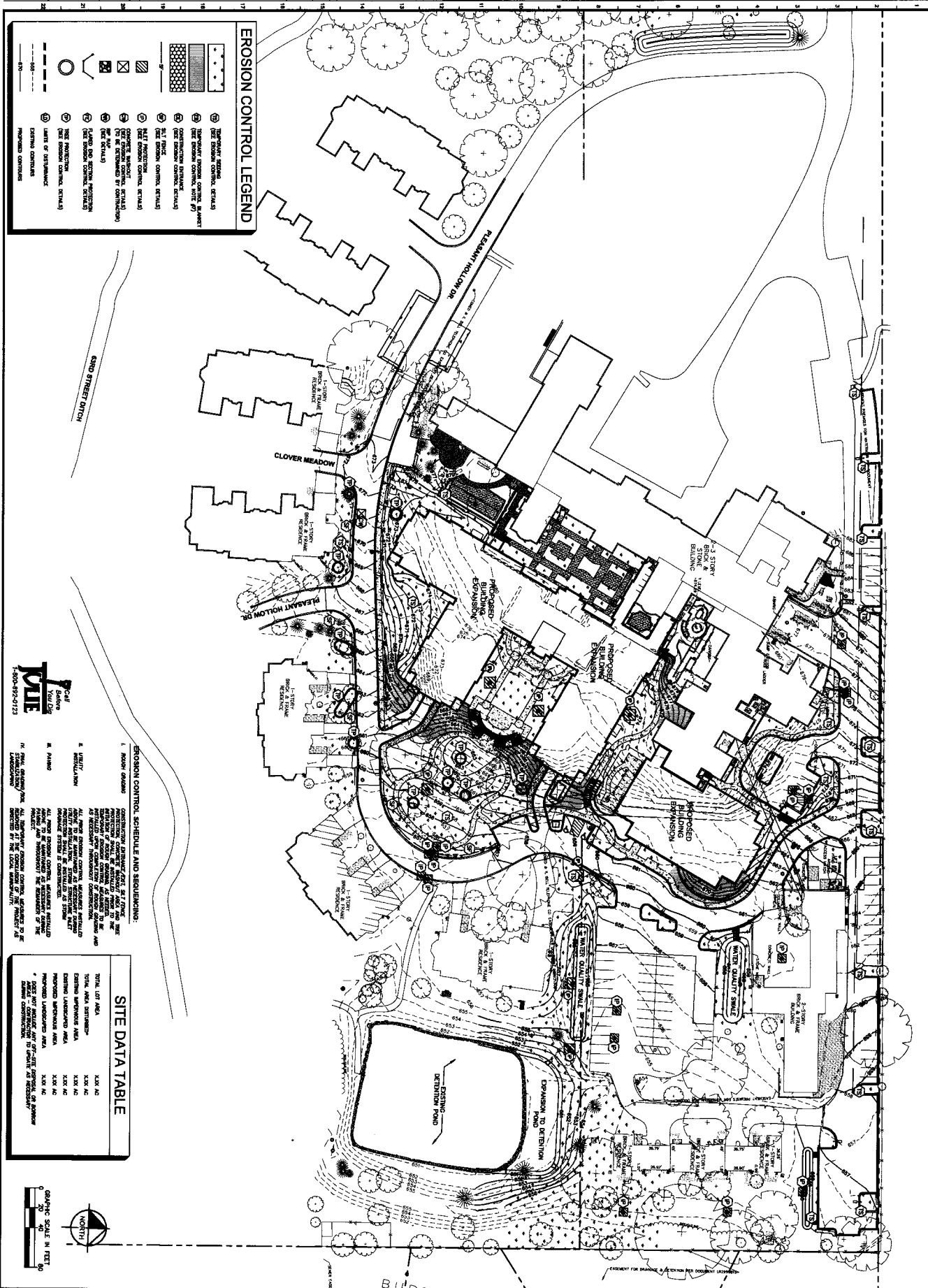
SITE PLAN

KING BRUWAERT HOUSE
6101 S. COUNTY LINE RD
BURR RIDGE, IL 60527

12/01/19
KHA PROJECT NO.
188757000
SHEET NUMBER
C3.3

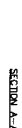
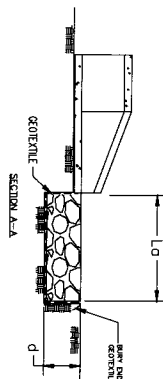


1	VILLAGE COMMENTS	02/13/20	JPM
No.	REVISIONS	DATE	BY



C4.0	DRAWING NUMBER 1607270000 PROJECT NO. 1607270000	KING BRUWAERT HOUSE 6101 S. COUNTY LINE RD BURR RIDGE, IL 60527	EROSION CONTROL PLAN	SAS Architects & Planners, LLC. 630 DUNDICE ROAD, NORTHBROOK, IL 60062 Phone: 847-564-8333, Fax: 847-467-3464	SCALE: AS NOTED DESIGNED BY: JPM DRAWN BY: JPM CHECKED BY: JPM	Kimley»Horn 6200 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WATERVILLE ROAD, SUITE 300, LEXINGTON, KY 40502 PHONE: 650-467-5550 WWW.KIMLEY-HORN.COM	1	VILLAGE COMMENTS	02/13/20	JPM
							2	SET LOGS	7/15	JPM

- CONCRETE WASHOUT**
N/A

SEEDING CHART

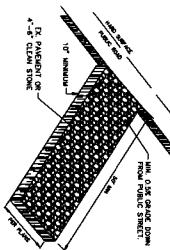
SEEDING CHART

RIP RAP DETAIL OUTLET PROTECTION

CONSTRUCTION ENTRANCE

N/A

CE



**EROSION
CONTROL NOTES
& DETAILS**

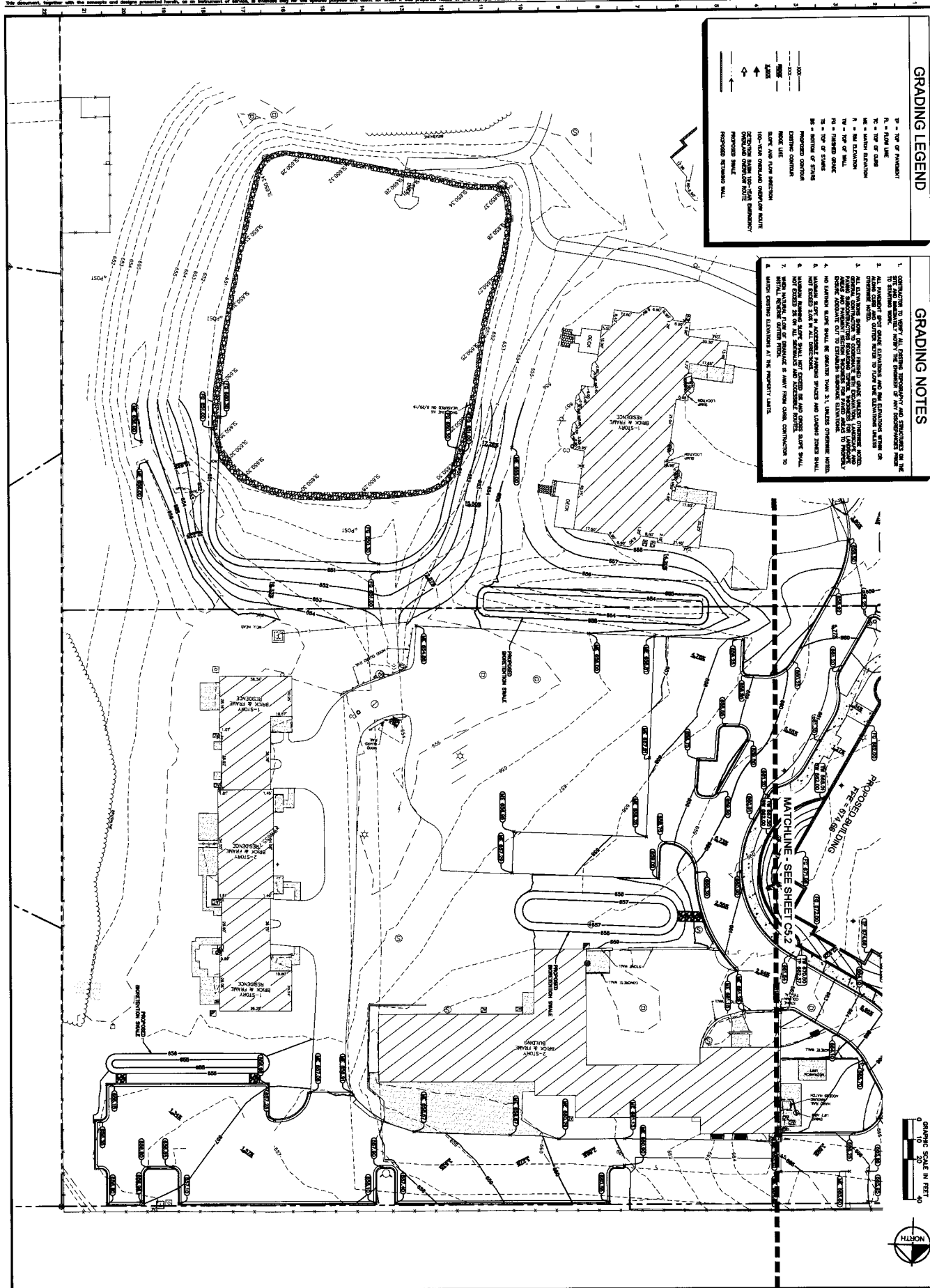
SCALE: AS NOTED
DESIGNED BY: JPM
DRAWN BY: JPM

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
LYSLE, IL 60532
PHONE: 630-487-5530

1	VILLAGE COMMENTS	02/13/20	JPM
No.	REVISIONS	DATE	BY

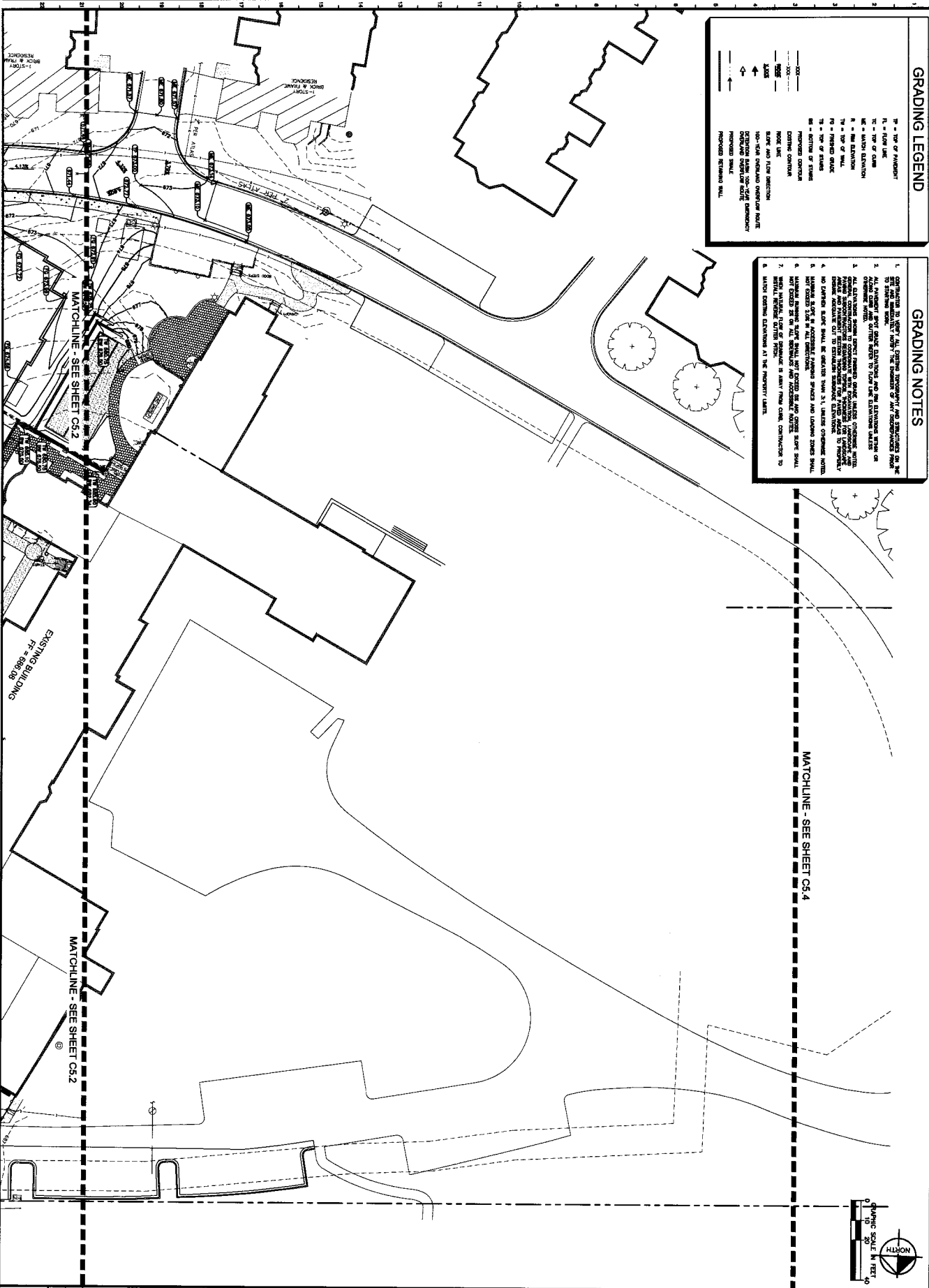




1	VILLAGE COMMENTS	02/13/20	JPM
No.	REVISIONS	DATE	BY

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1	VILLAGE COMMENTS	02/13/20	JPM
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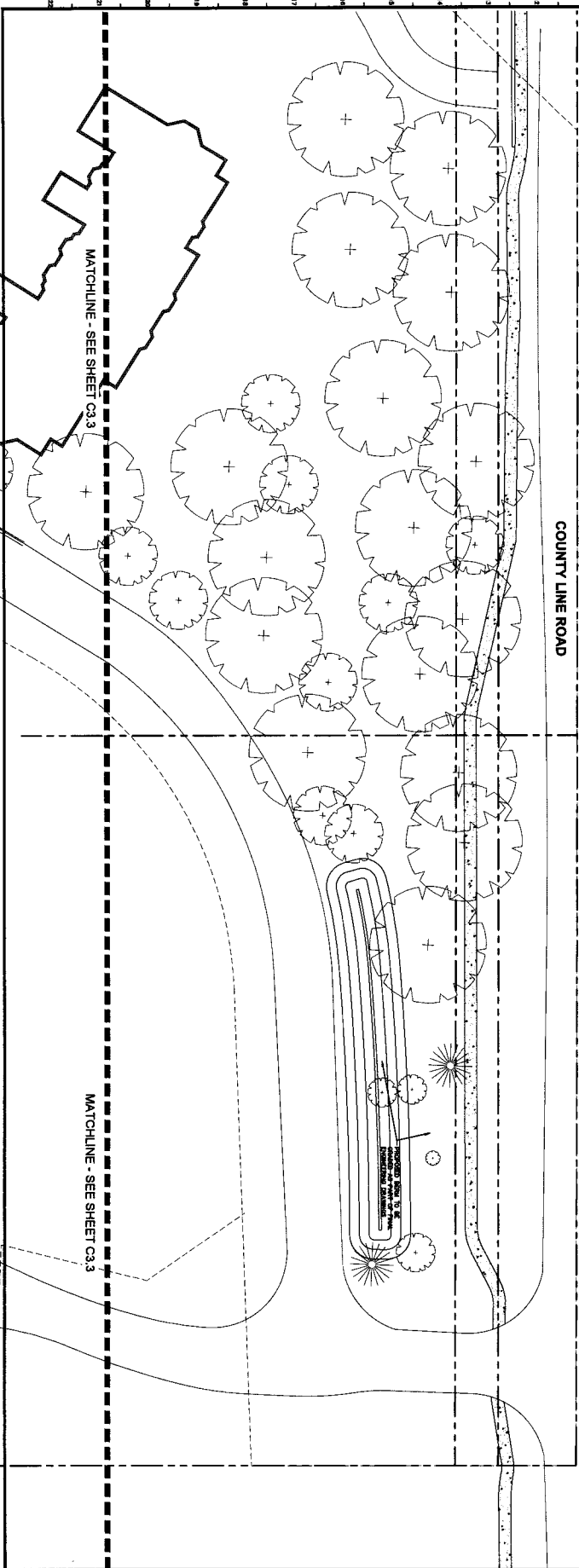
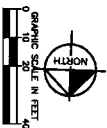
C5.3	ORIGINAL DESIGNED RHA PROJECT NO. 1681757000 SHEET NUMBER	KING BRUWAERT HOUSE 6101 S. COUNTY LINE RD BURR RIDGE, IL 60527	GRADING PLAN	SAS Architects & Planners, LLC. 430 DUMFRIES ROAD, NORTHBROOK, IL 60062 Phone: 847-564-5333 Fax: 847-567-5464	SCALE:	Kimley-Horn © 2000 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WILSONVILLE ROAD, SUITE 300, LITTLE ROCK, AR 72205 PHONE: 501-661-1111 WWW.KIMLEY-HORN.COM					
					AS NOTED						
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					DRAWN BY: JPM						
					CHECKED BY: AMH						
							1	VILLAGE COMMENTS	02/15/20	JPM	
							No.	REVISIONS	DATE	BY	

GRADING LEGEND

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GRADING NOTES

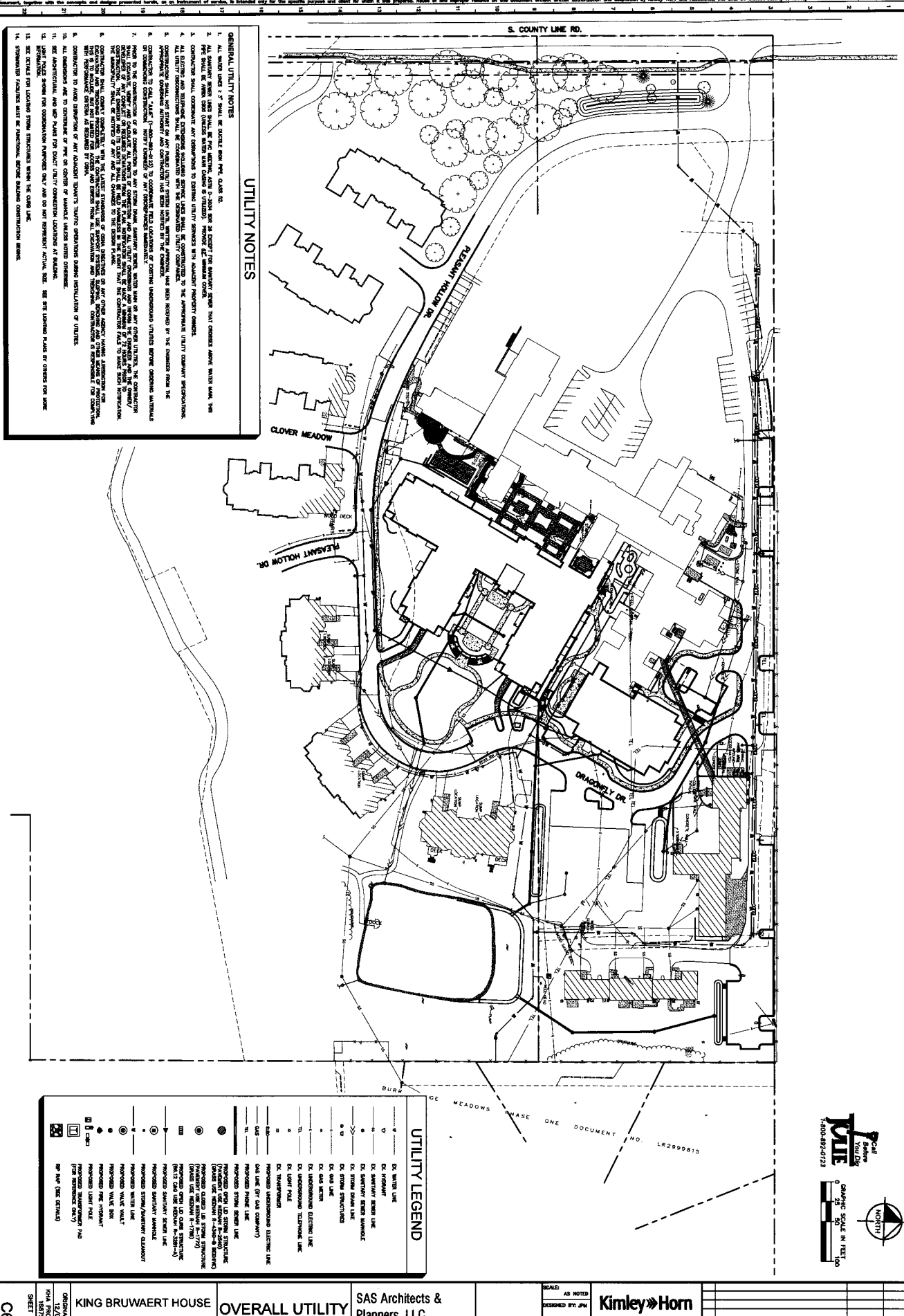
1. CONTRIBUTE TO VERIFY ALL EXISTING PROPOSED AND PROPOSED GRADE AT THE SITE AND IMMEDIATELY ADJACENT TO THE PROPERTY LINE.
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MATCHLINE - SEE SHEET C3.3

MATCHLINE - SEE SHEET C3.3

C5.4	ORIGINAL ISSUE 12/07/18 KIMLEY-HORN 16570000.DWG SHEET NUMBER	KING BRUWAERT HOUSE 6101 S. COUNTY LINE RD BURR RIDGE, IL 60027	GRADING PLAN	SAS Architects & Planners, LLC. 630 DANFEE ROAD, NORTHBROOK, IL 60062 Phone: 847-564-6333, Fax: 847-987-3464	SCALE: AS NOTED DESIGNED BY: JPM DRAWN BY: JPM CHECKED BY: AMH	Kimley-Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WILSONVILLE ROAD, SUITE 300, DUBLIN, OH 43017 PHONE: 614-881-6550 WWW.KIMLEY-HORN.COM						
							1	VILLAGE COMMENTS	02/13/20	JPM		
							NO.	REVISIONS	DATE	BY		




Call Before You Dig
7-800-882-0123

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

1	VILLAGE COMMENTS	02/13/20	JPM
No.	REVISIONS	DATE	BY

SCALE:	AS NOTED
DESIGNED BY:	JPM
DRAWN BY:	JPM
CHECKED BY:	AMH



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 PHONE: 830-487-5530
 WWW.KIMLEY-HORN.COM

SAS Architects & Planners, LLC.
630 DUNDIE ROAD, NORTHBROOK, IL 60062
Phone: 847-564-8333. Fax: 847-987-3484

OVERALL UTILITY PLAN

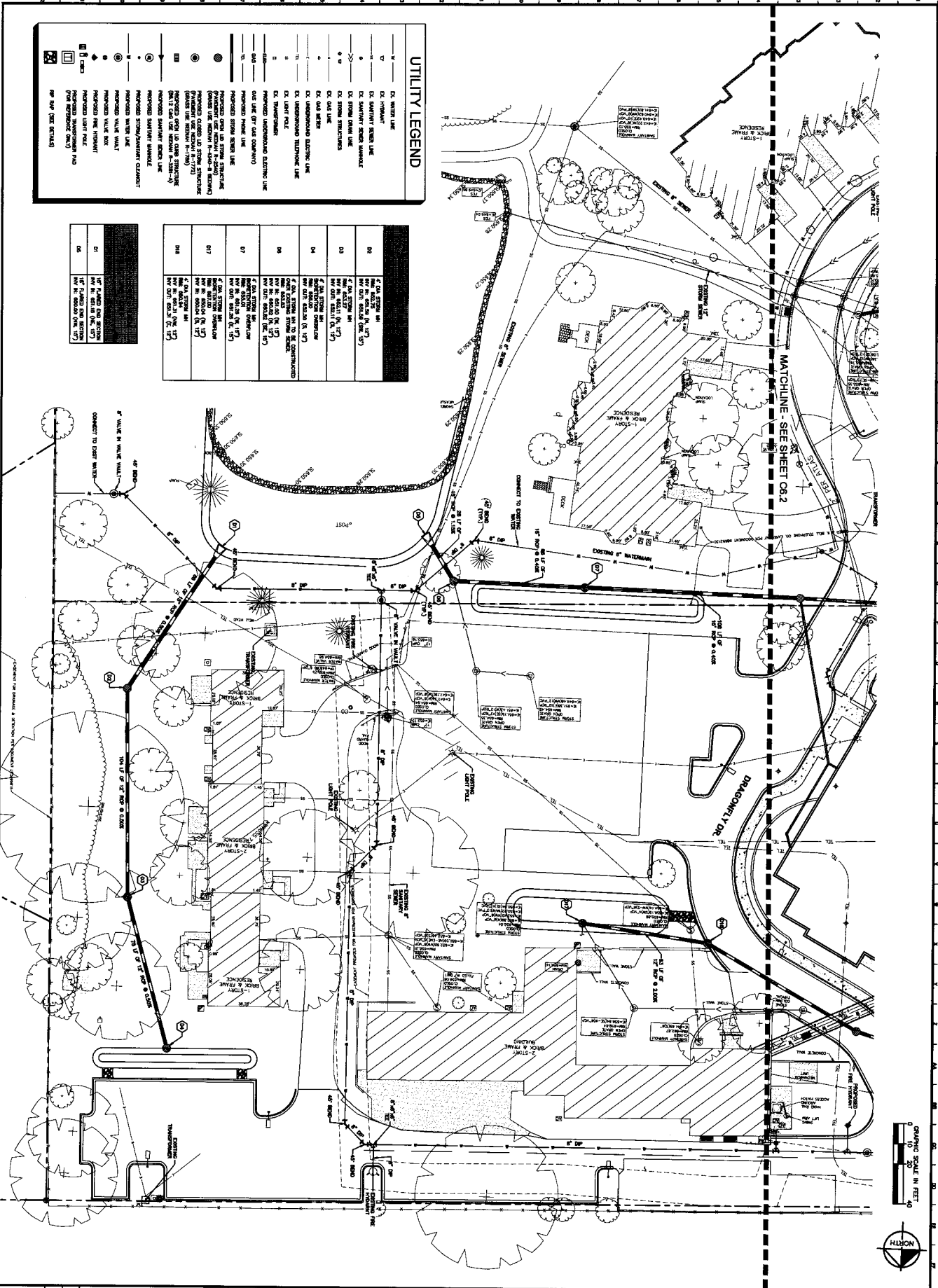
6101 S. COUNTY LINE RD
BURR RIDGE, IL 60527

12/01/19
SHA PROJECT NO.
168757000
SHEET NUMBER
C6.0

UTILITY LEGEND

- 1. WATER LINE
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- 3. SANITARY SEWER LINE
- 4. STORM SEWER LINE
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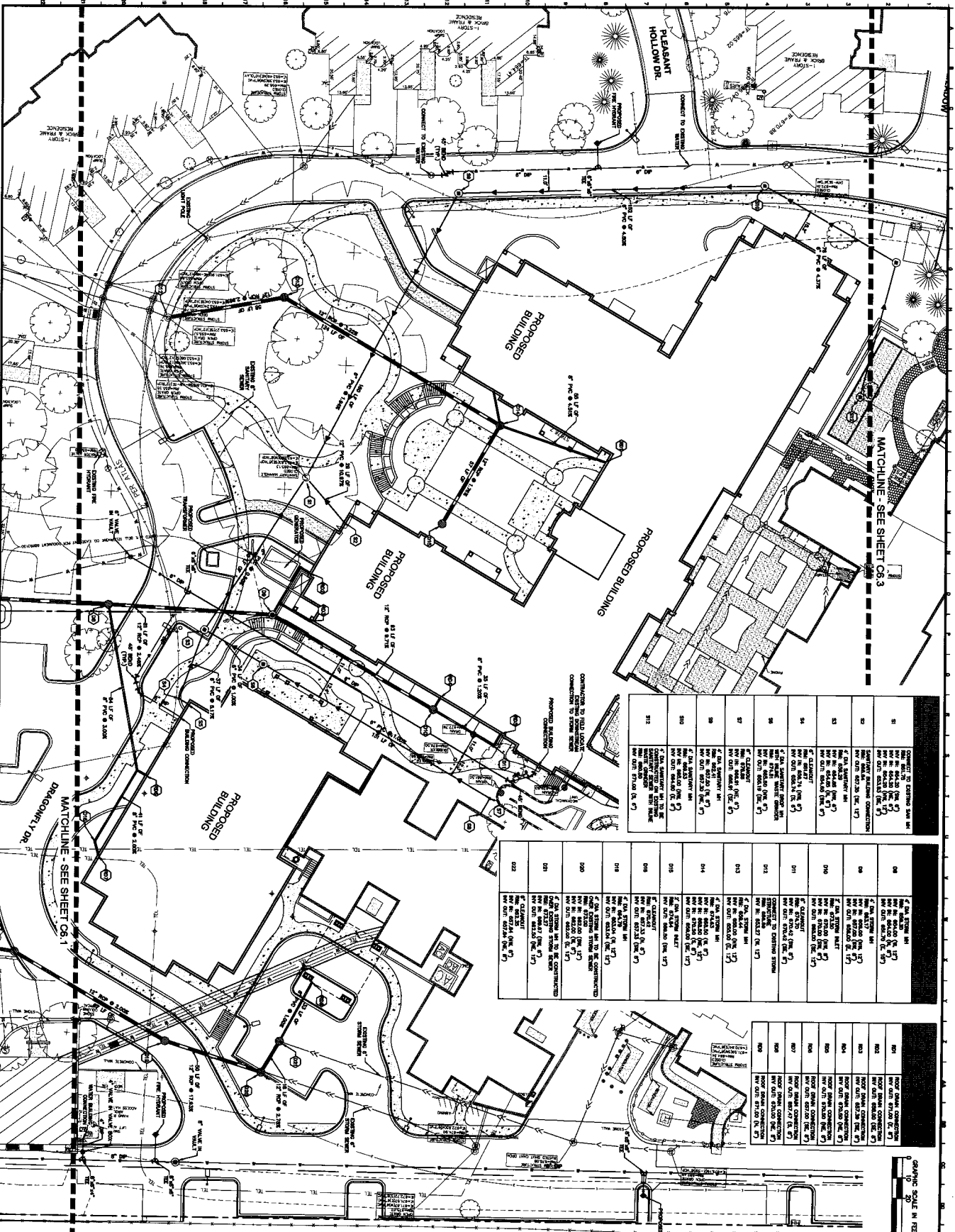
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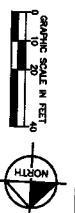
C6.1	KING BRUWAERT HOUSE 6101 S. COUNTY LINE RD BURR RIDGE, IL 60527	UTILITY PLAN	SAS Architects & Planners, LLC. 630 DUNDEE ROAD, NORTHBROOK, IL 60062 Phone: 847-564-5333, Fax: 847-367-3184	SCALE: AS NOTED DESIGNED BY: JPM DRAWN BY: JPM CHECKED BY: AMH	Kimley-Horn © 2005 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WATERVILLE ROAD, SUITE 300, LITTLE ROCK, AR 72205 WWW.KIMLEY-HORN.COM	1	VILLAGE COMMENTS	02/13/20	JPM
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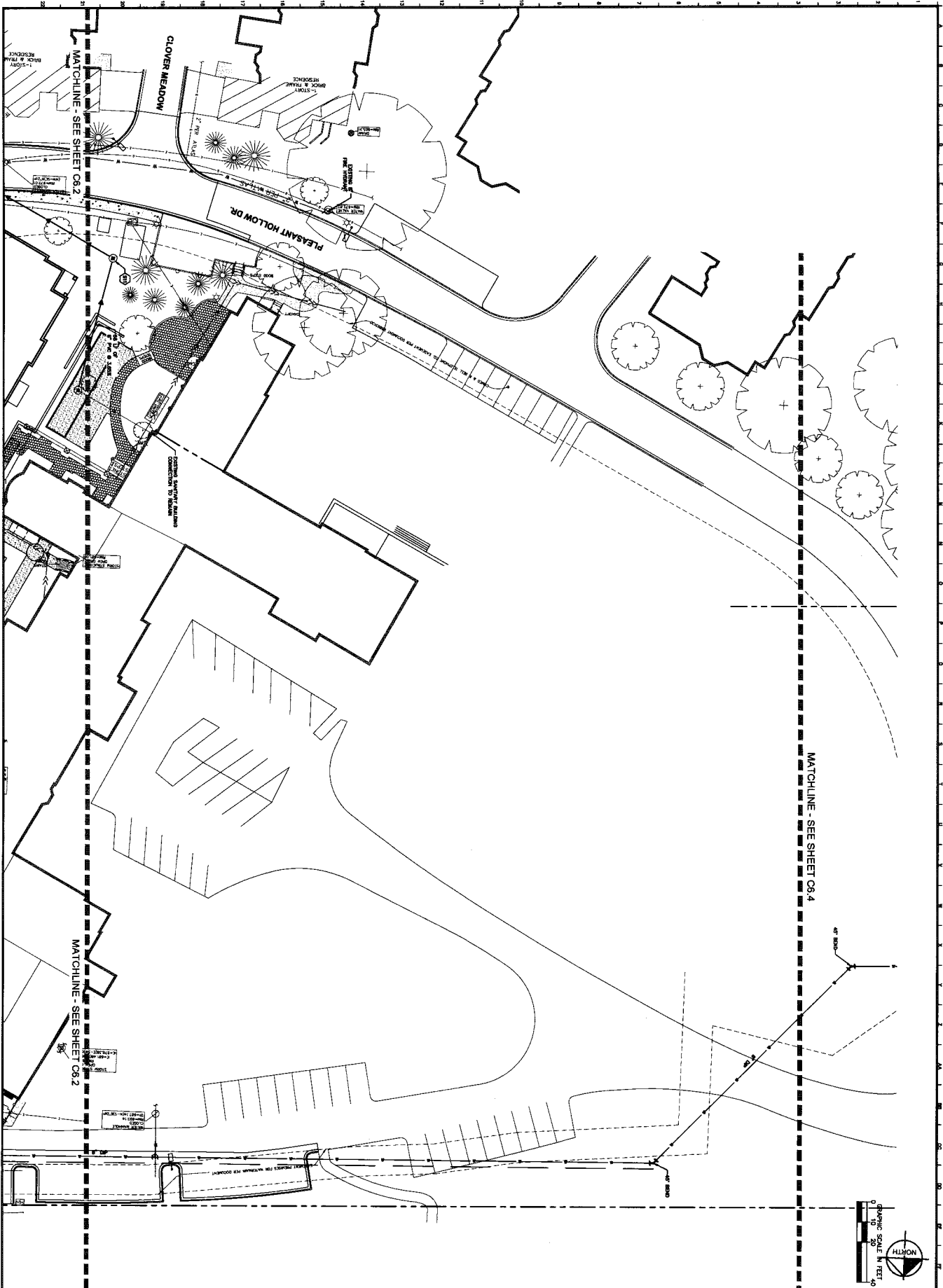
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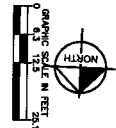
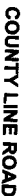
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C6.2 ORIGINAL ISSUE DATE: 12/07/18 SHEET NUMBER: 06/27/2000	KING BRUWAERT HOUSE 6101 S. COUNTY LINE RD BURR RIDGE, IL 60527	UTILITY PLAN	SAS Architects & Planners, LLC. 530 DUNGEON ROAD, NORTHBROOK, IL 60062 Phone: 847-564-6333, Fax: 847-987-5484	SCALE: AS NOTED DESIGNED BY: JH DRAWN BY: JH CHECKED BY: JH DATE: 12/07/18	Kinley-Horn 1001 WILSON AVENUE, SUITE 300 LOUISVILLE, KY 40202 PHONE: 502-487-3300 WWW.KINLEY-HORN.COM	VILLAGE COMMENTS REVISIONS NO. DATE BY
	02/13/20 PM					



C6.3	<div>ORIGINAL ISSUE: 12/07/19 KHA PROJECT NO. 1687275000 SHEET NUMBER</div>	KING BRUWAERT HOUSE	UTILITY PLAN	SAS Architects & Planners, LLC. 630 DUNDIE ROAD, NORTHBROOK, IL 60062 Phone: 847-564-8333, Fax: 847-867-3484	SCALE: AS NOTED	<div>KimleyHorn</div> <div>© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARDENVILLE ROAD, SUITE 200, JOLIET, IL 61731 PHONE: 815-741-1000 WWW.KIMLEY-HORN.COM</div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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No.	REVISIONS	219	SV

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DESIGNED BY:	JPM
DRAWN BY:	JPM
CHECKED BY:	AMH

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 1001 WARRENVILLE ROAD, SUITE 350,
 LOSIE, IL 60532
 PHONE: 630-487-3530
 WWW.KIMLEY-HORN.COM

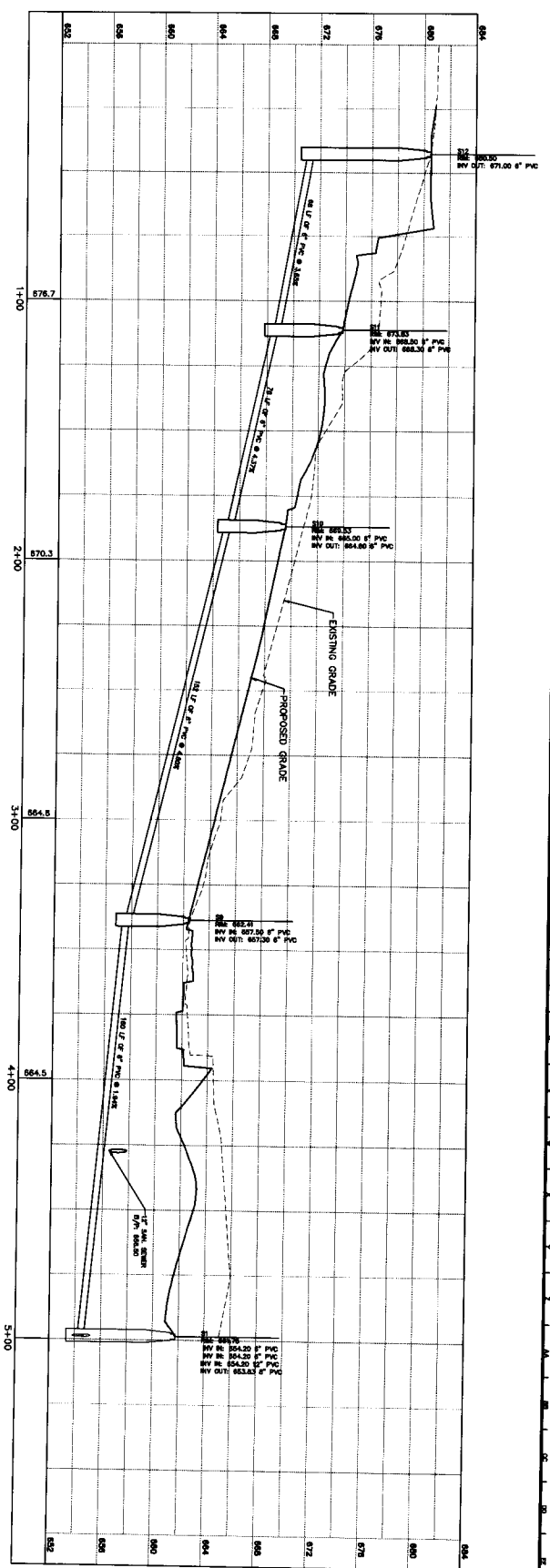
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630 DUNDEE ROAD, NORTHBROOK, IL 60062
Phone: 847-564-8333. Fax: 847-987-3484

UTILITY PLAN

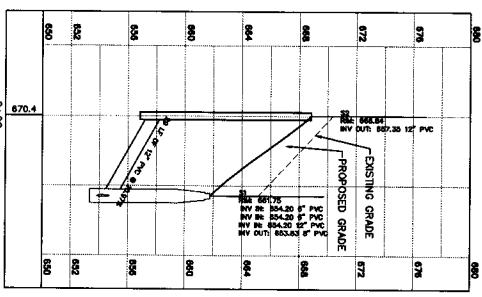
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BURR RIDGE, IL 60527

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SHEET NUMBER	C6.4

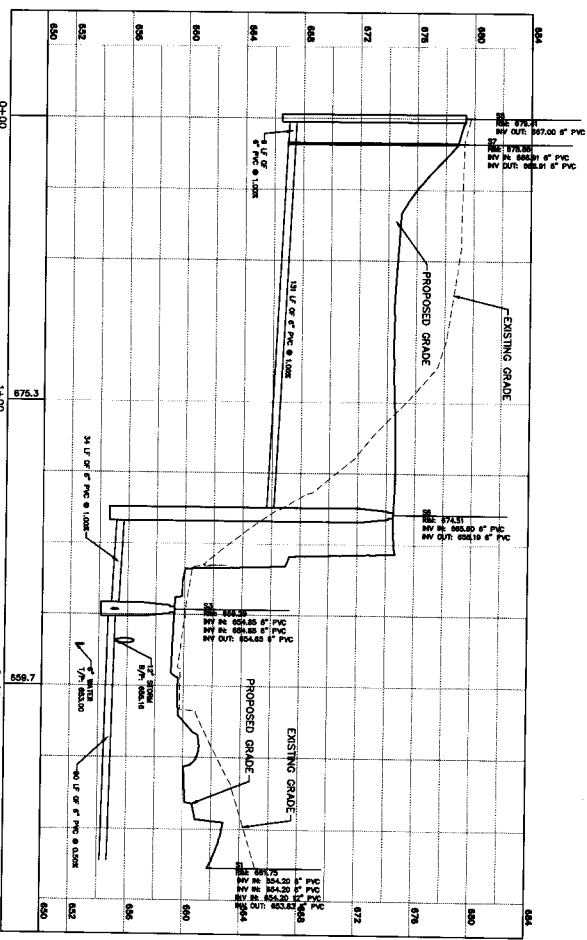
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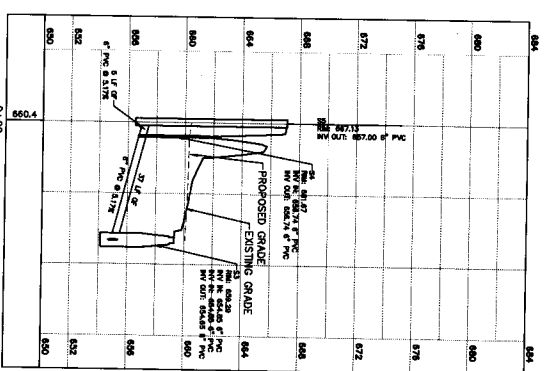
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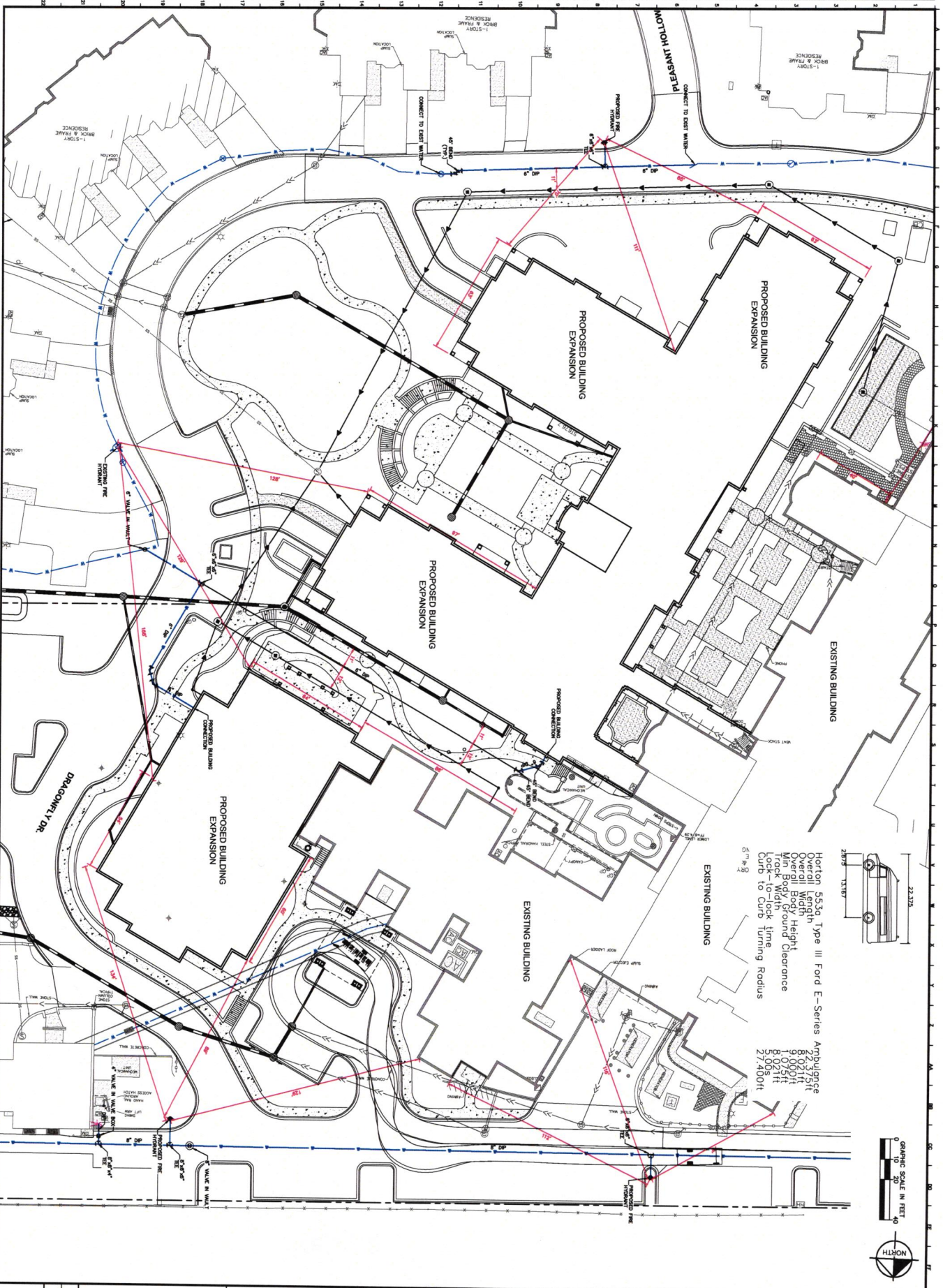


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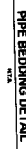
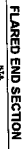
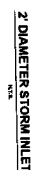
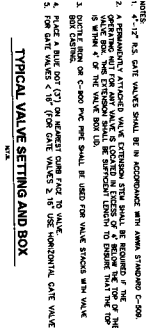
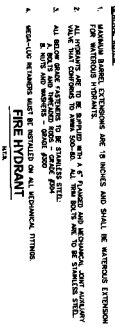
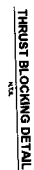


PROPOSED SANITARY SEWER LINE 4

C6.5 SHEET NUMBER	KING BRUWAERT HOUSE 6101 S. COUNTY LINE RD BURR RIDGE, IL 60027	SANITARY PROFILES	SAS Architects & Planners, LLC. 630 DUNDEE ROAD, NORTHBROOK, IL 60062 Phone: 847-564-5333, Fax: 847-987-3464	SCALE: AS NOTED DESIGNED BY: JPM DRAWN BY: JPM CHECKED BY: AMH	Kimley-Horn © 2010 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WASHINGTON AVENUE, SUITE 350 LITTLE ROCK, AR 72201 PHONE: 501-487-5550 WWW.KIMLEY-HORN.COM	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>VILLAGE COMMENTS</td> <td>02/13/20</td> <td>JPM</td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	BY	1	VILLAGE COMMENTS	02/13/20	JPM
	NO.	REVISIONS	DATE	BY										
	1	VILLAGE COMMENTS	02/13/20	JPM										
	ORIGINAL ISSUE 12/07/19 KHA PROJECT NO. 14572000													



C6.6	SHEET NUMBER	ORIGINAL ISSUE: NO. 12/02/19 NO. 169372000	KING BRUWAERT HOUSE 6101 S. COUNTY LINE RD BURR RIDGE, IL 60527	FIRE HYDRANT COVERAGE	SAS Architects & Planners, LLC. 680 DUNDEE ROAD, NORTHBROOK, IL 60062 Phone: 847-564-8333, Fax: 847-987-3484	SCALE: AS NOTED DESIGNED BY: JPM DRAWN BY: JPM CHECKED BY: AMH	 <small>© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 1000 MARSHVILLE ROAD, SUITE 300, LITTLE R, 60032 PHONE: 630-687-5550 WWW.KIMLEY-HORN.COM</small>				
								1	VILLAGE COMMENTS	02/13/20	JPM
								No.	REVISIONS	DATE	BY

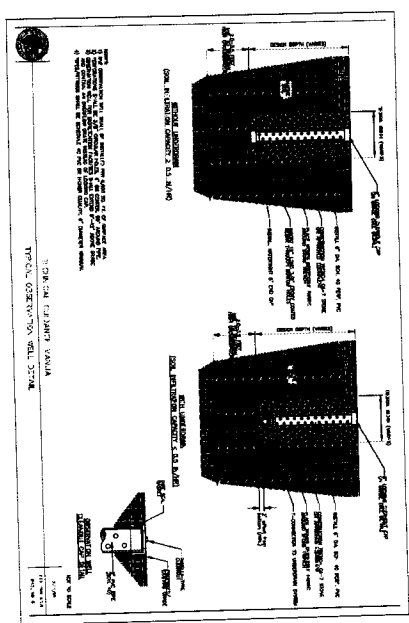
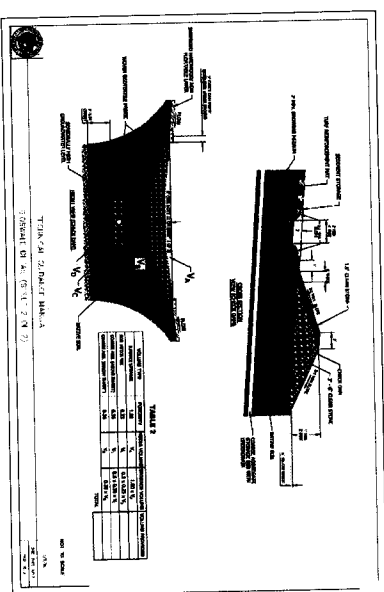
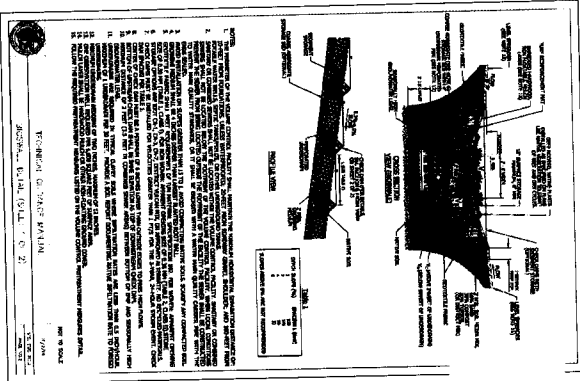
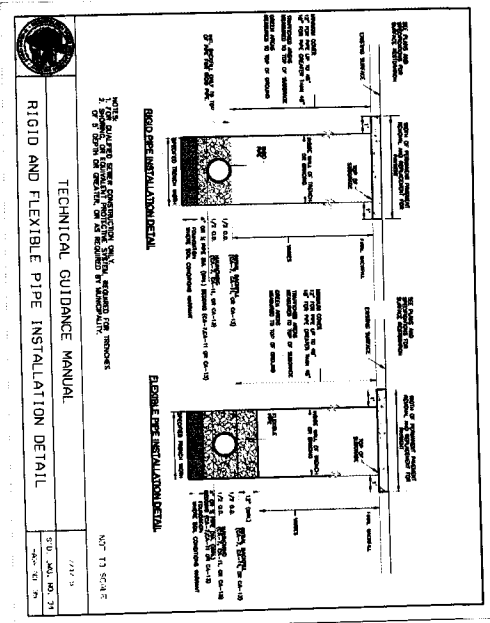
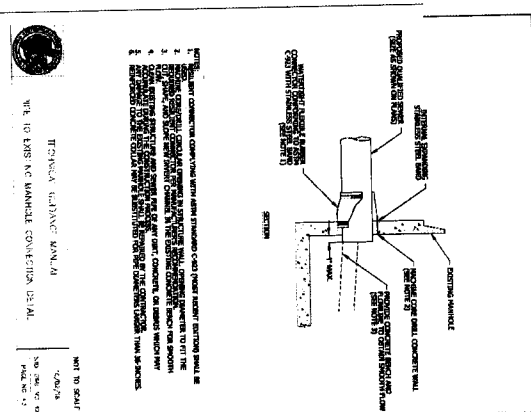
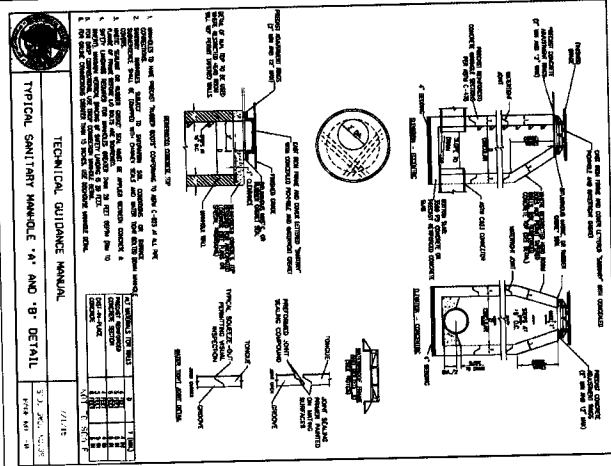


CONSTRUCTION DETAILS

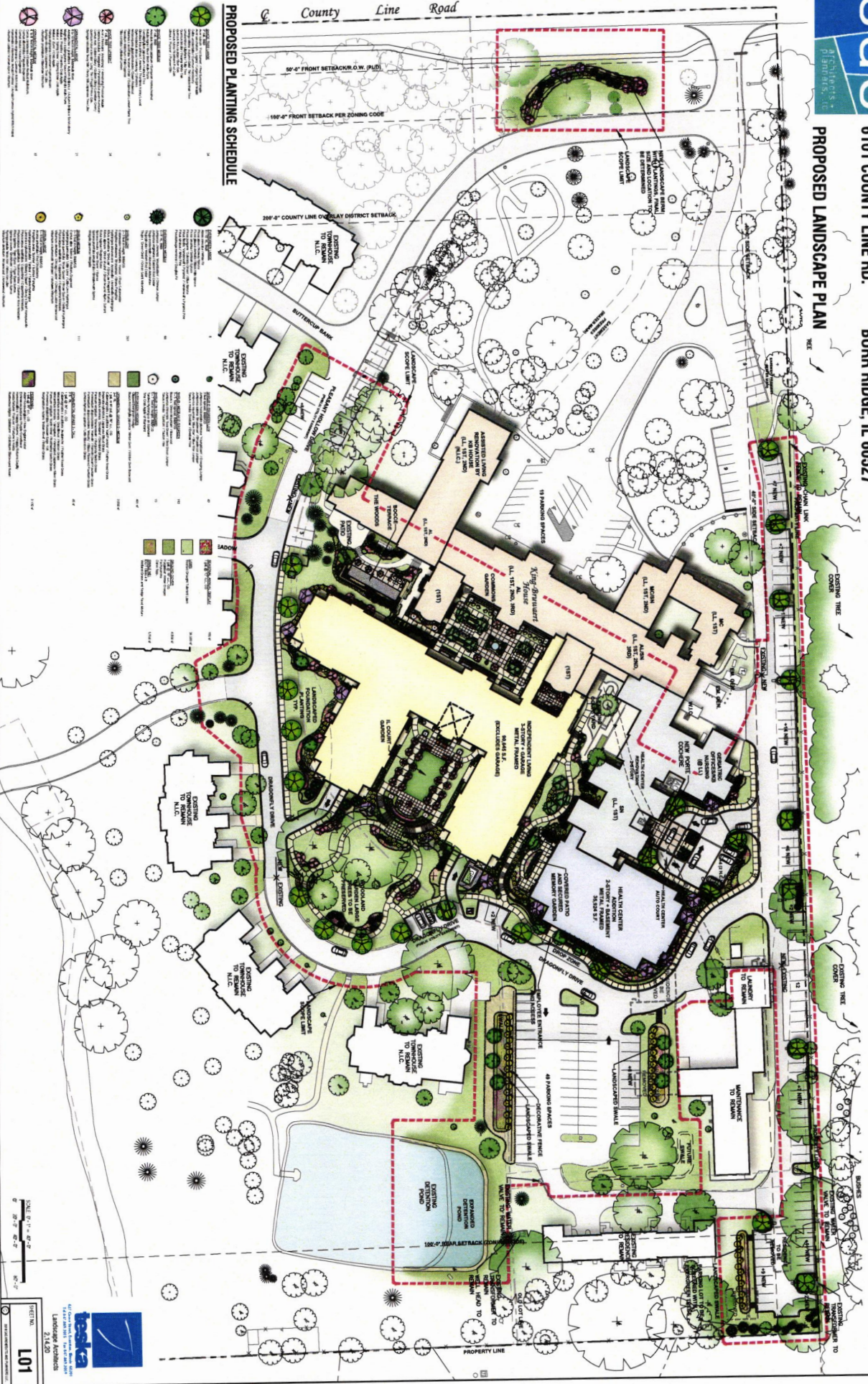
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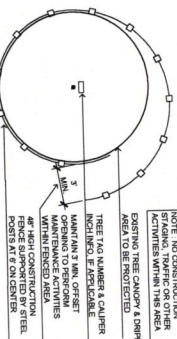
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No.	REVISIONS	DATE	BY



PRO £ County Line Road



TREE PRESERVATION AND REMOVAL SCHEDULE

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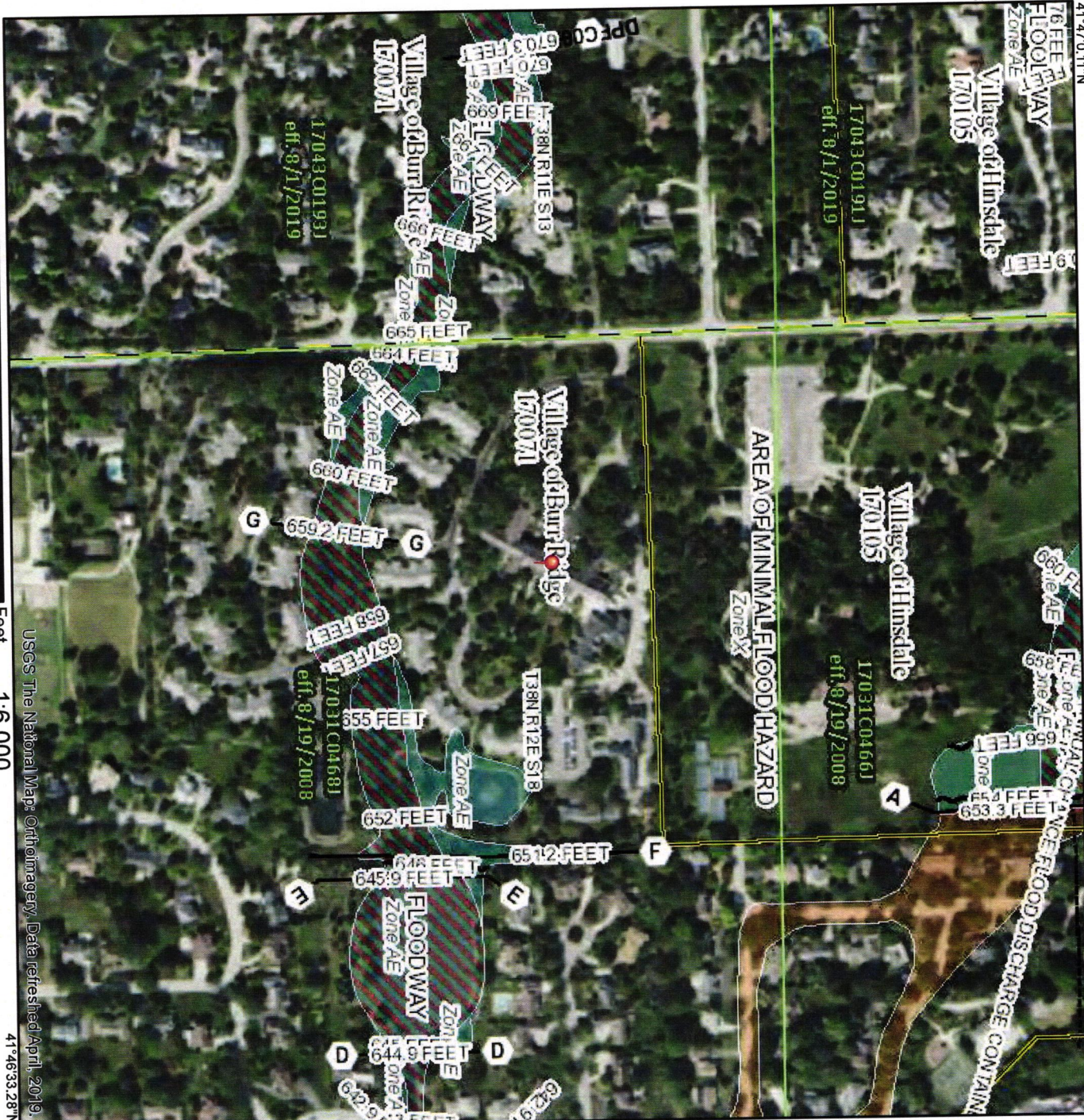
TREE PROTECTION DETAIL MIS



National Flood Hazard Layer FIRMette



41°47'0.11"N
87°55'11.10"W



Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
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0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee, See Notes, Zone X	Area with Flood Risk due to Levee Zone D
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OTHER AREAS OF FLOOD HAZARD	NO SCREEN Effective LOMRS	Area of Minimal Flood Hazard Zone X
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OTHER AREAS	Area of Undetermined Flood Hazard Zone D
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GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
--------------------	---

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
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MAP PANELS	Digital Data Available No Digital Data Available Unmapped
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/12/2019 at 5:22:38 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Janine Farrell, AICP
Community Development Director

DATE: September 19, 2022

RE: PC-05-2022 Strategic Goals

The Board of Trustees will have goal setting workshops on October 5 and November 1, 2022. At these meetings, the Board will be discussing setting goals for the next one and a half years (through 2024). In preparation, the Committees and Commissions are being asked to add any additional goals to the draft list, currently in progress. Staff has added goals already mentioned by the Commission, such as updating the Comprehensive Plan, and the Commission may wish to not add additional goals at this time. As a reminder, these goals are ones that should be different than items discussed during the annual zoning review, are “bigger picture” and may involve policy decisions or multiple Boards/Committees/Commissions, and should be SMART (Specific, Measurable, Attainable, Relevant, Time-based). Not all of the goals will be completed; the Board will prioritize the list of goals and remove those that will not be undertaken at this time.

Proposed Strategic Goals relevant to the Plan Commission:

- **Review the Subdivision Ordinance’s fee structures and subdivision procedures**
 - Fees and processes are the same for a two-lot subdivision and a subdivision with dozens of homes. This has discouraged annexation and subdivisions within the Village limits.
- **Approve or update boundary agreements with neighboring communities**
 - While the Commission does not review or approve boundary agreements, this is a topic which is pertinent to the Commission and community planning. The Village does not have boundary agreements with certain Villages and some agreements have expired or will expire soon.
- **Adopt an annexation policy**
 - While the Commission does not review or approve annexations, this is a topic which is pertinent to the Commission and community planning. There is currently no annexation policy for the Village.
- **Update the Comprehensive Plan and create a Downtown Plan**
 - Updating the Comprehensive Plan has been discussed for years and is overdue (should be updated every 10 years, last update was 2007). A Downtown Plan can be component of the Comprehensive Plan or a separate document.
- **Determine feasibility and appropriateness of Accessory Dwelling Units (ADUs)**
 - Accessory dwelling units, or small secondary homes on residential lots, is a hot topic in the planning world. Currently the Village permits ADUs in R-1 and R-2 for non-gratuitous guests only.