



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
DECEMBER 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 DECEMBER 5, 2022 MEETING MINUTES**

**III. PUBLIC HEARINGS**

**A. Z-24-2022: 311 Shore Dr. (DP Burr Ridge, LLC); Special Uses and Findings of Fact [CONTINUED FROM NOVEMBER 21 and DECEMBER 5, 2022]**

Request for special uses for (1) automobile and equipment service and (2) outdoor storage pursuant to Zoning Ordinance section X.F.2; and a special use for (3) a fence in a non-residential district pursuant to Zoning Ordinance section IV.J. The petitioner intends to operate a Tesla Motors, Inc. auto repair center at the site.

**IV. CORRESPONDENCE**

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

**B. Building Reports**  
November 2022

**V. OTHER CONSIDERATIONS**

**VI. PUBLIC COMMENT**

**VII. FUTURE MEETINGS**

**January 9 Village Board**

Commissioner Morton is the scheduled representative.

**January 16 Plan Commission**

**A. Z-22-2022: 7600-7630 County Line Rd. (MedProperties LLC); Variation, Special Use Amendment, and Findings of Fact [CONTINUED FROM AUGUST 15, SEPTEMBER 19, OCTOBER 17, and DECEMBER 5, 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-26-2022: 525 Village Center Drive (AT&T); Special Use, PUD Amendment, and Findings of Fact [CONTINUED FROM DECEMBER 5, 2022]**

Request for a special use for a personal wireless facility as per section VIII.C.2 of the Zoning Ordinance and to amend Ordinance A-834-10-05 to permit alterations to the structure related to the wireless facility. The petitioner seeks to co-locate a cellular site at an existing rooftop, including installation of an antennae and support equipment.

**C. Annual Zoning Review 2022**

**January 23 Village Board**

Commissioner Stratis is the scheduled representative.

**VIII. ADJOURNMENT**

**VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**MINUTES FOR REGULAR MEETING OF DECEMBER 5, 2022**

**I. ROLL CALL**

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at the Burr Ridge Village Hall Board Room, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

**ROLL CALL** was noted as follows:

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

Village Administrator Evan Walter, Community Development Director Janine Farrell, Village Attorney Brian Bough, Trustee Guy Franzese, and Trustee Al Paveza were also present.

**II. APPROVAL OF PRIOR MEETING MINUTES – NOVEMBER 21, 2022**

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to approve the minutes of the November 21, 2022 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Morton, Irwin, Parrella, Petrich, Broline, Stratis, and Trzupek  
**NAYS:** 0 – None  
**ABSTAIN:** 1 – McCollian

**MOTION CARRIED** by a vote of 7-0 with one abstention.

**III. PUBLIC HEARINGS**

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

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

The petitioner requested that this case be continued until January 16, 2023. Director Farrell noted that the petitioner is still working with neighbors to address the fence.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to continue the public hearing for Z-22-2022 until January 16, 2023.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 8-0.

**B. Z-24-2022: 311 Shore Dr. (DP Burr Ridge, LLC); Special Uses and Findings of Fact**

The petitioner requested that this case be continued until December 19, 2022. Director Farrell noted that the petitioner was unable to meet the submittal deadline for the December 5<sup>th</sup> meeting due to the Thanksgiving holiday.

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Parrella to continue the public hearing for Z-24-2022 to December 19, 2022.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 8-0.

**C. Z-25-2022/V-04-2022: 11731 87<sup>th</sup> Street (McNaughton); Rezoning, Special Use, Variation, Planned Unit Development (PUD), Preliminary Plan approval of a PUD, and Findings of Fact**

Chairman Trzupek introduced the case and asked for a summary. Director Farrell reviewed the four requests as part of the petition, a rezoning from R-1 to R-2B, variations to allow a Planned Unit Development (PUD) on the property since the lot does not meet the minimum size standards for a PUD, a special use for a PUD, and Preliminary Plan approval of the PUD. The nearest R-2B zoning districts are to the north at Greystone Rd. and to the south of 91<sup>st</sup> St. The lot is within the German Church Road Subarea which recommends 30,000+ square foot lots. The proposed gross density is 33,165 sq. ft., net density is 24,725 sq. ft., and individual lot area is 4,560 sq. ft. each. There are deviations from the Subdivision and Zoning Ordinances including setbacks, road width, and lot depth which can be varied as part of the PUD.

Chairman Trzupek stated that the Commission is aware that the petitioner offered gift cards to individuals to speak in favor of the petition.

John Barry of McNaughton Development, Randy Metz of Metz & Associates, Scott Schreiner of DesignTek Engineering, Michael Werthmann of KLOA, and George Kisiel of Okrent Kisiel & Associates presented on behalf of the petition. Mr. Barry discussed the company's profile, architectural options, market analysis, and financial impacts of the proposed development. Mr. Metz discussed site planning and landscaping. Mr. Schreiner discussed utilities and site engineering. Mr. Werthmann discussed the traffic report and traffic impact. Mr. Kisiel discussed the zoning relief requested. The information presented had been provided in the report packet. Chairman Trzupek asked for public comment.



Patricia Davis requested that the number of trees to be removed be corrected in the staff report to reflect that 549 will be removed. Ms. Davis was concerned about the number of trees being removed and that the petitioner offered gift cards as an enticement in exchange for positive comments.

Jim Olguin, Buikema Law Group, attorney for the petitioner, stated that there was no ill intent in offering gift cards. Mr. Olguin stated that it was a thank you to people for showing support and that it was a marketing item.

Beatrice Mologousis, Highland Fields HOA Board member, stated that the need for variations is extremely difficult to prove and that nothing of substance changed in the petition from before. Ms. Mologousis played a voicemail from Todd Paulson of McNaughton Development offering a gift of appreciation for sending a letter of support for the proposal. Ms. Mologousis stated that a petition to support the proposal was circulated to Village Center businesses. Ms. Mologousis stated that former Mayor Mickey Straub is also involved in the petition.

Chairman Trzupek stated that traffic engineers or other consultants can be paid to assist in a petition. Chairman Trzupek acknowledged that Mickey Straub had contacted him about the petition.

Reno Burdi, a resident of Highland Fields, was concerned about the location of the homes in relation to Highland Fields and the impact it will have on their property values.

Frank Hojjat, a resident of Highland Fields, asked how the properties adjacent will benefit from the subdivision and that the proposal needs to be evaluated on how it impacts neighbors.

Raj, a member of Highland Fields HOA, stated that Highland Fields has homes over 8,000 sq. ft. on larger lots and they will be impacted by the proposal.

Mike Hurtuk, a resident of Highland Fields, stated that he lives across the street from the entrance and is concerned about privacy. Mr. Hurtuk would not have purchased his home if he knew this was to be built.

Marc Pilipuf, a resident of Highland Fields, was concerned about widening the roadway, tree preservation, and the lighting on the entry monument.

Dr. Abdal Arrif, a resident of Highland Fields, was concerned about the density, the low quality and high volume of the homes. Dr. Arrif was also concerned about traffic.

Brad Bryndal, a resident of the Oak Knoll Subdivision and manager of the HOA, stated that there are traffic safety issues with the traffic circle currently and it will become worse with the addition of the homes.

An Oak Knoll resident (a name was not provided) stated that there are younger residents in the area with children. The resident stated that this development looks like something in the cornfields in the western suburbs and would ruin Burr Ridge's character.

Dr. Mubarak Mirjat, a resident of Highland Fields, stated that the roads and roundabout are broken. Dr. Mirjat stated that if there were larger homes, they could be incorporated into solving the roundabout issues.

Steve Artino and his family own the southern addition of Highland Fields, 11 vacant lots. Mr. Artino stated that his family was forced to comply with Village requirements and go into the Highland Fields HOA. Mr. Artino stated that it wouldn't be fair if the petitioner didn't have to comply with the same standards and be incorporated into the Highland Fields HOA. Mr. Artino has seen these types of cluster homes before in North Carolina and believes they will affect property values. Mr. Artino asked what would prevent them from coming back in the future and expanding the development with more homes.

Chairman Trzupek stated that he has not seen a petitioner come back to alter a PUD to that extent.

Tom Rediehs asked why the road access had to come from 87<sup>th</sup> St.

Char, a resident of Highland Fields, read the vision statement of the Village found on the website and stated that the proposal is contradictory to the vision.

Paul Peterson, a resident of Lakeside Pointe Subdivision, stated that he and his wife are happy living in the subdivision.

Vlad Popovski stated that the proposal doesn't make sense.

Mario Martini, a resident of Highland Fields, did not support the proposal.

Mark Maharab stated that the information provided was misleading and that the proposal is not Fieldstone. Mr. Maharab stated that everyone pays taxes which is not a public benefit.

Omar Gwedari, a resident of Highland Fields, stated that is a beautiful plan but not for this area and that it is too dense.

Ben Shipper lives across County Line Rd. and moved to Burr Ridge to live in an area with larger lots and larger homes. Mr. Shipper is concerned with traffic and stated that the proposal needs to be consistent with the area.

Ellen Raymond stated that she does not live close to the site but that this affects everyone in the Village and could set a trend. Ms. Raymond questioned the purpose of the cluster homes if the trees are not being saved. Ms. Raymond stated that the gift card incentive made a mockery of the public hearing.

Joe Parente, 8734 Johnston, stated that without a variation, the proposal fails. Mr. Parente questioned the fiscal impact information provided and did not believe the development was appropriate for the area. Mr. Parente stated that the petitioner is creating their own necessity for a variation by putting too many homes on the lot.

Zafia, a resident of Oak Knoll, stated that this is a beautiful, natural area and the dynamic will change. The resident was concerned about property values, traffic, and the safety of children taking buses to school.

There was no additional public comment and Chairman Trzupek asked for Plan Commission comment.

Commissioner Irwin stated that the development is too dense, the lots are too small, did not appreciate the trend of submitting repeat petitions, the lot is too small for a PUD, and too many trees are being removed which is inconsistent with the Comprehensive Plan. If endorsement for a zoning petition is not illegal, it should be. Commissioner Irwin relies on community input and has an issue with hiring a former Mayor to lobby, which he believes also needs to be disclosed.

Commissioner McCollian thanked everyone for coming out and stated that public comment is important. Commissioner McCollian stated that offering compensation undermines the entire process and puts motives into the question. Commissioner McCollian stated that the density is too much, and the variance requirements are not met.

Commissioner Parrella thanked everyone for coming out and McNaughton for the presentation and research. Commissioner Parrella agreed some of the community is aging and may look for an alternative, but the development is too dense. Commissioner Parrella stated that it was bad form to be giving out gift cards and even marketing has some rules.

Commissioner Petrich believed that R-2A was more appropriate and was in line with Highland Fields and Arrowhead Farms. Commissioner Petrich stated that the illustrative concept plan is more appropriate for the area.

Commissioner Broline does not see how the development was designed for the benefit of the Burr Ridge community and that the development is for economic interest. Commissioner Broline questioned where the benefit was for a PUD and that additional stormwater detention is not a benefit but a statement of design. The Commission rejected R-3 and the plan is exactly the same. Commissioner Broline stated that not a single parameter matches R-2B.

Commissioner Stratis agrees with other Commissioners and questioned the appraisal and comps due to the unusual times in real estate with COVID. Commissioner Stratis does not see a hardship for a variance. Topography to the petitioner is a problem, but Commissioner Stratis believes it could be a benefit. Commissioner Stratis believes R-2A is more appropriate. Commissioner Stratis believes that there is demand for the use but the Cottages of Drew which is similar still has not sold any lots and he is not convinced on the need. Commissioner Stratis has attended many public hearings and has never seen someone offering cards. Commissioner Stratis stated it was bad judgement. Commissioner Stratis did not believe that the letters of support were real and believes it was in bad taste and compromised the application.

Commissioner Morton echoed the gift card comments and that they were inappropriate. Commissioner Morton stated that the message months ago was that it was too dense and now it is as dense as before. Commissioner Morton stated the development does not conform to R-2B

and is closer to R-3. Commissioner Morton stated that the animated fly-over shows a tight and compact development with a lack of off-street parking. Commissioner Morton did not support Heritage Drive left as a dead-end without a cul-de-sac.

Joe Parente stated that nothing has changed in the proposal and there should be a clear message that another submission which is the same is not acceptable.

Chairman Trzupek stated that he was contacted by petitioner beforehand asking for his opinion and he had a meeting with staff about what he sees as issues which included the former Mayor. Chairman Trzupek stated that he saw density, traffic, and zoning as issues, with the proposal potentially different as an empty-nester development. Chairman Trzupek stated that about a dozen lots could be built at R-2A with bigger homes, a different price-point, and different market. This would require clear cutting of trees for larger lots and larger houses, which serves as his comparison to the proposal. Chairman Trzupek believes the property should be R-2A. Chairman Trzupek stated that density, the location of houses, and more variances needed for the PUD becomes a problem.

Two unidentified members of the public questioned the integrity of the future information provided if the case was continued and what would happen during development.

Mrs. Artino stated that she never saw so many people come out in opposition to a project which should speak volumes to the petitioner. Mrs. Artino stated it is a great project but does not belong in Highland Fields where it can affect other homes.

Mr. Barry appreciated the comments and requested a continuance due to the volume of information provided. Chairman Trzupek asked what the petitioner would come back with. Mr. Barry stated he needed time to process the comments.

A **MOTION** was made by Commissioner Stratis to continue the public hearing for Z-25-2022 until December 19, 2022. The motion failed for lack of a second.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to close the public hearing for Z-25-2022.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 8-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to recommend denial of Z-25-2022, requests to rezone the property as per section VI.E of the Zoning Ordinance from the R-1 Single-Family Residence District to the R-2B Single-Family Residence District; variations for a Planned Unit Development (PUD) on a parcel measuring 15 acres with 585.5 ft. of lot width instead of the 40 acres and 800 ft. of lot width required as per section VI.E.3.b

of the Zoning Ordinance; a special use for a PUD as per section VI.E.2 of the Zoning Ordinance; and Preliminary Plan approval of the PUD as per section XIII.L.2.c.

**ROLL CALL VOTE** was as follows:

**AYES:** 8 – Stratis, Irwin, McCollian, Parrella, Petrich, Broline, Morton, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 8-0.

**D. Z-26-2022: 525 Village Center Drive (AT&T); Special Use, PUD Amendment, and Findings of Fact**

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that the request was for a special use for a personal wireless facility and to amend the PUD for the Village Center. The parking garage will house the equipment where the HVAC equipment is now located. The antennae will go on top of the stairwell to the parking garage. Elevations of the façade and renderings were requested to see the screen wall and how it matched the rest of the façade but were not received. The antennae cannot exceed 10 ft. above the structure. In one area, it is 10 ft. and in the other it is 14 ft. which needs to be specifically approved as part of the special use.

The petitioner, Julie Baniqued with LCC Telecom Services, introduced herself and Andrew Flowers, real estate manager with AT&T, and Jim Lehy with LCC Telecom Services. Ms. Baniqued stated that the site was chosen for its location and height to provide effective services. The antennae are 6 ft. tall with 12 panels, 55 ft. above ground level. The screen wall of fiberglass will allow the service to move through the screen and will match the facade of the building. The equipment and generator will be in the garage inside the HVAC enclosure. The site will be owned and maintained by Nexius Solutions on behalf of the carrier, AT&T. Mr. Flowers stated the screen wall will have the same texture and material as the building and is difficult to bring in but can be made to look like anything. The antennae will provide 360-degree coverage from I-55 out into the community, a 1.5 to 2-mile area where there are connectivity issues.

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

Commissioner Morton stated that the tower will be visible to anyone driving into Burr Ridge Parkway and the feeder street and is concerned about how the additional height will affect building proportions. Commissioner Morton hoped that carbon monoxide concerns have been addressed and asked what “G” the service was. Mr. Flowers stated it is 5G. Commissioner Morton stated that the public should be aware of this since it was not specified in the packet. Mr. Flowers stated that they are required to meet FCC standards.

Commissioner Stratis questioned what the screen wall was going to look like which was missing from the large set of information provided. Mr. Flowers stated that the Village Center ownership was concerned about appearances. Commissioner Stratis requested to see and touch the screen wall material.

Commissioner Broline confirmed the structural design loads with the petitioner and that the screening will be subject to the same loads.

Commissioner Petrich asked where the other locations are. Mr. Flowers stated the water tower, CNH, on 91<sup>st</sup> Street, and along I-55. Mr. Flowers stated that the site is meant to improve coverage and the bank building, Marriott, and Village Hall had turned them down. Commissioner Petrich stated that this is the primary intersection for the Village and is concerned about the appearance. Mr. Flowers stated that false windows could be put in. Commissioner Petrich stated that there should be a parapet or coping at the top.

Commissioner Parrella would like to see the materials and asked about the hazards. Mr. Flowers stated that they are regulated by the FCC and if they exceed thresholds, they can get fined. Commissioner Parrella requested safety information, screen wall material information, and renderings.

Commissioner McCollan seconded the previous comments.

Commissioner Irwin seconded the previous comments.

Commissioner Petrich is a structural engineer and did not see anything about snow loads and drifts on the screen wall. Mr. Flowers stated that he can update the packet with that information.

Chairman Trzupek asked how the steel beam on top of the parapet is tied back to the building. Mr. Flowers believed it was tied back to the building. Chairman Trzupek did not advise to sit a beam on top of the stone parapet since the stone needs to be maintained. Chairman Trzupek recommended that the screen wall sit back to maintain the parapet wall since the color will not be matched and decorative elements will be buried. Chairman Trzupek questioned if a neutral color would be better instead of having two colors. Mr. Flowers will also investigate the opportunity to reduce the height of the screen wall and confirmed the RF panels are solid, not louvered. Chairman Trzupek requested photos of other installations and was concerned about the joints in the panels which will be visible.

Commissioner Petrich confirmed with the petitioner that the generator was emergency use only.

The Commissioners requested information on the screen wall including photos of existing installations as examples and a photo rendering.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to continue the public hearing for Z-26-2022 to January 16, 2023.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 8-0.

#### **IV. CORRESPONDENCE**

There were no reports and no comments.

#### **V. OTHER CONSIDERATIONS**

##### **A. PC-07-2022 Election of Vice-Chair**

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to recommend that Commissioner Morton serve as the Vice Chairperson for the 2023 calendar year.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Irwin, Petrich, McCollian, Parrella, Broline, Stratis, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 1 – Morton

**MOTION CARRIED** by a vote of 7-0 with one abstention.

#### **VI. PUBLIC COMMENT**

There was no other public comment.

#### **VII. FUTURE MEETINGS**

Director Farrell listed the cases scheduled for the December 19<sup>th</sup> and January 16<sup>th</sup> Plan Commission meetings and those representatives scheduled for December 12<sup>th</sup> and January 9<sup>th</sup> Board of Trustees meetings.

#### **VIII. ADJOURNMENT**

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to adjourn the meeting at 10:03 p.m.

**ROLL CALL VOTE** was as follows:

**AYES:** 8 – Irwin, Broline, McCollian, Parrella, Petrich, Stratis, Morton, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 8-0.

**Respectfully Submitted:**

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Janine Farrell, AICP  
Community Development Director



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**Z-24-2022: 311 Shore Dr. (DP Burr Ridge, LLC); Request for special uses for (1) automobile and equipment service and (2) outdoor storage pursuant to Zoning Ordinance section X.F.2; and a special use for (3) a fence in a non-residential district pursuant to Zoning Ordinance section IV.J.**

**HEARINGS:**

November 21, December 5, and  
December 19, 2022

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Janine Farrell, AICP  
Community Development Director

**PETITIONER:**

DP Burr Ridge, LLC

**PETITIONER STATUS:**

Contract Purchaser

**PROPERTY OWNER:**

Zaccone Building, LLC

**EXISTING ZONING:**

G-I PUD/General Industrial  
Planned Unit Development

**LAND USE PLAN:**

Recommends light industrial uses

**EXISTING LAND USE:**

Vacant – formerly a printing  
company

**SITE AREA:**

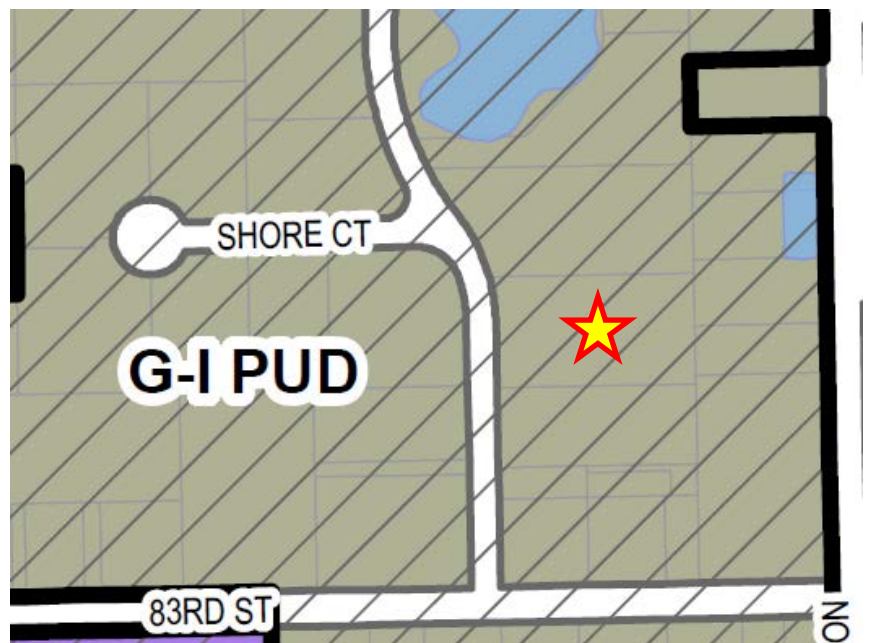
2.59 Acres

**SUBDIVISION:**

Hinsdale Industrial Park

**PARKING:**

90 Spaces (includes 2 ADA)





The petitioner, DP Burr Ridge, LLC, is the contract purchaser of the 2.59-acre site containing a parking lot and a 40,652 sq. ft. building. The petitioner would like to operate a Tesla Motors, Inc. auto repair facility at the property. The facility would service those vehicles involved in collisions and involve work on frames, body panels, and painting as opposed to more minor mechanical vehicle servicing. This case was first heard on November 21, 2022. At that public hearing, the Commission requested additional information or changes to the following items. The petitioner's responses to those requests are also detailed below. The case was scheduled for the December 5, 2022 Plan Commission meeting but was continued at the request of the petitioner.

- *Security*: The Commission requested additional information about the security cameras at the site. The petitioner submitted a plan illustrating security cameras and other measures at the facility, included as an attachment.
- *Fire District*: The Commission requested that the petitioner work with Tri-State Fire Protection District to ensure that they are aware of the battery and tire storage which will occur at the site. A letter from the Fire District is included as an attachment. Fire District formal approval will occur during the building permit phase.
- *Landscaping*: The Commission requested additional evergreen landscaping near the entrance. A revised landscape plan was submitted showing an additional 10 junipers (evergreen) and 8 chokeberries (deciduous) around the driveway entrance. This plan is included as an attachment. The green sargent junipers proposed are low and spreading, up to 2 ft. in height. The “elata” black chokeberries proposed can reach up to 8 ft. in height.
- *Fence*: The Commission was concerned about the massiveness of the fence proposed (solid and 8 ft. in height). The Commission requested the petitioner investigate how much parking lot area the fence needed to enclose (employee and outdoor storage parking) and if it could be reduced. The Commission also requested the petitioner investigate if the fence needed to be solid and 8 ft. in height in accordance with Tesla's security requirements. The petitioner is now proposing an open aluminum fence, still 8 ft. in height, and still surrounding the original area proposed (employee and outdoor storage parking). The updated fence specifications are included as an attachment.
- *Indoor work only*: The Commission requested a condition be added to restrict vehicle repair operations to the interior of the building only.
- *79<sup>th</sup>/Madison and 83<sup>rd</sup> St. cases*: The Commission requested information on two previous cases which concerned a fence and vehicle outdoor storage. Both of the properties are also zoned G-I.
  - *16W020 79<sup>th</sup> Street/Lyons Truck Sales*: In 2018, there were four requests by Lyons Truck Sales regarding an existing 8 ft. tall chain link fence with barbed wire on the property. The fence is surrounded on two sides by a 4 ft. tall solid wood fence. The petitioner originally requested a text amendment to permit an electric fence (Z-06-2018), a text amendment to permit a chain link fence (Z-10-2018), a second text amendment to permit a chain link fence (Z-20-2018), and finally a special use to continue the nonconforming use (Z-25-2018). Only the final two requests reached the Board level. The Commission and Board denied Z-20-2018, a text amendment request to permit chain link fences as a special use in non-residential districts. Z-25-2018 was approved by the Commission and Board to permit the illegal, nonconforming fence (8 ft. tall chain link fence with barbed wire) to remain on the property. This special use will expire February 11, 2024 (Ordinance A-834-20-18). Minutes from these meetings have not been included in the packet since the requests were addressing an existing fence.

- *16W260 83<sup>rd</sup> St./Apex Motors*: In 2017, Apex Motors was granted a temporary special use to sell vehicles (Z-06-2017; Ordinance A-834-12-17). Apex had also requested a special use to permit the outside parking and display of vehicles that were for sale. The request for the outdoor parking and display was denied by both the Commission and Board (Ordinance A-834-11-17). The minutes from the May 15, 2017 Plan Commission meeting are included as an attachment. In 2019, when the temporary special use was set to expire, Apex was found to be violating the conditions of their special use by renting vehicles and performing maintenance on vehicles not owned by them. Apex applied for a permanent special use (Z-15-2019) to sell and rent vehicles, but not perform maintenance. They replaced that request with Z-20-2019 to sell, rent, and perform maintenance. The Commission recommended approval of the request but only for the period of one year. A continuation by staff was requested at the Board meeting and Apex Motors was evicted by their landlord three months later before the Board took action on the case.

The public hours of operation for the proposed Tesla repair facility are proposed to be 8:00 a.m. to 7:00 p.m. Employees would work in two shifts, 6:00 a.m. to 3:00 p.m. and 3:00 p.m. to 12:00 a.m. There would be a maximum of 45 employees present. Employees would park in a proposed fenced area, reserving the front parking spaces near the main entrance for customers.

Approximately 60 to 80 vehicles a week would be serviced with the work occurring inside the building. The petitioner is requesting a special use for outdoor storage of vehicles which are either waiting for repair work (damaged) or vehicles which are completed and waiting for customer pick-up. Vehicles that are actively undergoing work will be stored indoors until completion. The vehicles stored overnight, outside would be within a proposed fenced area.

A fence in a non-residential district requires special use approval. The proposed fence is aluminum, open, and 8 ft. in height. Pursuant to section IV.J, a fence in a non-residential district is held to the same standards as a residential fence in terms of location (behind rear wall of the building), height (maximum 5 ft.), design (50% open), and type (no chain link, solid, barbed wire, or electric; no spike top). If the proposed fence does not comply with these standards, then it must be specifically authorized by conditions of approval for the special use. The proposed fence exceeds the height restriction, is located within the side yard, and has a square picket top. The fence does come in an option with a flush top rail (see attachments). Additionally, the standards for consideration of a special use pertaining to a non-residential fence are limited to the following standards:

- i. 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.
- ii. 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.
- iii. 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.
- iv. 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.

Brief summary of the proposed changes to the site:

- Building
  - Removal of an overhead door at the loading dock on the north side, filled in with EIFS and painted to match the rest of the structure.
  - Interior build-out of offices, a customer lounge, and work/vehicle repair areas.
  - Trees and shrubs in front of the building near the main entrance will be removed to provide for an accessible route. New shrubs and decorative plantings will be installed.
- Fence
  - Ameristar Echelon II fence proposed to be installed; there is currently not a fence on the property.
  - 8' in height
  - Aluminum picket
  - Surrounds a portion of the north parking lot and the entirety of the east parking lot.
- Parking lot
  - Certain portions of the parking lot do not meet current dimensional standards but are existing and nonconforming. There are no changes to the existing nonconforming parking spaces or areas. These are within the fenced area.
  - According to the civil engineering plans, there are two ADA parking spaces and 88 regular parking spaces. Twenty-one spaces (plus two ADA) are located outside of the fenced area. Sixty-seven parking spaces are located inside the fenced area for employees and vehicles being serviced.
  - Six EV charging stations will be added within the fenced area to the rear or eastern side of the property for customer use only of cars being repaired (not publicly available charging stations).
  - The eastern cross-access walkway with the 15W770 Madison St. parking lot will be eliminated (closed off by the fence).
  - A dumpster will be added in a no-parking striped area along the northern property line within the screened/fenced area.

### **Public Hearing History**

**S-09-1997 (Ordinance A-499-02-97):** Variations from the Sign Ordinance to permit a free-standing, internally illuminated sign with a translucent background and four colors. At the time, only letters were permitted to be translucent and only three colors were permitted.

### **Public Comment**

No public comments were received.

### **Findings of Fact and Recommendation**

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. If the Plan Commission chooses to recommend approval of the special uses for (1) automobile and equipment service and (2) outdoor storage pursuant to Zoning Ordinance section X.F.2; and a special use for (3) a fence in a non-residential district pursuant to Zoning Ordinance section IV.J, staff recommends the following conditions:

1. The development shall substantially comply with the submitted plans, attached as Exhibit A.
2. The fence is permitted to be up to 8' in height and within the side yard as depicted on the plans attached as Exhibit A.
3. Vehicle repair work shall be confined to the interior of the building only.

### **Appendix**

#### Exhibit A – Petitioner's Materials and Public Notifications

- Petition with business plan
- Findings of Fact
- Authorization from owner
- Plat of Survey
- Site plan
- Landscape plan
- Interior layout plans
- Security plans
- Fence specifications
- Tri-State Fire Protection District letter
- Public notifications

#### Exhibit B - May 15, 2017 Plan Commission meeting minutes



# VILLAGE OF BURR RIDGE

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

RECEIVED

SEP 30 2022

VILLAGE OF BURR RIDGE

EXHIBIT A

### GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): DP Burr Ridge, LLC

STATUS OF PETITIONER: Contract Purchaser

PETITIONER'S ADDRESS: 410 Daly Group, 2803 Butterfield Rd., Suite 300,  
Oak Brook, IL 60523

ADDRESS OF SUBJECT PROPERTY: 311 Shore Dr., Burr Ridge, IL

PHONE: 312-795-6126

EMAIL: pdaly@thedalygroup.com

PROPERTY OWNER: Zaccone Building, LLC

PROPERTY OWNER'S ADDRESS: 5617 Barton Lane  
Hinsdale, IL 60521

PHONE: \_\_\_\_\_

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

### DESCRIPTION OF REQUEST:

"Automobile and truck and equipment sales, rental and service."

See attached Narrative Statement.

See attached Responses to Special Use Standards

and special use for outside storage, and a fence in a non-res. district

### PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 2.59 ac EXISTING ZONING: G-I PUD 01

EXISTING USE/IMPROVEMENTS: Vacant industrial building

SUBDIVISION: Hinsdale Industrial Park

PIN(S) # 09-35-205-008

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

30 September 2022

Date of Filing

EXHIBIT A

LEGAL DESCRIPTION

Lot 21 in Plat of Hinsdale Industrial Park, Unit Two, being a subdivision of part of the Northeast ¼ of Section 35, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded September 19, 1969 as Document Number R69-42012, in DuPage County, Illinois.

Permanent Index Number: 09-35-205-008

Address: 311 Shore Drive  
Burr Ridge, IL 60521





## Operational Letter - Tesla Collision Center

Tesla Motors, Inc. is proposing to redesign and use the existing 40,650sf building located at 311 Shore Dr, Burr Ridge, IL as an auto repair service facility as defined in the local zoning code. The property is currently zoned General Industrial, which under a Special Use Permit allows "Automobile and truck and equipment sales, rental and service." The applicant is requesting that Special Use.

The proposed project consists of fully remodeling the existing building into an automotive collision repair center that will address the repair of Tesla vehicles that have been involved in a collision. The operation includes the assessment of damage and if needed, the repair or replacement of the following

- Frame
- Body Panels
- Glass
- Paint
- Mechanical and trim components to ensure the functionality and safety of the vehicle

The anticipated hours of operation will be Monday through Sunday from 8am to 7pm. During this time, approximately 35-45 employees will provide repair services for approximately 60-80 vehicles each week. There will be two shifts. First shift from 6am-3pm and a second at 3pm-12am. Each shift will have the same number of employees. All vehicles will be repaired within the 4 walls of the facility and public view will be limited. Work in progress (WIP) vehicles will be inside the building. Repairs typically take 11-16 days on average.

Prevention protocols consistent with Tesla Environmental Health & Safety operational guidelines will be used to manage hazardous waste streams, noise, and odor generated by operations. For example, various fume and dust extraction devices are used in the collision repair process and contained filtrated air systems are used for paint application process. Noise is mitigated by containing all repair work within the facility with use of air regulators for pneumatic tooling and equipment. Battery handling and storage guidelines for 12 volt and high voltage systems are provided to all employees through Tesla's service information website - <https://service.tesla.com/>. Additionally, first responder handling of battery systems is made publicly available - <https://www.tesla.com/firstresponders>.

Customers who come to the facility will primarily be by appointment only. We estimate 5 to 15 appointment customers per day. Day of customers (walk-ins) are limited, but we estimate 1 per day. Customers will either bring their car in or have a provider tow their car to our facility on the day of their appointment. After dropping off their cars, customers are eligible for a ride share voucher (e.g. Uber) to get to their next destination. When their car is complete, customers are usually dropped off by a 3<sup>rd</sup> party or walk-in after returning a rental.

The existing parking lot will be partially fenced off for public and private uses. The private use area will be screened from public view. On a typical day, we anticipate parking use to be as follows:

- Customers – 2 max at any given time
- Employees – 35 (screened/private)
- Vehicles Waiting for Repair Work to commence – 20 (screened/private)
- Repair complete vehicles waiting for customer pickup – 15

The remaining parking will be held in reserve to accommodate our staff and customers in the event Tesla elects in the future to include sales at this facility.

Thank you for your time in reviewing our project proposal. We look forward to being a part of the City of Burr Ridge and having our services be available to its community.

Sincerely,

Joanie Velazquez | Expansion Program Manager, Collision

**APPLICATION OF DP BURR RIDGE, LLC – TESLA REPAIR FACILITY**  
**SPECIAL USE STANDARDS**

The responses below address the special use standards in Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance.

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.

**Response:** The world is transitioning toward electric vehicles. Tesla is the leading manufacturer of electric vehicles. Electric vehicles present unique repair challenges when they have been involved in collision. For this reason, Tesla is proposing a collision repair center on the subject property to provide repair and replacement services for its vehicles in the Western suburbs.

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.

**Response:** The proposed collision repair center will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare because all repair activities will occur within a fully enclosed building, and the repair center will follow all Tesla Health and Safety operational guidelines, including guidelines for battery handling and storage.

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.

**Response:** The proposed repair center will not be injurious to the use and enjoyment of nearby property. The 2.59-acre subject property is located within an area of more than 90 acres of land located on the western edge of the village that is zoned General Industrial (G-I). Permitted uses in the G-I District include: "any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping and storing of material, products and goods." Permitted uses also include: warehouses; pilot plants for experimentation and development of new and existing processes and products; and research laboratories for conducting experiments in scientific fields. The special use proposed by the petitioner ("automobile and truck and equipment sales, rental and service") is similar to the permitted uses in the G-I District in terms of the effect, if any, on the surrounding area. For the same reason, the proposed repair center will not diminish or impair surrounding property values.

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.



**Response:** The proposed Tesla repair center will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the G-I District. This is because all repair activities will be conducted within the existing building under strict guidelines imposed by Tesla. In addition, the surrounding area is already built out with industrial uses. There is no vacant land available for development in the surrounding area.

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

**Response:** As mentioned, Tesla will use the existing building on the property, which is served with all required utilities, roads and facilities, including drainage facilities.

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.

**Response:** The subject property is located within a developed industrial area that has access to public streets. The proposed repair center will not generate a large amount of traffic.

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

**Response:** One of the objectives of the Comprehensive Plan is that "industrial developments should strengthen and maintain property values and provide a strong tax base for the Village." Another objective is to "maintain the existing industrial parks in the Village to appropriate standards and enhance them as a continued tax base for the Village." The proposed repair center will meet these objectives by repurposing a vacant building, which will strengthen property values in the village and enhance the tax base.

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.

**Response:** Tesla will use the existing building, which meets all applicable regulations within the G-I Zoning District.

June 8th, 2022

Village of Burr Ridge  
Zoning Board of Appeals and Plan Commission  
7660 County Line Road  
Burr Ridge, Illinois 60527

**Re: Application for Necessary Zoning Approval regarding 311 Shore Drive, Burr Ridge, IL 60527**

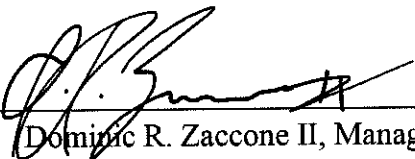
Dear Board Members:

I, Dominic R. Zacccone II, Manager of Zacccone Building, LLC, the owner of the property legally described on Exhibit A attached hereto and made a part hereof, understand that DP Burr Ridge, LLC has been identified as the Applicant for a special use and other ancillary matters.

I authorize DP Burr Ridge, LLC and its agents to file the applications referenced above.

Zacccone Building, LLC

By: \_\_\_\_\_

  
Dominic R. Zacccone II, Manager



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

**Consent to Install Public Notice Sign**

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

Street Address of Subject Property:

311 Shore Drive, Burr Ridge, IL 60527

Property Owner or Petitioner:

Zaccone Building, LLC

By: Dominic R. Zaccone II, Manager

(Print Name)

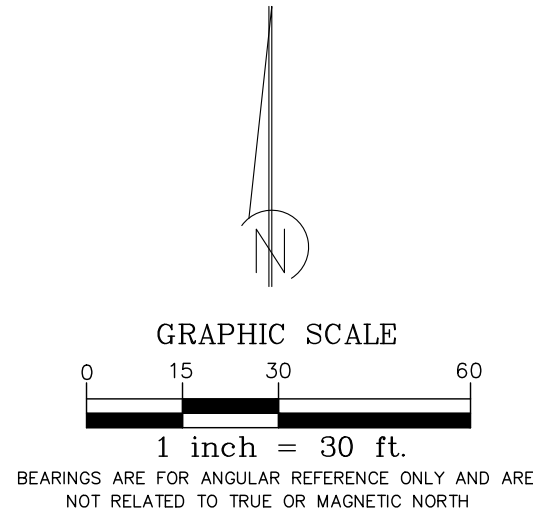
(Signature)

LEGEND & 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 VAULT	VALVE VAULT	S.F. SQUARE FEET
GAS VALVE	FLARED END SECTION	(REC) RECORD BEARING/DISTANCE
WATER VALVE	WATER LINE	TF TOP OF FOUNDATION
ELECTRIC METER	TELEPHONE/CATV LINE	TF FINISHED FLOOR
GAS METER	GAS LINE	TP TOP OF PIPE
FIRE HYDRANT	ELECTRIC LINE	B.S.L. BUILDING SETBACK LINE
AUTO SPRINKLER	OVERHEAD WIRES	P.U.E. PUBLIC UTILITY EASEMENT
MONITORING WELL	STORM SEWER	D.E. DRAINAGE EASEMENT
GROUND LIGHT	SANITARY SEWER	L ARC LENGTH
BOLLARD	CHAIN LINK FENCE	R RADIUS LENGTH
B-BOX	STOCKADE FENCE	C CHORD LENGTH
SIGN	GUARD RAIL	CB CHORD BEARING
FLAG POLE	CONCRETE SURFACE	CMP CORRUGATED METAL PIPE

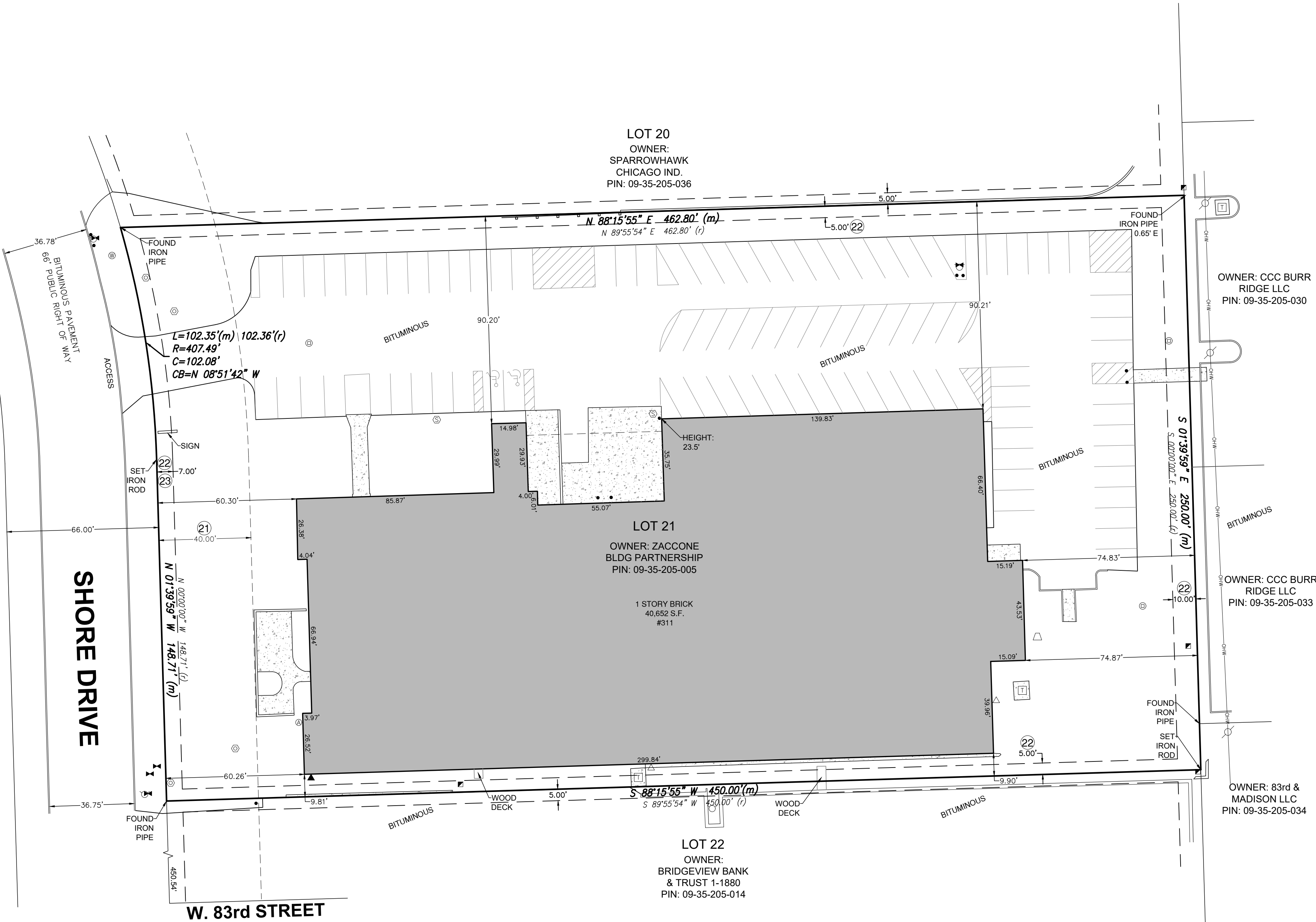
ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP:



MISCELLANEOUS NOTES:

- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- BASIS OF BEARINGS: THE EAST RIGHT OF WAY LINE OF SHORE DRIVE TO BE NORTH 01 DEGREES 39 MINUTES 54 SECONDS WEST.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM SHORE DRIVE AND HURON DRIVE WHICH ARE DEDICATED PUBLIC RIGHT OF WAYS.
- IN REGARDS TO TABLE "A" ITEM 2, AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 311 SHORE DRIVE.
- 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.
- 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.



EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	89
ADA	2
TOTAL	91

SIGNIFICANT OBSERVATIONS:

A NONE WERE OBSERVED.

LAND AREA:

112,928.89 SF± OR 2.59 ACRES±

FLOOD NOTE:

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV. AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE (X) ON FLOOD INSURANCE RATE MAP NUMBER (17043C0277J), WHICH BEARS AN EFFECTIVE DATE OF (08/01/2019) AND (IS NOT) IN A SPECIAL FLOOD HAZARD AREA.

RECORD DESCRIPTION:

LOT 21 IN PLAT OF HINSDALE INDUSTRIAL PARK, UNIT TWO, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1969 AS DOCUMENT R69-42012, IN DUPAGE COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CCH12203286LD, DATED APRIL 29, 2022.

SCHEDULE B:

- BUILDING LINE 40 FEET ALONG THE WESTERLY LINE AS SHOWN ON THE PLAT OF HINSDALE INDUSTRIAL PARK, UNIT 2, AFORESAID. ITEM IS SHOWN.
- UTILITY EASEMENT AS SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF HINSDALE INDUSTRIAL PARK, UNIT 2, AFORESAID, AS FOLLOWS:  
ALONG THE SOUTH AND NORTH 5 FEET, THE WESTERLY 7 FEET AND THE EAST 10 FEET OF THE LAND. ITEM IS SHOWN.
- EASEMENT FOR ROAD ALONG THE WEST LINE AS SHOWN ON THE PLAT OF HINSDALE INDUSTRIAL PARK, UNIT 2, AFORESAID. ITEM IS SHOWN.

SURVEYOR'S CERTIFICATE:

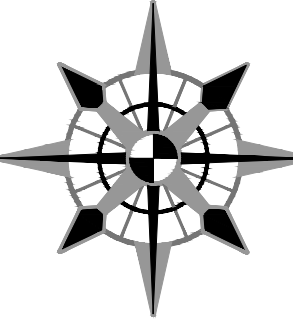
TO: DP BURR RIDGE, LLC; ZACCONE BUILDING, LLC; TDG PROPERTY GROUP, LLC AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b1, 7c, 8, 9, 13, 14, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 25, 2022.

James L. Harpole, PLS 09/08/2022  
Illinois Professional Land Surveyor No. 035-4046  
Expires 11-30-2022  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



JLH LAND SURVEYING INC.  
Illinois Professional Design Firm No. 184.007120  
910 Geneva Street, Shorewood, Illinois 60404  
815.729.4000 www.jlhsurvey.com



SURVEY PREPARED FOR:  
LAW OFFICES OF  
ALAN D. PEARLMAN, LLC  
2803 BUTTERFIELD RD., SUITE 300  
OAK BROOK, IL 60523

DATE	REVISIONS	BY
06/08/22	FIRST DRAFT	JAH
06/09/22	REVISE CERTIFICATION	JAH

ALTA/NSPS LAND TITLE SURVEY  
311 SHORE DRIVE  
BURR RIDGE, ILLINOIS

PROJ. MGR.: JLH  
DRAWN BY: JAH  
CHECK BY: JR  
FIELD DATE: 05/25/2022  
SCALE: 1"=30'

SHEET  
1 OF 1  
22-1091-100



ARC DESIGN  
RESOURCES INC.

5291 ZENITH PARKWAY  
LOVES PARK, IL 61111  
VOICE: (815) 484-4300  
FAX: (815) 484-4303  
www.arcdesign.com  
Illinois Design Firm License No. 184-001334

PROJECT NAME  
OWNER'S NAME

TESLA SERVICE  
FACILITY, BURR  
RIDGE, IL

311 SHORE DRIVE  
BURR RIDGE, IL 60527  
DuPAGE COUNTY  
The Daly Group, LLC  
2803 Butterfield Road Suit 300  
Oak Brook, IL 60523  
Client Phone

CONSULTANTS

ISSUED FOR

	DATE
1. CLIENT REVIEW	10/21/2022
2. AGENCY REVIEW	10/27/2022
3. AGENCY REVIEW	12/09/2022
4. --	--
5. --	--
6. --	--
7. --	--
8. --	--
9. --	--
10. --	--
11. --	--
12. --	--

REVISIONS	DATE
1. --	--
2. --	--
3. --	--
4. --	--
5. --	--
6. --	--

SHEET TITLE

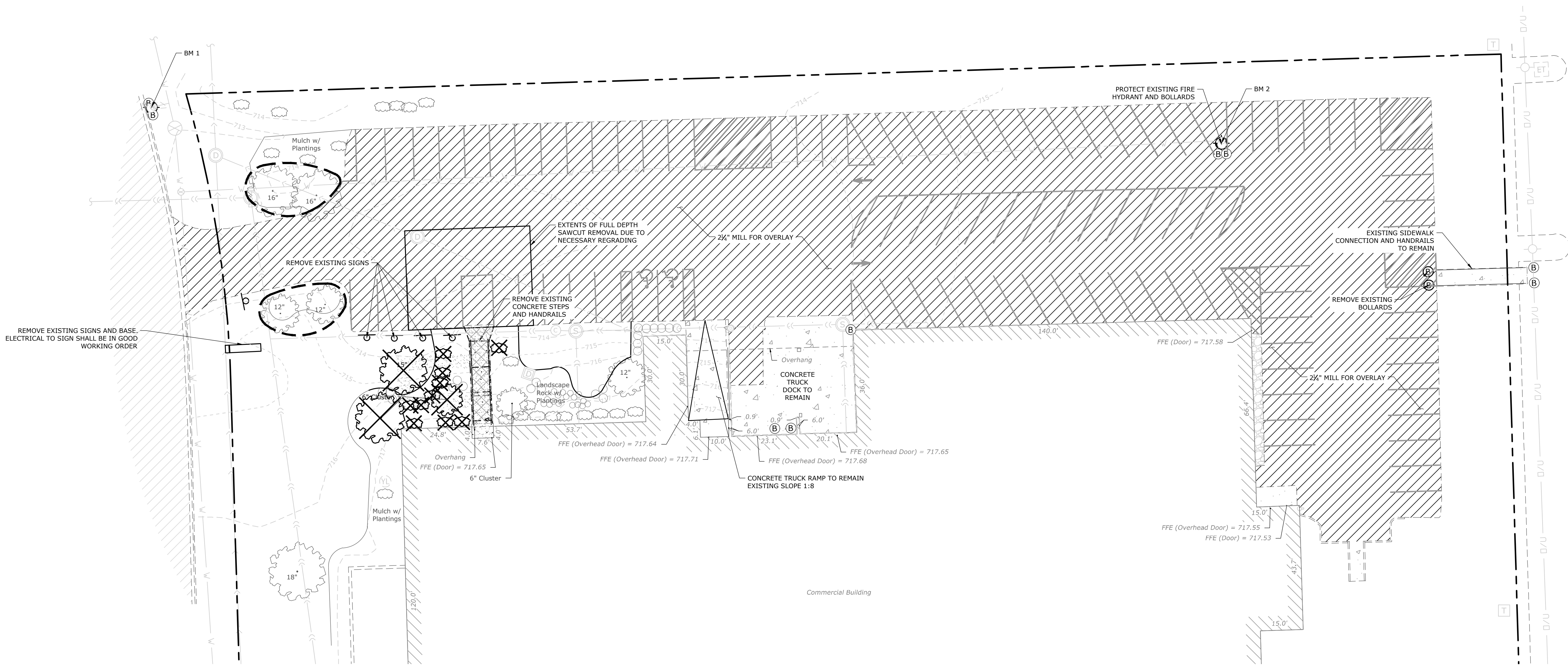
EXISTING  
CONDITIONS AND  
REMOVALS PLAN

DRAWN	TS
CHECKED	LD
PM	RCS

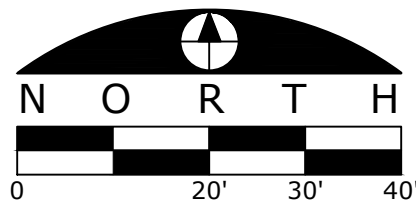
PROJECT NUMBER  
SHEET NUMBER

22190

C-01



BENCHMARKS	
DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 NORTHEAST BOLT ON FIRE HYDRANT	714.96
BENCHMARK 2 NORTHWEST BOLT IN "MUELLER" ON FIRE HYDRANT	719.88

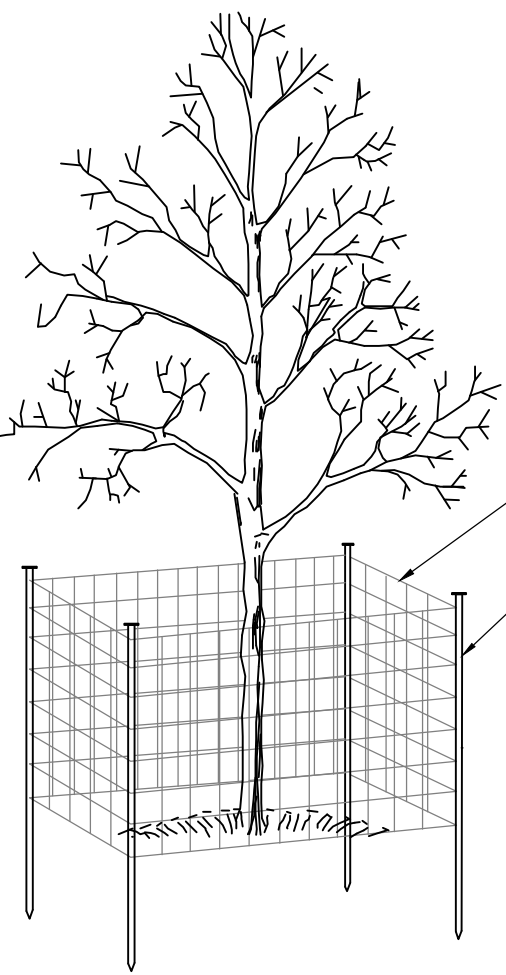


DEMOLITION NOTES

1. A PRE-DEMOLITION ASBESTOS SURVEY HAS BEEN COMPLETED FOR THIS PROJECT. REFER TO PSI PROJECT NO. 00202990 (FUHRMANN) FOR INFORMATION REGARDING ASBESTOS ABATEMENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL ITEMS THAT IMPEDE THE PROPER PLACEMENT OF ANY ITEMS PROPOSED BY THIS PLAN SET.
3. THE REMOVAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO: OBTAINING ALL DEMOLITION PERMITS REQUIRED, REMOVAL OF THE EXISTING TREES, SEALING OF THE EXISTING WATER WELL(S), REMOVAL ANY SEPTIC SYSTEM OR DRY WELLS (IF ANY) AND OTHER ITEMS TO COMPLETE THE REMOVALS.
4. THE CONTRACTOR SHALL REMOVE ALL MATERIALS DEEMED UNSUITABLE BY THE ENGINEER WITHIN EIGHT INCHES OF THE PROPOSED BUILDING FOOTPRINT TO THE DEPTH THAT SUCH UNSUITABLE MATERIALS EXIST. VOIDS SHALL BE FILLED IN ACCORDANCE WITH THE "EARTHWORK NOTES" ON THIS PLAN SHEET.
5. TREE REMOVAL SHALL INCLUDE THE COMPLETE REMOVAL OF ALL ROOT STRUCTURES.
6. THE CONTRACTOR SHALL COORDINATE DISCONNECTION, REMOVAL, AND RELOCATION OF THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES THAT ARE LEVIED BY UTILITY COMPANIES IN CONJUNCTION WITH DEMOLITION AND REMOVAL OF EXISTING UTILITIES.
7. DISPOSAL OF ALL MATERIALS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL MATERIALS FROM THE SITE, INCLUDING ALL ASSOCIATED PERMITS AND REGULATORY REQUIREMENTS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH THE APPROPRIATE SPECIFICATIONS FOR WELL ABANDONMENT, MATERIALS, PROCEDURES, AND ACCESS TO EQUIPMENT REQUIRED TO PROPERLY SEAL WELLS (IF ANY). THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN, COMPLETE, AND FILE THE APPROPRIATE FORMS THROUGH THE DuPAGE COUNTY HEALTH DEPARTMENT AND THE ILLINOIS ENVIRONMENT PROTECTION AGENCY (IEPA).
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY SERVICES TO ADJACENT LOTS. INTERRUPTION OF SERVICES TO ADJACENT LOTS SHALL NOT OCCUR WITHOUT PROPER APPROVAL. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN TO THE PROPERTY OWNERS PRIOR TO THE CONNECTION OF THE NEW SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH THE CONNECTION OF TEMPORARY UTILITY SERVICES, IF REQUIRED, TO FACILITATE CONSTRUCTION STAGING.
10. THE CONTRACTOR SHALL ENSURE THAT ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC., ARE FREE AND CLEAR OF ANY CONSTRUCTION ACTIVITY AND / OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.
11. THE CONTRACTOR SHALL PERFORM A FULL-DEPTH SAW CUT ALONG THE PERIMETER OF PAVEMENT REMOVAL THAT ABUTS EXISTING PAVEMENT THAT IS TO REMAIN.
12. ANY DAMAGE SUSTAINED BY ITEMS THAT ARE TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER.
13. ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECORDED SHOWING SIZE, LOCATION, AND DEPTH BY THE CONTRACTOR, AND EITHER RECONNECTED AND REROUTED OR CONNECTED TO THE STORM SEWER SYSTEM. CONTACT THE OWNER AND ENGINEER IMMEDIATELY FOLLOWING THE DISCOVERY OF ANY FIELD TILE NOT SHOWN ON THESE PLANS.
- 14.

LEGEND

	PROPERTY LINE		EXISTING SIDEWALK TO BE REMOVED
	LOT LINE		EXISTING STANDARD DUTY ASPHALT PAVEMENT TO BE REMOVED
	EXISTING RIGHT-OF-WAY		EXISTING SHRUBS TO BE REMOVED
	EXISTING EASEMENT LINE		EXISTING TREE TO BE REMOVED
	EXISTING EDGE OF PAVEMENT		EXISTING TREE TO REMAIN PROVIDE PROTECTION AS SHOWN
	EXISTING EDGE OF PAVEMENT TO BE REMOVED		
	EXISTING SIGN TO REMAIN		
	EXISTING SIGN TO BE REMOVED		



TREE PROTECTION

NOT TO SCALE

NOTES:

1. TREE PROTECTION SHALL BE PLACED AT DRIPLINE WHENEVER POSSIBLE
2. ALL ROOTS EXPOSED DURING CONSTRUCTION SHALL BE PROTECTED. ALL DAMAGED ROOTS SHALL BE PRUNED AS NECESSARY.



ARC DESIGN  
RESOURCES INC.

5281 ZENITH PARKWAY  
LOVES PARK, IL 61111  
VOICE: (815) 484-4300  
FAX: (815) 484-4303  
www.arcdesign.com  
Illinois Design Firm License No. 184-001334

PROJECT NAME  
OWNER'S NAME

TESLA SERVICE  
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RIDGE, IL

311 SHORE DRIVE  
BURR RIDGE, IL 60527  
DuPAGE COUNTY  
The Daly Group, LLC  
2803 Butterfield Road Suit 300  
Oak Brook, IL 60523  
Client Phone

CONSULTANTS

ISSUED FOR

ITEM	DATE
1. CLIENT REVIEW	10/21/2022
2. AGENCY REVIEW	10/27/2022
3. AGENCY REVIEW	12/09/2022
4. ---	---
5. ---	---
6. ---	---
7. ---	---
8. ---	---
9. ---	---
10. ---	---
11. ---	---
12. ---	---

ITEM	DATE
1. ---	---
2. ---	---
3. ---	---
4. ---	---
5. ---	---
6. ---	---

SHEET TITLE

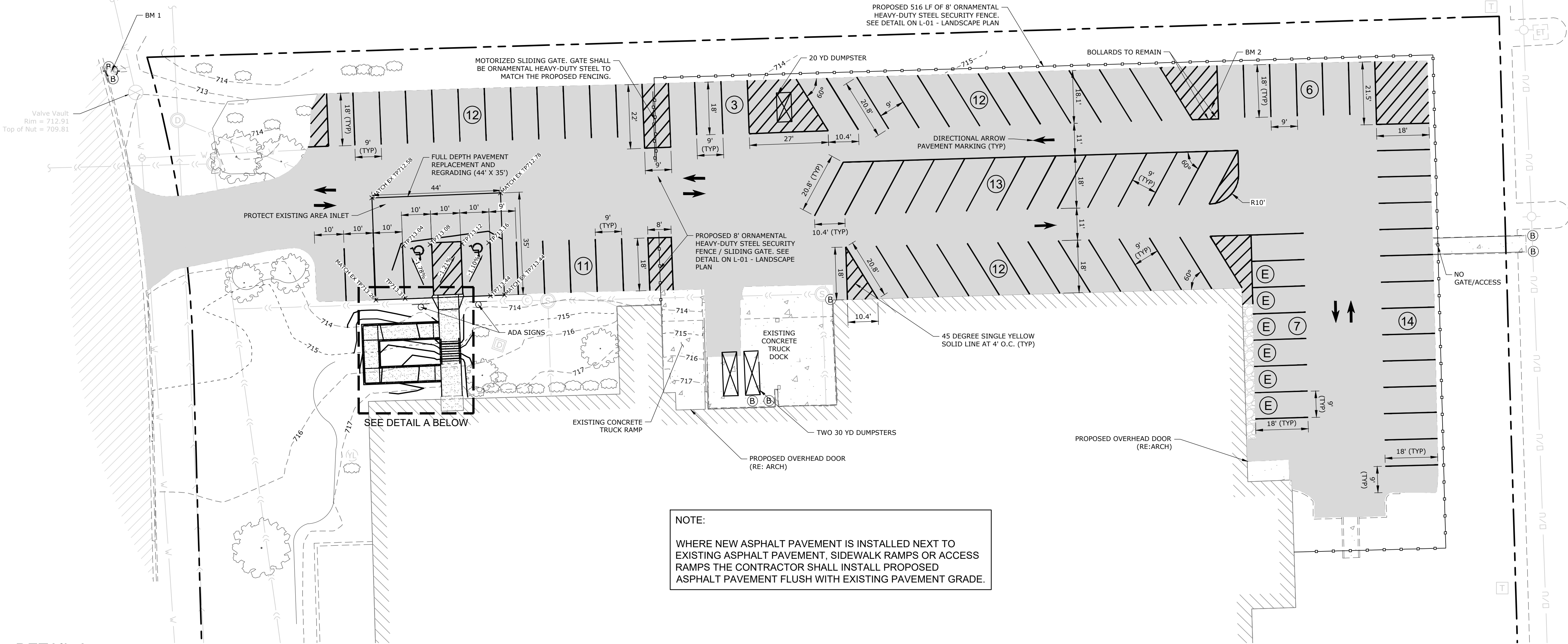
LAYOUT PLAN

DRAWN TS  
CHECKED LD  
PM RCS

PROJECT NUMBER  
SHEET NUMBER

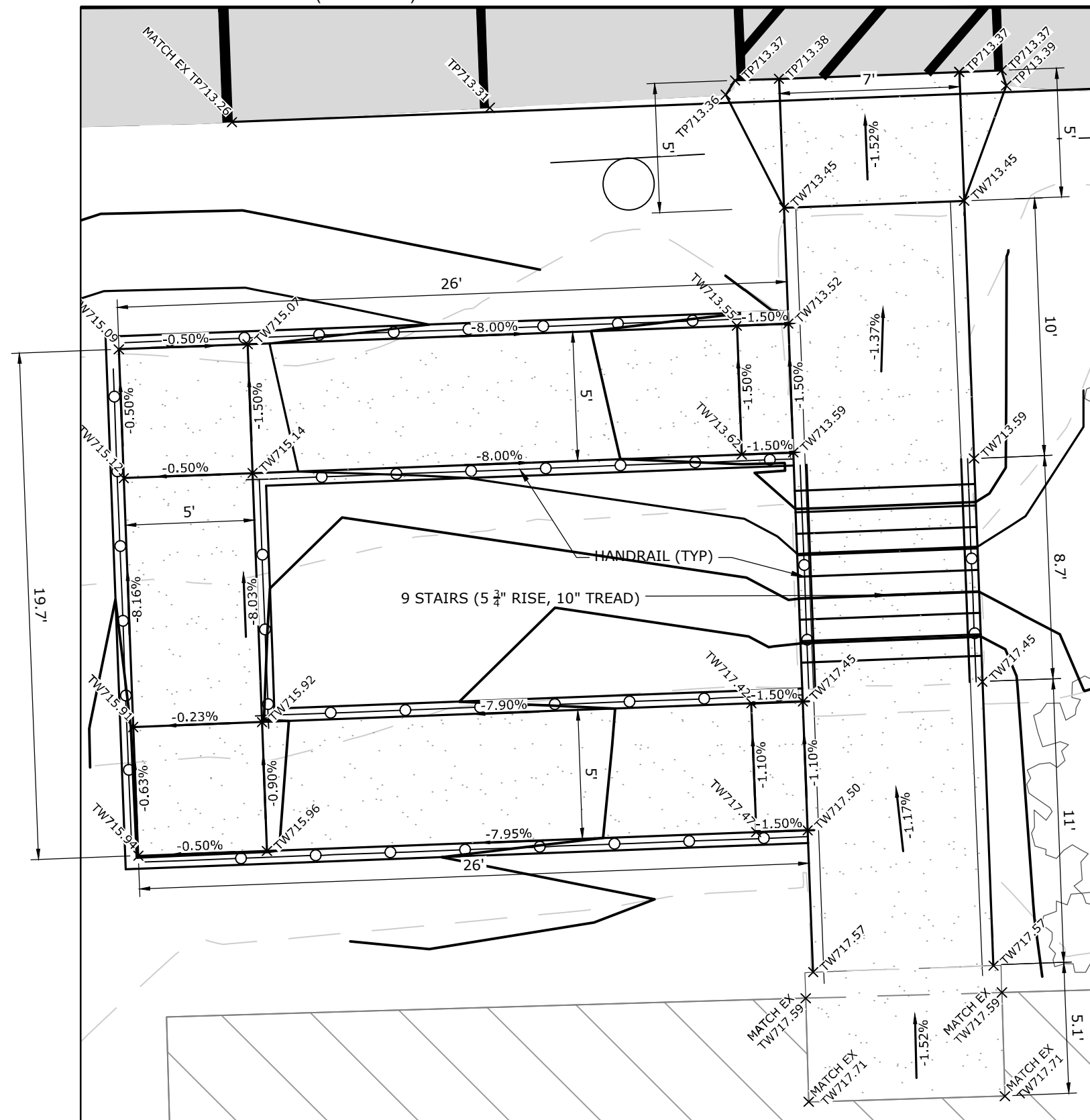
22190

C-02



NOTE:  
WHERE NEW ASPHALT PAVEMENT IS INSTALLED NEXT TO  
EXISTING ASPHALT PAVEMENT, SIDEWALK RAMPS OR ACCESS  
RAMPS THE CONTRACTOR SHALL INSTALL PROPOSED  
ASPHALT PAVEMENT FLUSH WITH EXISTING PAVEMENT GRADE.

DETAIL A (SCALE 1:5)

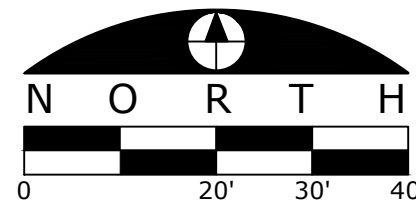


## GENERAL PAVING NOTES

- ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
  - CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (STANDARD SPECIFICATIONS), LATEST EDITION, INCLUDING ALL UPDATES AND STANDARDS THERETO.
  - STANDARDS AND REQUIREMENTS OF VILLAGE OF BURR RIDGE.
  - ADDITIONAL DETAILS AND REQUIREMENTS PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING THIS PLAN SET.
- ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
- THE SUBGRADE OF PAVEMENT AREAS SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF STANDARD PROCTOR DENSITY.
- THE SUBGRADE SHALL BE PROOF ROLLED, INSPECTED AND APPROVED BY THE VILLAGE OF BURR RIDGE PRIOR TO PLACING THE BASE MATERIAL. NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO FINISHED SUBGRADE PREPARATION.
- THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PROOF ROLLED, PLACING TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES TO FINISHED GRADE IN THE PARKWAYS AREAS ONLY, GRADING OF DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
- THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING THE SCOPE OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
- THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, PROOF ROLLING, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
- THE PROPOSED PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUSLY REFERENCED IDOT STANDARD SPECIFICATIONS AND VILLAGE OF BURR RIDGE.
- AREAS OF DEFICIENT PAVING, INCLUDING COMPACTION, SMOOTHNESS, THICKNESS, AND ASPHALT MIXTURE, SHALL BE DELINEATED, REMOVED, AND REPLACED IN COMPLIANCE WITH SPECIFICATIONS REQUIREMENTS UNLESS CORRECTED OTHERWISE AS DIRECTED AND APPROVED BY THE OWNER.
- FIELD QUALITY CONTROL TESTS SPECIFIED HEREIN WILL BE CONDUCTED BY THE OWNER'S INDEPENDENT TESTING LABORATORY (ITL) AT NO COST TO THE CONTRACTOR. ANY TESTING AND INSPECTION RESULTING FROM THE REQUIREMENTS OF NECESSARY PERMITS BY VILLAGE OF BURR RIDGE OR THE STATE OF ILLINOIS SHALL BE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PERFORM ADDITIONAL TESTING AS CONSIDERED NECESSARY BY THE CONTRACTOR FOR ASSURANCE OF QUALITY CONTROL. RETESTING REQUIRED AS A RESULT OF FAILED INITIAL TESTS SHALL BE AT THE CONTRACTOR'S EXPENSE.
  - FIELD TESTING, FREQUENCY, AND METHODS MAY VARY AS DETERMINED BY AND BETWEEN THE OWNER, THE ITL AND VILLAGE OF BURR RIDGE.
  - TESTING SHALL BE PERFORMED ON FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS, USING 10'-0\"/>
  - NO PONDING SHALL OCCUR ON PAVED SURFACES. REFER TO "GENERAL NOTES" IN THIS PLAN SET.

## PAVEMENT MARKING NOTES

- MATERIAL DESCRIPTION: A FAST DRYING, HIGH HIDING MARKING PAINT FOR CONCRETE, BRICK, AND BITUMINOUS SURFACE, SUITABLE FOR PAINTING CENTERLINES AND EDGLINES OF HIGHWAYS, CROSSWALKS AND STOP ZONES, PARKING LOTS, TRAFFIC AISLES, ETC. DO NOT APPLY TO IN TEMPERATURES BELOW 50 °F.
- TWO COATS OF PAINT SHALL BE APPLIED.



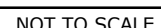
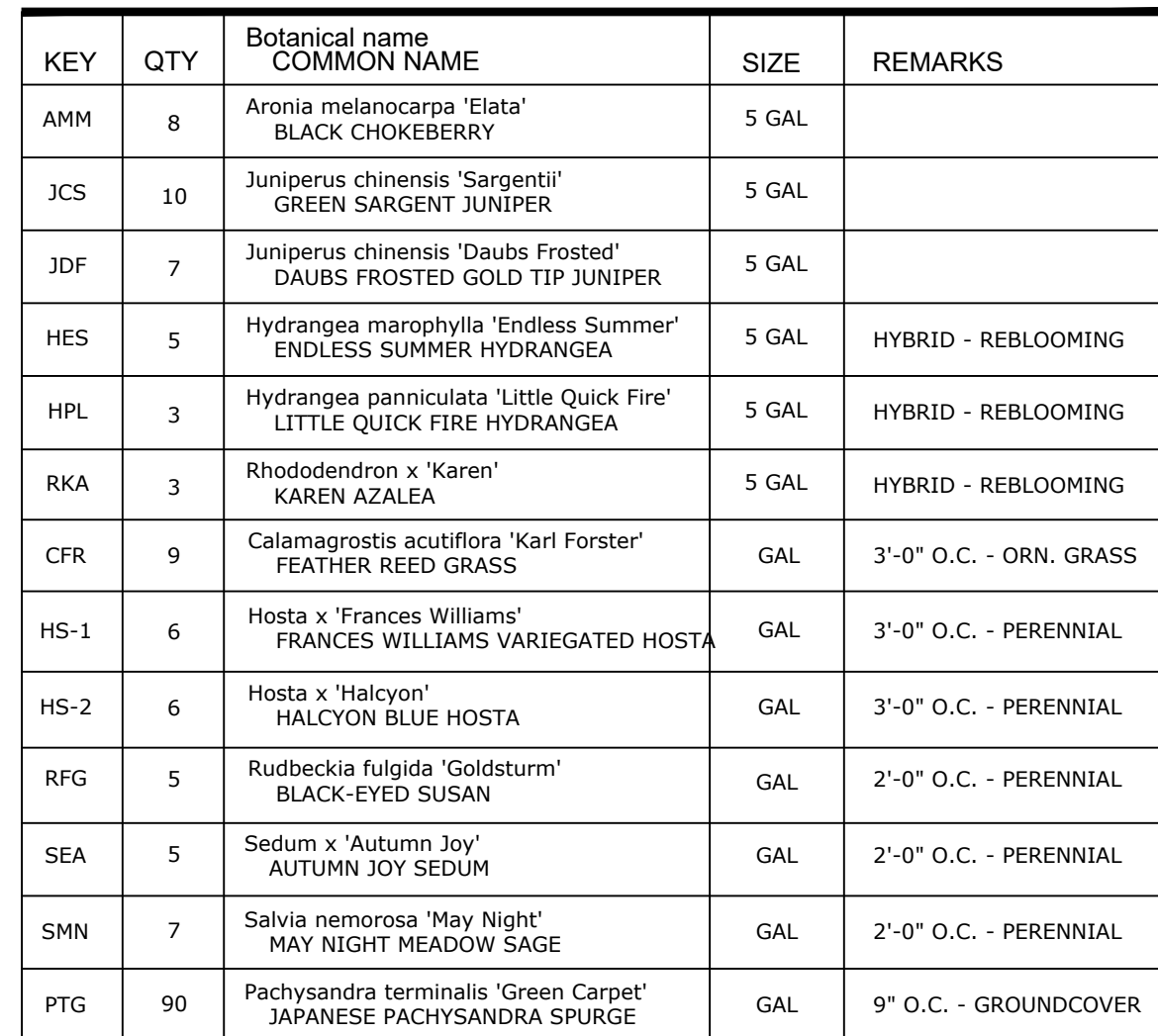
## LEGEND

---	PROPERTY LINE	[Pattern]	PROPOSED CONCRETE SIDEWALK
---	LOT LINE	[Pattern]	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
---	EXISTING RIGHT-OF-WAY	[Pattern]	PROPOSED 2 1/4\"/>
---	EXISTING EASEMENT LINE	[Pattern]	DIRECTION OF SHEET FLOW
---	EXISTING EDGE OF PAVEMENT	[Pattern]	TOP OF WALK ELEVATION
---	PROPOSED EDGE OF PAVEMENT	[Pattern]	TOP OF PAVEMENT ELEVATION
[Symbol]	PROPOSED 8' CHAIN LINK FENCE WITH BLACK VINYL PRIVACY SLATS	[Pattern]	FINISHED GRADE ELEVATION
[Symbol]	PROPOSED HANDRAILS		
[Symbol]	PROPOSED GRADE BREAK LINE		
[Symbol]	PROPOSED ROAD STRIPING		
[Symbol]	PROPOSED ADA PARKING SPACE		
[Symbol]	NUMBER OF PROPOSED PARKING SPACES IN A ROW		
[Symbol]	PROPOSED ELECTRIC CAR CHARGING STATIONS		









13. All plant material shall be guaranteed for one (1) year after acceptance by landscape architect and/or owner. After the first thirty (30) days, the owner shall assume maintenance responsibilities as described (see above). Contractor shall replace without cost to owner any plants that die or become diseased or damaged within the first thirty (30) days of one (1) year guarantee period. Contractor shall notify immediately, in writing, any concerns related to maintenance practices.
14. All planting beds and tree saucers shall be mulched continuous with a minimum 3" depth of wood chips. All trees and shrubs with a trunk diameter of 3" or greater in diameter that are not located in a planting bed shall be mulched with a 3'-0" diameter circle. Evergreen trees and multi-stemmed ornamental trees shall be mulched to outer-most branches at the time of installation.
15. Where necessary per drawing, Contractor to reinstall existing stone/rock mulch in a like-manner with the necessary weed barrier in planting beds that have been re-shaped.
16. Unless noted, planting edge delineation at all planting bed lines and tree saucers shall require a minimum 4" depth "v"ee shaped cultivated, spaded edge with a vertical face abutting all lawn areas and sloped to inside of plant bed continuous between lawn and mulched areas as indicated on plan.
17. Where necessary, Contractor to reinstall existing plastic or steel edging for containment of stone/rock mulch in existing planting bed areas, or install new edging of similar style if the existing edging is damaged or missing.
18. Contractor to seed all disturbed lawn areas. Seeded lawn to be a combination of bluegrass, perennial rye and red fescue with the suggested following analysis by weight: 30% ryegrass, Kentucky bluegrass, 20% pure Kentucky bluegrass, 20% creeping red fescue, 20% scalds hard fescue and 10% timothy. Seed shall be standard broadcast method.
19. All seeded lawn areas shall be covered with straw mulch or erosion control netting, consisting of hand or machine application at a rate of 2 ton per acre. Mulch shall be compact enough to reduce erosion of seed and topsoil but loose enough to allow air to circulate. Install per Method 1000, Section 251, of the standard specifications for public works.
20. All seeded turf shall be seeded at installation with 6-20 annual applications, at a rate of 6 lbs. per 1,000 s.f. A second application of 21-74 lbs. to be applied at rate of 6 lbs. per 1,000 s.f. after 10-14 days of seeding. Acceptance and guarantee notes shall be applied to all seeded areas.
20. Acceptance of grass and seed shall be by landscape architect and/or owner. Contractor shall assume maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, re-seeding (wash-offs) and mowing. Contractor shall be responsible for the maintenance of the grass and seed, and contractor shall assume all maintenance responsibilities. After lawn areas have germinated, seed areas, which fail to show a uniform stand of grass for any reason whatsoever shall be re-seeded repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of seeded areas shall be 95% of the total area. Areas that are larger than one (1) square foot area when combined do not exceed 2% of total lawn area.



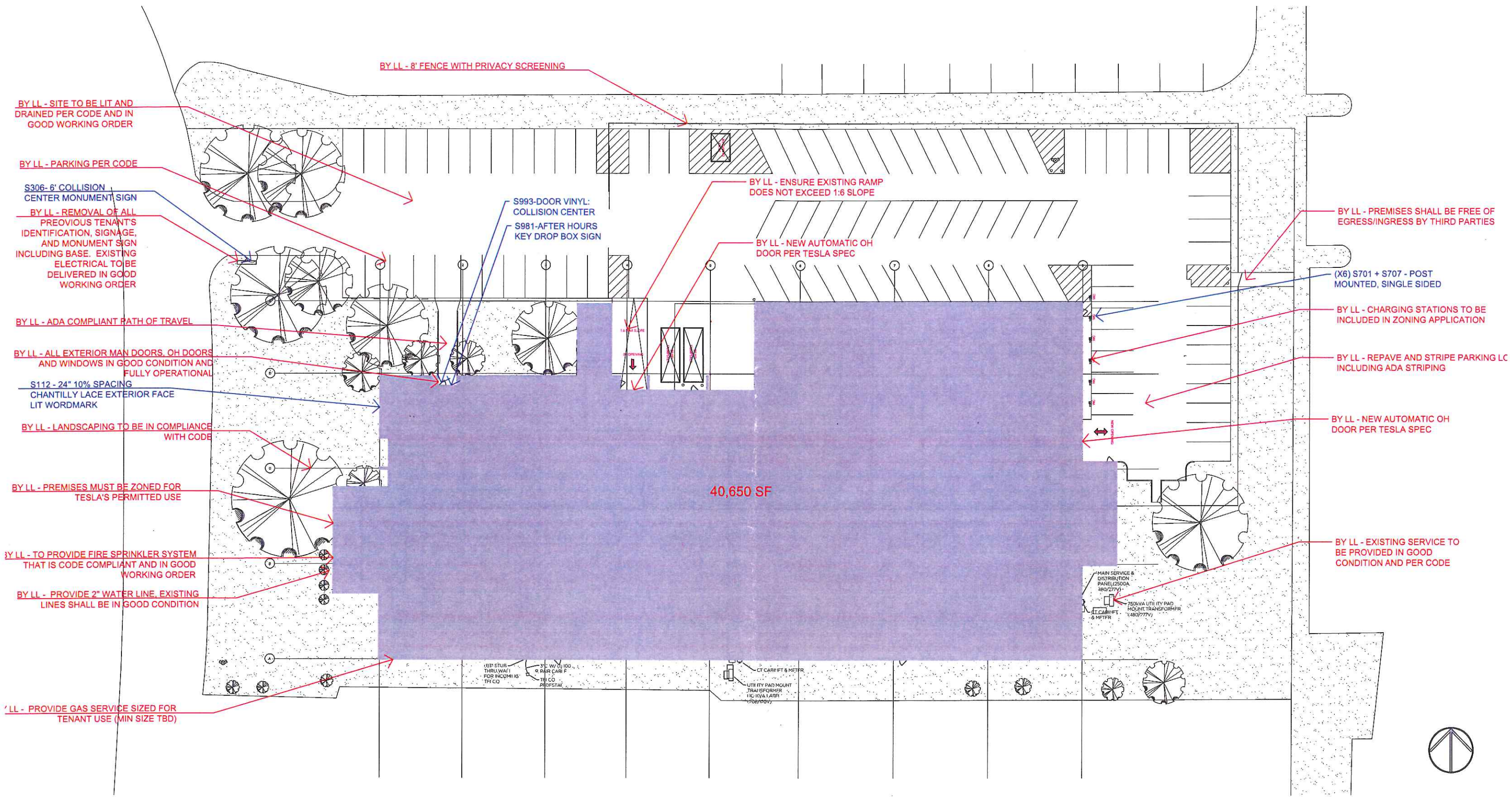
L-01



CHICAGO - BURR RIDGE - COLLISION - COLD CLIMATE

SITE PLAN  
TRT ID 20157

PARKING SPACES: 91 (24 PUBLIC + 67 SECURED)



NOT TO SCALE

TESLA September 12, 2022

TRAFFIC FLOW

NA | 311 SHORE DR BURR RIDGE, IL | US

\*PLEASE NOTE: ANY SUBSEQUENT REVISION TO AN APPROVED CONCEPT WILL CAUSE DELAY AND IMPACT COST



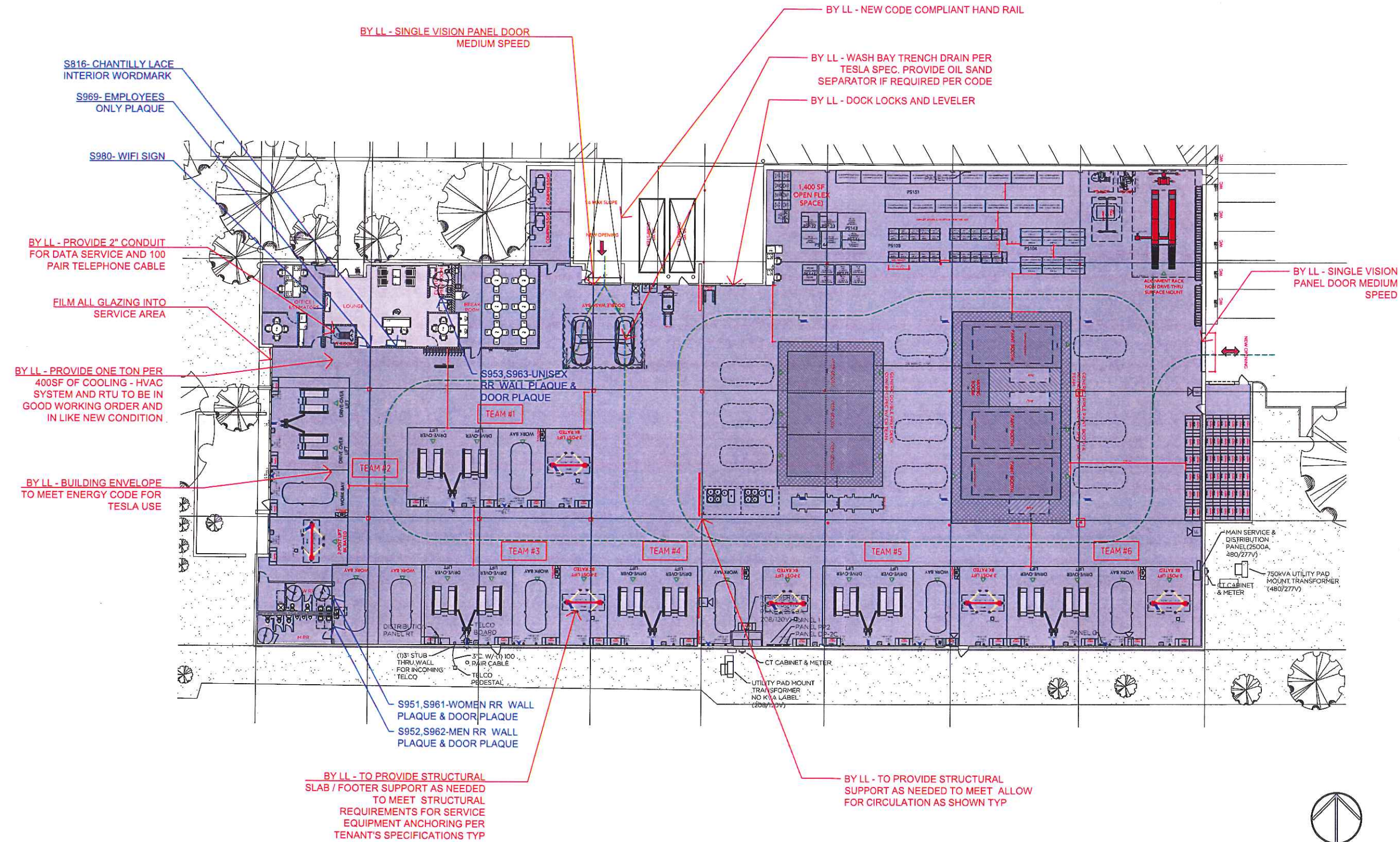
CHICAGO - BURR RIDGE - COLLISION - COLD CLIMATE

CONCEPT FLOOR PLAN

TRT ID 20157

PARKING SPACES: 91 (24 PUBLIC + 67 SECURED)

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SPECIAL CONDITIONS:

- ZONING BY LL
- UTILITY UPGRADES BY LL

WORKBAY COUNT

2-POST LIFTS	6
FUTURE 2-POST LIFTS	0
SCISSOR LIFTS	12
OPEN BAYS (SERVICE)	8
SUBTOTAL	26
PDI BAYS (SALES)	0
TOTAL	26

AREA BREAKDOWN (SF):

GROSS TOTAL:	40,475	SF	-	%
FIRST FLOOR:	40475	SF	-	%
SECOND FLOOR:	NA	SF	-	%
NET TOTAL:	39,298	SF	100	%
SERVICE SHOP:	33081	SF	84	%
PARTS AND STORAGE:	3,998	SF	10	%
LOUNGE:	970	SF	2	%
BOH:	1,249	SF	3	%
SHOWROOM:	NA	SF	#	%
DELIVERY:	NA	SF	#	%
UNBUILT/OTHER:	NA	SF	#	%

CALE: 1/32" = 1'-0"

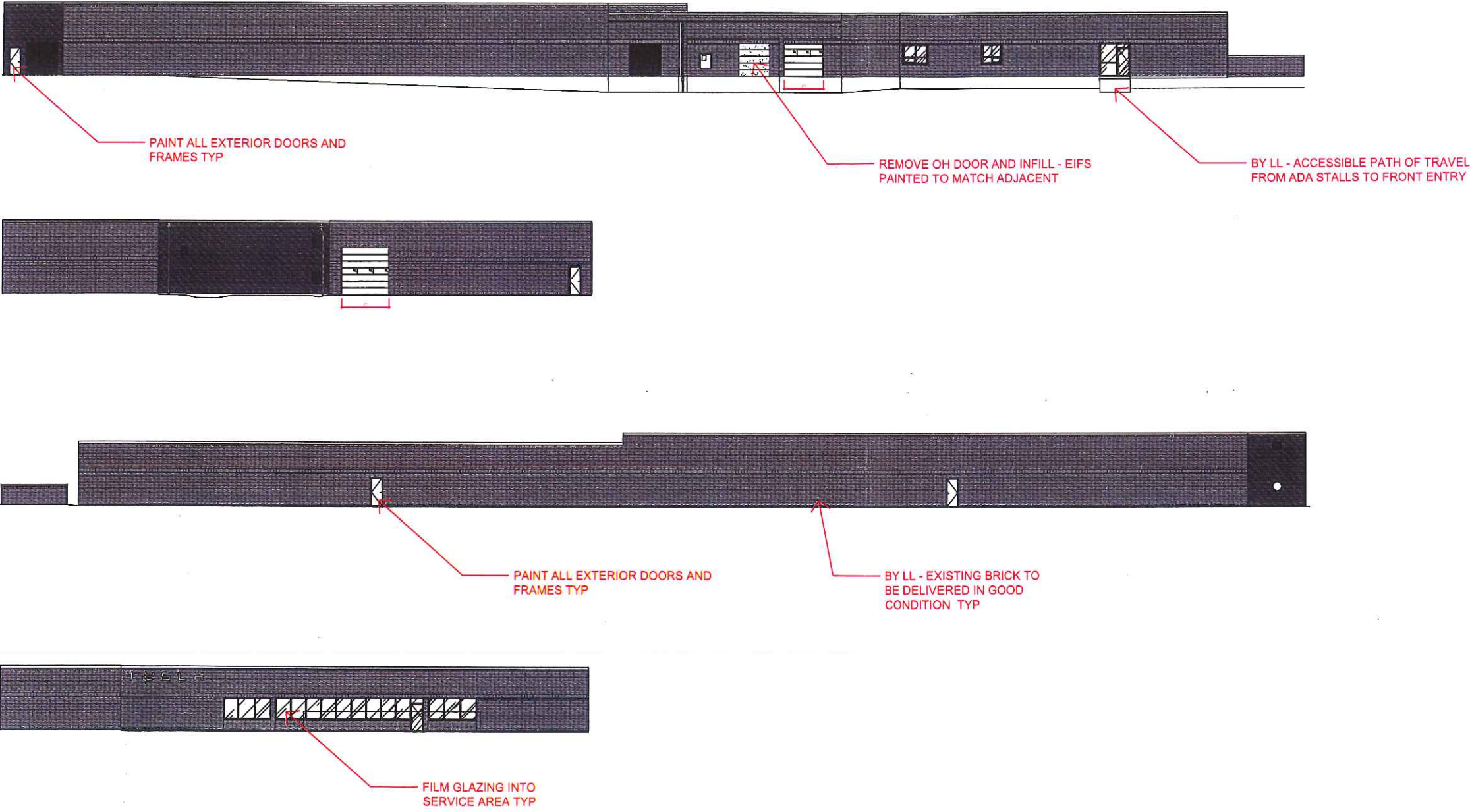
September 12, 2022

EXISTING WALL  
NEW WALL  
SERVICE CIRCULATION  
COLLISION REPAIR CIRCULATION  
DELIVERY CIRCULATION

\*PLEASE NOTE: ANY SUBSEQUENT REVISION TO AN APPROVED CONCEPT WILL CAUSE DELAY AND IMPACT COS

NA 1 311 SHORE DR BURR RIDGE, IL 1 US





SCOPE OF WORK  
TRT ID 20157

BUILDING SHELL	(N)	(E)	FINISH:	NOTES:
PAINTING:	X	-		PAINT EXTERIOR DOORS AND FRAMES

SHOWROOM	(N)	(E)	FINISH:	NOTES:
FLOORING:	-	-	TILE	-
CEILING:	-	-	OPEN CEILING	-
LIGHTING:	-	-	SUSPENDED	-
PAINTING:	-	-		-

LOUNGE	(N)	(E)	FINISH:	NOTES:
FLOORING:	X	-	CARPET	-
CEILING:	X	-	ACT	-
LIGHTING:	X	-	2 X 2 DROP IN	-
PAINTING:	X	-		-

SERVICE	(N)	(E)	FINISH:	NOTES:
FLOORING:	X	-	SEALED CONCRETE	-
CEILING:	X	-	OPEN CEILING	-
LIGHTING:	X	-	SUSPENDED	-
PAINTING:	X	-		WALLS AND CEILINGS

CUSTOMER RR	(N)	(E)	FINISH:	NOTES:
FLOORING:	X	-	TILE	-
CEILING:	X	-	GYP	-
LIGHTING:	X	-	DOWNLIGHT	-
PAINTING:	X	-		-

EMPLOYEE RR	(N)	(E)	FINISH:	NOTES:
FLOORING:	X	-	VCT	-
CEILING:	X	-	ACT	-
LIGHTING:	X	-	2 X 2 DROP IN	-
PAINTING:	X	-		-

OFFICE	(N)	(E)	FINISH:	NOTES:
FLOORING:	X	-	CARPET	-
CEILING:	X	-	ACT	-
LIGHTING:	X	-	2 X 2 DROP IN	-
PAINTING:	X	-		-

BRANDING	QTY	NOTES
WORD MARK - NON ILLUM	1	-
WORD MARK - ILLUM:	1	-
T-FLAG:	-	-
MONUMENT SIGN:	1	-
BLADE SIGN	-	-
SERVICE SIGN:	-	-
WAY FINDING PACKAGE	-	-

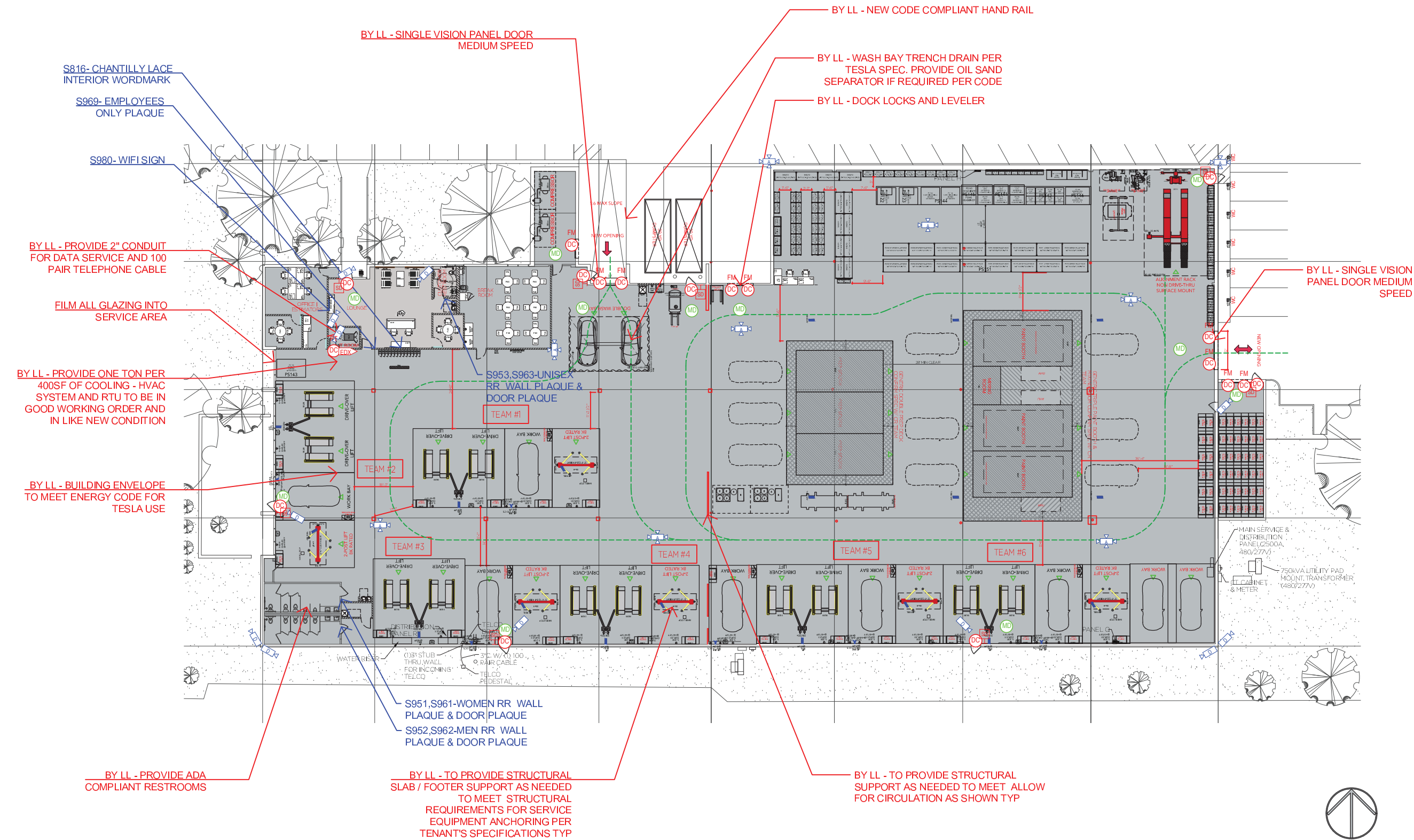
SITE WORK	NOTES
DIRECTIONAL ARROWS:	- -
RAMPS/STAIRS:	X BY LL
FENCING:	X BY LL
LANDSCAPING:	X BY LL
PARKING LOT STRIPING:	X BY LL
DRAINAGE:	X BY LL
TRASH ENCLOSURE:	X BY LL - IF REQUIRED

BUILDING UPGRADES	(LL)	(T)	REPAIR	REPLACE WITH NEW	ADD NEW	NOTES
PANEL UPGRADES:	X	-	X	-	-	IF REQUIRED
RTU:	X	-	-	X	-	REFER TO BRINCO REPORT
UNIT HEATERS:	-	-	-	-	-	
HVAC:	X	-	-	X	-	
NEW TRENCH:	X	-	-	-	X	
OILSAND, WATER SEP.	X	-	-	-	X	IF REQUIRED
NEW ROLL-UP DOORS	X	-	-	-	X	SIZE: 12X12 QTY: 1 SIZE: 10X8 QTY: 1
ELEVATOR	-	-	-	-	-	

CHICAGO - BURR RIDGE - COLLISION - COLD CLIMATE

CONCEPT FLOOR PLAN  
TRT ID 20157

PARKING SPACES: 91 (24 PUBLIC + 67 SECURED)



VSS			
	Description	Quantity	Unit
	CAMERA - A_MULTI-SENSOR	9	Count
	CAMERA - D_DOME	12	Count

IDS			
	Description	Quantity	Unit
	DOOR CONTACT - CONCEALED	8	Count
	DOOR CONTACT - FLOOR MOUNT OHD	9	Count
	MOTION DETECTOR - CEILING	11	Count
	SOUNDER	8	Count

ACS			
	Description	Quantity	Unit
	DOOR CONTACT - DOUBLE POLE - DOUBLE THROW	1	Count
	ELEC LOCK - ELEC EXIT REX	1	Count

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



## Ameristar Perimeter Security Fence - Echelon II

<https://www.ameristarperimeter.com/us/en/content-fragments/products/ornamental-fence-gates/echelon/echelon-ii/assets/Echelon2-Slide-6.png/jcr:content/renditions/cq5dam.M.1200.0.jpeg>





# Echelon II®



## ***INDUSTRIAL ORNAMENTAL ALUMINUM FENCE***

*INSTITUTIONS | MUNICIPAL | PARKS & RECREATION | SCHOOLS*



**FENCE PRODUCTS**

**AMERISTARFENCE.COM | 800-321-8724**

Experience a safer and more open world

**AMERISTAR®**

**ASSA ABLOY**

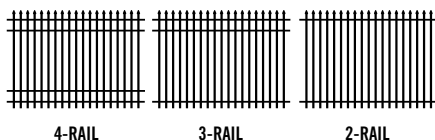
# WHY IS ECHELON II® THE MOST DOMINANT INDUSTRIAL ALUMINUM ORNAMENTAL FENCE IN THE MARKET?

*UNRIVALED STRENGTH. UNMATCHED DURABILITY. UNPARALLELED AESTHETIC.*



## CLASSIC™

Echelon II Classic style boasts traditional extended pickets with an arrow-shaped spear. These pointed pickets act as a visual warning to potential intruders.

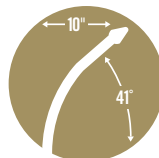
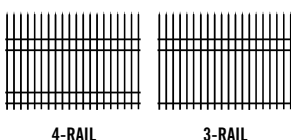


- 4-rail panels in 8', 9' & 10' heights
- 3-rail panels in 4', 5', 6' & 7' heights
- 2-rail panels in 4', 5' & 6' heights



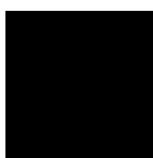
## INVINCIBLE™

Echelon II Invincible features outwardly curved pickets that serve as a warning to potential intruders. This fence style is the only industrial aluminum fence available that provides increased security with its unique "anti-climb" curved pickets.



- 4-rail panels in 8', 9' & 10' heights
- 3-rail panels in 7' height

## COLORS



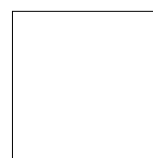
BLACK



BRONZE



DESERT SAND



WHITE



*This revolutionary fence system is comprised of aluminum posts, panels, & mounting brackets that are easily installed along any terrain. Echelon II's superior strength and durability is a result of combining top quality design components with a maintenance-free, architectural grade finish.*

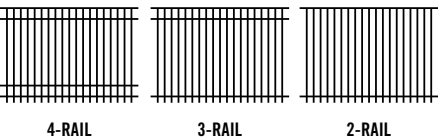
PICKETS	RAILS	POST OPTIONS		
1"x 1"x .062" / .125" wall*	1.75" x 1.75" x .070"	2.5" x 2.5" x .080"	3" x 3" x .120"	4" x 4" x .250"

\* Invincible only



### MAJESTIC™

Echelon II Majestic has a contemporary feel that incorporates a flush top rail that produces a stately and streamlined appearance. This fence style highlights the landscape by blending with the surrounding architectural design.

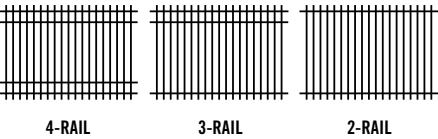


- 4-rail panels in 8', 9' & 10' heights
- 3-rail panels in 4', 5', 6' & 7' heights
- 2-rail panels in 4', 5' & 6' heights



### GENESIS™

Echelon II Genesis has sleek lines of unaltered square pickets that are reminiscent of solid vertical bar wrought iron. The extended flat-topped tips can also be accented with decorative finials to enhance the fence design.

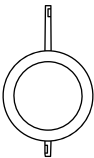


- 4-rail panels in 8', 9' & 10' heights
- 3-rail panels in 4', 5', 6' & 7' heights
- 2-rail panels in 4', 5' & 6' heights

### ADORNMENTS



BALL CAP



RING



TRIAD



QUAD FLAIR

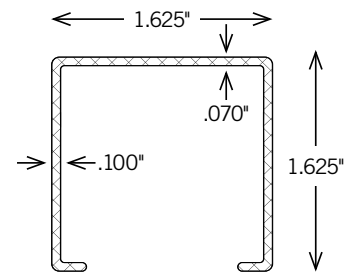
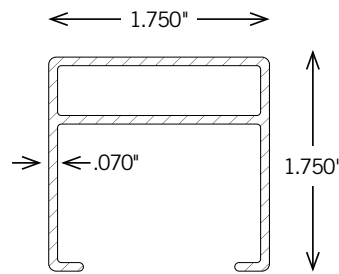


## STRUCTURAL PARAMETERS

### FORERUNNER™ (ALUMINUM) ECHELON II®

### U-CHANNEL (ALUMINUM) COMPETITORS

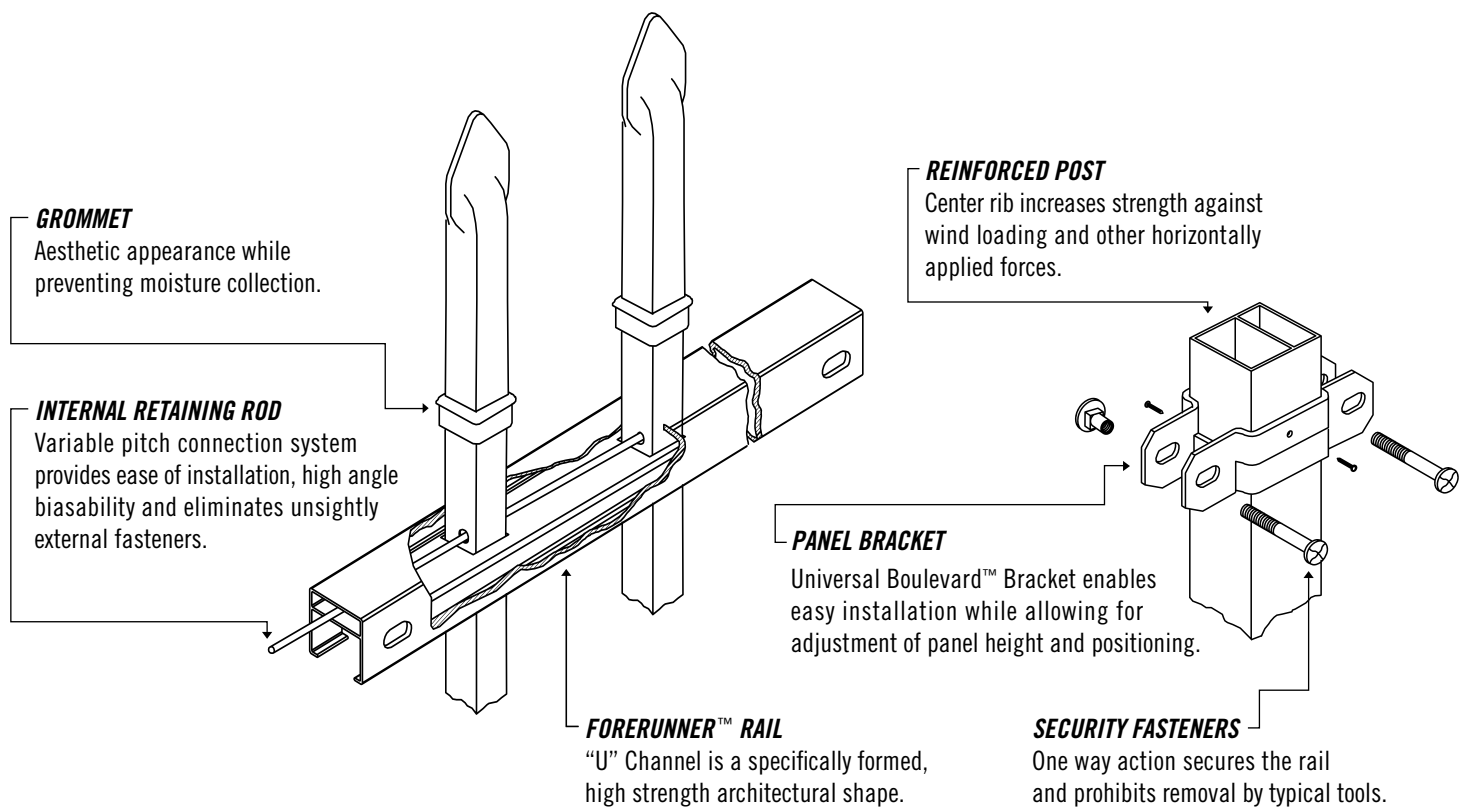
**Profile of the architectural shape of the rail.**  
**Vertical design loads are per rail.**  
 (For capacity of fence panel, multiply by number of rails.)



$T_{EFF}$ = EFFECTIVE WALL THICKNESS (IN)	.070	.100 / .070
$S_V$ = SECTION MODULUS (IN) VERTICAL	.125	.135
$S_H$ = SECTION MODULUS (IN) HORIZONTAL	.260	.260

<b>VERTICAL LOAD DATA</b> $PV_f$ = Ultimate Vertical	6' SPAN	243#	262#
	8' SPAN	182#	182#
<b>HORIZONTAL LOAD DATA</b> $PH_f$ = Ultimate Horizontal	6' SPAN	505#	499#
	8' SPAN	379#	373#
<b>VERTICAL LOAD DATA</b> $PV_d$ = Vertical Design load at .66° F	6' SPAN	145#	145#
	8' SPAN	109#	109#
<b>HORIZONTAL LOAD DATA</b> $PH_d$ = Horizontal Design load at .66° F	6' SPAN	303#	299#
	8' SPAN	227#	224#

# NO RIVETS. NO SCREWS. NO WELDS.



## ➤ INCREASED SECURITY

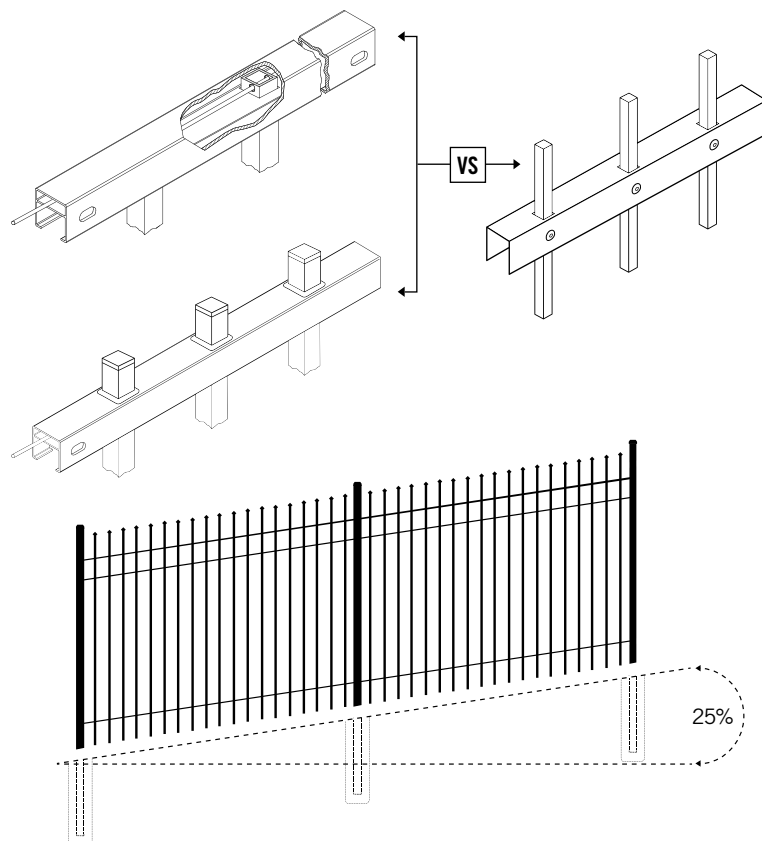
The ForeRunner Rail with internal retaining rod prevents the attachment from being compromised. Fasteners are not exposed.

## ➤ AESTHETIC DETAILS

“Good Neighbor Design” rod follows ForeRunner Centerline providing a clean and uninterrupted look void of visible screws or rivets.

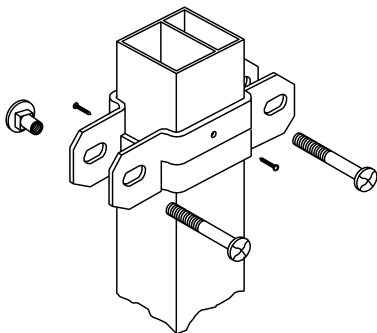
## ➤ HIGH FUNCTIONALITY

Biasability at a minimum of 25% that requires no additional assembly.



## POST STRENGTH & SECURITY

There are many advantages to choosing Echelon II® reinforced posts over standard punched posts made by typical aluminum fence manufacturers.



### ECHELON II® POST

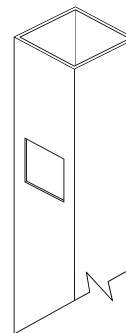
- Echelon II posts provide unparalleled strength due to a reinforced web profile design
- Echelon II requires a single post (*non-punched*) for all line, end, & corner posts (*one post*)
- Echelon II's wrap-around brackets are secured to the rail with a tamper proof fastener, ensuring the greatest level of security

### ➤ SUPERIOR FINISH

Ameristar's production facilities use a state-of-the-art polyester powder coating system that provides a durable and scratch resistant finish while emitting no hazardous volatile organic compounds. The fence components can endure over 1,000 hours of salt spray testing — proving our claim of long-lasting durability. Our industrial aluminum guarantees a maintenance-free and environmentally friendly fence.

### ➤ LIMITED LIFETIME WARRANTY

The Echelon family of aluminum fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. A six stage pre-treatment followed by an electrostatic spray of a “no-mar” TGIC polyester powder coat finish on all extruded framework provides protection against adverse environmental conditions. By using these proven techniques, Ameristar® is confident in offering Echelon with a limited lifetime warranty.



### STANDARD PUNCHED POST

- Punched posts are weakened by removal of material from side-wall, yielding a vulnerable design
- Punched post designs require different posts for all line, end, & corner posts (*multiple posts*)
- Punched post systems require the rail be inserted into the post and secured using a single screw, providing no level of security

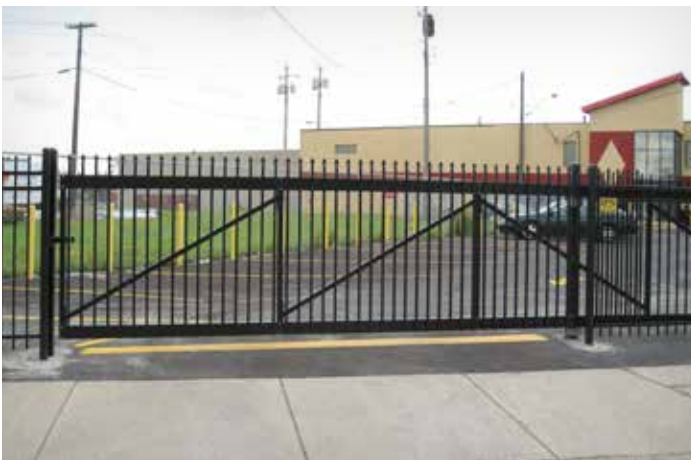






## ***GATE SYSTEMS***

Echelon II® gate options vary from swing gates for pedestrian or vehicle entry to sliding entry gates for high functioning points of entry. Each of these gate systems are individually constructed with the highest level of craftsmanship to provide project specific performance.



***SLIDE GATE***



***SWING GATE***





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**TRI-STATE**

**FIRE PROTECTION DISTRICT**

236 SUNRISE AVENUE • WILLOWBROOK, ILLINOIS 60527 • (630) 323-6445

December 12, 2022

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

Re: Proposed Tesla Repair Facility  
311 Shore Drive

Dear Ms. Farrell:

Tesla has proposed construction of a repair and maintenance facility at 311 Shore Drive in the Village of Burr Ridge. The operations at the facility will include the handling and replacement of batteries for electric cars.

The Fire District has no objection to, or comment on the proposed use or zoning of the project.

After discussions with Tesla, the district is satisfied that Tesla has an appropriate plan for the repair of electric vehicles and for the safe remediation and storage of compromised batteries.

Tesla is aware that as part of the review process, architectural plans, fire sprinkler plans and fire alarm plans must be submitted to the fire district for code compliance and approval and that the fire district will complete a Life Safety Inspection before occupancy is recommended.

Best Regards,

A handwritten signature in black ink, appearing to read "Lawrence P. Link".

Lawrence P. Link  
Director of Fire Prevention



### **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, November 21, 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 requests by DP Burr Ridge, LLC for special uses for (1) automobile and equipment service and (2) outdoor storage pursuant to Zoning Ordinance section X.F.2; and a special use for a (3) fence in a non-residential district pursuant to Zoning Ordinance section IV.J. The petitioner intends to operate a Tesla Motors, Inc. auto repair center at the site. The petition number and address of this petition is **Z-24-2022: 311 Shore Dr.** and the Permanent Real Estate Index Number is **09-35-205-008-0000**.

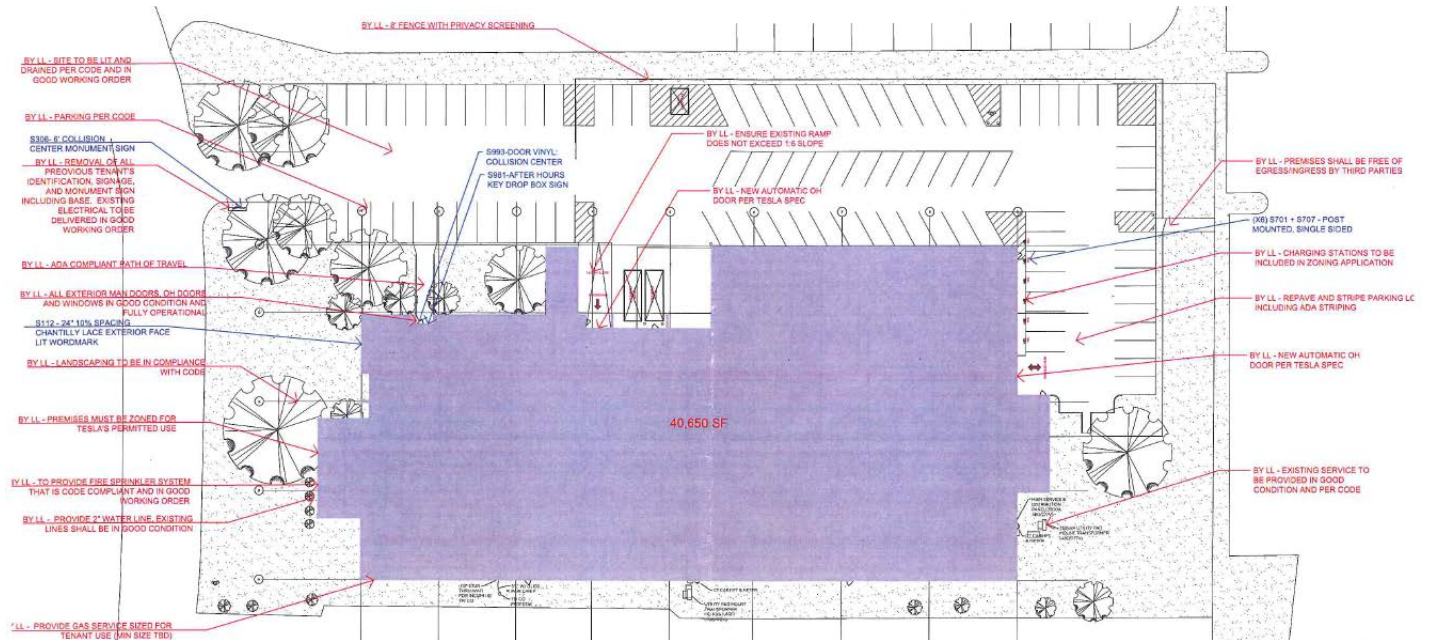
Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, November 15, 2022. All public comment may be emailed to Community Development Director Janine Farrell ([jfarrell@burr-ridge.gov](mailto: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.**

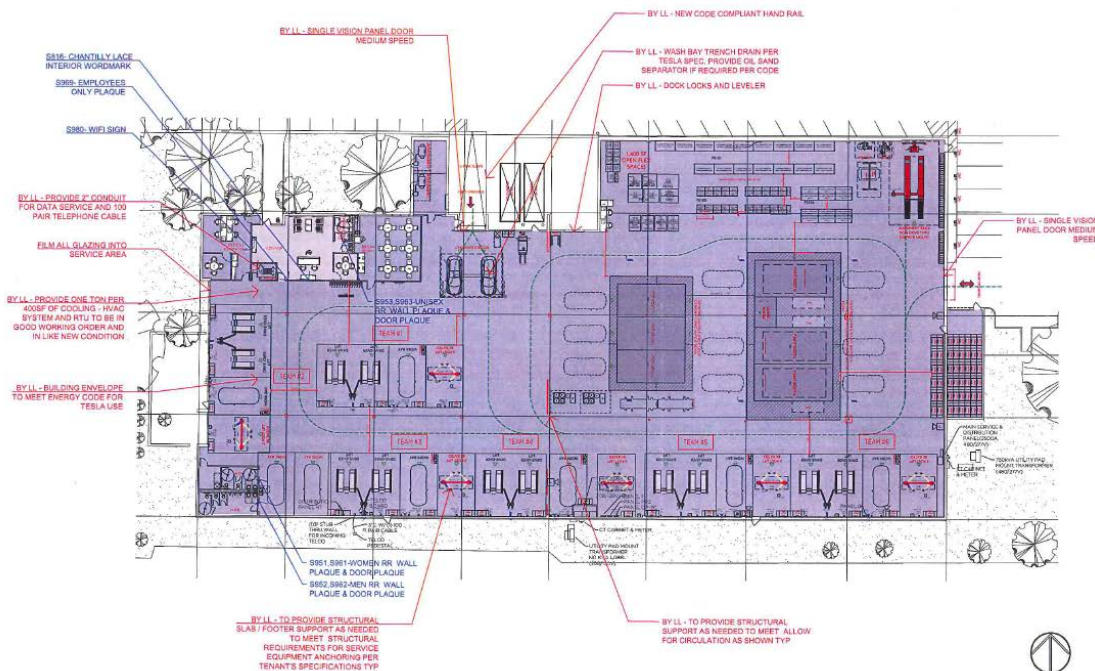




#### SPECIAL CONDITIONS:

- ZONING BY LL

- UTILITY UPGRADES BY LL



#### WORKBAY COUNT

2-POST LIFTS	6
FUTURE 2-POST LIFTS	0
SCISSOR LIFTS	12
OPEN BAYS (SERVICE)	8
	SUBTOTAL 26
PDI BAYS (SALES)	0
	TOTAL 26

#### AREA BREAKDOWN (SF):

GROSS TOTAL:	40,475	SF	%
FIRST FLOOR:	40,475	SF	%
SECOND FLOOR:	NA	SF	%
NET TOTAL:	39,298	SF	100 %
SERVICE SHOP:	3,308	SF	84 %
PARTS AND STORAGE:	3,998	SF	10 %
LOUNGE:	970	SF	2 %
BOH:	1,249	SF	3 %
SHOWROOM:	NA	SF	%
DELIVERY:	NA	SF	%
UNBUILT/OTHER:	NA	SF	%

8040 MADISON LLC  
3100 DUNDEE RD APT. 116  
NORTHBROOK, IL 60062

8080 MADISON LLC  
3100 DUNDEE RD APT. 116  
NORTHBROOK, IL 60062

83RD BURR RIDGE PARTNERS  
16W030 83RD ST  
BURR RIDGE, IL 60527

ALMERO PROPERTIES LLC  
16W115 83RD ST  
BURR RIDGE, IL 60527

BRONSON & BRATTON  
240 SHORE DR  
BURR RIDGE, IL 60521

BRONSON & BRATTON INC  
220 SHORE DR  
BURR RIDGE, IL 60521

CCC BURR RIDGE LLC  
3100 DUNDEE RD APT. 116  
NORTHBROOK, IL 60062

CHICAGO TITLE 134106  
8704 JOHNSTON RD  
BURR RIDGE , IL 60527

CMI GROUP LLC  
1 RIDGE FARM RD  
BURR RIDGE, IL 60527

COMMUNITY SUPPORT SERVICE  
9021 OGDEN AVE  
BROOKFIELD, IL 60513

COOK FINANCIAL LLC  
5600 N RIVER RD APT. 150  
ROSEMONT, IL 60018

CTLTC B7900554824  
10 S LASALLE ST APT. 2750  
CHICAGO, IL 60603

CTLTC BV11880  
10 S LASALLE ST APT. 2750  
CHICAGO, IL 60603

DAVALOS, ALVARO  
9S241 MADISON ST  
BURR RIDGE, IL 60527

DONNAN REAL ESTATE I LLC  
224 SHORE CT  
BURR RIDGE, IL 60527

EMANUELE, MARY ANN  
9S201 MADISON ST  
BURR RIDGE, IL 60527

FGHREALCO  
7700 BRUSH HILL RD APT. 117  
BURR RIDGE, IL 60527

G2K LLC  
109 SHORE DR  
BURR RIDGE, IL 60527

GINGER, BETSY A  
15 DEER PATH TR  
BURR RIDGE, IL 60527

GROZICH, PHYLLIS M  
16W184 89TH ST  
BURR RIDGE, IL 60527

HUGHES INVESTMENT PROPERT  
16W153 83RD ST  
BURR RIDGE, IL 60527

KARLYN BLDG JOINT VENTURE  
9450 W BRYN MAWR APT. 550  
ROSEMONT, IL 60018

L C & F ENTERPRISES INC  
20 WILLOW BAY DR  
S BARRINGTON, IL 60010

LA SALLE NATL 113122  
3100 DUNDEE RD APT. 116  
NORTHBROOK, IL 60062

LM BURR RIDGE HOLDINGS  
20 DANADA SQ W APT. 274  
WHEATON, IL 60189

MADISON STREET PART LLC  
14497 JOHN HUMPHREY APT. 200  
ORLAND PARK, IL 60462

MB FINANCIAL BANK  
2727 LBJ FREEWAY APT. 806  
DALLAS, TX 75234

MC NAUGHTON BUILDERS INC  
347 W 83RD ST  
BURR RIDGE, IL 60527

MEADEN, THOMAS  
16W210 83RD ST  
BURR RIDGE, IL 60527

MITCHUM, CATHY A  
15W739 82ND ST  
BURR RIDGE, IL 60527

MOLFESE, RONALD & SHELLEY  
8301 S MADISON ST  
BURR RIDGE, IL 60527

MORGAN, VENESSA & DAMIAN  
15W752 83RD ST  
BURR RIDGE, IL 60527

MRS TRUST  
PO BOX 683  
MT PROSPECT, IL 60056

ONDRA, KAREL & LETICIA C  
15W740 82ND ST  
BURR RIDGE, IL 60527

PAYOVICH, MS  
PO BOX 3786  
OAK BROOK, IL 60522

RITCHEY, RICHARD & L  
15W770 82ND ST  
BURR RIDGE, IL 60521

ROHNER, RANDALL W & A  
15W736 83RD ST  
BURR RIDGE, IL 60521

RYLANDER, CHRISTINA M  
9S227 MADISON AVE  
BURR RIDGE, IL 60527

SPARROWHAWK CHICAGO IND  
700 COMMERCE DR APT. 450  
OAK BROOK, IL 60523

THEZAN, MARCELLA  
15W737 81ST ST  
BURR RIDGE, IL 60527

UHLIR, VACLAV & JANA  
9S271 MADISON ST  
HINSDALE, IL 60521

VIP MORGAN LLC  
477 W WRIGHTWOOD AVE  
ELMHURST, IL 60126

VK 221 SHORE LLC  
9500 BRYN MAWR AVE APT. 340  
ROSEMONT, IL 60018

VOZNAK, FRANK  
9S255 MADISON ST  
BURR RIDGE, IL 60527

WESTINGHOUSE ELECTRIC CO  
1000 WESTINGHOUSE DR  
CRANBERRY TWP, PA 16066

WOOD CREEK II VENTURE LLC  
9450 BRYN MAWR AVE APT. 550  
ROSEMONT, IL 60018

YUAN, HE & NING LI  
9S177 MADISON ST  
BURR RIDGE, IL 60527

ZACCONE BUILDING LLC  
535 SANCTARY DR APT. C-107  
LONGBOAT KEY, FL 34228

# EXHIBIT B

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF**  
**MAY 15, 2017**

## **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:** 5 – Stratis, Praxmarer, Scott, Broline, and Trzupek

**ABSENT:** 2 – Grunsten and Hoch

Also present was Community Development Director Doug Pollock.

## **II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Broline to approve the minutes of the April 3, 2017 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Praxmarer, Broline, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 2 – Scott and Stratis

**MOTION CARRIED** by a vote of 3-0.

## **III. PUBLIC HEARINGS**

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

### **Z-06-2017: 16W260 83<sup>rd</sup> Street (Odeh); Special Use and Findings of Fact.**

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner requests two special use approvals; one for automobile sales and the second for outside storage/display of automobiles for sale. The property is within a GI General Industrial District and is surrounded by other industrial properties.

Chairman Trzupek asked the petitioner to make their presentation.

Mr. Awad Odeh summarized his business plan. He said they want to open an upscale used cars sales business that caters to local clientele. He said there would be no balloons, streamers or signs on the cars.

Chairman Trzupek asked for public comments and questions.

Mr. Mike Siedelecki said he owns the building at 16W401 83<sup>rd</sup> Street. He said his objection is that this use is a major deviation from standard zoning and is not consistent or compatible with other uses in the area.

Ms. Kathleen Siedlecki, said she objects to the precedent of allowing outdoor display which will not enhance the area. She said the property has been successfully leased in the past and may continue to be leased without a special use.

Mr. Al Petkos, 5 Regent Court, asked if the other car dealers were allowed to have outside display. Mr. Pollock said that Burr Ridge Car Care is allowed to have one car on display but that all other car dealers were not allowed to have outside display or storage. He said the appearance of a used car lot and the traffic should not be allowed on 83<sup>rd</sup> Street.

Mr. Mark Thoma, 7515 Drew Avenue, said that Global Luxury Imports is pushing the envelope and had a dozen cars outside over the weekend. He said that is not consistent with Burr Ridge and should not be allowed.

Mr. Vijay Singh said his property is next door and that the goal of the Village should be to keep this area corporate and professional. He said this use would give the area a different look and that traffic is also a concern.

Ms. Mary Belich, 7 Regent Court, said that this use is not consistent with other uses in Burr Ridge. Chairman Trzupsek asked for comments and questions from the Plan Commission.

Commissioner Stratis asked if the petitioner was going to update the building. Mr. Odeh said they were going to make improvements to the inside and outside of the building. He said the goal is to have the cars on the inside but due to limited space, he will need to have some outside.

In response to Commissioner Stratis, Mr. Odeh said there would be no recreational vehicles for sale, that they do not attract drive by customers, and that they did not plan to have a minimum value for cars sold.

Commissioner Broline said that Global Luxury Imports was not allowed to have outside storage of cars and was required to sell cars of a minimum value to ensure that it was a luxury dealership. He asked about test driving cars and whether there would be service and repair of cars.

Mr. Odeh said there would be no servicing of cars at this location and that test drives will primarily be on 83<sup>rd</sup> Street and on Kingery Highway. He said he would agree to set a minimum limit on the value of cars sold and would anticipate that all cars sold would be for at least \$15,000.

Commissioner Praxmarer asked if there were planning on changing the windows and asked how many cars would be kept inside the building. Mr. Odeh said the windows would not be changed and that he expects as many as 30 cars to be kept inside.

Commissioner Scott said he is opposed to outside storage of cars and he wants a minimum value to be set.

Chairman Trzupsek said it is difficult to control the concept of luxury as an expensive pickup truck may seem like luxury to some but not to others. He said his big concern is the outside storage.

Commissioner Scott added that allowing outside storage for this business would open the door for all of the other dealerships in the Village.

Commissioner Praxmarer asked if the outside storage could be kept behind the building.

Mr. Odeh asked if it would be okay if he built a screen wall so the cars would not be visible from the street.

Commissioner Stratis said the location or screening of the outside storage would not make a difference to him and that he is opposed to any outside storage.

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

At 8:18 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to close the hearing for Z-06-2017.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Scott, Praxmarer, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

Commissioner Stratis said that part of the reason for approving Global Luxury Imports was that they were going to make significant improvements to the building. He suggested that site and building improvements be made part of this consideration.

Commissioner Scott suggested conditions regarding the hours of operation, no service, inside storage only, and minimum monetary values similar to Global Luxury Imports. Commissioner Stratis suggested staff review and approval of the final plans to ensure compliance with minimum standards for landscaping and resurfacing the parking lot.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to adopt the petitioner's findings of fact and recommend that the Board approve a special use for indoor automobile sales as requested by Z-06-2017 subject to the following conditions:

- A. There shall be no servicing of vehicles except as was permitted for Global Luxury Imports at 101 Tower Drive.
- B. There shall be limited hours of operation similar to the hours permitted for Global Luxury Imports at 101 Tower Drive.
- C. Automobiles sold at this location shall comply with the same minimum and average values as was required for Global Luxury Imports at 101 Tower Drive.
- D. Final building, site and landscaping plans shall be subject to staff review and approval.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Scott, Stratis, Praxmarer, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to recommend that the Board deny a special use for outdoor automobile storage/display as requested by Z-06-2017.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Scott, Stratis, Praxmarer, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

**Z-05-2017; Zoning Ordinance Text Amendment; Permeable Pavers and Rear Lot Coverage.**

As requested by Chairman Trzupek, Mr. Pollock summarized the hearing as follows: At its April 3, 2017 meeting, the Plan Commission opened a public hearing regarding a text amendment that would allow an increase in rear lot coverage if permeable pavement was used. Subsequent to the April 3 hearing, staff presented this issue to the Board of Trustees' Stormwater Committee. The Stormwater Committee recommended that there be no change in the Village codes that would allow an increase in lot coverage if permeable pavers are used.

Mr. Pollock said that the Stormwater Committee had the same concerns as the Plan Commission. Specifically, that the installation, maintenance and reliability of permeable pavements could not be assured and that the Village would have to devote considerable resources to inspect and monitor permeable pavement systems.

Commissioner Scott noted that his church is doing a project using permeable pavers in Oak Brook and that he can see some merit for stormwater. In response, Mr. Pollock said that permeable pavers are still permitted and encouraged but that the Stormwater Committee believes it would be too difficult to inspect and monitor on residential properties. Mr. Pollock added that he is also concerned about the long term maintenance on a residential property and the significant burden that would place on the homeowner and future homeowners to continuously maintain the system.

At 8:55 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to close the hearing for Z-04-2017.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Praxmarer, Scott, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees take no further action on this matter.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Broline, Praxmarer, Stratis, Scott, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

**IV. CORRESPONDENCE**

There was no discussion regarding the correspondence.

**V. OTHER CONSIDERATIONS**

There were no other considerations.

**VI. FUTURE SCHEDULED MEETINGS**

Mr. Pollock said the filing deadline for the June 5, 2017 has passed and there are no hearings scheduled.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Scott to cancel the June 5, 2017 meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Broline, Scott, Stratis, Praxmarer, and Trzupek

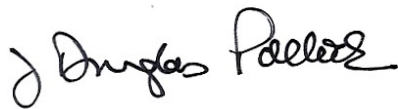
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

## **VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to **ADJOURN** the meeting at 9:00 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:00 p.m.

Respectfully  
Submitted:



---

J. Douglas Pollock, AICP





## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Janine Farrell, AICP  
Community Development Director

**DATE:** December 19, 2022

**RE:** Board Report

---

The Board of Trustees took the following actions relative to matters forwarded from the Plan Commission on December 12, 2022:

- **Z-13-2022/S-01-2022: Right-of-Way Sign Text Amendment and Findings of Fact**
  - The Board approved an Ordinance amending the Sign Code to eliminate signs in the right-of-way except for those by governmental entities.
- **Z-12-2022: Commercial Vehicle Parking in Residential Districts Text Amendment and Findings of Fact**
  - The Board approved an Ordinance amending section IV.K.2.e.ii of the Zoning Ordinance defining a commercial vehicle. The language was unchanged from the Plan Commission's recommendation.
- **PC-07-2022: Appointment of Vice-Chair**
  - The Board approved the Plan Commission's nomination of Richard Morton to serve as the Vice-Chairperson for the term expiring December 31, 2023.
- **NOTES:**
  - **Z-25-2022/V-04-2022: 11731 87<sup>th</sup> Street (McNaughton); Rezoning, Special Use, Variation, Planned Unit Development (PUD), Preliminary Plan approval of a PUD, and Findings of Fact**
    - This request was withdrawn by the petitioner. It appeared on the December 12, 2022 Board of Trustees meeting agenda for informational purposes only.



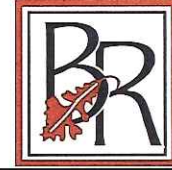
## Permits Applied for November 2022

12/12/2022

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JCA-22-377	11/17/2022	806 Village Center Dr.	Blackbird Construction 14400 South Humphey Blvd Orland Park IL 60462	Com Alteration
JPF-22-367	11/01/2022	8613 Dolfor Cove	Illinois Fence Company 15255 94th Ave Orland Park IL 60462	Fence Permit
JPF-22-369	11/02/2022	650 Glenn Dr	Peerless Fence 33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit
JPS-22-373	11/15/2022	770 Village Center Dr.	Mega Consulting Sales 2319 W. Byron St. Chicago IL 60618	Sign
JRAD-22-375	11/14/2022	10S 666 S Oak Hill Ct	Great Day Improvements 1765 W. Cortland Ct. Ste. C Addison IL 60101	Residential Addition
JRAL-22-366	11/01/2022	ROWs DuPage Locations	Directional Construction Services 440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRAL-22-368	11/02/2022	ROWs DuPage Locations	Talon Communications 305 Amston Ct. Oswego IL 60543	Right-of-Way
JRAL-22-370	11/03/2022	6000 Sedgley Ct	Lamantia Builders 20 E. Ogden Hinsdale IL 60521	Residential Alteration
JRAL-22-372	11/09/2022	16W 311 94th Street	Senco Construction P.O. Box 586 Mokena IL 60448	Residential Alteration

12/12/2022

## Permits Applied for November 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-22-374	11/16/2022	2 Hidden Lake Dr	Flex Development Corp 214 S Hamilton Ave St #300 Chicago IL 60612	Residential Alteration
JRAL-22-376	11/16/2022	15W 440 63rd St	Koita Inc 1640 Brentford Dr Naperville IL 60563	Residential Alteration
JRAL-22-379	11/22/2022	ROWs DuPage Locations	Intren Trenching 18202 W Union Rd. Union IL 60180	Right-of-Way
JRDB-22-371	11/07/2022	7800 Drew Ave		Residential Detached Building
JRDB-22-378	11/18/2022	7241 Park Ave		Residential Detached Building
JRES-22-287	11/17/2022	370 Madison St	The Walker Group, Ltd 230 Coe Road Clarendon Hills IL 60514	Residential Miscellaneous
JRPE-22-347	11/28/2022	114 Northgate Pl	Village Square Electric Inc 17123 Pointe Dr Orland Park IL 60467	Res Electrical Permit
<b>TOTAL:</b>	<b>16</b>			

12/12/2022

## Permits Issued November 2022



Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Alex Leppert-D+K Architects	JCA-22-317	11/22/2022	563 Village Center Dr	Com Alteration	55,000	1,515
Hayes Mechanical	JCMSC-22-310	11/02/2022	1000 Village Center Dr.	Commercial Miscellaneous	266,066	
Cal's Electric	JCPE-22-208	11/16/2022	101 Shore Dr	Com Electrical Permit	24,100	
King Bruwaert House	JDEK-22-348	11/02/2022	161 Pheasant Hollow Dr	Deck	10,000	80
Broline, James & Janet	JDEK-22-361	11/09/2022	8473 Carlisle Ct	Deck	20,000	467
Kelley Brothers Landscaping	JPAT-22-302	11/02/2022	265 Lakewood Cir	Patio	40,200	1,375
First Fence, Inc	JPF-22-021		6860 North Frontage Road	Fence Permit		
Quantus Pools Corp.	JPF-22-271		901 Prairie Ridge Ct	Fence Permit		
Mark and Val Henninger	JPF-22-350	11/02/2022	8412 Clyndervan Rd	Fence Permit	11,096	273
Peerless Enterprises Inc. DBA Free	JPF-22-353		2 Hidden Lake Dr	Fence Permit		
Nicole Rotolo	JPF-22-367		8613 Dolfor Cove	Fence Permit		
Dragana Vasiljevic	JPF-22-369	11/28/2022	650 Glenn Dr	Fence Permit		
Quantus Pools Corp.	JPPL-22-272	11/04/2022	901 Prairie Ridge Ct	Pool	100,000	618
Legacy Sign Group	JPS-22-024	11/07/2022	6860 North Frontage Road	Sign		
Sajmil Construction, Inc.	JRAD-22-267	11/17/2022	9202 Fallingwater Dr W	Residential Addition		
John Zarenga Asphalt and Paving	JRAL-22-326	11/02/2022	11420 Burr Oak Ln	Right-of-Way		
Michael Meeker	JRAL-22-332	11/01/2022	8123 Garfield Ave	Residential Alteration		40
Peter and Tina Buhelos	JRAL-22-356	11/07/2022	1469 Tomlin Dr	Right-of-Way	27,681	
Brandon Wilhelm	JRAL-22-358	11/08/2022	ROWs Ck Cty Locations	Right-of-Way		
Thomas & Janet McDonagh	JRAL-22-362	11/08/2022	7200 Fair Elms Ave	Right-of-Way	6,450	1,700

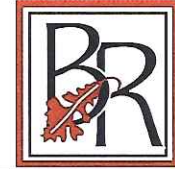
Square footage shown on this report reflects the total for calculating the maximum floor area permitted.

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.

12/12/2022

## Permits Issued November 2022



Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Raspante Dream Builders	JRAL-22-363	11/08/2022	8436 Clynderven Rd	Residential Alteration		467
Olivia Carlin	JRAL-22-366	11/09/2022	ROWs DuPage Locations	Right-of-Way		
ESPO Engineering Corporation	JRAL-22-368	11/09/2022	ROWs DuPage Locations	Right-of-Way		
Lamantia Builders	JRAL-22-370	11/17/2022	6000 Sedgley Ct	Residential Alteration	100,000	368
Rusty Senkyr	JRAL-22-372	11/17/2022	16W 311 94th Street	Residential Alteration		
Ehi Odion	JRAL-22-379	11/29/2022	ROWs DuPage Locations	Right-of-Way		
C & H Development Co.	JRES-22-252	11/01/2022	1170 Secret Forest Dr	Residential Miscellaneous		
The Walker Group, Ltd	JRES-22-287	11/17/2022	370 Madison St	Residential Miscellaneous	10,000	
Roto Rooter	JRPP-22-333	11/01/2022	1456 Garywood Dr	Res Plumbing Permit	10,474	
Tom Callahan Plumbing	JRPP-22-334	11/04/2022	46 Thornhill Ct.	Res Plumbing Permit	7,800	
Burdi Custom Builders, Inc	JRSF-22-226	11/03/2022	53 S Cabernet Ct	Residential New Single Family	1,500,000	8,131
B&A Builders	JRSF-22-285	11/03/2022	11700 German Church Rd	Residential New Single Family	1,300,000	8,070
<b>TOTAL:</b>	<b>32</b>					

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 November 2022

12/12/22

CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF22023	11/10/22		6270 S Garfield Ave

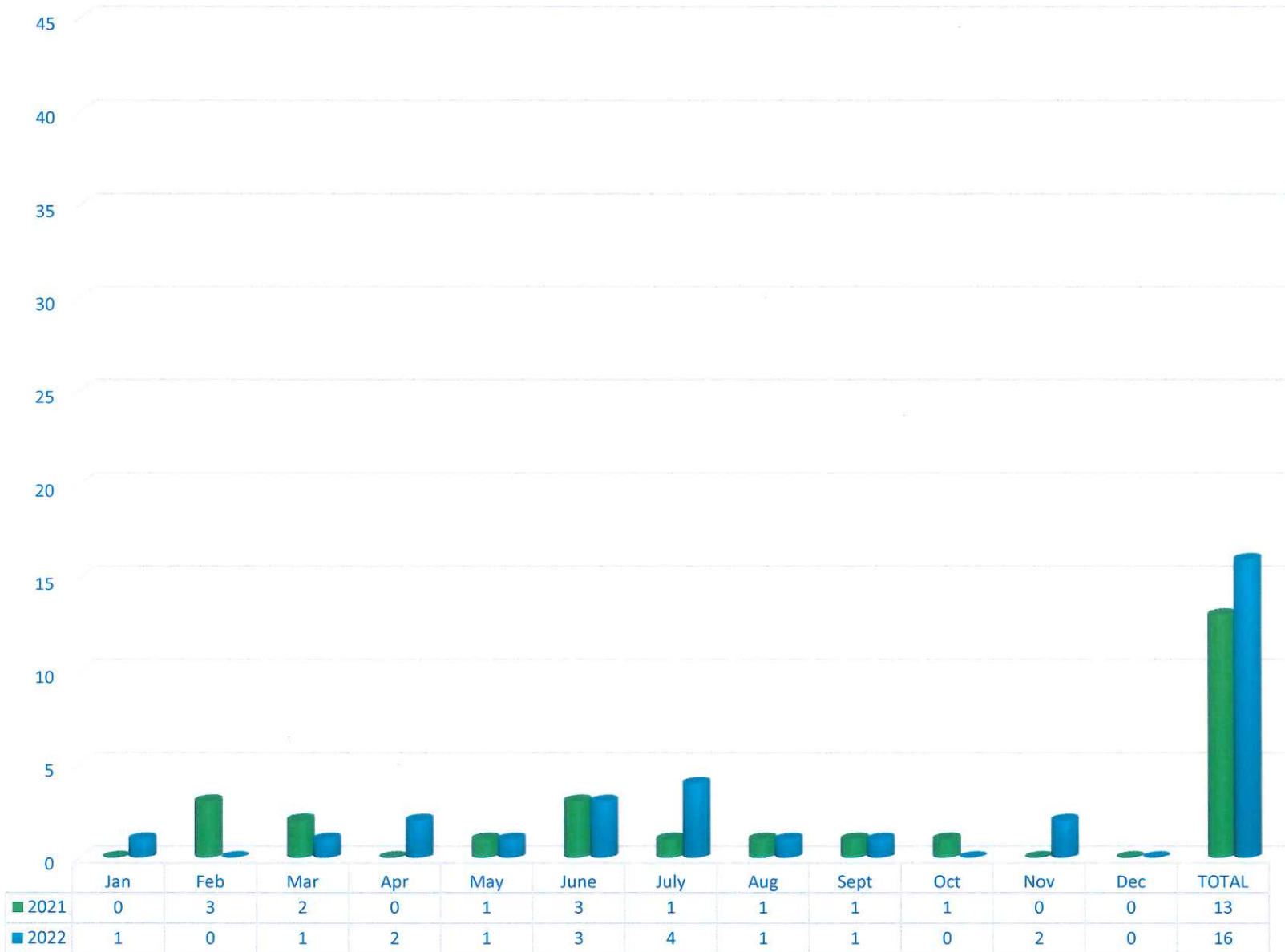


## CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2022

(Does not include miscellaneous Permits)

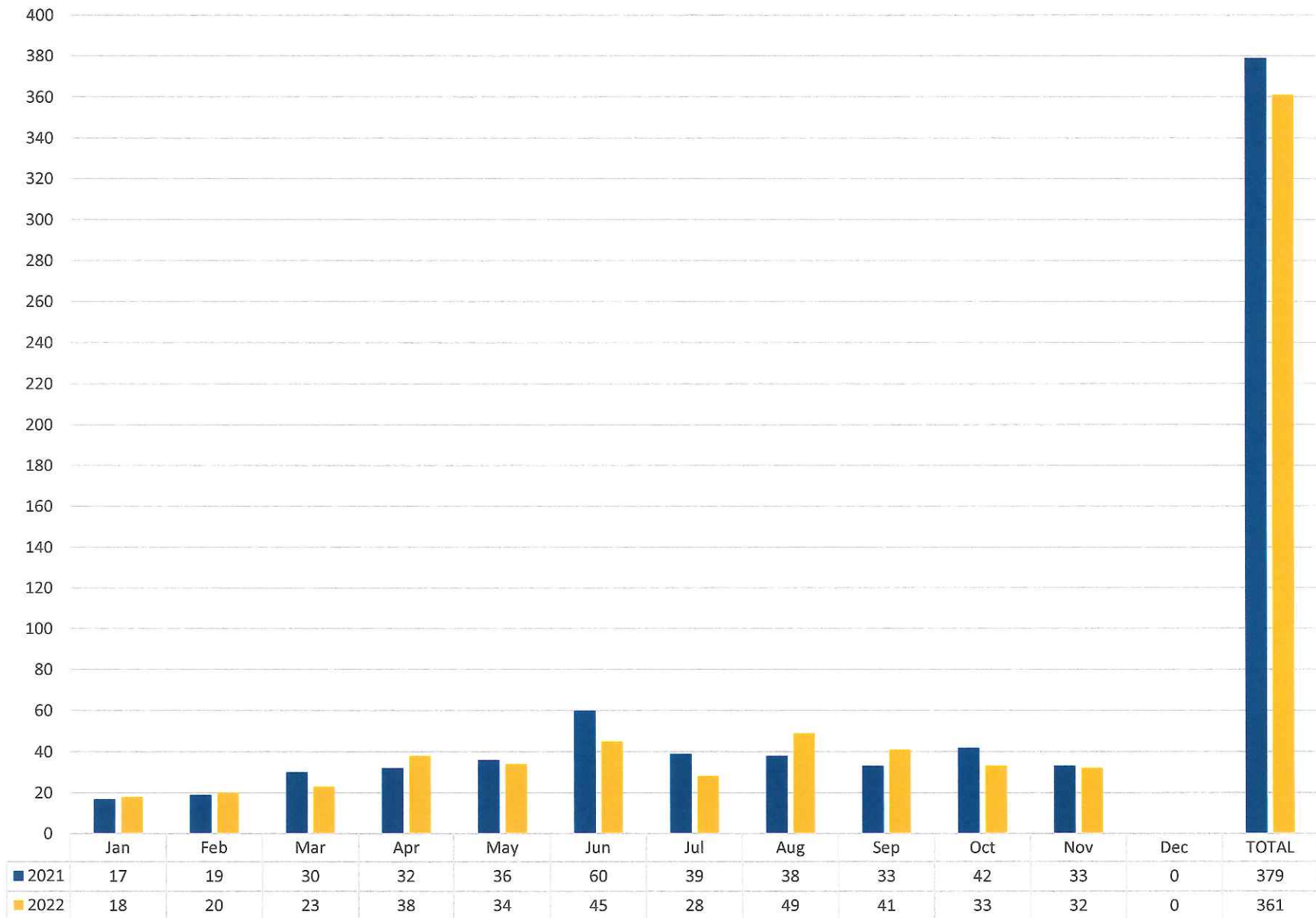
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$607,950	\$170,800		\$488,775	\$1,267,525
	[1]	[3]		[1]	
FEBRUARY		\$366,385		\$31,501	\$397,886
		[5]		[1]	
MARCH	\$600,000	\$672,000		\$5,978,425	\$7,250,425
	[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	\$700,000	\$565,000			\$1,265,000
	[1]	[7]		[]	
OCTOBER		\$479,175	\$29,000,000	\$1,182,000	\$30,661,175
	[]	[8]	[1]	[4]	
NOVEMBER	\$2,800,000	\$287,700		\$321,066	\$3,408,766
	[2]	[5]		[2]	
DECEMBER					\$0
	[]	[]		[]	
<b>2022 TOTAL</b>	<b>\$16,029,000</b>	<b>\$3,622,557</b>	<b>\$29,000,000</b>	<b>\$8,436,767</b>	<b>\$57,088,324</b>
	[16]	[60]	[1]	[16]	

## 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 11/01/2022 AND 11/30/2022

## Projects by Project Type

