REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
APRIL 17, 2023 - 7:00 PM
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 MARCH 20, 2023 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-05-2023: 1400 Burr Ridge Parkway/Portions of Outlots A, C, and D of Lakeside Pointe Subdivision/PINs 18-30-303-016-0000, 18-30-101-048-0000, 18-30-101-045-0000, and 18-30-101-047-0000 (McNaughton Development LLC); PUD Amendment, Special Use, Variations, Preliminary Plan approval, and Findings of Fact

Requests to (1) amend Planned Unit Development Ordinances A-834-21-17 and A-834-20-16, (2) for variations to permit a planned unit development on less than 20 acres and less than 800 ft. of lot width per Zoning Ordinance sections VI.H and XIII.H, (3) a special use for a Planned Unit Development pursuant to Zoning Ordinance sections VI.H and XIII.L, (4) preliminary plan approval of the PUD in accordance with Zoning Ordinance section XIII.L.2, and (5) variations from Subdivision Ordinance sections VII.D and (6) VIII.I for minimum street right-of-way width from 60 ft. to 28 ft. and to permit sidewalks on one side of the street instead of both, pursuant to Subdivision Ordinance section III.C. The petitioner is proposing a 15-unit townhome development called The Villas of Lakeside Pointe.

IV. CORRESPONDENCE

A. <u>Board Reports</u>
March 27, 2023
April 10, 2023

B. <u>Building Reports</u>
March 2023

V. OTHER CONSIDERATIONS

A. 720-730 Village Center Dr. (Pella Restaurant); Minor Change to a PUD and Findings of Fact

Request to consider a minor change to PUD Ordinance #A-834-14-21 (Z-09-2021) for an addition of a patio with an all-season room for outdoor dining pursuant to Zoning Ordinance section XIII.L.8.b. The petitioner seeks approval to paint all exterior restaurant facades.

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

April 24 Village Board - CANCELED

May 1 Plan Commission
Z-02-2023: 60 Shore Drive (Naddaf – Coda Motors); Special Use Amendment, Special Use, and Findings of Fact

Requests to amend Ordinance #A-834-02-19, a special use for automobile sales, to expand the existing special use from 7,400 sq. ft. to 10,100 sq. ft., and an additional special use for outdoor, overnight storage of retail vehicles ancillary to a special use in accordance with Zoning Ordinance section X.F.

Z-06-2023: Zoning Ordinance Amendments for Swimming Pool Fences (Village of Burr Ridge); Text Amendment and Findings of Fact

Request to consider text amendments to Section IV of the Zoning Ordinance to amend regulations to include the Building Ordinance requirement for a perimeter fence for a swimming pool.

May 8 Village Board (moving to 6:30p start time for all Board meetings going forward)
Commissioner Morton is the scheduled representative.

May 15 Plan Commission
There are currently no cases scheduled. The deadline for publication is April 21.

May 22 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 MARCH 20, 2023

I. ROLL CALL

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

ROLL CALL was noted as follows:

PRESENT: 6 –Irwin, Parrella, Petrich, Broline, Stratis, and Trzupek
ABSENT: 1 –Morton

Commissioner McCollian arrived at 7:03 p.m.

Community Development Director Janine Farrell was also present.

II. APPROVAL OF PRIOR MEETING MINUTES – FEBRUARY 6, 2023

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Stratis to approve the minutes of the February 6, 2023.

ROLL CALL VOTE was as follows:

AYES: 3 – Petrich, Parrella, Trzupek
NAYS: 0 – None
ABSTAIN: 3 – Stratis, Irwin, Broline

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

III. PUBLIC HEARINGS

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

A. Z-02-2023: 60 Shore Drive (Naddaf – Coda Motors); Special Use Amendment, Special Use, and Findings of Fact [CONTINUED FROM FEBRUARY 6, FEBRUARY 20, and MARCH 6, 2023]

Director Farrell requested that this case be continued until an undetermined future date since the petitioners have not submitted the documents required. Once the public hearing date is determined, re-notification will be required.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to continue to a date to be determined in the future.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Parrella, Petrich, Broline, Stratis, and Trzupek
NAYS: 0 – None
ABSTAIN: 1 – McCollian

MOTION CARRIED by a vote of 6-0 with one abstention.

B. Z-01-2023: Zoning Ordinance Amendments for Outdoor Dining (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM FEBRUARY 6, FEBRUARY 20, and MARCH 6, 2023]

Chairman Trzupek introduced the case and asked for a summary. The request is to consider text amendments to Section VIII of the Zoning Ordinance to amend outdoor dining regulations for restaurant uses in the Business Districts. Director Farrell referred the Plan Commission to the red-lined language in the report which took into consideration the items which were brought up at the February 6th meeting. Director Farrell stated that she incorporated those suggestions and recommendations noting that the specific text addressed was detailed in the report.

Chairman Trzupek asked for public comment. There was none.

Commissioner Stratis had no questions and nothing to add.

Commissioner Broline had no questions.

Commissioner Petrich asked for clarification on the one-time permit and how it is monitored. Director Farrell responded that within the Noise Ordinance, it is specified that a permit could be one time per six months, two in a calendar year. She stated that she preferred not to adjust this language since it might be counter to the Noise Ordinance language, and instead refer back to that one-time permit.

Commissioner Petrich indicated that he has reservations about outdoor dining being open so late, by right, rather than through the special use process.

Commissioner Parrella had no questions.

Commissioner McCollian had no questions.

Commissioner Irwin asked for clarification, referring to #20 of the draft regulations, that the outdoor dining may only be approved by the Village and the property owner. Director

Farrell explained that through either the special use process or through the building permit process, the Community Development Department would receive a notification in writing from the property owner that they consent to this restaurant having outdoor dining.

Commissioner Irwin had concerns about the awning and whether once approved, if there were complaints from the community, could it be reviewed again. Director Farrell stated that once the awning was approved, it would stay unless the tenant decided to make a change. Those changes would then be reviewed.

Chairman Trzupek requested that the curb cuts should be expanded for ADA access surrounding the cut itself.

Commissioner Petrich reiterated his concerns about how late an establishment is allowed to stay open.

Chairman Trzupek responded that the Noise Ordinance should take care of those issues.

Commissioner Petrich asked if staff had any research about how other municipalities handle this issue. Director Farrell stated that she had not researched other municipalities' regulations for outdoor dining hours of operation.

Commissioner Stratis stated that one of the purposes for amending the text is to simplify the process and eliminate the incidences where people must come to the Plan Commission. Commissioner Stratis agreed that the Noise Ordinance would address those concerns.

Commissioner Broline added that another check would be the liquor license. If the restaurant was not compliant with noise, it could put their license at risk.

Commissioner Parrella pointed out that the last sentence in #18 on the amendment covers the noise issue.

Chairman Trzupek asked Director Farrell to summarize the changes to be made to the amendment. Director Farrell stated that the requested changes were to #7 regarding awnings and #2 to ADA access at curb cuts. Awnings should be consistent with the surrounding area and anything that was not consistent would have to come before the Plan Commission for review.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to close hearing.

ROLL CALL VOTE went as follows:

AYES: 7 – Stratis, Irwin, McCollian, Parrella, Petrich, Broline, and Trzupek
NAYS: 0

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to approve Z-01-2023, a request to consider text amendments to Section VIII of the Zoning Ordinance to amend outdoor dining regulations for restaurant uses in the Business Districts, with amendments to #2 and #7 as specified, and with Findings of Fact.

ROLL CALL VOTE went as follows:

AYES: 7 – Irwin, McCollian, Parrella, Petrich, Broline, Stratis, and Trzupek
NAYS: 0

MOTION CARRIED by a vote of 7-0.

C. Z-03-2023: Zoning Ordinance Amendments for Trucking Company Offices (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MARCH 6, 2023]

Chairman Trzupek introduced the case and asked for a summary. The request is to consider text amendments to Section IX of the Zoning Ordinance to amend the regulations regarding office uses in the Office Districts to require a special use for logistics or trucking companies. Director Farrell explained that the proposed text amendment makes the office use more specific to a trucking company or logistics company much like how medical or dental offices are separated out due to the potential parking impact of patients. For trucking companies, it would be due to the impact of large commercial vehicles driven by their employees. Within the Zoning Ordinance, this use is classified as general office which is a special use in all districts except Manufacturing and Office. The proposed language under O-1 for permitted uses would exclude the medical and dental clinics and the trucking and logistics company uses. Trucking and logistics company offices would be added to the special use category. For the O-2 zoning district, under permitted uses, the trucking and logistics companies are excluded. The use is added as a special use.

Chairman Trzupek asked if there was a definition of what a trucking and logistics office is. Director Farrell answered that there currently is not a definition.

Chairman Trzupek asked for public comment. There was none.

Commissioners Irwin, McCollian, Parrella, Petrich, Broline, and Stratis all supported the amendment.

Chairman Trzupek supported the amendment and requested a better definition of the use.

A **MOTION** was made by Commissioner Irwin and seconded by Commissioner Broline to close the public hearing for Z-03-2023.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, McCollian, Parrella, Petrich, Broline, Stratis, Trzupek
NAYS: 0

MOTION CARRIED by a vote of 7 - 0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to approve Z-03-2023, a request to consider text amendments to Section IX of the Zoning Ordinance to amend the regulations regarding office uses in the Office Districts, requiring a special use for logistics or trucking company office uses, and with Findings of Fact.

ROLL CALL VOTE went as follows:

AYES: 7 – Irwin, Petrich, McCollian, Parrella, Broline, Stratis, and Trzupek
NAYS: 0

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

Commissioner Irwin asked about the withdraw of Z-26-2022. Director Farrell stated that the case was unanimously denied by the Plan Commission and the petitioner requested to withdraw the case before it went to the Board.

V. OTHER CONSIDERATIONS

There were no other considerations.

VI. PUBLIC COMMENT

There was no public comment.

VII. FUTURE MEETINGS

Director Farrell noted that Commissioner Parrella is the representative for Monday's Board meeting which will have the two text amendments on the agenda. Director Farrell

reminded the Commission that there is no April 3rd meeting and confirmed that a case has been scheduled for the April 17th meeting.

Respectfully Submitted: _____

Janine Farrell, AICP
Community Development Director

VILLAGE OF BURR RIDGE
A VERY SPECIAL PLACE

Z-05-2023: 1400 Burr Ridge Parkway/Portions of outlots A, C, and D of Lakeside Pointe Subdivision/PINs 18-30-303-016-0000, 18-30-101-048-0000, 18-30-101-045-0000, and 18-30-101-047-0000 (McNaughton Development LLC); Requests to (1) amend Planned Unit Development Ordinances A-834-21-17 and A-834-20-16, (2) for variations to permit a planned unit development on less than 20 acres and less than 800 ft. of lot width per Zoning Ordinance sections VI.H and XIII.H, (3) a special use for a Planned Unit Development pursuant to Zoning Ordinance sections VI.H and XIII.L, (4) preliminary plan approval of the PUD in accordance with Zoning Ordinance section XIII.L.2, and (5) variations from Subdivision Ordinance sections VII.D and (6) VIII.I for minimum street right-of-way width from 60 ft. to 28 ft. and to permit sidewalks on one side of the street instead of both, pursuant to Subdivision Ordinance section III.C.

HEARING:
April 17, 2023

TO:
Plan Commission
Greg Trzupek, Chairman

FROM:
Janine Farrell, AICP
Community Development Director

PETITIONER:
John Barry of
McNaughton Development LLC

PETITIONER STATUS:
Contract Purchaser and Owner

PROPERTY OWNERS:
Burr Ridge Key Property LLC &
McNaughton Development LLC

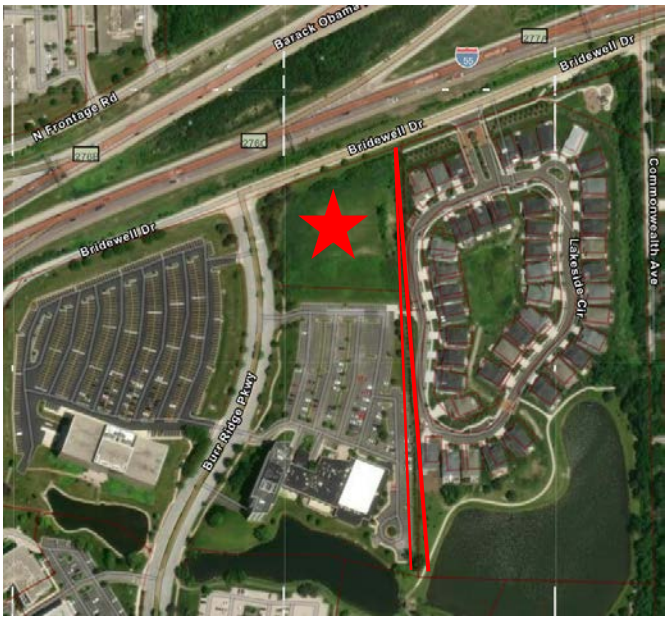
EXISTING ZONING:
R-5 PUD/Residential Planned Residence District

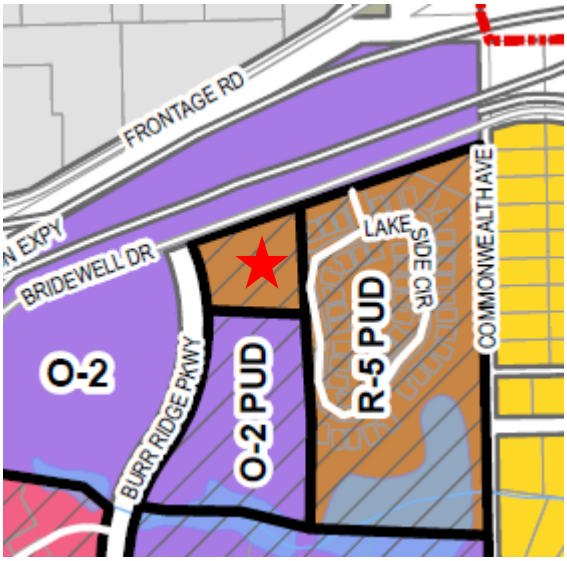
LAND USE PLAN:
Recommends Office/Hotel

EXISTING LAND USE:
Vacant/unimproved

SITE AREA:
±3.58 Acres

SUBDIVISIONS:
Burr Ridge Corporate Park & Lakeside Pointe





The petitioner, John Barry of McNaughton Development LLC, is requesting amendments to two Planned Unit Developments (PUDs), variations, a special use, and preliminary plan approval of a PUD. The petitioner is seeking to develop the property for a 15-unit townhome development called the Villas of Lakeside Pointe. The Villas of Lakeside Pointe will have one access point to Bridewell Drive to the north with a cluster of five groupings of three townhomes around a cul-de-sac.

Within the Burr Ridge Corporate Park covenants and restrictions, each parcel must be a minimum of 3-acres for it to be developed. The property located on the southeast corner of Bridewell Dr. and Burr Ridge Parkway (PIN 18-30-303-016-0000) only measures 2.8 acres. This property is owned by Burr Ridge Key Property LLC. To meet the minimum 3-acre requirement, the petitioner is combing a portion of outlots within adjacent Lakeside Pointe Subdivision to have 3.58 acres combined so the vacant corner lot can be developed. The petitioner still retains ownership of the outlots within Lakeside Pointe; the subdivision has not yet been turned over to the Homeowner's Association. The petitioner intends for the Villas of Lakeside Pointe to join with the Lakeside Pointe HOA although the subdivisions will not share internal access.

Below are brief details of the requested zoning actions:

- *PUD Amendments:* On October 10, 2016, Ordinance A-834-20-16 was approved by the Board of Trustees for a special use for a PUD for a proposal by David Weekly Homes called Lakeside Pointe of Burr Ridge. This was a 52-unit, detached single-family residential development for the property on the corner of Bridewell Dr. and Burr Ridge Parkway and for the property now occupied by McNaughton's Development, Lakeside Pointe. The properties were also rezoned to R-5 at this time. The following year on October 23, 2017, Ordinance A-834-21-17 was approved by the Board of Trustees for the McNaughton Development proposal of Lakeside Pointe which did not include the corner lot. This is the 44-unit Lakeside Pointe Subdivision seen today. Through this current request by McNaughton Development, the prior 2016 PUD must be amended for the corner property. As a portion of the outlots in Lakeside Pointe are included in the proposal, that PUD Ordinance must also be amended to reflect its inclusion in the development to meet the 3-acre minimum.

2016 plan of the Weekly proposal for Lakeside Pointe which included the property at 1400 Burr Ridge Parkway (corner property).

- *Variations for a Planned Unit Development (PUD) on a parcel measuring less than 20 acres and less than 800 ft. of lot width:* In the R-5 zoning district, a PUD requires 20 acres of lot area and 800 ft. of lot width minimum. The subject site does not meet these requirements. In 2016 when the Weekly proposal was approved, the entirety of the site combined measured 22.5 acres with about 1,116 ft. of lot width, meeting this minimum requirement. McNaughton's 2017 Lakeside Pointe proposal received approval for development of the subdivision on less than 20 acres (19.76 acres). In order for the Villas of Lakeside Pointe PUD to be approved on the site, the variations must be approved first. The petitioner responded to the Findings of Fact for the variations, included in Exhibit A.
- *Special use for a PUD:* A PUD in the R-5 zoning district requires special use approval. A PUD is defined as "land…of a size sufficient to create its own environment, controlled prior to its development by a single landowner…to be developed as a single entity, the environment of which is compatible with adjacent land, and the intent of the zoning district or districts in which it is located; the developer or developers may be granted relief from specific land use regulations and design standards and may be awarded certain premiums in return for assurances of an overall quality of development, including any specific features which will be of exceptional benefit to the community as a whole" (Zoning Ordinance section XIV.B). A PUD provides developers flexibility in development and where certain aspects of the strict zoning district standards are varied in exchange for a public benefit. The petitioner responded to the Findings of Fact required for both a special use and a PUD, included in Exhibit A.

- *Preliminary Plan approval of the PUD:* Should the PUD amendments, variations, and special use for a PUD be approved, the petitioner is also requesting Preliminary Plan approval of the PUD. Approval of the preliminary plan is an approval of the concepts and details of the development, the general location of lots, open space, roads, etc. Within 60 days after preliminary plan approval by the Board of Trustees, the Final Plan must be submitted. Final Plan approval goes before the Board of Trustees only; the Board does have the ability to refer the plan to the Plan Commission if it deviates with the preliminary plan. Additional analysis of the Preliminary Plan follows.

Preliminary Plan

As part of preliminary plan submission for PUDs, the petitioner must provide the following in addition to the plan showing the layout of the PUD, the preliminary engineering, and the landscaping. As this property was previously approved for a residential development, traffic and environmental analyses were not requested by the Village and were not submitted.

- Identify variations from the Subdivision and Zoning Ordinances
- Explanation of the character of the development
- Statement of ownership
- Development schedule
- Market analysis
- Covenants and Restrictions *(copy not received; will be combined with Lakeside Pointe HOA)*
- Density information
- Service facility information
- Architectural plans
- Landscape Plan
- Cost-revenue analysis

The petitioner has provided this information in Exhibit A, except where noted above.

Below are summary details of the preliminary plan, included as Exhibit A:

- 15 townhomes or attached residences are proposed. There would be five groups of three homes each. There are three outlots, one for the road (Outlot A), one surrounding the homes as a common area and detention (Outlot B), and one located on Lakeside Pointe as a common area (Outlot C).
- Each home will range from 2,400 sq. ft. to 2,650 sq. ft.
- Gross density is 4.19 units/acre.
- Net density (minus road) is 4.7 units/acre, which includes the small detention pond located on the common area (Outlot B).
- Lot area per dwelling unit is 10,396 sq. ft.
- There are three floorplans available with two options for the end units and only one option for the center unit.
- Deviations from the Zoning and Subdivision Ordinance standards:
    - A 60 ft. setback is required from Bridewell Dr., only a 30 ft. setback is proposed.

- 30 ft. front yard setbacks are required, only a 20 ft. setback is provided (along the private road). (Zoning Ordinance Section VI.H)
- 30 ft. rear yard setbacks are required, only a 25 ft. setback is provided to the building with the decks encroaching further. (Zoning Ordinance Section VI.H)
- Subdivision Ordinance:
  - Right-of-way width for the road is 60 ft., only 28 ft. is proposed. (Section VII.D)
  - A sidewalk is only proposed on one side of the private road when it is required on both sides. (Section VIII.I)

Public Hearing History

- Z-10-2016: The aforementioned David Weekly Homes proposal was approved for 52 detached, single-family homes located on the subject site and the neighboring site.
- Z-14-2019: A proposal to rezone the property to the O-2/Office District and a special use to construct a four-story, 107-room hotel was scheduled for public hearing at the Plan Commission on November 18, 2019. After receiving lack of support at the Economic Development Committee, the developer withdrew the request.

Public Comment

Public comments are included in Exhibit B.

Findings of Fact and Recommendation

Findings of Fact have been provided which the Plan Commission may adopt if in agreement with those findings. Should the Commission recommend approval of the requests to (1) amend Planned Unit Development Ordinances A-834-21-17 and A-834-20-16, (2) for variations to permit a planned unit development on less than 20 acres and less than 800 ft. of lot width per Zoning Ordinance sections VI.H and XIII.H, (3) a special use for a Planned Unit Development pursuant to Zoning Ordinance sections VI.H and XIII.L, (4) preliminary plan approval of the PUD in accordance with Zoning Ordinance section XIII.L.2, and (5) variations from Subdivision Ordinance sections VII.D and (6) VIII.I for minimum street right-of-way width from 60 ft. to 28 ft. and to permit sidewalks on one side of the street instead of both, pursuant to Subdivision Ordinance section III.C, with Findings of Fact, staff recommends the following conditions:

1. The Final Plan shall substantially comply with the Preliminary Plan as included in Exhibit A. Final Plan approval is subject to Zoning Ordinance section XIII.L.2.d.
2. With submission of the Final Plan, a copy of the fully executed landscape easement with the neighboring property to the south shall be provided.
3. With submission of the Final Plan, a copy of the draft HOA Covenants and Restrictions shall be provided to staff for review.
4. The Final Plan shall include an easement for the decks/patios, specifying the square footage and the dimensions permitted to encroach into the Outlots/common areas.

5. With submission of the Final Plan, a revised landscape plan identifying the PMC plant species shall be provided.

Appendix

Exhibit A – Petitioner's materials

- Petition
- Owner consent
- Executive Summary
- Findings of Fact
- Fiscal impact projections
- Preliminary PUD plan
- Preliminary engineering
- Preliminary stormwater report
- Landscape plan
- AutoTurn exhibit
- Architectural elevations and building materials
- Floor plans

Exhibit B – Public notifications and comments

Exhibit C – Village Engineer memo regarding stormwater

EXHIBIT A

VILLAGE OF BURR RIDGE

RECEIVED
MAR 21 2023
VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING
PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): McNaughton Development LLC

STATUS OF PETITIONER: Parcel A + B see attached

PETITIONER'S ADRESS: 115220 Jackson Street Burr Ridge IL. 60527

ADDRESS OF SUBJECT PROPERTY: Parcel A+B see attached, 1400 Burr Ridge Pkwy A, C, D Outlots

PHONE: 630-325-3400

EMAIL: johnb@mcnaughtondevelopment.com

PROPERTY OWNER: Parcel A+B see attached

PROPERTY OWNER'S ADDRESS: Parcel A+B see attached PHONE:

PUBLIC HEARING REQUESTED: X Special Use ____ Rezoning ____ Text Amendment ____ Variation(s)

DESCRIPTION OF REQUEST:

Preliminary engineering, plat + special use approval for a single family attached townhome development within the R5 planned residential district; amending Ords A-834-21-17, A-834-20-16

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: +/- 3.58 acres EXISTING ZONING: R-5 PUD

EXISTING USE/IMPROVEMENTS: Vacant & common areas/outlots

SUBDIVISION: Burr Ridge Corporate Park & Lakeside Pointe

PIN(S) # 18-30-303-046-0000, 18-30-101-048-0000, 18-30-101-045-0000, 18-30-101-047-0000

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

3/20/2023
Date of Filing

Exhibit to Petition for Public Hearing
Plan Commission/ Zoning Board of Appeals

Parcel A
Status of Petitioner: Contract Purchaser 1400
Address of Subject Property: ~~1330~~ Burr Ridge Parkway 97
Property Owner: Burr Ridge Key Property, LLC
Property Owner Address: 100 E River Center Boulevard, Covington KY. 41011
Property Owner Phone: 859-292-5541

Parcel A Legal Description:
LOT 2 IN BURR RIDGE HOTEL PARTNERS PLAT OF RESUBDIVISION, BEING A RESIBDIVISION OF LOTS 8, 9 AND 10 IN BURR RIDGE UNIT 1, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 2003 AS DOCUMENTNUMBER 0316945047,

Parcel B
Status of Petitioner: Owner
Address of Subject Property: Portions of Outlots A, C & D in Lakeside Pointe
Property Owner: McNaughton Development, LLC
Property Owner Address: 11S220 Jackson Street, Burr Ridge IL. 60527
Property Owner Phone: 630-325-3400

Parcel B Legal Description:
THAT PART OF OUTLOTS A, C AND D IN LAKESIDE POINTE OF BURR RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THRID PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2018 AS DOCUMENT NUMBER 1819816077, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT D BEING ALSO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 69 DEGREES 01 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT D BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF BRIDEWELL DRIVE, 10.63 FEET; THENCE SOUTH 01 DEGREES 10 MINUTES 08 SECONDS EAST ALONG A LINE 10.00 EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, 193.75 FEET TO THE WESTERLY LINE OF OUTLOT A; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF OUTLOT A THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST BEING NONTANGENT TO THE LAST DESRCIBED LINE, HAVING A RADIUS OF 187.50 FEET, HAVING A CHORD BEARING OF SOUTH 27 DEGREES 54 MINUTES 33 SECONDS

WEST, 1.40 FEET; 2) SOUTH 62 DEGREES 09 MINUTES 05 SECONDS EAST, 15.53 FEET TO A POINT OF CURVATURE; 3) ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2.50 FEET, HAVING A CHORD BEARING OF SOUTH 17 DEGREES 39 MINUTES 04 SECONDS EAST, 3.88 FEET TO A POINT OF REVERSE CURVATURE; 4) ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 169.50 FEET, HAVING A CHORD BEARING OF SOUTH 07 DEGREES 47 MINUTES 32 SECONDS WEST, 112.75 FEET TO A POINT OF TANGENCY; 5) SOUTH 11 DEGREES 15 MINUTES 53 SECONDS EAST ALONG SAID WESTERLY LINE OF OUTLOT A AND ITS SOUTHERLY EXTENSION, 163.64 FEET TO A POINT OF CURVATURE BEING ON SAID WESTERLY LINE OF OUTLOT A; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF OUTLOT A THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 130.50 FEET, HAVING A CHORD BEARING OF SOUTH 02 DEGREES 45 MINUTES 03 SECONDS EAST, 38.78 FEET TO A POINT OF TANGENCY; 2) SOUTH 05 DEGREES 45 MINUTES 47 SECONDS WEST, 134.85 FEET TO A POINT OF CURVATURE; 3) ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 139.50 FEET, HAVING A CHORD BEARING OF SOUTH 06 DEGREES 56 MINUTES 12 SECONDS EAST, 61.84 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 14 SECONDS EAST, 177.75 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST ALONG A LINE 15.00 FEET SOUTH OF AND PARALLEL WITH LOT 24 IN SAID SUBDIVISION, 50.02 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 41.21 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 20.08 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST AT RIGHT ANGLES TO THE LST DESCRIBED LINE, 258.59 FEET TO THE SOUTH LINE OF SAID OUTLOT C BEING ALSO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89 DEGREES 47 MINUTES 08 SECONDS WEST ALONG SAID SOUTH LINE, 71.19 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION THE FOLLIWING THREE (3) COURSES AND DISTANCES: 1) NORTH 01 DEGREES 40 MINUTES 14 SECONDS WEST, 400.00 FEET; 2) NORTH 04 DEGREES 13 MINUTES 07 SECONDS WEST, 318.92 FEET; 3) NORTH 01 DEGREES 10 MINUTES 08 SECONDS WEST, 465.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SAID PROPERTY PARCELS A & B CONTAINING 3.58 ACRES, MORE OR LESS.

BURR RIDGE KEY PROPERTY, LLC
100 E. RiverCenter Blvd., Suite 1100
Covington, KY 41011
(859) 292-5500

March 15, 2023

Ms. Janine Farrell
Community Development Director
7600 S. County Line Road
Burr Ridge, Illinois 60527

RE: 1300 Burr Ridge Parkway

Dear Ms. Farrell:

Burr Ridge Key Property, LLC authorizes McNaughton Development to file an application for preliminary and final plat approval for the property at 1300 Burr Ridge Parkway .

If you have any questions, please feel free to contact me.

Sincerely,

BURR RIDGE KEY PROPERTY, LLC

Nicholas Heekin
Authorized Representative

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.

PIN-
18-30-303-016

Street Address of Subject Property: 1400 Burr Ridge Parkway

Property Owner or Petitioner: Burr Ridge Key Property, LLC
(Print Name)

(Signature) GS

McNaughton DEVELOPMENT, INC.
YOUR LUXURY HOME BUILDER

March 20, 2023

Ms. Janine Farrell
Community Development Director
7600 S. County Line Road
Burr Ridge, Illinois 60527

RE: Portions of Outlots A, C & D Lakeside Pointe, Burr Ridge

Dear Janine

As the owner of the above referenced property please accept this letter as our authorization for McNaughton Development LLC to file an application for planned residential development and preliminary plat approval.

If you have any questions, please feel free to contact me.

Thank you.

Sincerely,

Paul R. McNaughton

Waterfall Glen Executive Office Center • (Route 83 & Bluff Road)
11S220 Jackson Street, Burr Ridge, Illinois 60527 • P: 630.325.3400 • F: 630.325.3402 • W: mcnaughtondevelopment.com

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: OUTLOTS A, C+D LAKESIDE POINTE

Property Owner or Petitioner: PAUL. R. MCNAUGHTON
(Print Name)

(Signature)

The Villas of Lakeside Pointe
Executive Summary

McNaughton Development, LLC is pleased to submit a proposal for the development of the vacant property located at 1330 Burr Ridge Parkway and a portion of Outlots A, C & D in Lakeside Pointe. This second phase, which we refer to as the Villas of Lakeside Pointe, is designed for those seeking a luxury, low-maintenance community. It is the natural extension of and enhancement to the original Lakeside Pointe residential development and the Village Center. Lakeside Pointe will continue to be a destination for existing Burr Ridge residents who no longer want to maintain their large homes. With great walkability and accessibility to restaurants, shopping, and fitness facilities, Lakeside Pointe encourages its residents to enjoy the social opportunities that are available in Burr Ridge. This will benefit businesses and restaurants in the area.

The proposed plan consists of 15 first-floor master-bedroom townhomes on 3.58 acres. The land plan is designed to minimize the impact of I-55 and the surrounding local roadways and the existing non-residential uses. To accomplish this, a 30-foot landscape buffer with a berm is proposed along the northern and western property lines separating the homes from Bridewell Drive and Burr Ridge Parkway. The development entrance is located on Bridewell, west of the existing entryway to the initial phase of Lakeside Pointe.

The community is designed with an urban-style product line. All the townhome units will have a master bedroom on the first floor. The homes will range in size from approximately 2,400 square feet to 2,650 square feet, with base prices starting at $775,000.00. With our experience in the first phase of Lakeside Pointe, we are certain that this product line will be very successful at this location.

Pending approvals, we anticipate purchasing the property and beginning earthwork in the fall of 2023. Home construction would begin as soon as roads could be paved. Final sales, construction, and development closeout should be completed by the middle of 2025.

We appreciate the opportunity to submit this proposal and look forward to discussing the project in more detail at the upcoming Plan Commission hearing.

The Villas of Lakeside Pointe
Burr Ridge, IL
Site Information & Lot Standards
McNaughton Development, LLC.

SITE INFORMATION

Gross Area	3.58 acres	
Units Proposed	15	
Single Family Pad Size	35 x 70	
Rear Patio	225 sq. ft.	
Dwelling Units per Acre	4.19	
Street Width	28’	
Open Space / Common area	2.03 acres	56.7%
Detention Areas	0.12 acres	3.4%
Proposed. Impervious Coverage	1.43 acres	39.9%

LOT STANDARDS

15 Cluster Attached Single Family Homes	
Building Height	34’
Front Yard Setback to Curb	25’
Building Side Separation	15’
Allowable Projections Listed Below*	
Side yard setback Bridewell***	30’
Rear yard setback Burr Ridge Parkway**	30’
Rear yard to East & South Property Lines**	25’
Max Allowable FAR***	0.5

* Allowable Building Projections into the side yard: Window sills, belt courses, cornices, eaves, gutters, stoops, stairs, window wells, wall-mounted meters, a/c condenser units, vents under 1’, bay windows up to 1’, and ordinary projections of fireplaces, chimneys and flues, generators and driveways

** Allowable rear yard building projections: all side yard projections plus patios and decks, covered and uncovered.

***As measured across the entire site

ATTACHMENT NO. 1

Property Owner

Parcel A:
1330 Burr Ridge Parkway (PIN: 18-30-303-016):

Burr Ridge Key Property LLC
c/o Greg Scheper
100 E River Circle Parkway
Covington, Kentucky 41011

Parcel B:
Portion of Lakeside Pointe Outlots A, C & D (PINs: 18-30-101-045 & 18-30-101-047):

McNaughton Development LLC
c/o John Barry
11S220 Jackson Street
Burr Ridge, Illinois 60527

ATTACHMENT NO. 2

1. Petitioner requests approval of a special use for a planned unit development to permit the development of the P.U.D. in conformity with the preliminary plat as presented.

Findings of Fact For a Planned Unit Development (PUD) Village of Burr Ridge Zoning Ordinance

Section XII.L.7 of the Village of Burr Ridge Zoning Ordinance requires the following findings for a request for a Planned Unit Development (PUD). The petitioner must respond to and confirm each one of these findings by indicating the facts supporting such findings. These findings of fact evaluate in what respects the proposal would or would not be in the public interest.

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

Response:
The proposed plan provides 15 first-floor master-bedroom townhome units with a target market consisting of mature individuals and couples seeking a more maintenance-free living arrangement. This housing type is attractive to empty nesters and professionals looking to downsize and remain in the community and provides a housing option not currently available in large numbers in Burr Ridge. This housing type and use are permitted use under the R-5 Zoning District and for a Planned Unit Development. Consistent with the stated purposes of Planned Unit Development the proposed plan:

1. Provides a choice in housing type to the public by allowing development that would not be possible under the strict application of other sections of this Ordinance.
2. Employs a creative approach to the use of land and related physical facilities which results in better urban design, and the provision of aesthetic amenities.
3. Allows the efficient use of land and provides an economic benefit by allowing the development of the parcel thus increasing the tax base of the Village without a significant additional burden on schools or other Village services. Without the requested approvals the property is difficult to improve due to its size and location constraints.
4. Provides innovation in development so that the growing needs and demands of the population may be met by a greater variety in type, design, and layout of housing, and which is consistent with the character of the zoning district in which the planned unit development is located.

In these respects, the proposed plan is consistent with the stated purpose of the planned unit development regulations.

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

Response:
With respect to the standards for residential planned unit developments regarding minimum lot area and width, the lot area for single-family attached dwellings may not be less than 3,000 square feet. As the proposed development is an attached clustered development, the minimum lot size is reduced to generally 2,450 square feet (35 x 70). Lot area per dwelling unit for the entire site will be 10,396 square feet.

With respect to Floor Area Ratio for residential planned unit developments, the maximum allowed is 0.50. With a net site area of 155,944 square feet (gross-roads and detention), a total of 77,972 square feet or 5,198 square foot per unit is allowed. Three different townhome models are proposed for the subject property. Total floor area for the three different models ranges from

2,400 square feet to 2,650 square feet. The maximum F.A.R. on the site would be 0.25 if the largest model were chosen on each of the 15 building lots. Since a mix of models is expected the actual F.A.R. achieved will likely be less than the maximum of 0.25 and far less than the maximum 0.50 allowed by ordinance.

With respect to yards in residential planned unit developments, perimeter yards are required according to the underlying zoning District Regulations. For the R5 Planned Residential District 30' yards are required along the perimeter property lines and 15' interior side yards are required. The 1984 Burr Ridge Park annexation agreement also requires a 60' setback from Bridewell Drive. Current plans accommodate a 30' setback to the Bridewell and Burr Ridge Parkway rights-of-way and a minimum 25' to the eastern and southern property lines. Minimum building separation side to side is proposed at 15' (combined side yards). Single-family clustered attached dwellings are required to have 30' font yards. The proposed plan provides 20' to the private street carriage walk and 25' feet to the back of the private street curb.

With respect to building height in the R5 Planned Residential District, the maximum allowed is 30' to the highest peak of the roof. Proposed building prototypes have a roof peak proposed at a maximum height of 34' and a mean height of 27'.

With respect to the dwelling unit minimum floor areas all units proposed exceed the minimum unit sizes prescribed with all 2-bedroom units exceeding 1,200 square feet and all 3-bedroom units exceeding 1,600 square feet.

Required parking will comply with the standards Section XI with two parking spaces per dwelling unit provided.

Finally, the requirements for Designation of Common Open Space are satisfied with over 56.7% (2.03 acres).

c. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subj.1ect property, including but not limited to, the density, dimension, area, bulk, and use, required improvements, construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.

Response:
With respect to the Zoning Ordinance Standards, the subject property is located in the R5 Planned Residential District. With respect to allowed uses §VI-H-1(c) authorizes single-family attached residential. Minimum lot standards for Planned Unit Developments are established in §VI-H-3 requiring a minimum site area of 80 acres. The subject property is the remaining 3.58 acres of a previously approved Planned Residential Development. This departure from the R5 Planned Residential District for minimum lot area is in the public interest because it is the only means to allow for this type of clustered attached single-family development and a certain housing type attractive to an aging demographic.

§VI-H-5 establishes 0.50 maximum Floor Area Ratio (F.A.R.). For Planned Residential Developments, F.A.R. is calculated gross floor area ÷ net site area. The site plan anticipates a variation in the building prototypes with up to three different plan configurations. That said, the maximum F.A.R. for the subject would be is 0.25 if all sites were improved with the largest prototype which complies with this standard.

§VI-H-6 establishes a Maximum Height of 2.5 stories and 30 feet. The proposed building prototypes propose a maximum height of 34'-0" with a mean elevation of 27'-0".

§VI-H-7(c.) establishes a Minimum Ground Floor Area Per Dwelling of 2-bedroom units exceeding 1,200 square feet and all 3-bedroom units exceeding 1,600 square feet. With minimum building footprints of 35 x 70 less 400 square feet for the garage the proposed prototypes meet this standard.

§VI-H-8(a)(2) the follow setbacks for Planned Residential Developments: of 30' (front) 15' (interior side), 30 (corner side) and 30' (rear). The 1984 annexation agreement for the Burr Ridge Park also requires a 60' setback from Bridwell. The proposed plan requires relief from: the front yard setback (25' from the private street) interior side yard (15' building separation) and rear yard (minimum 25').

§VI-H-10 references the parking standards in §XI Off-Street Parking and Off-Street Loading requiring 2 parking spaces per dwelling unit. The proposed prototypes include 2-car garages and thus this standard is met.

Regarding Subdivision Ordinance standards, relief is requested from the following:
Section VII.D.Table VII-A: local street right-of-way width 60 ft (private street held to the same standard as public), 28' proposed; The more narrow right -of-way provides adequate access for both residents and service/emergency vehicles.
Section VIII.I.1 sidewalks must be provided on both sides of the street. The proposed plan does provide sidewalk on both sides of the street in a carriage walk manor. This application is appropriate due to the limited number of homes and the short cul-de-sac nature of the street

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

Response:
The improvement of the subject property with a providing a housing type attractive to Burr Ridge's aging population provides a public benefit by allowing "empty nesters" to remain in the community where they raised their families and continue to shop and patronize local businesses with which they are familiar. The proposed plan provides an appropriate transition between the Lakeside Pointe development, the Marriott Hotel, 1333 Burr Ridge Parkway office and I-55. The proposed development plan is consistent with gross densities allowed in the R5 Planned Residential District and no additional increase in Floor Area Ratio is requested thus no bulk premiums are requested . The relief requested is to allow a clustered attached single-family configuration that works on the corner parcel.

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

Response:
The physical design of the proposed plan provides adequate access via a private roadway and storm management facilities that provide the appropriate capacity. The proposed 15 townhome units will no negative impacts on the adjacent roadway network.

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

Response:
The proposed plan for a clustered attached residential development is compatible with adjacent residential uses and is well buffered through the preservation of the existing Lakeside Pointe buffer and supplemental material in this area and the other perimeter yards. It maintains an orderly pattern of development consistent with the broader policies of the Burr Ridge Comprehensive Plan and allows an underdeveloped property to be brought to a more efficient use.

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

Response:
The development of the subject property with a residential use is consistent with the previously approved Planned Residential Development, the Burr Ridge Village Center sub-area of the Villages Comprehensive Plan. It fulfills the Village's vision for development in this area. Given the target demographic of the housing product, impact on Village/Community services such as schools, police, fire and EMS services are anticipated to be minimal with significant gains from property tax revenues for all taxing bodies indicated in the Applicant's Financial Impact Analysis. The ability to make available housing options desirable to the Villages' aging population allowing them to remain in Burr Ridge also provides economic benefit to the Village Center and the community at large. All of these attributes are desirable to the Village's physical development as well as its tax base and economic well-being.

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

Response:
The Village of Burr Ridge Comprehensive Plan was drafted in 1999 and the Burr Ridge Park Subarea was amended by Ordinance A-869-02-05 in 2005. The amendment suggested office uses in this portion of the development. This parcel, along with the existing Lakeside Pointe was later zoned R5 PRD per Ordinance A-834-18-16 in 2016. The proposed site is bordered by Bridewell Drive & I-55 to the north, Burr Ridge Parkway to the west, Marriott to the south and Lakeside Pointe to the east.

With that said Burr Ridge's Comprehensive Plan also stresses the importance of new developments being of high quality and low density. This proposal accomplishes both these objectives. Given the site plan of the proposed development, the surrounding uses and transportation impacts and the allowable gross density, the proposed development is consistent with the official Comprehensive Plan of the Village of Burr Ridge and the subsequent rezoning of the property.

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

XIII.K.7: Special Use <u>Standards</u> No special use shall be recommended by the Plan Commission or approved by the Village Board unless it is found that:

1. 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 proposed use is a well-designed attached clustered development in this location with its site constraints provides for the environment conducive to a product that is underprovided in the village. In addition, the site will continue pedestrian interconnectivity in the overall Village Center. Site engineering is designed to preserve existing drainage patterns and storm management facilities on-site and in the overall campus system are designed to exceed standards and benefit the downstream neighbors by controlling presently unrestricted storm water runoff.

The proposed development and its lower-maintenance housing product is designed to appeal to empty nesters wishing to continue living in the area, fulfilling a growing need that is largely unmet in Burr Ridge and surrounding suburbs.

Given the foregoing, the proposed use meets a specific public necessity and will be a benefit to the Village and its residents.

2. 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 development will minimize the impact on natural areas and is well-separated from existing development. Setbacks within the development allow adequate an adequate supply of light and air, while preserving views to natural wooded areas of the site. Density is consistent with the zoning ordinance and there will be no substantial impact on the surrounding street system is anticipated. Site engineering is designed to preserve natural drainage patterns and storm management facilities on-site and off-site are designed to exceed design standards. The proposed development and its open space areas will be maintained in a consistent manner, which will benefit both property owners within the development itself and in the surrounding neighborhood.

Given the foregoing, the proposed development will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

3. 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 development will result in a well-designed attached cluster development that will improve a challenged property that is void of any natural features. This proposed development will improve the existing character of the subject property and its surroundings. Other improvements associated with the proposal will provide additional benefits, such as those associated with stormwater management.

At an expected value of $775,000.00 per unit, there will be no value diminution is anticipated for the cluster single-family detached residential homes within the Lakeside Pointe development located to the east of the subject area.

Given the foregoing, the proposed development will not be injurious to the uses and enjoyment of other property in the vicinity, nor will it diminish or impair property values within the

neighborhood in which it is located.

4. 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 subject property is in an immediate area dominated by a moderate-density**,** detached single-family residential development zoned R5 Planned Residential Development, a eight story hotel and a six store office building, both within the Office District. The anticipated density of the proposed development is consistent with the zoning district and is appropriate in light of the intensity of the surrounding uses, the local roadway system and the interstate highway.

Given the foregoing, the proposed development will not impede the normal and orderly development of surrounding property but will in fact be complimentary to existing and future uses.

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

Response:

Adequate utilities to serve the subject property are in place, and all necessary utility work on the subject property itself will be designed to meet all required standards. Access to the site via Bridewell Drive is sufficient. Drainage patterns and storm management facilities on-site and off-site are designed to exceed standards. Therefore, adequate utilities, access roads, and drainage will be provided to support the proposed development.

6. 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:

Access to the proposed use is provided by a single internal roadway, Bridewell Court, which will connect the development to Bridewell Drive.

The access which is approximately 300 feet east of the center of Burr Ridge Parkway is well-located with respect to the overall area roadway system. The traffic generated by the proposal can be accommodated by existing area roadways and will not have a significant impact on adjacent intersections, and that the proposed access roadway is projected to operate at a good level of service and will be adequate to efficiently accommodate the proposal.

Given the foregoing, adequate measures have been taking to minimize traffic congestion in the public streets.

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

Response:

The Village of Burr Ridge Comprehensive Plan was drafted in 1999 and the Burr Ridge Park Subarea was amended by Ordinance A-869-02-05 in 2005. The amendment suggested office uses in this portion of the development. This parcel, along with the existing Lakeside Pointe was later zoned R5 PRD per Ordinance A-834-18-16 in 2016. The proposed site is bordered by Bridewell Drive & I-55 to the north, Burr Ridge Parkway to the west, Marriott to the south and Lakeside Pointe to the east.

With that said Burr Ridge's Comprehensive Plan also stresses the importance of new developments being of high quality and low density. This proposal accomplishes both these objectives. Given the site plan of the proposed development, the surrounding uses and transportation impacts and the allowable gross density, the proposed development is consistent with the official Comprehensive Plan of the Village of Burr Ridge and the subsequent rezoning of the property.

8. The special use shall, in all 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:
Apart from the requested variation and planned development deviations associated with the application for the proposed development, the proposed development will conform to all other applicable standards of the district in which it is located. Additional details on the variation and deviations are provided in the relevant sections of this submittal.

Findings of Fact - Zoning Variation Burr Ridge Zoning Ordinance

Address: Villas of Lakeside Pointe

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

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

Response: The request for a variation from the minimum area and minimum lot width requirements for a PUD is due to the fact that the subject property is only 3.58 acres and XXX feet wide where the minimum area requirement for the R5 Zoning District and Planned Unit Development is 20 acres in size and 800 feet in width. Due to the fact that the developable parcel is confined by an existing residential development, a hotel and its associated parking lot, a frontage road and interstate and a local street and office building a variation is needed to develop the parcel in an efficient manner. In order to work within the geographic constraints, an attached cluster development is necessary. The only manner in which an attached cluster development may be approved is via a PUD. Given the foregoing, the site size and geographic constraints constitute a legitimate hardship to the owner, prohibiting conventional development that could be approved and financed under R5 zoning if the strict letter of the regulations were to be carried out.

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

Response: Given the geographic constraints of the site and the presence of a significant amount of existing fill that needs to be removed from the site tree a conventional R5 development scheme and the less efficient layout makes conventional development financially unfeasible.

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

Response: The site's size, geographic constraints and existing topography are rare and unique to the subject property and cause a legitimate practical difficulty generally not applicable to other properties within the same zoning classification

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

Response: The purpose of the variation is to allow a site development scheme that allows for the proper land use in light of existing residential development, a hotel and its associated parking lot, a frontage road and interstate and a local street and office building on the subject property while improving the developable areas of the site with a financially feasible, lower-maintenance housing product attractive to a growing target market of empty nesters wishing to continue to live in Burr Ridge. The development plan does not seek additional density nor floor area beyond that consistent with the R5 Zoning District. The gross densities proposed

allow for a minimum of fifteen dwelling units which is consistent with the maximum dwelling it in the R5 zoning District. The development scheme seeks only to take advantage of the site planning flexibility afforded by Planned Unit Developments to execute an attached clustered development scheme that works within the property constraints.

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

Response: The site geometric constraints, which is the cause of the practical difficulty or hardship was not created by the applicant or any person having an interest in the property.

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

Response: The granting of the proposed variation to allow a PUD on a site less than 20 acres will not be detrimental to the public welfare or injurious to other nearby property or improvements. The proposed variation will allow a well-designed attached cluster development that provides an appropriate land use transition between the interstate, residential development hotel and office. Considering the small scale of the development, no significant negative impacts on the surrounding road network are anticipated and according to a financial analysis prepared, an attached cluster development will result as a net positive for local taxing bodies. Given the foregoing, the granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

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

Response: The subject property is located in an area dominated by moderate density detached single-family residential homes, a hotel and an office complex. The anticipated density of the proposed development is consistent with densities in similar R5 districts. Given the foregoing, granting the variation to allow an attached clustered PUD on the subject property will not alter the essential character of the neighborhood or locality.

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

Response: The proposed variation will allow a well-designed attached clustered development that minimizes impact on neighboring properties and is well separated from those existing developments. Setbacks within the development allow adequate light and air. Density is consistent with other R5 districts and is a good transition to surrounding developments. No substantial impact on the surrounding street system is anticipated. Site engineering is designed to preserve existing drainage patterns and storm management facilities on-site are designed to meet village ordinance. As mentioned earlier, a financial analysis indicates a net positive impact on the village, schools, fire district and park district. Given the foregoing, the

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

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

Response: The Village of Burr Ridge Comprehensive Plan was drafted in 1999 and the Burr Ridge Park Subarea was amended by Ordinance A-869-02-05 in 2005. The amendment suggested office uses in this portion of the development. This parcel, along with the existing Lakeside Pointe was later zoned R5 PRD per Ordinance A-834-18-16 in 2016. The proposed site is bordered by Bridewell Drive & I-55 to the north, Burr Ridge Parkway to the west, Marriott to the south and Lakeside Pointe to the east. With that said Burr Ridge's Comprehensive Plan also stresses the importance of new developments being of high quality and low density. This proposal accomplishes both these objectives. Given the site plan of the proposed development, the surrounding uses and transportation impacts and the allowable gross density, the proposed development is consistent with the official Comprehensive Plan of the Village of Burr Ridge and the subsequent rezoning of the property.

Given the site plan of the proposed development and the geographic constraints within the area along with the multiple land uses, the granting of the variation to allow a PUD on the subject property is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
Executive Summary

Village of Burr Ridge
Total in Nominal Dollars (Year 1 - Year 20)

Total Payments to Village	$	91,928
Total Costs to Village	$	0
Total (Cost)/Benefit to Village (Year 1 - Year 20)	**$**	**91,928**

School District 204
Total in Nominal Dollars (Year 1 - Year 20)

Total Payments to SD 204	$	1,673,098
Total Costs to SD 204	$	144,342
Total (Cost)/Benefit to SD 204 (Year 1 - Year 20)	**$**	**1,528,757**

School District 107
Total in Nominal Dollars (Year 1 - Year 20)

Total Payments to SD 107	$	1,687,654
Total Costs to SD 107	$	491,428
Total (Cost)/Benefit to SD 107 (Year 1 - Year 20)	**$**	**1,196,226**

Pleasantdale Fire District
Total in Nominal Dollars (Year 1 - Year 20)

Total Payments to Fire District	$	635,073
Total Costs to Fire District	$	-
Total (Cost)/Benefit to Village (Year 1 - Year 20)	**$**	**635,073**

Pleasantdale Park District
Total in Nominal Dollars (Year 1 - Year 20)

Total Payments to Fire District	$	286,510
Total Costs to Park	$	-
Total (Cost)/Benefit to Village (Year 1 - Year 20)	**$**	**286,510**

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
Cost Benefit Summary Village of Burr Ridge

Year	Village of Burr Ridge	Incremental Village Costs	Benefit/(Cost)
Year 1	$ 3,599	$ 0	$ 3,599
Year 2	$ 3,689	$ 0	$ 3,689
Year 3	$ 3,781	$ 0	$ 3,781
Year 4	$ 3,875	$ 0	$ 3,875
Year 5	$ 3,972	$ 0	$ 3,972
Year 6	$ 4,072	$ 0	$ 4,072
Year 7	$ 4,173	$ 0	$ 4,173
Year 8	$ 4,278	$ 0	$ 4,278
Year 9	$ 4,385	$ 0	$ 4,385
Year 10	$ 4,494	$ 0	$ 4,494
Year 11	$ 4,607	$ 0	$ 4,607
Year 12	$ 4,722	$ 0	$ 4,722
Year 13	$ 4,840	$ 0	$ 4,840
Year 14	$ 4,961	$ 0	$ 4,961
Year 15	$ 5,085	$ 0	$ 5,085
Year 16	$ 5,212	$ 0	$ 5,212
Year 17	$ 5,342	$ 0	$ 5,342
Year 18	$ 5,476	$ 0	$ 5,476
Year 19	$ 5,613	$ 0	$ 5,613
Year 20	$ 5,753	$ 0	$ 5,753
Total	**$ 91,928**	**$ 0**	**$ 91,928**

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
Cost Benefit Summary Pleasantdale Fire District

Year	Pleasantdale Fire District	Incremental Costs	Benefit/(Cost)
Year 1	$ 24,861	$ 0	$ 24,861
Year 2	$ 25,483	$ 0	$ 25,483
Year 3	$ 26,120	$ 0	$ 26,120
Year 4	$ 26,773	$ 0	$ 26,773
Year 5	$ 27,442	$ 0	$ 27,442
Year 6	$ 28,128	$ 0	$ 28,128
Year 7	$ 28,831	$ 0	$ 28,831
Year 8	$ 29,552	$ 0	$ 29,552
Year 9	$ 30,291	$ 0	$ 30,291
Year 10	$ 31,048	$ 0	$ 31,048
Year 11	$ 31,825	$ 0	$ 31,825
Year 12	$ 32,620	$ 0	$ 32,620
Year 13	$ 33,436	$ 0	$ 33,436
Year 14	$ 34,272	$ 0	$ 34,272
Year 15	$ 35,128	$ 0	$ 35,128
Year 16	$ 36,007	$ 0	$ 36,007
Year 17	$ 36,907	$ 0	$ 36,907
Year 18	$ 37,829	$ 0	$ 37,829
Year 19	$ 38,775	$ 0	$ 38,775
Year 20	$ 39,744	$ 0	$ 39,744
Total	**$ 635,073**	**$ 0**	**$ 635,073**

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
Cost Benefit Summary Pleasantdale Park District

Year	Pleasantdale Park District	Incremental Costs	Benefit/(Cost)
Year 1	$ 11,216	$ 0	$ 11,216
Year 2	$ 11,496	$ 0	$ 11,496
Year 3	$ 11,784	$ 0	$ 11,784
Year 4	$ 12,078	$ 0	$ 12,078
Year 5	$ 12,380	$ 0	$ 12,380
Year 6	$ 12,690	$ 0	$ 12,690
Year 7	$ 13,007	$ 0	$ 13,007
Year 8	$ 13,332	$ 0	$ 13,332
Year 9	$ 13,666	$ 0	$ 13,666
Year 10	$ 14,007	$ 0	$ 14,007
Year 11	$ 14,358	$ 0	$ 14,358
Year 12	$ 14,716	$ 0	$ 14,716
Year 13	$ 15,084	$ 0	$ 15,084
Year 14	$ 15,461	$ 0	$ 15,461
Year 15	$ 15,848	$ 0	$ 15,848
Year 16	$ 16,244	$ 0	$ 16,244
Year 17	$ 16,650	$ 0	$ 16,650
Year 18	$ 17,067	$ 0	$ 17,067
Year 19	$ 17,493	$ 0	$ 17,493
Year 20	$ 17,931	$ 0	$ 17,931
Total	**$ 286,510**	**$ 0**	**$ 286,510**

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
Cost Benefit Summary Lyons 204

Year	School District 204 Property Taxes	Incremental Student Costs	Benefit/(Cost)
Year 1	$ 65,497	$ 5,032	$ 60,465
Year 2	$ 67,134	$ 5,215	$ 61,919
Year 3	$ 68,813	$ 5,405	$ 63,408
Year 4	$ 70,533	$ 5,601	$ 64,932
Year 5	$ 72,296	$ 5,805	$ 66,491
Year 6	$ 74,104	$ 6,016	$ 68,087
Year 7	$ 75,956	$ 6,235	$ 69,721
Year 8	$ 77,855	$ 6,462	$ 71,393
Year 9	$ 79,802	$ 6,697	$ 73,104
Year 10	$ 81,797	$ 6,941	$ 74,856
Year 11	$ 83,842	$ 7,193	$ 76,648
Year 12	$ 85,938	$ 7,455	$ 78,483
Year 13	$ 88,086	$ 7,726	$ 80,360
Year 14	$ 90,288	$ 8,008	$ 82,281
Year 15	$ 92,546	$ 8,299	$ 84,247
Year 16	$ 94,859	$ 8,601	$ 86,258
Year 17	$ 97,231	$ 8,914	$ 88,317
Year 18	$ 99,661	$ 9,238	$ 90,423
Year 19	$ 102,153	$ 9,574	$ 92,579
Year 20	$ 104,707	$ 9,922	$ 94,784
Total	**$ 1,673,098**	**$ 144,342**	**$ 1,528,757**

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
Cost Benefit Summary Pleasantdale 107

Year	School District 107 Property Taxes	School District 107 Incremental Student Costs	Benefit/(Cost)
Year 1	$ 66,067	$ 17,132	$ 48,935
Year 2	$ 67,718	$ 17,755	$ 49,963
Year 3	$ 69,411	$ 18,401	$ 51,010
Year 4	$ 71,147	$ 19,071	$ 52,076
Year 5	$ 72,925	$ 19,765	$ 53,161
Year 6	$ 74,749	$ 20,484	$ 54,265
Year 7	$ 76,617	$ 21,229	$ 55,388
Year 8	$ 78,533	$ 22,001	$ 56,531
Year 9	$ 80,496	$ 22,802	$ 57,694
Year 10	$ 82,508	$ 23,631	$ 58,877
Year 11	$ 84,571	$ 24,491	$ 60,080
Year 12	$ 86,685	$ 25,382	$ 61,303
Year 13	$ 88,852	$ 26,306	$ 62,547
Year 14	$ 91,074	$ 27,263	$ 63,811
Year 15	$ 93,351	$ 28,254	$ 65,096
Year 16	$ 95,684	$ 29,282	$ 66,402
Year 17	$ 98,077	$ 30,348	$ 67,729
Year 18	$ 100,528	$ 31,452	$ 69,077
Year 19	$ 103,042	$ 32,596	$ 70,446
Year 20	$ 105,618	$ 33,782	$ 71,836
Total	**$ 1,687,654**	**$ 491,428**	**$ 1,196,226**

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
Fair Market Value Assumptions

Type of Units	Number of Units	Unit Chunk Price	Discount Factor	Estimated FMV for Purposes of County Assessor	Estimated Taxes Per Unit
End Unit Master Down	10	$ 800,000	15%	$ 680,000	$ 11,659
Middle Unit Master Down	5	$ 750,000	15%	$ 637,500	$ 10,930
Total Units	15				

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
Tax Assumptions - Tax Year 2021 Tax Rates

Assessment Ratio	10%
Equalization Multiplier	3.0027
Total Tax Rate	5.710%
Lyons School District 204 Tax Rate	2.1840%
Pleasantdale District 107 Tax Rate	2.2030%
Village of Burr Ridge	0.1200%
Pleasantdale Fire Protection	0.8290%
Pleasantdale Park District	0.3740%
Annual Reassessment Growth Rate	2.50%

McNaughton Devleopment
Villas of Lakeside Pointe
Total
Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Estiamted Fair Market Value									
End Unit Master Down	$ 6,800,000	$ 6,970,000	$ 7,144,250	$ 7,322,856	$ 7,505,928	$ 7,693,576	$ 7,885,915	$ 8,083,063	$ 8,285,140
Middle Unit Master Down	$ 3,187,500	$ 3,267,188	$ 3,348,867	$ 3,432,589	$ 3,518,404	$ 3,606,364	$ 3,696,523	$ 3,788,936	$ 3,883,659
Total Estimated FMV	$ 9,987,500	$ 10,237,188	$ 10,493,117	$ 10,755,445	$ 11,024,331	$ 11,299,940	$ 11,582,438	$ 11,871,999	$ 12,168,799
Assessment Ratio	10%	10%	10%	10%	10%	10%	10%	10%	10%
Equalization Multiplier	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027
Total	5.7100%	5.7100%	5.7100%	5.7100%	5.7100%	5.7100%	5.7100%	5.7100%	5.7100%
Taxes to from the Development	$ 171,240	$ 175,521	$ 179,909	$ 184,407	$ 189,017	$ 193,742	$ 198,586	$ 203,550	$ 208,639

McNaughton Devleopment
Villas of Lakeside Pointe
Total
Property Tax Projections

	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
Estiamted Fair Market Value									
End Unit Master Down	$ 8,492,268	$ 8,704,575	$ 8,922,189	$ 9,145,244	$ 9,373,875	$ 9,608,222	$ 9,848,428	$ 10,094,638	$ 10,347,004
Middle Unit Master Down	$ 3,980,751	$ 4,080,269	$ 4,182,276	$ 4,286,833	$ 4,394,004	$ 4,503,854	$ 4,616,450	$ 4,731,862	$ 4,850,158
Total Estimated FMV	$ 12,473,019	$ 12,784,844	$ 13,104,465	$ 13,432,077	$ 13,767,879	$ 14,112,076	$ 14,464,878	$ 14,826,500	$ 15,197,162
Assessment Ratio	10%	10%	10%	10%	10%	10%	10%	10%	10%
Equalization Multiplier	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027
Total	5.7100%	5.7100%	5.7100%	5.7100%	5.7100%	5.7100%	5.7100%	5.7100%	5.7100%
Taxes to from the Development	$ 213,855	$ 219,201	$ 224,682	$ 230,299	$ 236,056	$ 241,957	$ 248,006	$ 254,207	$ 260,562

McNaughton Devleopment
Villas of Lakeside Pointe
Total
Property Tax Projections

	Year 19	Year 20
Estiamted Fair Market Value		
End Unit Master Down	$ 10,605,679	$ 10,870,821
Middle Unit Master Down	$ 4,971,412	$ 5,095,697
Total Estimated FMV	$ 15,577,091	$ 15,966,519
Assessment Ratio	10%	10%
Equalization Multiplier	3.0027	3.0027
Total	5.7100%	5.7100%
Taxes to from the Development	$ 267,076	$ 273,753

McNaughton Devleopment
Villas of Lakeside Pointe
Total
Village Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Estiamted Fair Market Value								
End Unit Master Down	$ 6,800,000	$ 6,970,000	$ 7,144,250	$ 7,322,856	$ 7,505,928	$ 7,693,576	$ 7,885,915	$ 8,083,063
Middle Unit Master Down	$ 3,187,500	$ 3,267,188	$ 3,348,867	$ 3,432,589	$ 3,518,404	$ 3,606,364	$ 3,696,523	$ 3,788,936
Total Estimated FMV	$ 9,987,500	$ 10,237,188	$ 10,493,117	$ 10,755,445	$ 11,024,331	$ 11,299,940	$ 11,582,438	$ 11,871,999
Assessment Ratio	10%	10%	10%	10%	10%	10%	10%	10%
Equalization Multiplier	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027
Village Rate	0.1200%	0.1200%	0.1200%	0.1200%	0.1200%	0.1200%	0.1200%	0.1200%
Taxes to from the Development	$ 3,599	$ 3,689	$ 3,781	$ 3,875	$ 3,972	$ 4,072	$ 4,173	$ 4,278

McNaughton Devleopment
Villas of Lakeside Pointe
Total
Village Property Tax Projections

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Estiamted Fair Market Value						
End Unit Master Down	$ 8,285,140	$ 8,492,268	$ 8,704,575	$ 8,922,189	$ 9,145,244	$ 9,373,875
Middle Unit Master Down	$ 3,883,659	$ 3,980,751	$ 4,080,269	$ 4,182,276	$ 4,286,833	$ 4,394,004
Total Estimated FMV	$ 12,168,799	$ 12,473,019	$ 12,784,844	$ 13,104,465	$ 13,432,077	$ 13,767,879
Assessment Ratio	10%	10%	10%	10%	10%	10%
Equalization Multiplier	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027
Village Rate	0.1200%	0.1200%	0.1200%	0.1200%	0.1200%	0.1200%
Taxes to from the Development	$ 4,385	$ 4,494	$ 4,607	$ 4,722	$ 4,840	$ 4,961

McNaughton Devleopment
Villas of Lakeside Pointe
Total
Village Property Tax Projections

	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Estiamted Fair Market Value						
End Unit Master Down	$ 9,608,222	$ 9,848,428	$ 10,094,638	$ 10,347,004	$ 10,605,679	$ 10,870,821
Middle Unit Master Down	$ 4,503,854	$ 4,616,450	$ 4,731,862	$ 4,850,158	$ 4,971,412	$ 5,095,697
Total Estimated FMV	$ 14,112,076	$ 14,464,878	$ 14,826,500	$ 15,197,162	$ 15,577,091	$ 15,966,519
Assessment Ratio	10%	10%	10%	10%	10%	10%
Equalization Multiplier	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027
Village Rate	0.1200%	0.1200%	0.1200%	0.1200%	0.1200%	0.1200%
Taxes to from the Development	$ 5,085	$ 5,212	$ 5,342	$ 5,476	$ 5,613	$ 5,753

McNaughton Devleopment
Villas of Lakeside Pointe
Total
SD 204 Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Estiamted Fair Market Value								
End Unit Master Down	$ 6,800,000	$ 6,970,000	$ 7,144,250	$ 7,322,856	$ 7,505,928	$ 7,693,576	$ 7,885,915	$ 8,083,063
Middle Unit Master Down	$ 3,187,500	$ 3,267,188	$ 3,348,867	$ 3,432,589	$ 3,518,404	$ 3,606,364	$ 3,696,523	$ 3,788,936
Total Estimated FMV	$ 9,987,500	$ 10,237,188	$ 10,493,117	$ 10,755,445	$ 11,024,331	$ 11,299,940	$ 11,582,438	$ 11,871,999
Assessment Ratio	10%	10%	10%	10%	10%	10%	10%	10%
Equalization Multiplier	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027
SD 204	2.1840%	2.1840%	2.1840%	2.1840%	2.1840%	2.1840%	2.1840%	2.1840%
Taxes to from the Development	$ 65,497	$ 67,134	$ 68,813	$ 70,533	$ 72,296	$ 74,104	$ 75,956	$ 77,855

McNaughton Devleopment
Villas of Lakeside Pointe
Total
SD 204 Property Tax Projections

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Estiamted Fair Market Value						
End Unit Master Down	$ 8,285,140	$ 8,492,268	$ 8,704,575	$ 8,922,189	$ 9,145,244	$ 9,373,875
Middle Unit Master Down	$ 3,883,659	$ 3,980,751	$ 4,080,269	$ 4,182,276	$ 4,286,833	$ 4,394,004
Total Estimated FMV	$ 12,168,799	$ 12,473,019	$ 12,784,844	$ 13,104,465	$ 13,432,077	$ 13,767,879
Assessment Ratio	10%	10%	10%	10%	10%	10%
Equalization Multiplier	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027
SD 204	2.1840%	2.1840%	2.1840%	2.1840%	2.1840%	2.1840%
Taxes to from the Development	$ 79,802	$ 81,797	$ 83,842	$ 85,938	$ 88,086	$ 90,288

McNaughton Devleopment
Villas of Lakeside Pointe
Total
SD 204 Property Tax Projections

	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Estiamted Fair Market Value						
End Unit Master Down	$ 9,608,222	$ 9,848,428	$ 10,094,638	$ 10,347,004	$ 10,605,679	$ 10,870,821
Middle Unit Master Down	$ 4,503,854	$ 4,616,450	$ 4,731,862	$ 4,850,158	$ 4,971,412	$ 5,095,697
Total Estimated FMV	$ 14,112,076	$ 14,464,878	$ 14,826,500	$ 15,197,162	$ 15,577,091	$ 15,966,519
Assessment Ratio	10%	10%	10%	10%	10%	10%
Equalization Multiplier	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027
SD 204	2.1840%	2.1840%	2.1840%	2.1840%	2.1840%	2.1840%
Taxes to from the Development	$ 92,546	$ 94,859	$ 97,231	$ 99,661	$ 102,153	$ 104,707

McNaughton Devleopment
Villas of Lakeside Pointe
Total
SD 107 Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Estiamted Fair Market Value								
End Unit Master Down	$ 6,800,000	$ 6,970,000	$ 7,144,250	$ 7,322,856	$ 7,505,928	$ 7,693,576	$ 7,885,915	$ 8,083,063
Middle Unit Master Down	$ 3,187,500	$ 3,267,188	$ 3,348,867	$ 3,432,589	$ 3,518,404	$ 3,606,364	$ 3,696,523	$ 3,788,936
Total Estimated FMV	$ 9,987,500	$ 10,237,188	$ 10,493,117	$ 10,755,445	$ 11,024,331	$ 11,299,940	$ 11,582,438	$ 11,871,999
Assessment Ratio	10%	10%	10%	10%	10%	10%	10%	10%
Equalization Multiplier	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027
SD 107	2.2030%	2.2030%	2.2030%	2.2030%	2.2030%	2.2030%	2.2030%	2.2030%
Taxes to from the Development	$ 66,067	$ 67,718	$ 69,411	$ 71,147	$ 72,925	$ 74,749	$ 76,617	$ 78,533

McNaughton Devleopment
Villas of Lakeside Pointe
Total
SD 107 Property Tax Projections

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Estiamted Fair Market Value						
End Unit Master Down	$ 8,285,140	$ 8,492,268	$ 8,704,575	$ 8,922,189	$ 9,145,244	$ 9,373,875
Middle Unit Master Down	$ 3,883,659	$ 3,980,751	$ 4,080,269	$ 4,182,276	$ 4,286,833	$ 4,394,004
Total Estimated FMV	$ 12,168,799	$ 12,473,019	$ 12,784,844	$ 13,104,465	$ 13,432,077	$ 13,767,879
Assessment Ratio	10%	10%	10%	10%	10%	10%
Equalization Multiplier	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027
SD 107	2.2030%	2.2030%	2.2030%	2.2030%	2.2030%	2.2030%
Taxes to from the Development	$ 80,496	$ 82,508	$ 84,571	$ 86,685	$ 88,852	$ 91,074

McNaughton Devleopment
Villas of Lakeside Pointe
Total
SD 107 Property Tax Projections

	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Estiamted Fair Market Value						
End Unit Master Down	$ 9,608,222	$ 9,848,428	$ 10,094,638	$ 10,347,004	$ 10,605,679	$ 10,870,821
Middle Unit Master Down	$ 4,503,854	$ 4,616,450	$ 4,731,862	$ 4,850,158	$ 4,971,412	$ 5,095,697
Total Estimated FMV	$ 14,112,076	$ 14,464,878	$ 14,826,500	$ 15,197,162	$ 15,577,091	$ 15,966,519
Assessment Ratio	10%	10%	10%	10%	10%	10%
Equalization Multiplier	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027
SD 107	2.2030%	2.2030%	2.2030%	2.2030%	2.2030%	2.2030%
Taxes to from the Development	$ 93,351	$ 95,684	$ 98,077	$ 100,528	$ 103,042	$ 105,618

McNaughton Devleopment
Villas of Lakeside Pointe
Total
Fire District Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Estiamted Fair Market Value								
End Unit Master Down	$ 6,800,000	$ 6,970,000	$ 7,144,250	$ 7,322,856	$ 7,505,928	$ 7,693,576	$ 7,885,915	$ 8,083,063
Middle Unit Master Down	$ 3,187,500	$ 3,267,188	$ 3,348,867	$ 3,432,589	$ 3,518,404	$ 3,606,364	$ 3,696,523	$ 3,788,936
Total Estimated FMV	$ 9,987,500	$ 10,237,188	$ 10,493,117	$ 10,755,445	$ 11,024,331	$ 11,299,940	$ 11,582,438	$ 11,871,999
Assessment Ratio	10%	10%	10%	10%	10%	10%	10%	10%
Equalization Multiplier	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027
Fire District Rate	0.8290%	0.8290%	0.8290%	0.8290%	0.8290%	0.8290%	0.8290%	0.8290%
Taxes to from the Development	$ 24,861	$ 25,483	$ 26,120	$ 26,773	$ 27,442	$ 28,128	$ 28,831	$ 29,552

Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
$ 8,285,140	$ 8,492,268	$ 8,704,575	$ 8,922,189	$ 9,145,244	$ 9,373,875	$ 9,608,222	$ 9,848,428	$ 10,094,638	$ 10,347,004	$ 10,605,679	$ 10,870,821
$ 3,883,659	$ 3,980,751	$ 4,080,269	$ 4,182,276	$ 4,286,833	$ 4,394,004	$ 4,503,854	$ 4,616,450	$ 4,731,862	$ 4,850,158	$ 4,971,412	$ 5,095,697
$ 12,168,799	$ 12,473,019	$ 12,784,844	$ 13,104,465	$ 13,432,077	$ 13,767,879	$ 14,112,076	$ 14,464,878	$ 14,826,500	$ 15,197,162	$ 15,577,091	$ 15,966,519
10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027
0.8290%	0.8290%	0.8290%	0.8290%	0.8290%	0.8290%	0.8290%	0.8290%	0.8290%	0.8290%	0.8290%	0.8290%
$ 30,291	$ 31,048	$ 31,825	$ 32,620	$ 33,436	$ 34,272	$ 35,128	$ 36,007	$ 36,907	$ 37,829	$ 38,775	$ 39,744

McNaughton Devleopment
Villas of Lakeside Pointe
Total
Park District Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Estiamted Fair Market Value								
End Unit Master Down	$ 6,800,000	$ 6,970,000	$ 7,144,250	$ 7,322,856	$ 7,505,928	$ 7,693,576	$ 7,885,915	$ 8,083,063
Middle Unit Master Down	$ 3,187,500	$ 3,267,188	$ 3,348,867	$ 3,432,589	$ 3,518,404	$ 3,606,364	$ 3,696,523	$ 3,788,936
Total Estimated FMV	$ 9,987,500	$ 10,237,188	$ 10,493,117	$ 10,755,445	$ 11,024,331	$ 11,299,940	$ 11,582,438	$ 11,871,999
Assessment Ratio	10%	10%	10%	10%	10%	10%	10%	10%
Equalization Multiplier	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027
Psrk Rate	0.3740%	0.3740%	0.3740%	0.3740%	0.3740%	0.3740%	0.3740%	0.3740%
Taxes to from the Development	$ 11,216	$ 11,496	$ 11,784	$ 12,078	$ 12,380	$ 12,690	$ 13,007	$ 13,332

Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
$ 8,285,140	$ 8,492,268	$ 8,704,575	$ 8,922,189	$ 9,145,244	$ 9,373,875	$ 9,608,222	$ 9,848,428	$ 10,094,638	$ 10,347,004	$ 10,605,679	$ 10,870,821
$ 3,883,659	$ 3,980,751	$ 4,080,269	$ 4,182,276	$ 4,286,833	$ 4,394,004	$ 4,503,854	$ 4,616,450	$ 4,731,862	$ 4,850,158	$ 4,971,412	$ 5,095,697
$ 12,168,799	$ 12,473,019	$ 12,784,844	$ 13,104,465	$ 13,432,077	$ 13,767,879	$ 14,112,076	$ 14,464,878	$ 14,826,500	$ 15,197,162	$ 15,577,091	$ 15,966,519
10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027	3.0027
0.3740%	0.3740%	0.3740%	0.3740%	0.3740%	0.3740%	0.3740%	0.3740%	0.3740%	0.3740%	0.3740%	0.3740%
$ 13,666	$ 14,007	$ 14,358	$ 14,716	$ 15,084	$ 15,461	$ 15,848	$ 16,244	$ 16,650	$ 17,067	$ 17,493	$ 17,931

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
School Children

First Floor Master Suites Models

Grades K-8

Type of Unit	Number of Units	Standard Ratio of Children/Uni	Adjustment Factor for Geriatric Home Design	Adjusted Ratio	Total Children
1-Bedroom	0	0.000	0%	0.000	0.000
End Unit Master Down 3-Bed	10	0.275	75%	0.069	0.688
Middle Unit Master Down 3-Bed	5	0.275	75%	0.069	0.344
4-Bedroom	0	0.000	0%	0.000	0.000
Total K-8 Children Produced					1.031

Grades 9-12

Type of Unit	Number of Units	Standard Ratio of Children/Uni	Adjustment Factor for Geriatric Home Design	Adjusted Ratio	Total Children
1-Bedroom	0	0	0%	0.000	0.000
End Unit Master Down 3-Bed	10	0.067	75%	0.017	0.168
Middle Unit Master Down 3-Bed	5	0.067	75%	0.017	0.084
4-Bedroom	0	0.000	0%	0.000	0.000
Total 9-12 Children Produced					0.251

Total Children Produced **1.283**

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
School District 204 Cost
Cost Assumptions

Operational Cost Per Student	$	20,028
Fiscal Year 2022		

Annual Inflationary Index

2017	245.12	
2018	251.11	2.44%
2019	255.66	1.81%
2020	258.81	1.23%
2021	270.97	4.70%
2022	292.66	8.00%
Five-Year Average		3.64%

Consumer Price Index Data from 1913 to 2023 (usinflationcalculator.com)

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
School District 107 Cost
Cost Assumptions

Operational Cost Per Student	$	16,613

Annual Inflationary Index

2017	245.12	
2018	251.11	2.44%
2019	255.66	1.81%
2020	258.81	1.23%
2021	270.97	4.70%
2022	292.66	8.00%
Five-Year Average		3.64%

Consumer Price Index Data from 1913 to 2023 (usinflationcalculator.com)

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
School District 204
Cost Per Student Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Total Annual Number of Students	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Total Operational Cost Per Student	$ 20,028	$ 20,757	$ 21,512	$ 22,294	$ 23,106	$ 23,946	$ 24,817	$ 25,720
Total Incremental Costs of Students to SD 204 from Development	$ 5,032	$ 5,215	$ 5,405	$ 5,601	$ 5,805	$ 6,016	$ 6,235	$ 6,462

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
School District 204
Cost Per Student Projection

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Total Annual Number of Students	0.25	0.25	0.25	0.25	0.25	0.25
Total Operational Cost Per Student	$ 26,656	$ 27,626	$ 28,631	$ 29,672	$ 30,752	$ 31,871
Total Incremental Costs of Students to SD 204 from Development	$ 6,697	$ 6,941	$ 7,193	$ 7,455	$ 7,726	$ 8,008

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
School District 204
Cost Per Student Projection

	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Total Annual Number of Students	0.25	0.25	0.25	0.25	0.25	0.25
Total Operational Cost Per Student	$ 33,030	$ 34,232	$ 35,477	$ 36,768	$ 38,106	$ 39,492
Total Incremental Costs of Students to SD 204 from Development	$ 8,299	$ 8,601	$ 8,914	$ 9,238	$ 9,574	$ 9,922

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
School District 107
Cost Per Student Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Total Annual Number of Students	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Total Operational Cost Per Student	$ 16,613	$ 17,217	$ 17,844	$ 18,493	$ 19,166	$ 19,863	$ 20,586	$ 21,335
Total Incremental Costs of Students to SD 107 from Development	$ 17,132	$ 17,755	$ 18,401	$ 19,071	$ 19,765	$ 20,484	$ 21,229	$ 22,001

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
School District 107
Cost Per Student Projection

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Total Annual Number of Students	1.03	1.03	1.03	1.03	1.03	1.03
Total Operational Cost Per Student	$ 22,111	$ 22,915	$ 23,749	$ 24,613	$ 25,508	$ 26,436
Total Incremental Costs of Students to SD 107 from Development	$ 22,802	$ 23,631	$ 24,491	$ 25,382	$ 26,306	$ 27,263

McNaughton Devleopment
Villas of Lakeside Pointe
Fiscal Impact Analysis
School District 107
Cost Per Student Projection

	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Total Annual Number of Students	1.03	1.03	1.03	1.03	1.03	1.03
Total Operational Cost Per Student	$ 27,398	$ 28,395	$ 29,428	$ 30,499	$ 31,608	$ 32,758
Total Incremental Costs of Students to SD 107 from Development	$ 28,254	$ 29,282	$ 30,348	$ 31,452	$ 32,596	$ 33,782

Villas of Lakeside Pointe
Preliminary Plat
of PUD

LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- SPRINKLER HEAD
- WATER METER
- FOUND DISK IN CONCRETE
- FBD FOUND BRASS DISC
- FOUND ROW MARKER
- FIR FOUND IRON ROD
- FRS FOUND RAILROAD SPIKE
- FPK FOUND PK NAIL
- FMG FOUND MAG NAIL
- FCC FOUND CUT CROSS
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- TP SET TRAVERSE POINT
- SPK SET PK NAIL
- SMG SET MAG NAIL
- SIP SET IRON PIPE
- SBM SET CONCRETE MONUMENT WITH BRASS DISC
- SCM SET CONCRETE MONUMENT WITH IRON PIPE

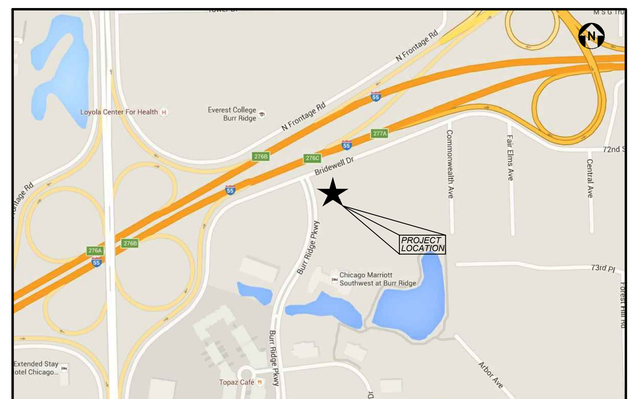
SECTION CORNER

QUARTER SECTION CORNER

ABBREVIATIONS

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- CATV — UNDERGROUND CABLE TV
- (CATV) — UNDERGROUND CABLE TV(ATLAS INFO.)
- (FO) — UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- E — UNDERGROUND ELECTRIC
- (E) — UNDERGROUND ELECTRIC(ATLAS INFO.)
- T — UNDERGROUND TELEPHONE
- (T) — UNDERGROUND TELEPHONE(ATLAS INFO.)
- G — GAS MAIN
- (G) — GAS MAIN(ATLAS INFO.)
- W — WATER MAIN
- (W) — WATER MAIN (ATLAS INFO.)
- C — SANITARY SEWER
- (SAN) — SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- (STM) — STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OH — OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- 700 — EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA

782.62	EXISTING TOP OF CURB ELEVATION
782.12	EXISTING EDGE OF PAVEMENT ELEVATION
+ 782.62	EXISTING SPOT ELEVATION
A.P.	ACCESSIBLE PARKING
F.F.	FINISHED FLOOR
T.F.	TOP OF FOUNDATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
FRM.	FRAME
BRK.	BRICK
TC	TOP OF CURB
DEP	DEPRESSED CURB
GUT	GUTTER
EP	EDGE OF PAVEMENT
F.L.	FLOW LINE
CONC.	CONCRETE
BIT.	BITUMINOUS
MH	MANHOLE
CW	CONCRETE WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
TP	TOP OF PIPE
BW	BACK OF WALK
FES	FLARED END SECTION
INV	INVERT
DIP	DUCTILE IRON PIPE
SD	STORM DRAIN
SAN	SANITARY SEWER
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
I.E.	INGRESS & EGRESS EASEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
(REC)	RECORD DATUM
MEAS.	MEASURED DATUM
[CALC]	CALCULATED DATUM
<DEED>	INFORMATION TAKEN FROM DEED
ETBE	EXCEPTION TO BLANKET EASEMENT



LOCATION MAP

NO SCALE

FLOOD HAZARD NOTE

PART OF THIS PROPERTY IS IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED (ZONE AE) AND PART IS IN AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS AND INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0468J) MAP REVISED AUGUST 19, 2008.

BENCHMARK

SOURCE:
BENCHMARK ESTABLISH VIA TRIMBLE VRS NETWORK.
DATUM IS NAVD88
LATITUDE 41-45-26.66992 N
LONGITUDE 87-54-28.42124 W
ELLIPSOIDAL HEIGHT: 586.994 SFT
GROUND SCALE FACTOR: *1.0000376122* GEOID 12A (CONUS)

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 07-02-15

ELEVATION: 694.613 (MEAS.)
DATUM: NAVD88
DESCRIPTION: NORTHWEST BOLT ON FIRE HYDRANT AT SOUTH SIDE OF BRIDEWELL DRIVE NEAR NORTHWEST CORNER OF SITE.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 07-02-15

ELEVATION: 686.833
DATUM: NAVD88
DESCRIPTION: NORTHWEST BOLT ON FIRE HYDRANT AT SOUTHWEST CORNER OF BRIDEWELL DRIVE AND COMMONWEALTH AVE.

VILLAGE OF BURR RIDGE BM CHECKS:

STATION DESIGNATION: BM 101
ESTABLISHED BY: AREA SURVEY COMPANY
DATE: 11-16-05

ELEVATION: 636.74 (PUBLISHED) 635.685 (MEAS. NAVD88)
DATUM: NONE DISCLOSED ON RECORD
DESCRIPTION: BERNTSEN MONUMENT LOCATED AT THE NORTHWEST CORNER OF 75TH STREET AND WOLF ROAD

STATION DESIGNATION: BM 108
ESTABLISHED BY: AREA SURVEY COMPANY
DATE: 11-16-05

ELEVATION: 709.33 (PUBLISHED) 708.389 (MEAS. NAVD88)
DATUM: NONE DISCLOSED ON RECORD
DESCRIPTION: BERNTSEN MONUMENT LOCATED AT THE NORTHWEST CORNER OF THE SOUTH FRONTAGE ROAD AND 75TH STREET.

V3 ADVISES THAT ALL CONTRACTORS USING THE ABOVE CONTROL MUST CHECK INTO AT LEAST THREE SITE CONTROL POINTS AND/OR SURROUNDING NON-ADJUSTED MANHOLE RIM GRADES OR ADJACENT BUILDING FINISHED FLOOR ELEVATIONS BEFORE STARTING ANY CONSTRUCTION WORK. ANY DISCREPANCIES FOUND MUST BE REPORTED IMMEDIATELY TO V3 PRIOR TO THE START OF WORK.

NOTICE OF APPROVAL OF PRELIMINARY PLAT

NOTICE IS HEREBY GIVEN THAT THE PRELIMINARY PLAT OF A SUBDIVISION SHOWN HEREON HAS RECEIVED APPROVAL BY THE BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE, ILLINOIS, AND UPON COMPLIANCE BY THE SUBDIVIDER WITH REQUIREMENTS OF QUALIFICATIONS GOVERNING THE APPROVAL OF PRELIMINARY PLATS AND WITH OTHER REVISIONS AND STIPULATIONS THAT MAY BE REQUIRED, THE BOARD OF TRUSTEES WILL RECEIVE THE FINAL PLAT FOR CONSIDERATION WHEN SUBMITTED BY THE SUBDIVIDER IN SUCH FORM AND WITHIN SUCH TIME AS REQUIRED BY THIS ORDINANCE.

THE BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE, ILLINOIS

DATE: _____

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-24-2023

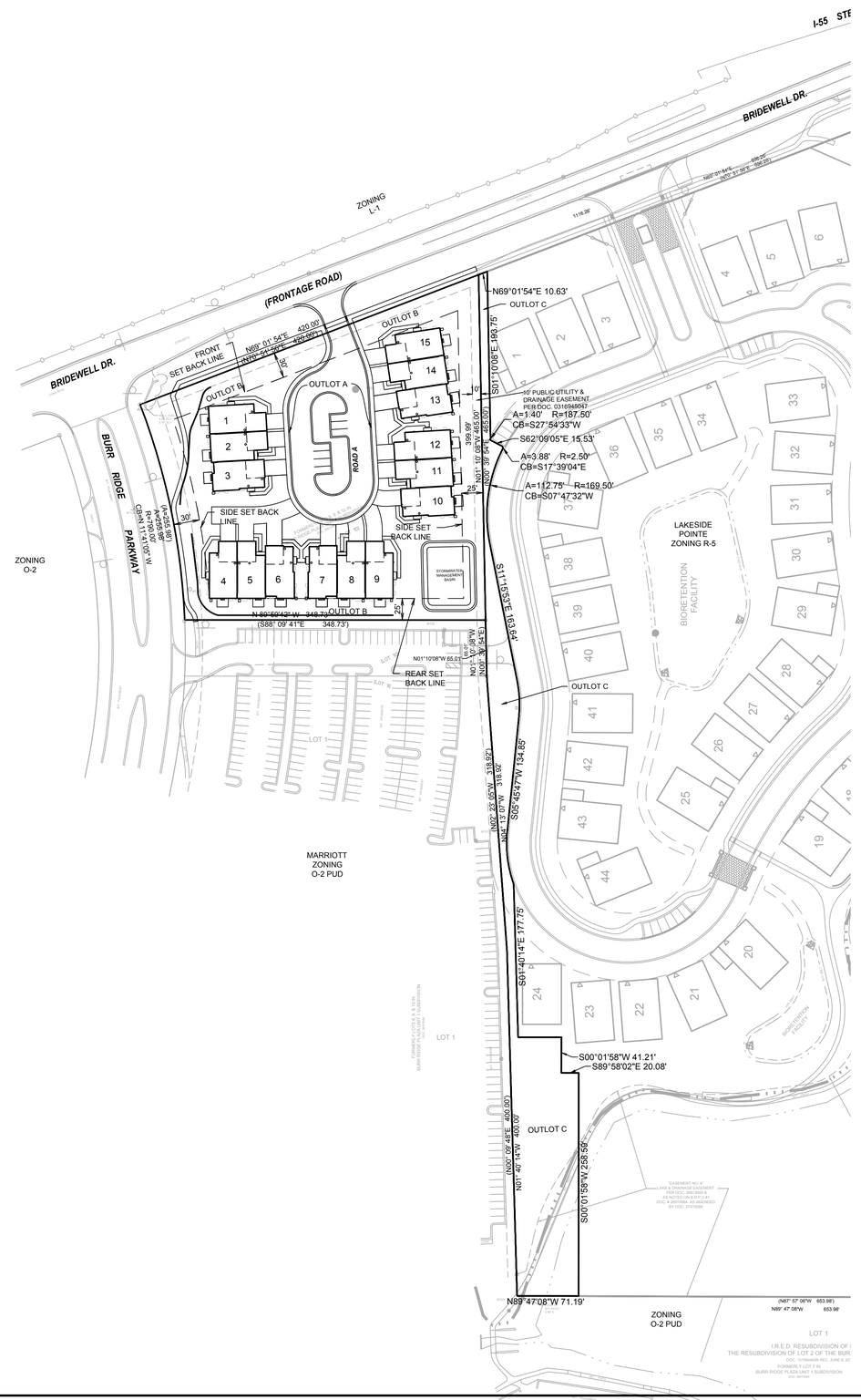
NO.	DATE	DESCRIPTION

PROJECT NO: 00039.MCN2 S03
PROJECT MANAGER: DLG
DESIGNED BY: JAR
DRAWN BY: NRS

PRELIMINARY PLAT OF P.U.D.
THE VILLAS OF LAKESIDE POINTE
BURR RIDGE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
1.1



OUTLOT A	17,079 SQ.FT.	
OUTLOT B	103,582 SQ.FT.	
TOTAL	120,661 SQ.FT.	2.77 ACRES
OUTLOT C	35,284 SQ.FT.	0.81 ACRES
TOTAL	155,945 SQ.FT.	3.58 ACRES

TAX PARCEL NUMBER (P.I.N.)

18-30-303-016
18-30-101-048
18-30-101-047

PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

LEGAL DESCRIPTION

LOT 2 IN BURR RIDGE HOTEL PARTNERS PLAT OF RESUBDIVISION, BEING A RESIBDIVISION OF LOTS 8, 9 AND 10 IN BURR RIDGE UNIT 1, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 2003 AS DOCUMENTNUMBER 0316945047,

TOGETHER WITH

THAT PART OF OUTLOTS A, C AND D IN LAKESIDE POINTE OF BURR RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THRID PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2018 AS DOCUMENT NUMBER 1819816077, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT D BEING ALSO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 69 DEGREES 01 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT D BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF BRIDEWELL DRIVE, 10.63 FEET; THENCE SOUTH 01 DEGREES 10 MINUTES 08 SECONDS EAST ALONG A LINE 10.00 EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, 193.75 FEET TO THE WESTERLY LINE OF OUTLOT A; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF OUTLOT A THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST BEING NONTANGENT TO THE LAST DESRCIBED LINE, HAVING A RADIUS OF 187.50 FEET, HAVING A CHORD BEARING OF SOUTH 27 DEGREES 54 MINUTES 33 SECONDS WEST, 1.40 FEET; 2) SOUTH 62 DEGREES 09 MINUTES 05 SECONDS EAST, 15.53 FEET TO A POINT OF CURVATURE; 3) ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2.50 FEET, HAVING A CHORD BEARING OF SOUTH 17 DEGREES 39 MINUTES 04 SECONDS EAST, 3.88 FEET TO A POINT OF REVERSE CURVATURE; 4) ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 169.50 FEET, HAVING A CHORD BEARING OF SOUTH 07 DEGREES 47 MINUTES 32 SECONDS WEST, 112.75 FEET TO A POINT OF TANGENCY; 5) SOUTH 11 DEGREES 15 MINUTES 53 SECONDS EAST ALONG SAID WESTERLY LINE OF OUTLOT A AND ITS SOUTHERLY EXTENSION, 163.64 FEET TO A POINT OF CURVATURE BEING ON SAID WESTERLY LINE OF OUTLOT A; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF OUTLOT A THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 130.50 FEET, HAVING A CHORD BEARING OF SOUTH 02 DEGREES 45 MINUTES 03 SECONDS EAST, 38.78 FEET TO A POINT OF TANGENCY; 2) SOUTH 05 DEGREES 45 MINUTES 47 SECONDS WEST, 134.85 FEET TO A POINT OF CURVATURE; 3) ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 139.50 FEET, HAVING A CHORD BEARING OF SOUTH 06 DEGREES 56 MINUTES 12 SECONDS EAST, 61.84 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 14 SECONDS EAST, 177.75 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST ALONG A LINE 15.00 FEET SOUTH OF AND PARALLEL WITH LOT 24 IN SAID SUBDIVISION, 50.02 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 41.21 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 20.08 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST AT RIGHT ANGLES TO THE LST DESCRIBED LINE, 258.59 FEET TO THE SOUTH LINE OF SAID OUTLOT C BEING ALSO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89 DEGREES 47 MINUTES 08 SECONDS WEST ALONG SAID SOUTH LINE, 71.19 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION THE FOLLIWING THREE (3) COURSES AND DISTANCES: 1) NORTH 01 DEGREES 40 MINUTES 14 SECONDS WEST, 400.00 FEET; 2) NORTH 04 DEGREES 13 MINUTES 07 SECONDS WEST, 318.92 FEET; 3) NORTH 01 DEGREES 10 MINUTES 08 SECONDS WEST, 465.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SAID PROPERTY CONTAINING 3.58 ACRES, MORE OR LESS.

NOTES:

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3. SEE PRELIMINARY ENGINEERING PLANS BY V3 COMPANIES FOR PROPOSED GRADING AND UTILITY INFORMATION.
4. BLANKET UTILITY AND DRAINAGE EASEMENTS TO BE PROVIDED OVER ALL ACCESS EASEMENT AREAS. ADDITIONAL EASEMENTS MAY BE NECESSARY DEPENDING ON FINAL ENGINEERING.
5. ACCESS EASEMENTS FOR INGRESS AND EGRESS SHALL BE PROVIDED FOR ALL ROADWAYS, DRIVEWAYS AND CARRIAGE WALKS.
6. EXISTING/PROPOSED ZONING R-5 PLANNED RESIDENCE DISTRICT OF THE BURR RIDGE ZONING ORDINANCE.

OWNER/DEVELOPER

McNaughton Development
11S220 Jackson Street, Suite 101
Burr Ridge, Illinois 60527
630 325 3400
Contact : John Barry

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Dwayne Gillian, P.E.
dgillian@v3co.com

LANDSCAPE ARCHITECT / PLANNER

Metz & Company
824 East Maple Street
Lombard, Illinois 60148
630 561 3903
Contact : Randy F. Metz, PLA, CLARB

GRAPHIC SCALE

80 40 0 80

1" = 80'

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-24-2023

NO.	DATE	DESCRIPTION

PROJECT NO: 00039.MCN2 S03
PROJECT MANAGER: DLG
DESIGNED BY: JAR
DRAWN BY: NRS

PRELIMINARY PLAT OF P.U.D.

THE VILLAS OF LAKESIDE POINTE

BURR RIDGE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

1.0

PRELIMINARY ENGINEERING PLANS

FOR

THE VILLAS OF LAKESIDE POINTE

BURR RIDGE, ILLINOIS

PROJECT TEAM

DEVELOPER

McNaughton Development
11S220 Jackson Street, Suite 101
Burr Ridge, Illinois 60527
630 325 3400
Contact : John Barry

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Dwayne Gillian, P.E.
dgillian@v3co.com
Design Engineer: Jack Riendeau
Jriendeau@v3co.com

LANDSCAPE ARCHITECT / PLANNER

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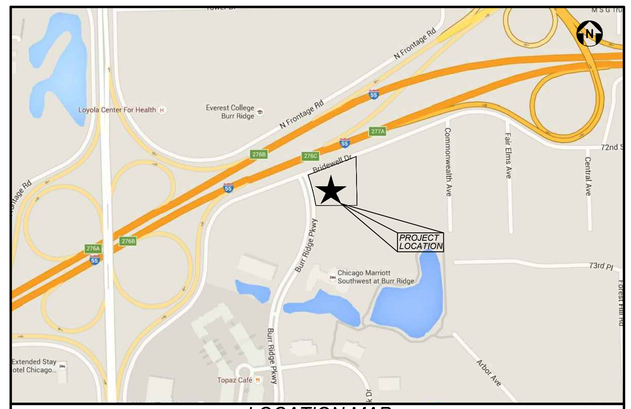
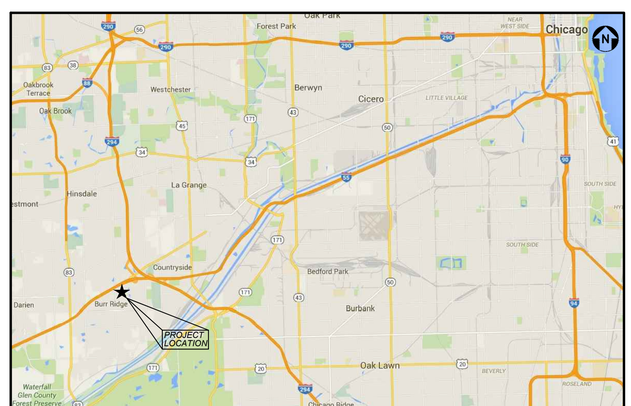


LOCATION MAP

NO SCALE



VICINITY MAP

NO SCALE

INDEX

CIVIL ENGINEERING PLANS

0.0	*TITLE SHEET*
1.0	*PRELIMINARY LAYOUT PLAN*
2.0	*PRELIMINARY GRADING PLAN*
3.0	*PRELIMINARY UTILITY PLAN*

BENCHMARKS

VILLAGE OF BURR RIDGE BM CHECKS:

STATION DESIGNATION: BM 101
ESTABLISHED BY: AREA SURVEY COMPANY
DATE: 11-16-05

ELEVATION: 636.74 (PUBLISHED) 635.685 (MEAS. NAVD88)
DATUM: NONE DISCLOSED ON RECORD
DESCRIPTION: BERNTSEN MONUMENT LOCATED AT THE NORTHWEST CORNER OF 75TH STREET AND WOLF ROAD

STATION DESIGNATION: BM 108
ESTABLISHED BY: AREA SURVEY COMPANY
DATE: 11-16-05

ELEVATION: 709.33 (PUBLISHED) 708.389 (MEAS. NAVD88)
DATUM: NONE DISCLOSED ON RECORD
DESCRIPTION: BERNTSEN MONUMENT LOCATED AT THE NORTHWEST CORNER OF THE SOUTH FRONTAGE ROAD AND 75TH STREET.

V3 ADVISES THAT ALL CONTRACTORS USING THE ABOVE CONTROL MUST CHECK INTO AT LEAST THREE SITE CONTROL POINTS AND/OR SURROUNDING NON-ADJUSTED MANHOLE RIM GRADES OR ADJACENT BUILDING FINISHED FLOOR ELEVATIONS BEFORE STARTING ANY CONSTRUCTION WORK. ANY DISCREPANCIES FOUND MUST BE REPORTED IMMEDIATELY TO V3 PRIOR TO THE START OF WORK.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, DWAYNE L GILLIAN, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF McNAUGHTON DEVELOPMENT BY V3 COMPANIES UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____DAY OF_____, A.D., 2023.

ILLINOIS LICENSED PROFESSIONAL ENGINEER #062-048002
MY LICENSE EXPIRES ON NOVEMBER 30, 2023

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-24-2023

NO.	DATE	DESCRIPTION

PROJECT NO.: 00039.MCN2 S03
PROJECT MANAGER: DLG
DESIGNED BY: JAR
DRAWN BY: NRS

TITLE SHEET

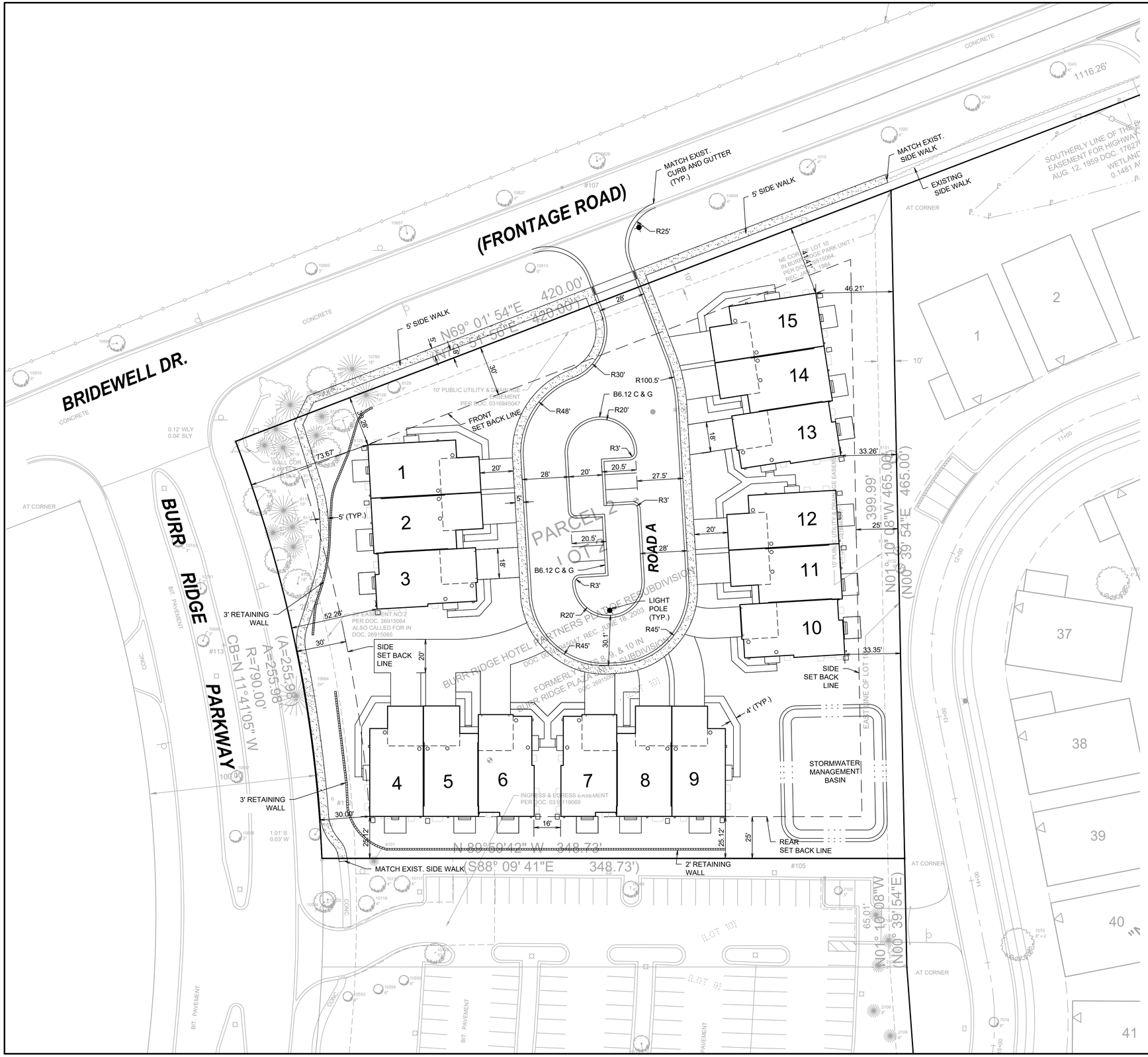
THE VILLAS OF LAKESIDE POINTE

BURR RIDGE *ILLINOIS*

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

0.0



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		FENCE LINE
		CENTERLINE
		CURB & GUTTER
		DEPRESSED CURB & GUTTER
		LIGHT STANDARD

NOTES:

1. BUILDING DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
2. ON-STREET PARKING SHALL BE LIMITED TO ONE SIDE ONLY.
3. ALL CURB AND GUTTER SHALL BE M3.12 UNLESS OTHERWISE NOTED.
4. SEE PRELIMINARY PLAT OF P.U.D. FOR EASEMENT PROVISIONS.

GRAPHIC SCALE
30 15 0 30
1" = 30'

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-24-2023

NO.	DATE	DESCRIPTION

PROJECT NO.: 00039.MCN2 S03
PROJECT MANAGER: DLG
DESIGNED BY: JAR
DRAWN BY: NRS

PRELIMINARY LAYOUT PLAN

THE VILLAS OF LAKESIDE POINTE

BURR RIDGE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO. 1.0

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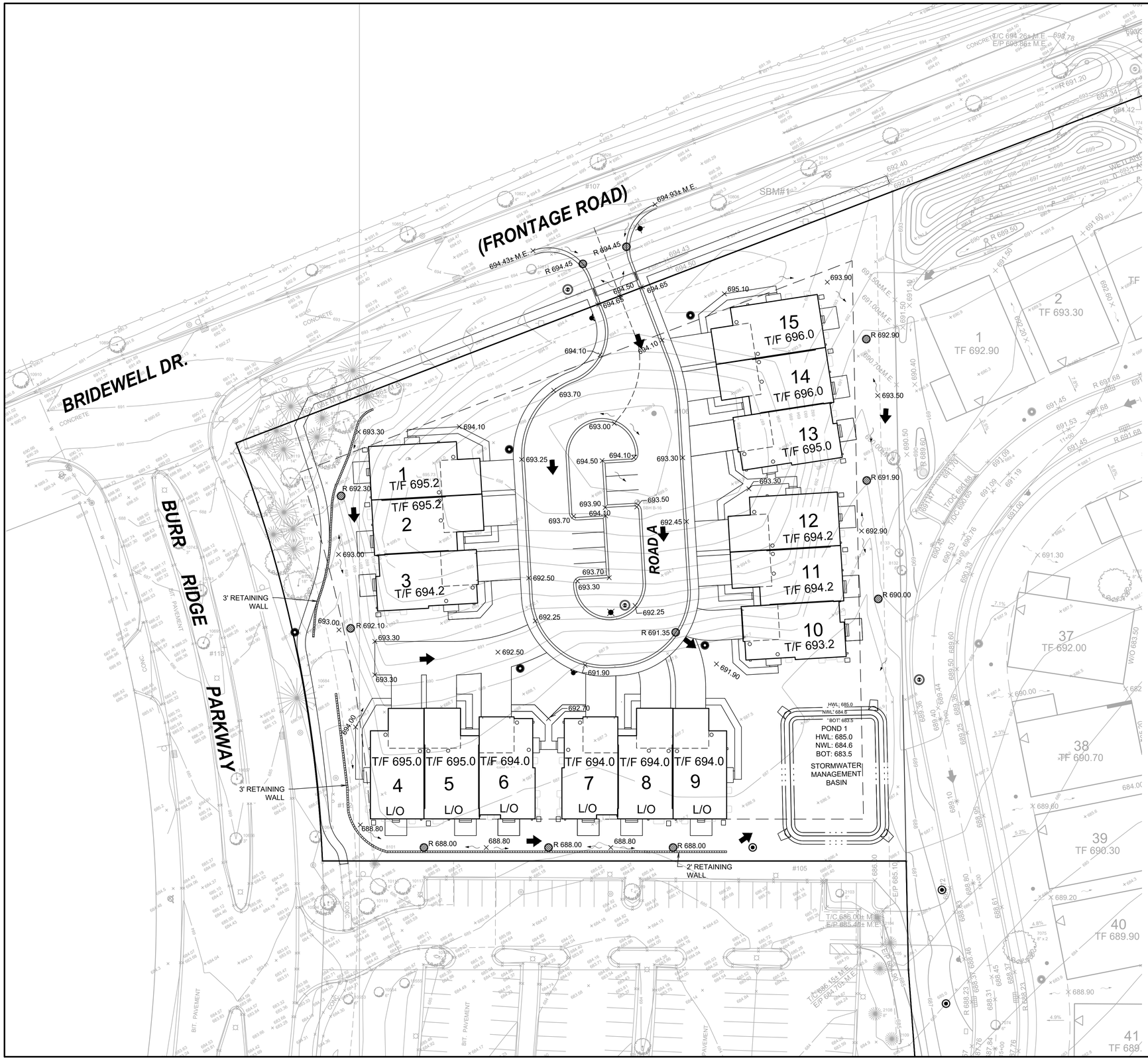


NOTES:

1. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
2. "R" INDICATES RIM ELEVATION OF ALL STRUCTURES LOCATED OUTSIDE THE CURB LINE. FOR STRUCTURES LOCATED WITHIN THE CURB LINE, "R" INDICATES TOP OF CURB ELEVATION.
3. SPOT ELEVATIONS ALONG CURBS REFLECTS TOP OF CURB (T/C) ELEVATIONS.
4. ALL PROPOSED SIDEWALK SLOPES TO BE CONSTRUCTED TO MEET LOCAL AND STATE ACCESSIBILITY REQUIREMENTS.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		FENCE LINE
		CENTERLINE
		CURB & GUTTER
		DEPRESSED CURB & GUTTER
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		LIGHT STANDARD
710	710	CONTOUR
× 706.00	× 706.0	SPOT ELEVATION
		STORMWATER FLOW DIRECTION
		STORMWATER OVERFLOW ROUTE

GRAPHIC SCALE

30 15 0 30

1" = 30'

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-24-2023

NO.	DATE	DESCRIPTION

PROJECT NO.: 00039.MCN2 S03
PROJECT MANAGER: DLG
DESIGNED BY: JAR
DRAWN BY: NRS

PRELIMINARY GRADING PLAN

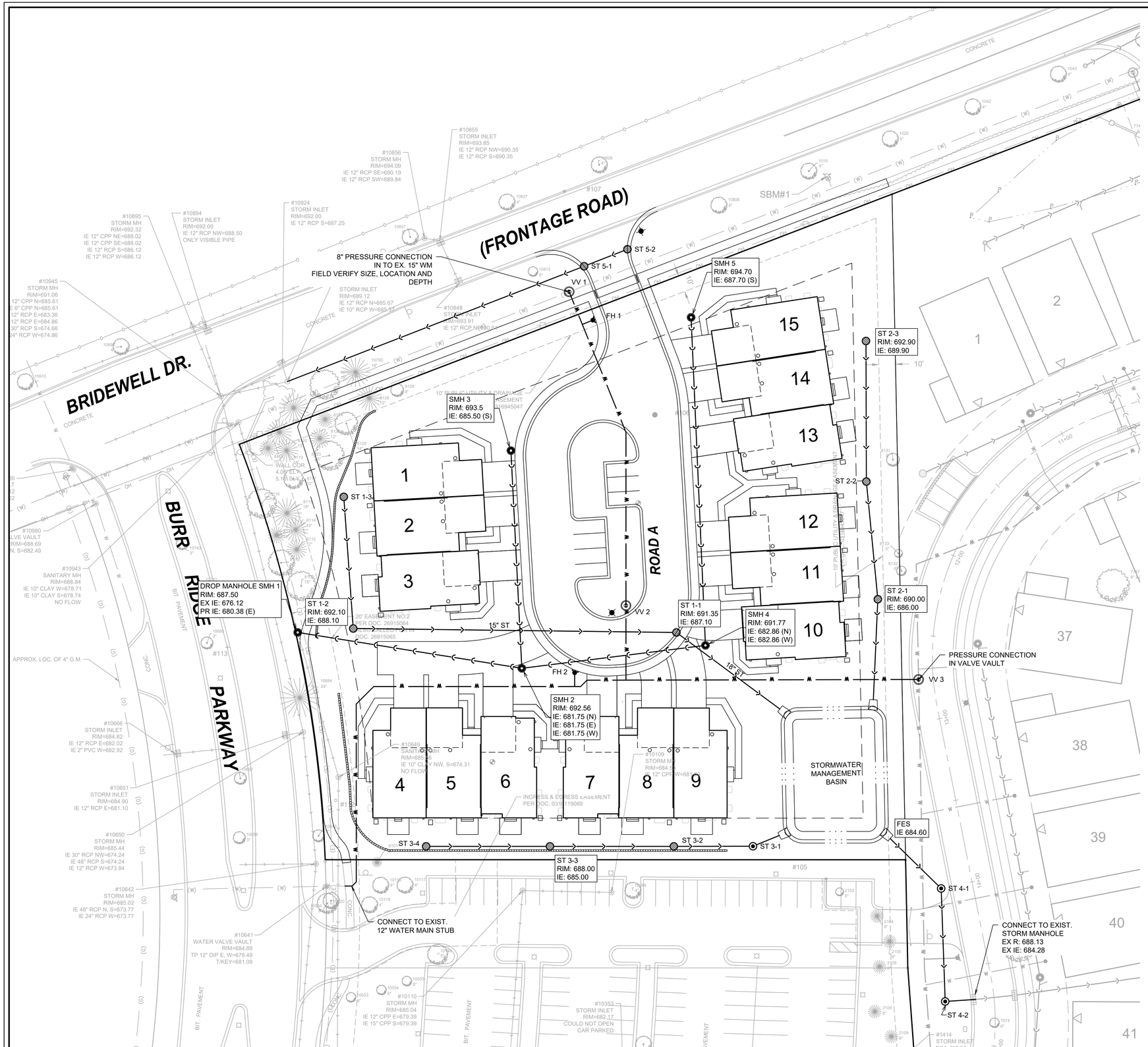
THE VILLAS OF LAKESIDE POINTE

BURR RIDGE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

2.0



NOTES:

1. ALL SANITARY SEWER MAIN TO BE 8" PVC UNLESS OTHERWISE NOTED.
2. ALL WATER MAIN TO BE 8" DUCTILE IRON UNLESS OTHERWISE NOTED. ALL WATER MAIN LEADS TO FIRE HYDRANT TO BE 6" DUCTILE IRON UNLESS OTHERWISE NOTED.
3. WATER SERVICE LINES TO BE MINIMUM 1.5" TYPE K, COPPER AND SHALL TERMINATE AT A SHUTOFF VALVE AND BOX TO BE LOCATED IN THE PARKWAY.
4. ALL STORM SEWER TO BE 12" UNLESS OTHERWISE NOTED.
5. ALL SUMP DRAINS SHALL BE CONNECTED TO THE STORM SEWER.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		FENCE LINE
		CENTERLINE
		CURB & GUTTER
		DEPRESSED CURB & GUTTER
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		WATER MAIN
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		LIGHT STANDARD

GRAPHIC SCALE

30 15 0 30

1" = 30'

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-24-2023

NO.	DATE	DESCRIPTION

PROJECT NO: 00039.MCN2 S03
PROJECT MANAGER: DLG
DESIGNED BY: JAR
DRAWN BY: NRS

PRELIMINARY UTILITY PLAN

THE VILLAS OF LAKESIDE POINTE

BURR RIDGE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

3.0

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Preliminary Stormwater Management Narrative Summary
The Villas of Lakeside Pointe
Burr Ridge, Illinois

March 23, 2023

I. Introduction

McNaughton Development is proposing a 15-unit single family residential development on 2.7 acres located at the southeast corner of Burr Ridge Parkway and Bridewell Drive in Burr Ridge, Cook County, Illinois. The purpose of this Summary is to document the basis and requirements of the preliminary stormwater management system as it will apply to this development. The site is subject to Burr Ridge Stormwater Detention Requirements and the Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO).

II. Metropolitan Water Reclamation District Requirements

The MWRD enacted a countywide Watershed Management Ordinance in 2014, which was amended in 2022. The WMO imposes stormwater management requirements on a countywide level. All development within the county is subject to the ordinance requirements. Municipalities may impose additional requirements or enact more stringent requirements than described in the WMO.

The WMO makes allowances for redevelopment and development of previously permitted projects. The subject property lies within an area that contains an existing detention facility that was permitted and constructed under an MWRD sewerage system permit (SPO permit No. 83-335). The permitted runoff coefficient for the site was 0.74. The proposed runoff coefficient for the site is 0.64. Because the proposed runoff coefficient is less than the permitted coefficient, no additional detention is required by MWRD.

The WMO does contain Site Volume Control Requirements that must be met for this site. The Volume Control Storage Requirement equals one inch of stormwater from all new impervious surfaces of the development. For this development:

MWRD Volume Control Requirement = 1.34 acres impervious area * (1/12) = <u>0.11 Ac-ft.</u>

Volume control storage will be provided below the outlet from the basin.

III. Burr Ridge Detention Requirements

The attached Village of Burr Ridge memo dated February 14, 2008, and updated May 12, 2012, details the methodology for determining the Village's stormwater detention requirement. Years ago the Village determined that the original design of the existing stormwater management facility was not sufficient for complete build out of the Burr Ridge Corporate Park. The facility was originally designed using Technical Paper 40 rainfall data and the Village determined that the

detention requirement would be updated to account for increased rainfall amounts reflected in Technical Bulletin 70.

By reviewing various studies that were undertaken, the Village determined that each development site within the Burr Ridge Corporate Park would be responsible for increasing the detention storage by 0.16 Ac-Ft/Ac. The remaining developments would be able to utilize any available surplus detention that was previously provided. At this point 0.92 Ac-Ft of surplus detention remains available in the existing pond.

The detention calculation for the subject development is therefore:

Village Detention Volume Requirement = (2.7 acres) * (0.16 ac-ft/ac) = 0.43 Ac-Ft.

Since 0.92 Ac-Ft is currently available, no detention is required for this site and 0.49 Ac-Ft of storage remains available for future development.

IV. Stormwater Runoff Requirements

Although stormwater detention is not required, the runoff (release rate) from the site will be limited by the downstream storm system capacity. Stormwater flow from the site will be directed to an existing downstream storm sewer that has an excess capacity of 2.32 cfs.

A TR-20 analysis was conducted for the 100-year 24-hour storm event to determine the volume requirement for the development based on an allowed release rate of 2.32 cfs. The analysis shows that the basin peaks at a HWL of 684.96 and **0.043 Ac-Ft** of detention will be required to meet the allowed release rate. This storage will be provided above the storm sewer outlet from the basin.

V. Proposed Stormwater Management Areas

One stormwater management basin is proposed for the site. The basin is designed to accommodate volume control and to attenuate stormwater runoff, based on the capacity of the downstream storm sewer system. The MWRD Volume Control Requirement will be met below the pond outlet elevation. The storage required to attenuate flow to the downstream storm sewer system will be provided above the pond outlet elevation.

A restrictor will be provided on the pond outlet to keep the rate of flow below the allowed release rate. The pond will release to an existing 12” storm sewer that exists in the Lakeside Pointe subdivision. Stormwater flow will be directed through the Lakeside Pointe stormwater management system and out to the pond that serves the corporate park. The pond is ultimately tributary to Flagg Creek. An emergency overflow will be provided to direct flow that exceeds the design storm event south to the existing pond.

The bottom of the stormwater management basin will be planted with wetland materials selected to withstand fluctuating water levels. An underdrain system will be provided as necessary to comply with the MWRD ordinance for volume control.

VI. Special Management Areas

A low area exists at the southeast corner of the property in the vicinity of the proposed stormwater management basin. This area was identified as a wetland in previous studies. During the upcoming growing season, a new wetland delineation will be conducted. Any impacts to existing wetlands will be permitted through the appropriate agencies.

Zone AE floodplain, associated with the pond south of Lakeside Pointe, is present. No development activities will take place in the vicinity of the floodplain.

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

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PROJECT NO.: 00039.MCN2	CLIENT: McNaughton Development, 11S220 Jackson Street, Burr Ridge, IL 60527	TITLE: **AERIAL MAP**	
CREATED BY: JAR			
DATE: 03/23/2023	BASE LAYER: Vivid Advanced Aerial Imagery (2022)	SITE: The Villas of Lakeside Pointe, Burr Ridge, Illinois	FIGURE: 1.0
SCALE: See Scale Bar			

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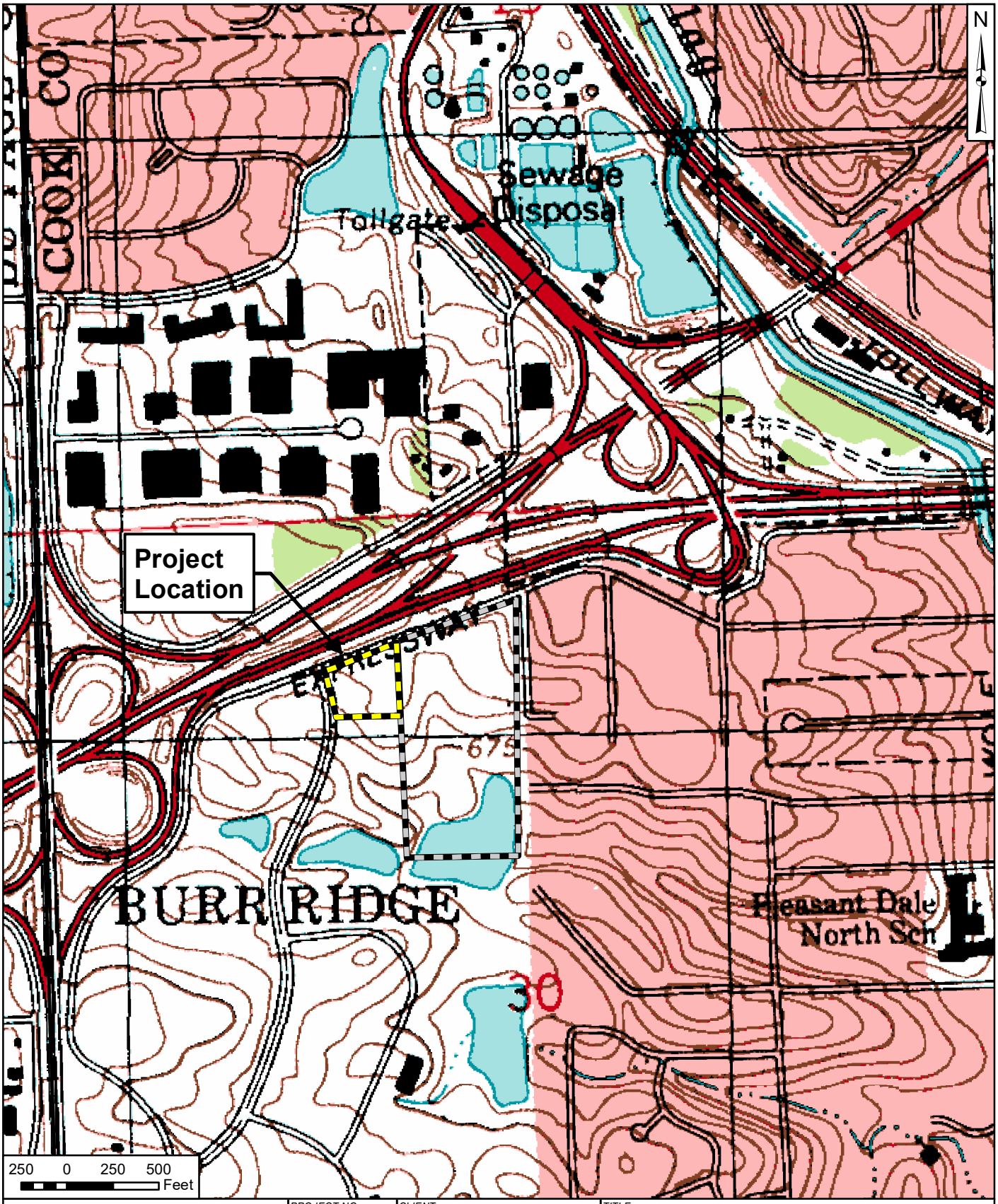

7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 00039.MCN2 CREATED BY: JAR	CLIENT: McNaughton Development 11S220 Jackson Street Burr Ridge, IL 60527	TITLE: **USGS TOPOGRAPHIC MAP**
	DATE: 03/23/2023	BASE LAYER: USGS Topographic Map Hinsdale Quadrangle (1997)	SITE: The Villas of Lakeside Pointe Burr Ridge, Illinois FIGURE: 2.0
Visio, Vertere, Virtute... *"The Vision To Transform with Excellence"*	SCALE: See Scale Bar		

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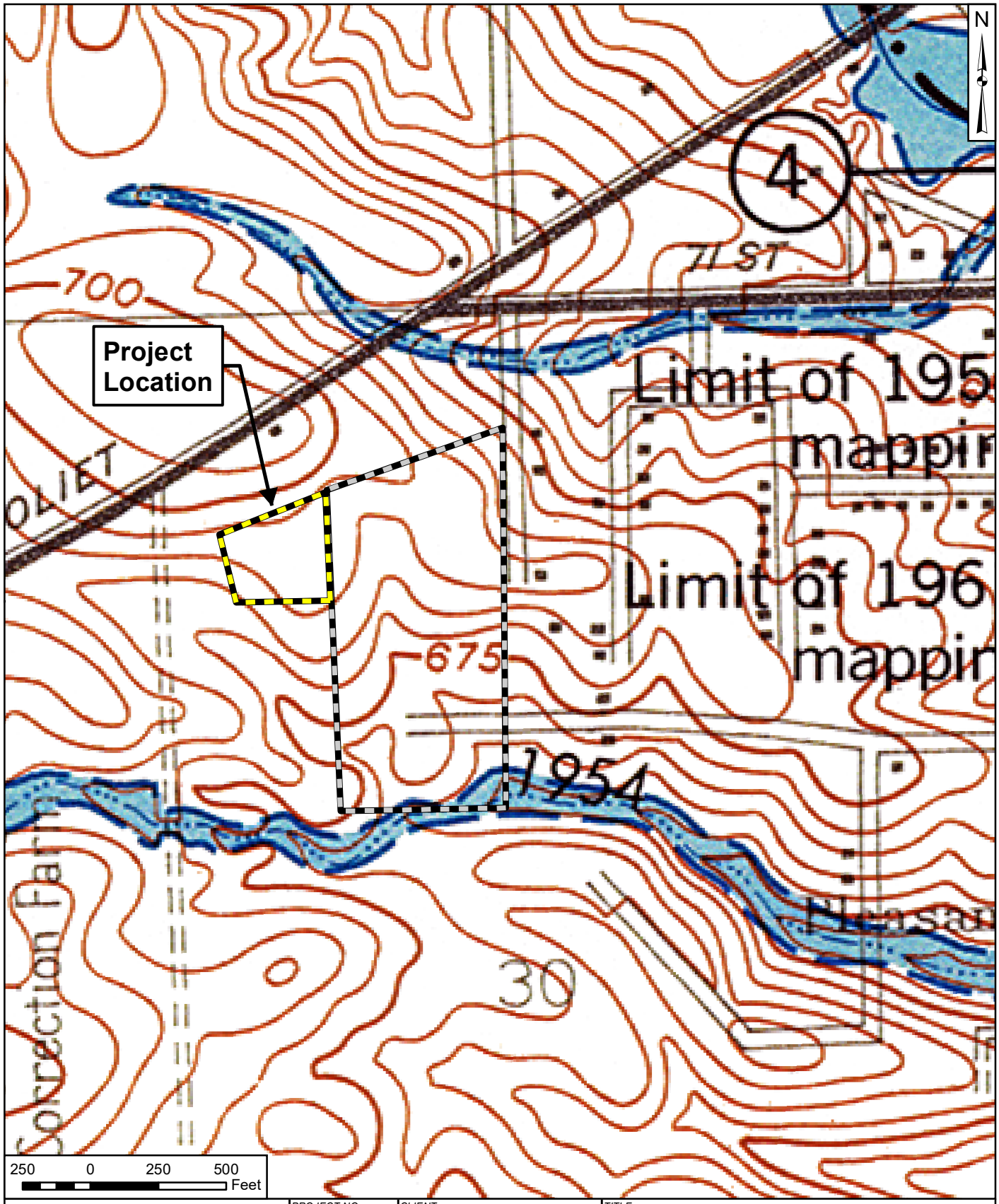

7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 00039.MCN2 CREATED BY: JAR	CLIENT: McNaughton Development 11S220 Jackson Street Burr Ridge, IL 60527	TITLE: **USGS HYDROLOGIC ATLAS**
	DATE: 03/23/2023	BASE LAYER: USGS Hydrologic Atlas (Hinsdale Quadrangle)	SITE: The Villas of Lakeside Pointe Burr Ridge, Illinois
Visio, Vertere, Virtute... *"The Vision To Transform with Excellence"*	SCALE: See Scale Bar		FIGURE: 3.0

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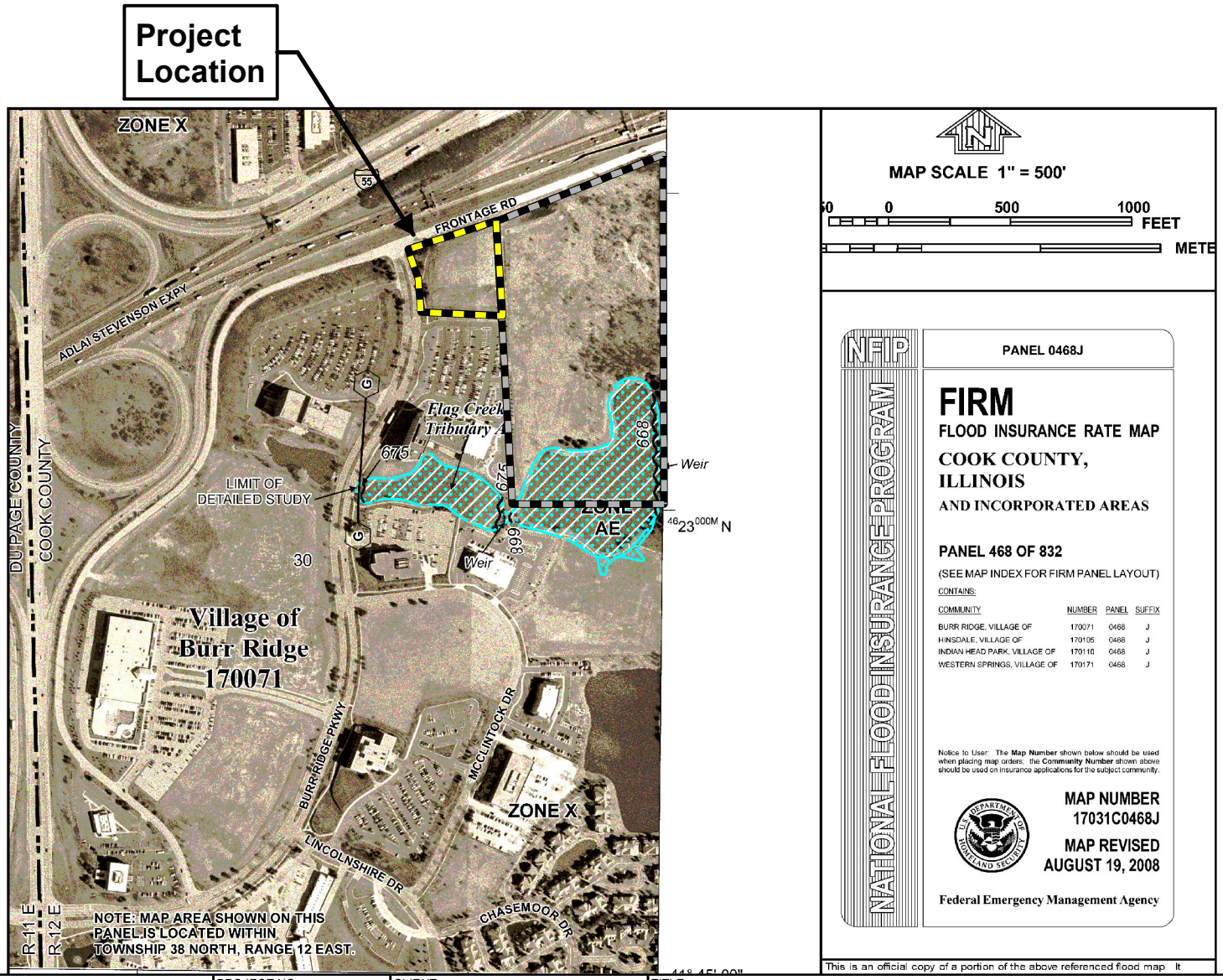

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PROJECT NO.:	00039.MCN2
CREATED BY:	JAR
DATE:	03/23/2023
SCALE:	NOT TO SCALE

CLIENT: McNaughton Development
11S220 Jackson Street
Burr Ridge, IL 60527

BASE LAYER: FEMA FIRM PANEL 17031C0468J

TITLE:

FEMA FLOOD INSURANCE RATE MAP (FIRM)

SITE: The Villas of Lakeside Pointe
Burr Ridge, Illinois

FIGURE: 4.0

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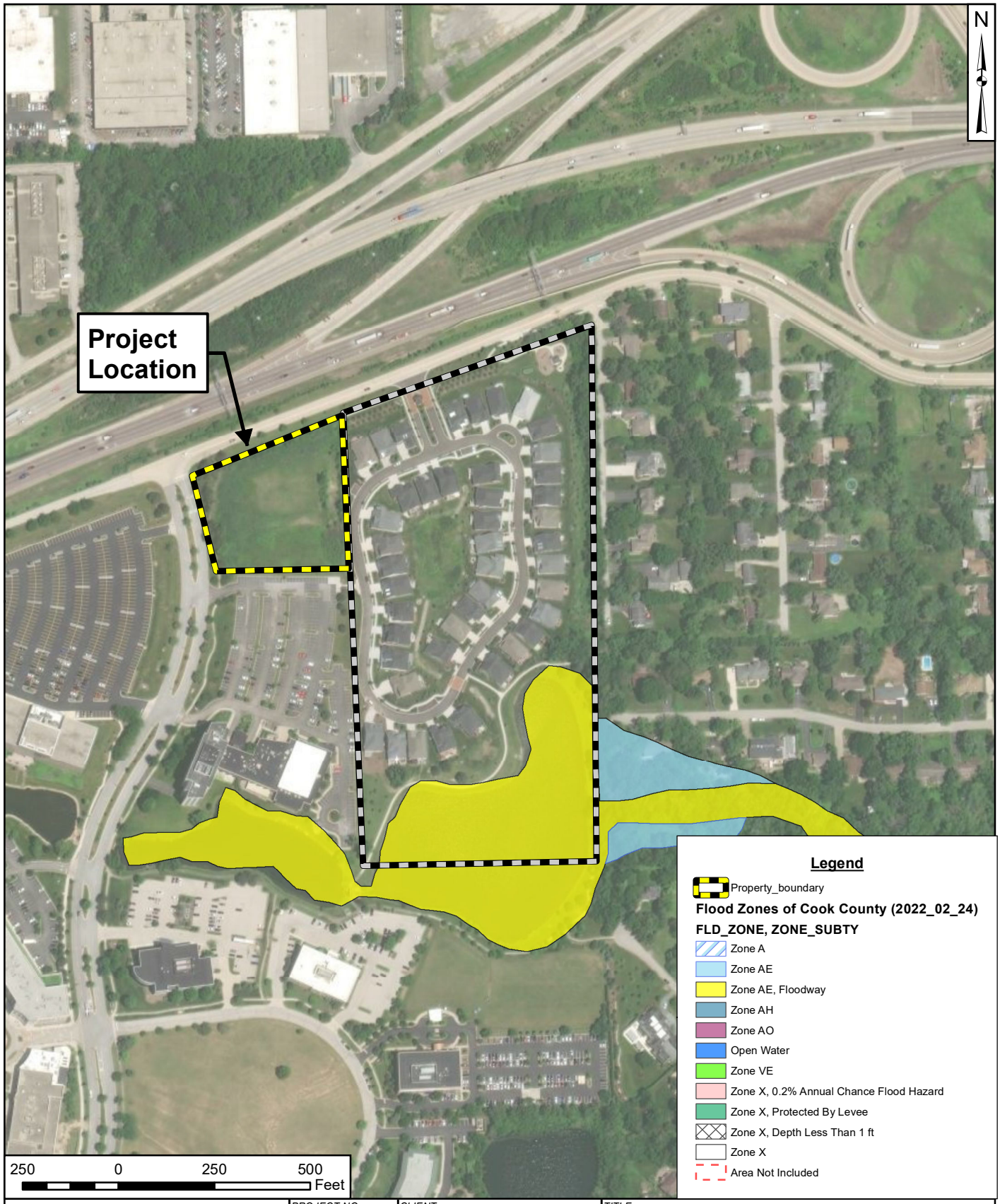

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Visio, Vertere, Virtute...
"The Vision To Transform with Excellence"

PROJECT NO.: 00039.MCN2	CLIENT: McNaughton Development, 11S220 Jackson Street, Burr Ridge, IL 60527	TITLE: **FLOOD ZONES OF COOK COUNTY, ILLINOIS (2022) MAP**	
CREATED BY: JAR			
DATE: 03/23/2023	BASE LAYER: Vivid Advanced Aerial Imagery (2022)	SITE: The Villas of Lakeside Pointe, Burr Ridge, Illinois	FIGURE: 5.0
SCALE: See Scale Bar			

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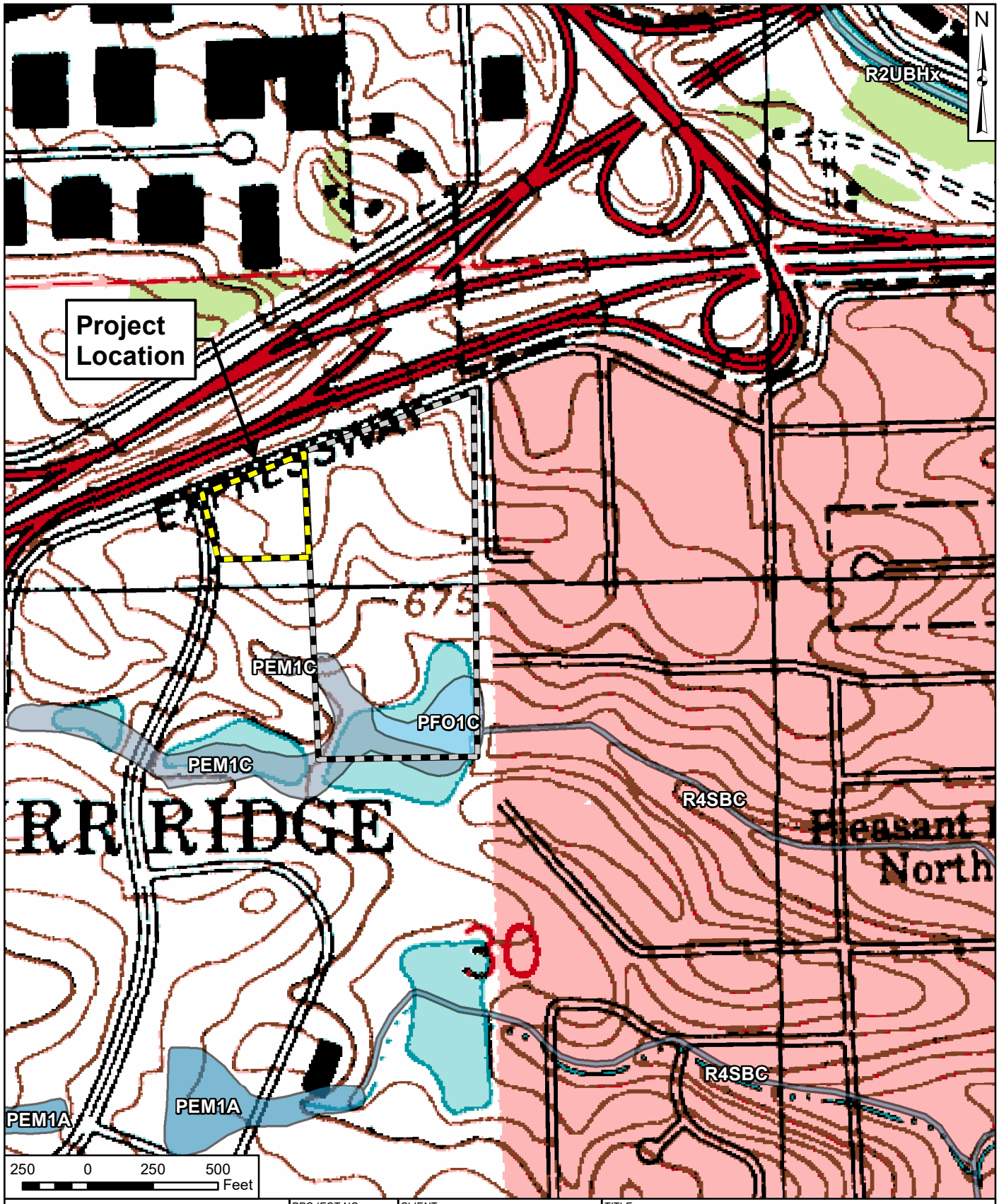

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Visio, Vertere, Virtute...
"The Vision To Transform with Excellence"

PROJECT NO.:	00039.MCN2
CREATED BY:	JAR
DATE:	03/23/2023
SCALE:	See Scale Bar

CLIENT: McNaughton Development
11S220 Jackson Street
Burr Ridge, IL 60527

BASE LAYER: USGS Topographic Map
Hinsdale Quadrangle
(1997)

TITLE: **NATIONAL WETLANDS INVENTORY (NWI) MAP**

SITE: The Villas of Lakeside Pointe
Burr Ridge, Illinois

FIGURE: 6.0

N:\2000\00039\00039.MCN\00039.MCN2\Drawings\ARCGIS\EXH6NWI00039.MCN2.mxd

VILLAGE OF BURR RIDGE
MEMO

To: **Douglas Pollock, AICP, and Community Development Director**

From: **Paul D. May, P.E., Director of Public Works / Village Engineer**

Date: **February 14, 2008**
Updated 5/21/12 (PDM)

Subject: **Stormwater Detention in the Burr Ridge Corporate Park**

Currently a number of projects are proposed or under construction in the Burr Ridge Corporate Park. Modifications have been made to existing detention facilities as a function of the Burr Ridge Village Center Project. This memorandum is intended to summarize activities and studies that have occurred to date, and to memorialize stormwater detention analysis and methodology which has been utilized**.**

1984

The Burr Ridge Corporate Park was originally platted in 1984, at which time stormwater detention calculations were performed by Cowhey, Gudmundson, Leder, Ltd based upon TP40 rainfall data which was the standard at the time. The Corporate Park is generally divided into two watersheds, with detention facilities on each watershed, constructed as per the approved 1984 plans.

1996

In 1996, the Stormwater Detention Analysis was updated to reflect the Bulletin 70 rainfall data, which had become the revised standard for precipitation data throughout the region. This report, also by CGL, determined the differential in required storage based upon the revised precipitation data.

> ***Watershed B:*** The CGL report concluded that the stormwater storage for Watershed B was oversized originally and was adequate when compared to BL70 data. Specifically, the report found that the originally provided storage for Watershed B, 20.1 Ac-ft, was adequately in conformance with the BL70 required storage, 20.3 Ac-ft, utilizing a CN of 91 (applied to the entire 67.6 acres). Therefore, no revisions were recommended for Basin B.
>
> ***Watershed C:*** The CGL report concluded that the stormwater storage for Watershed C was not adequate when compared to BL70 data. Specifically, the report found that the originally provided storage for Basin B, 19.7 Ac-ft, was not in conformance with the

BL70 required storage, 28.2 Ac-ft, utilizing a CN of 92. Therefore, it was recommended that the basin NWL be lowered and that the outflow weir be modified in order to increase the storage to an amount which meets or exceeds that required by the BL70 analysis. Per our records, basin modifications were not performed at that time, pending future development.

2007

In 2007, modifications were made to the Watershed C detention facilities as a part of the Burr Ridge Village Center project. The 1984 and 1996 CGL studies were utilized as a base for an updated Stormwater Analysis, performed by V3, for the proposed project.

Watershed B: The V3 report further corroborated the CGL conclusion that the stormwater storage for Watershed B was oversized originally and was adequate when compared to BL70 data. Specifically, the report found that the originally provided storage for Watershed B, 20.1 Ac-ft, was adequately in conformance with the BL70 required storage, 20.3 Ac-ft, utilizing a CN of 91 (applied to the entire 67.6 acres). Therefore, no revisions were recommended for Basin B. Following completion of the Village Center, a few undeveloped parcels will remain in Watershed B. The V3 report concluded that based upon the buildout scenario following the completion of the Village Center project, 1.73 Ac-ft of additional surplus is available and may be applied to future developments in Watershed.

Watershed C: The V3 report also corroborated the CGL conclusion that the stormwater storage in Watershed C was not adequate to support development when evaluated with BL70 data. The necessary stormwater storage based upon updated evaluation (for the Burr Ridge Village Center development) is 22.84 Ac-Ft. The existing storage prior to the construction of the Burr Ridge Village Center was 20.78 Ac-ft; therefore requiring an additional 2.06 Ac-ft of storage. The developer proposed and constructed modifications to the existing detention pond 3, which resulted in lowering the NWL from 664.05 to 663.0, therefore increasing the bounce 1.05' and increasing the storage of detention pond 3 to 25.98 Ac-ft. Since the revisions resulted in greater storage than was required for the project, a surplus of 3.14 Ac-ft of storage has been provided, which can be applied to future developments.

2008

In 2008, an additional development has been proposed, known as "Burr Ridge Corporate Center" at the corner of Bridewell Drive and Commonwealth Avenue. This project is located within Watershed C, and the developer was required to evaluate the impacts as per the previously utilized methodology. The report for this development was prepared by Christopher B. Burke, Ltd., and the report indicated that the required increase in storage for the 14 acre site was 2.24 Ac-ft. Since a surplus of 3.14 Ac-ft existed from the Village Center modifications, no additional storage was required to accommodate this development. The remaining surplus following this project will be 3.14-2.24=0.90 Ac-ft for Basin C.

Also, in 2008, a development was proposed at 743 McClintock drive, in watershed B. The developer was required to evaluate the impacts as per the previously utilized methodology. The report for this project was prepared by Dave Johnson & Associates, dated 10-30-08. The report indicated that the required increase in storage for the 1.875 acre site was 0.72 Ac-ft. Since a

surplus of 1.73 acre-ft existed; no additional storage was required to accommodate this development. The remaining surplus following this project will be 1.73 – 0.72=1.01 Ac-ft for Basin B.

Application to Future Projects

Proposed future developments will be required to perform stormwater analysis in accordance with previously utilized methodology in order to determine what amount of surplus can be utilized and if any on-site storage will be required. The differential between the TP40 and BL70 analysis is a storage rate of 0.16 Ac-ft/ac. When this factor is applied to a pending site, the required additional storage may be deducted from the existing surplus. If a remaining deficit exists, the developer will be required to provide the necessary storage on-site. If adequate surplus exists to absorb the additional required storage, then on-site detention will not be required. A developer may calculate the necessary storage as follows:

(Acreage of site) x (0.16 Ac-ft/Ac) = **required additional storage**

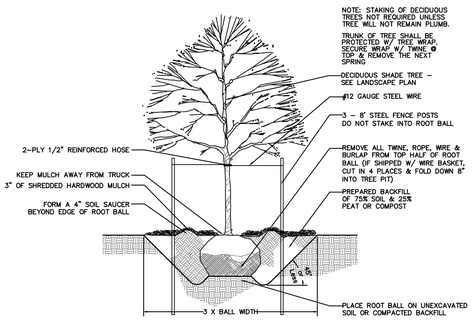
Remaining surplus – required additional storage = **on-site storage required**

The remaining surplus storage as of October 31, 2008 is as follows.

Watershed B: **1.01 Ac-ft** of additional surplus is available and may be applied to future developments in Watershed B.

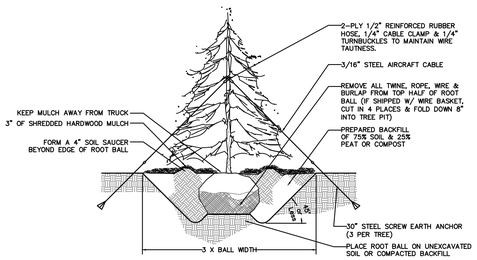
Watershed C: **0.90 Ac-ft** of additional surplus is available and may be applied to future developments in Watershed C.

CC: Steven Stricker, Village Administrator
Aaron Cook, Village Planner
David Preissig, Assistant Village Engineer.



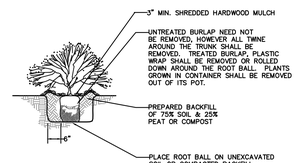
DECIDUOUS TREE

n.t.s.



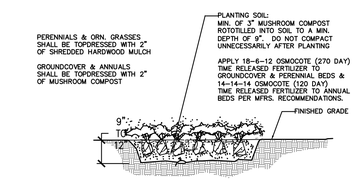
EVERGREEN TREE

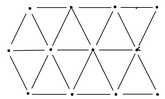
n.t.s.



SHRUBS

n.t.s.



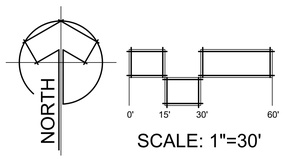


CERTAIN BULBS/PERENNIALS MAY REQUIRE OTHER PLANTING DEPTHS. CONSULT BULB DISTRIBUTOR FOR PRECISE DEPTHS.

SLICE, CUT, OR SEPARATE EXTERIOR ROOTS ON ROOT-BOUND CONTAINER PLANTS TO PROMOTE ROOT GROWTH.

BED PLANTING DETAIL
(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)

n.t.s.



SCALE: 1"=30'

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE
		DECIDUOUS SHADE TREES		
AFJ	4	Acer f 'Jeffersred'	Autumn Blaze Freeman Maple	3.0" BB
AS	3	Acer saccharum	Sugar Maple	3.0" BB
CO	4	Celtis occidentalis	Hackberry	3.0" BB
GTS	6	Gleditsia t.i.'Skyline'	Skyline Honeylocust	3.0" BB
GDE	2	Gymnocladus d. 'Espresso'	Espresso Kentucky Coffeetree	3.0" BB
QB	3	Quercus bicolor	Swamp White Oak	3.0" BB
QR	3	Quercus rubra	Red Oak	3.0" BB
TSB	3	Taxodium d. 'Mickelson'	Shawnee Brave Bald Cypress	3.0" BB
UM	4	Ulmus 'Morton'	Accolade Elm	3.0" BB
		EVERGREEN TREES		
PA	5	Picea abies	Norway Spruce	6' BB
PA	7	Picea abies	Norway Spruce	8' BB
PGD	3	Picea g. 'Densata'	Black Hills Spruce	6' BB
PGD	3	Picea g. 'Densata'	Black Hills Spruce	8' BB
PP	4	Picea pungens	Colorado Green Spruce	6' BB
PP	2	Picea pungens	Colorado Green Spruce	8' BB
PFV	1	Pinus f. 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	6' BB
PFV	5	Pinus f. 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	8' BB
PS	3	Pinus strobus	Eastern White Pine	8' BB
		DECIDUOUS ORNAMENTAL TREES		
BN	2	Betula n. 'Cully'	Heritage River Birch	8' BBcl.
MDW	2	Malus 'Donald Wyman'	Donald Wyman Crabapple	6' BBcl.
MRR	2	Malus 'JFS-KWS'	Royal Raindrops Crabapple	2.5" BB
		DECIDUOUS SHRUBS & SHRUB ROSES		
AAB	3	Aronia a. 'Brilliantissima'	Red Chokeberry	#5/30"
CR	12	Cornus racemosa	Grey Dogwood	#5/30"
CAH	7	Corylus americana	American Hazelnut	#5/30"
		ORNAMENTAL GRASS		
PNW	11	Panicum v. 'Northwind'	Northwind Switch Grass	#1

MATERIAL & LABOR LIST:

QTY	ITEM	DESCRIPTION
5,940 SY	Sod	Kentucky Bluegrass Blend (mineral base)
20 CY	Mulch	Shredded Hardwood Bark
4 CY	Mulch	Compost (Yard Waste or Mushroom)
4 LS	Stone	18" Irregular Steppers - 1.25" to 2.25" Chilton

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consist of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with a two inch (2") layer of southern pine bark fines mulch.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

REVISIONS

VILLAS @ LAKESIDE POINTE

BURR RIDGE, ILLINOIS

SEAL:

STATE OF ILLINOIS
RANDY F. METZ
no. 157-004422
LANDSCAPE ARCHITECT

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
www.metz-company.com

TITLE

LANDSCAPE PLAN

PROJECT NO.: 23-214

DATE: 2-15-2023

SCALE: 1" =30'

SHEET

L-1.0

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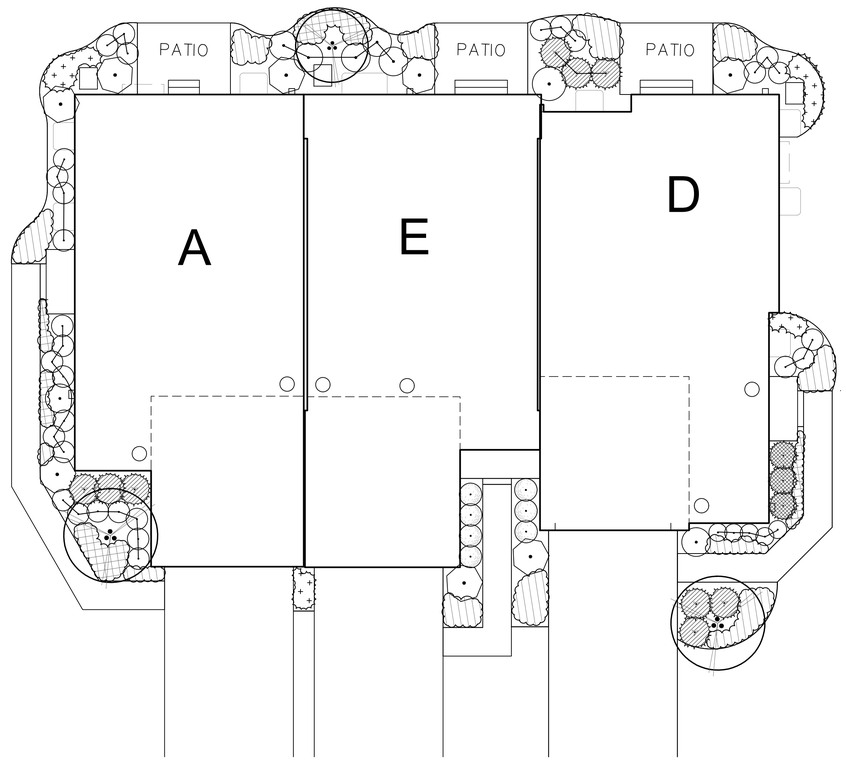
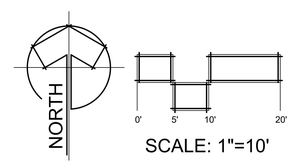
LEGEND

- 2.5" to 4" BB - DECIDUOUS SHADE TREES
- 2.5" or 6' BB - ORNAMENTAL TREES
- 6' to 10' BB - EVERGREEN TREES
- 30" to 36" - DECIDUOUS SHRUBS
- #3 or #5 - DECIDUOUS SHRUBS
- 24"/#5 - EVERGREEN SHRUBS
- #3 or #5 - BROADLEAF EVERGREEN SHRUBS
- #1 - ORNAMENTAL GRASSES
- #1 - PERENNIALS
- Flats - GROUNDCOVERS



PROTOTYPICAL FOUNDATION LANDSCAPE PLAN



SCALE: 1"=10'

KEY

2.0" clpr B/B or 6.0' B/B clump

SIZE

PLANT LIST -FOUNDATIONS PLANTINGS

The following is a general listing of quality plant material from which final plant species assignments may be selected.

NOTE: No less than five (5) percent or no more than twenty-five (25) percent of the total foundation plantings shall be of one (1) idividual species.

● Plants to be used in heavy shade locations (North Sides of Buildings)
◕ Plants to be used in part shade or sun

DECIDUOUS ORNAMENTAL TREES

◕	Amelanchier canadensis	Shadblow Serviceberry
◕	Amelanchier g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry
	Betula p. 'Whitespire'	Whitespire Gray Birch
●	Hamamellis vernalis	Vernal Witchhazel
	Magnolia 'Jane'	Jane Magnolia
	Malus 'Lollizam'	Lollipop Crabapple
	Pyrus c.'Jaczam''	Jack Callery Pear
	Syringa r. 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
●	Viburnum prunifolium	Blackhaw Viburnum

30"

LARGE DECIDUOUS SHRUBS

◕	Cornus s. 'Isanti'	Redosier Dogwood
	Cotoneaster acutifolia	Peking Cotoneaster
●	Hydrangea a. 'Abetwo'	Incrediball Hydrangea
◕	Hydrangea p. 'Limelight'	Limelight Hydrangea
◕	Hydrangea p. 'Renhy'	Vanilla Strawberry Hydrangea
◕	Physocarpus o. 'Seward'	Summer Wine Ninebark
	Syringa p.'Miss Kim'	Miss Kim Dwarf Lilac
●	Viburnum d. 'Christom'	Blue Muffin Viburnum
◕	Viburnum x juddii	Judd Viburnum
◕	Viburnum cayuga	Cayuga Viburnum
	Weigela f. 'Alexandra'	Wine & Roses Weigela

18"/#3

DWARF DECIDUOUS SHRUBS & SHRUB ROSES

	Cotoneaster apiculata	Cranberry Cotoneaster
	Fothergilla gardenii	Dwarf Fothergilla
●	Diervilla 'G2X885411'	Kodiak Red Bush-honeysuckle
◕	Diervilla s. 'Butterfly'	Southern Bush-honeysuckle
◕	Hydrangea m. 'Bailmer'	Endless Summer Hydrangea
◕	Hydrangea p. 'ILVOBO'	Bobo Hydrangea
◕	Hypericum kalmianum	Kalm St. John's Wort
●	Rhus a.'Gro-Low'	Gro-Low Sumac
●	Ribes a.'Green Mound'	Green Mound Alpine Currant
	Rosa 'Meimirrote'	Apricot Drift Rose
	Rosa 'Meijocos'	Pink Drift Rose
	Rosa 'Meigalpio'	Red Drift Rose
	Rosa 'BAlmir''	Kashmir Easy Elegance Rose
	Rosa 'BAlgirl'	My Girl Easy Elegance Rose
	Rosa 'Radtko'	Double Knock Out Rose
	Sorbaria a. 'Sem'	Sem Ural Fasle Spirea
◕	Spiraea b 'Tor'	Birchleaf Spirea
	Spiraea x b.' Anthony Waterer'	Anthony Waterer Spirea
	Spiraea x b.'Froebeli'	Froebel's Spirea
	Spiraea x b.'Gold Flame'	Gold Flame Spirea
	Spiraea x m. 'Darsnorm'	Snow Storm Spirea
	Weigela x 'Dark Horse'	Dark Horse Weigela

EVERGREEN SHRUBS

18"

◕	Chamaecyparis p. 'Golden Mop'	Sawara Cypress
	Juniperus c.'Daub's Frosted'	Daub's Frosted Juniper
	Juniperus c.'Gold Lace'	Gold Lace Juniper
	Juniperus c. 'Kallay's Compact'	Kally's Compact Juniper
●	Taxus m. 'Densiformis'	Dense Yew

BROADLEAF EVERGREEN SHRUBS

18"

◕	Buxus 'Glencoe'	Chicagoland Green Boxwood
◕	Buxus m. var k. 'Wintergreen'	Wintergreen Boxwood
◕	Euonymus f.'Emerald Gaiety'	Emerald Gaiety Euonymus
◕	Ilex g. 'Shamrock'	Shamrock Inkberry
◕	Thuja o. 'Linesville'	Linesville Arborvitae

PERENNALS

#1 Cont.

	Achillea millefolium sp.	Yarrow
●	Astilbe chinensis sp	Astilbe
	Coreopsis v. 'Moonbeam'	Moonbeam Coreopsis
◕	Echinacea sp.	Coneflower
◕	Geranium 'Gerwat'	Rozanne Geranium
◕	Geranium s. 'Max Frei'	Max Frei Bloody Cranesbill
	Hemerocallis sp.	Daylily
◕	Heuchera sp.	Coralbells
●	Hosta 'Brother Stefan'	Brother Stefan Hosta
●	Hosta 'Francee'	Francee Hosta
●	Hosta 'Halcyon'	Halcyon Hosta
◕	Hosta 'Patriot'	Patriot Hosta
	Nepeta r. 'Walker's Low'	Walker's Low Catmint
◕	Rudbeckia f. 'Viette's Little Suzy'	Little Suzy Black-eyed Susan
	Sedum s. 'Autumn Joy'	Autumn Joy Sedum

ORNAMENTAL GRASSES

#1 Cont.

	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass
●	Carex m. 'Ice Dance'	Ice Dance Sedge
◕	Deschampsia c. 'Pixie Fountain'	Pixie Fountain Tufted Hair Grass
●	Hakonechloa m. 'All Gold'	Japanese Forest Grass
	Panicum v. 'Cheyenne Sky'	Cheyenne Sky Switch Grass
	Panicum v. 'Shenandoah'	Shenandoah Red Switch Grass
	Pennisetum a 'Hameln'	Hameln Fountain Grass
	Schizachyrium s. 'Carousel'	Carousel Little Bluestem
◕	Sesleria autumnalis	Autumn Moor Grass
	Sporobolus heterolepis	Prairie Dropseed

REVISIONS

VILLAS @ LAKESIDE POINTE

BURR RIDGE, ILLINOIS

SEAL:

STATE OF ILLINOIS
RANDY F. METZ
no. 157-000422
LANDSCAPE ARCHITECT

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
www.metz-company.com

TITLE

LANDSCAPE PLAN

PROJECT NO.: 23-214

DATE: 2-15-2023

SCALE: 1" =30' 1"=10'

SHEET

L-2.0

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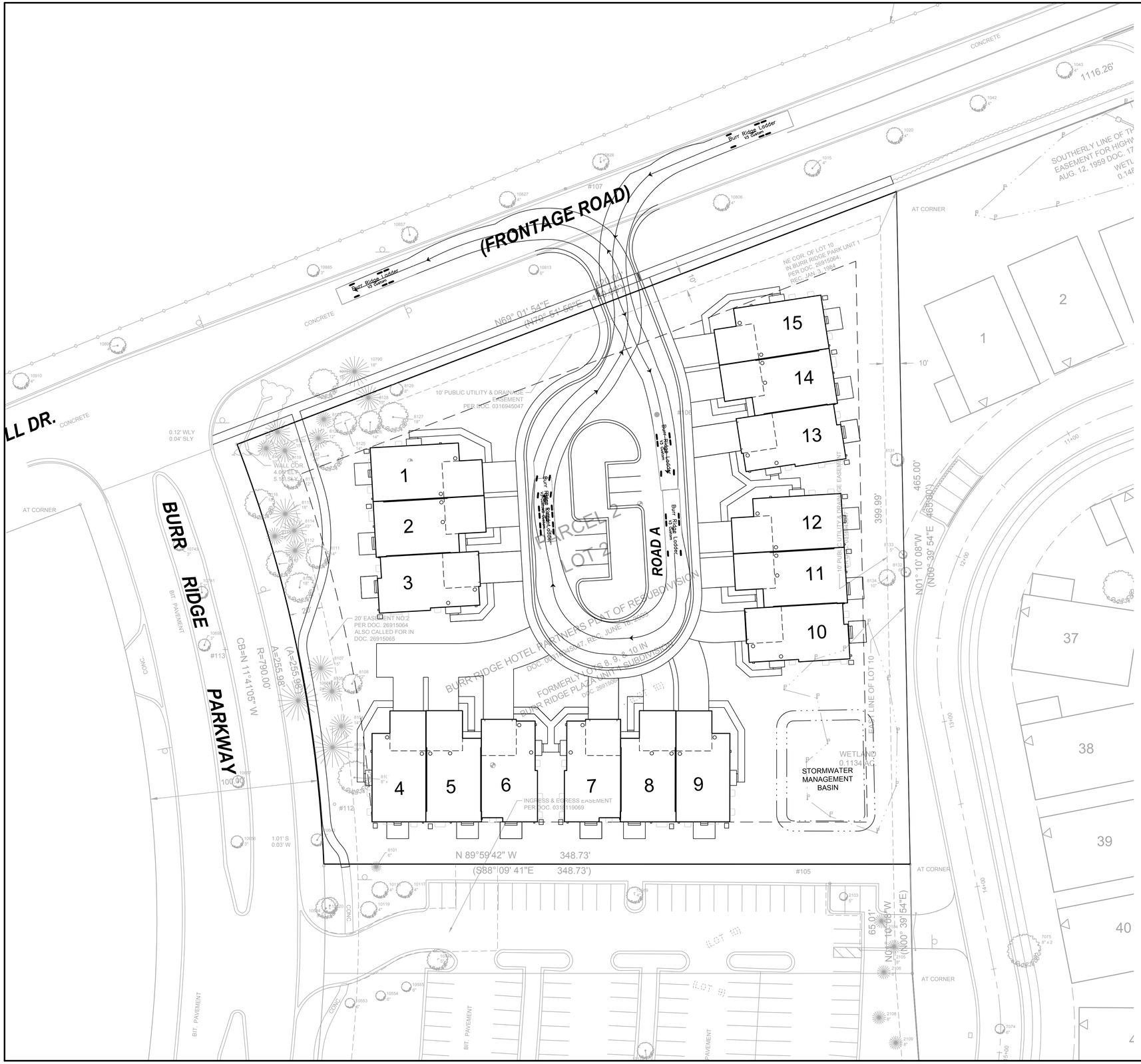
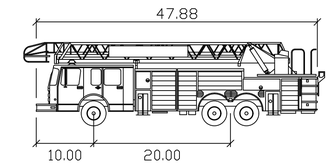




Burr Ridge Ladder

feet

Width	: 10.00
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 35.4

GRAPHIC SCALE

30 15 0 30

1" = 30'

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-23-2023

NO.	DATE	DESCRIPTION

PROJECT NO: 00039.MCN2 S03

PROJECT MANAGER: DLG

DESIGNED BY: JAR

DRAWN BY: NRS

FIRE TRUCK EXHIBIT

THE VILLAS OF LAKESIDE POINTE

BURR RIDGE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EXH 1

N:\2000\00039\00039.MCN\00039.MCN2\Drawings\ACAD\LD\S03\Misc Drawings\Fire Truck Exhibit 00039.MCN2.dwg 3/22/2023

Villas of Lakeside Pointe
Color & Material Legend

Brick: Old Lancaster

LP Smartside Siding: Horizontal, Shake and Board & Batt in Sherwin Williams Repose Gray SW 7015

Roof: GAF Timberline Shingle in Charcoal

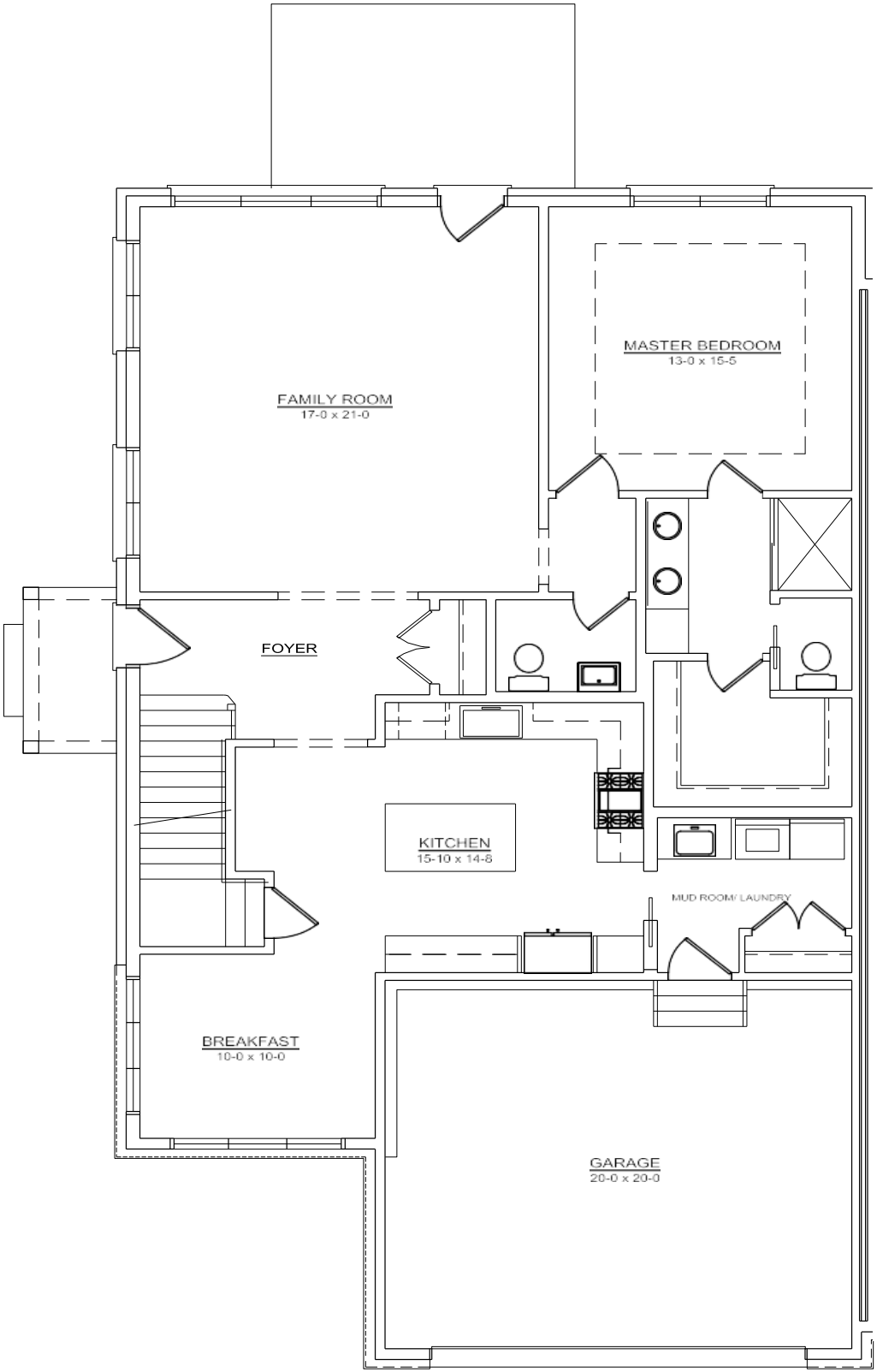
Facia/ Soffit & Gutter: Aluminum in White

Front Doors: Fiberglass in Sherwin Williams Repose Gray SW 7015

Garage Doors: Metal in Prefinished White

Windows: Pella Encompass in White

4/6/2023

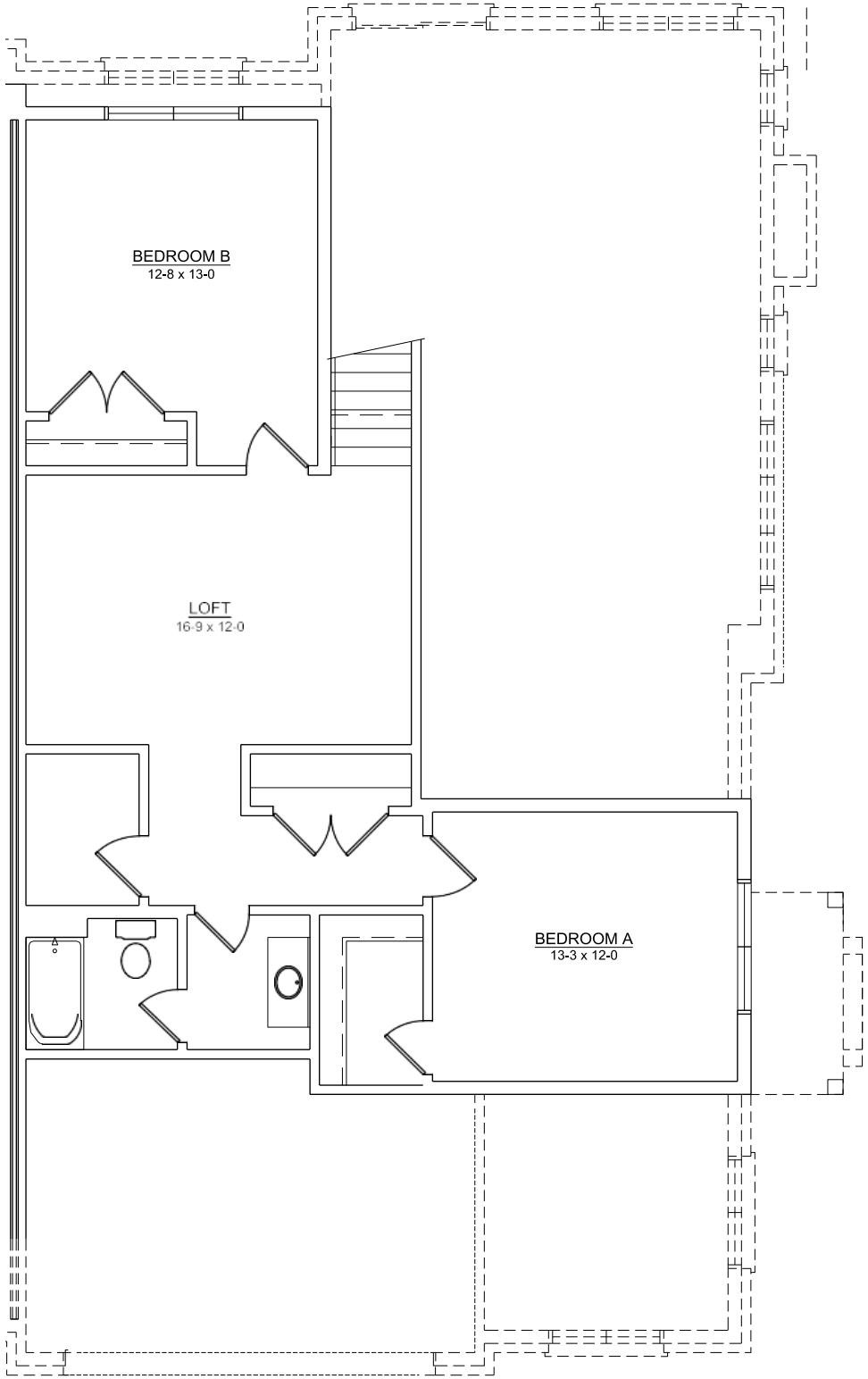


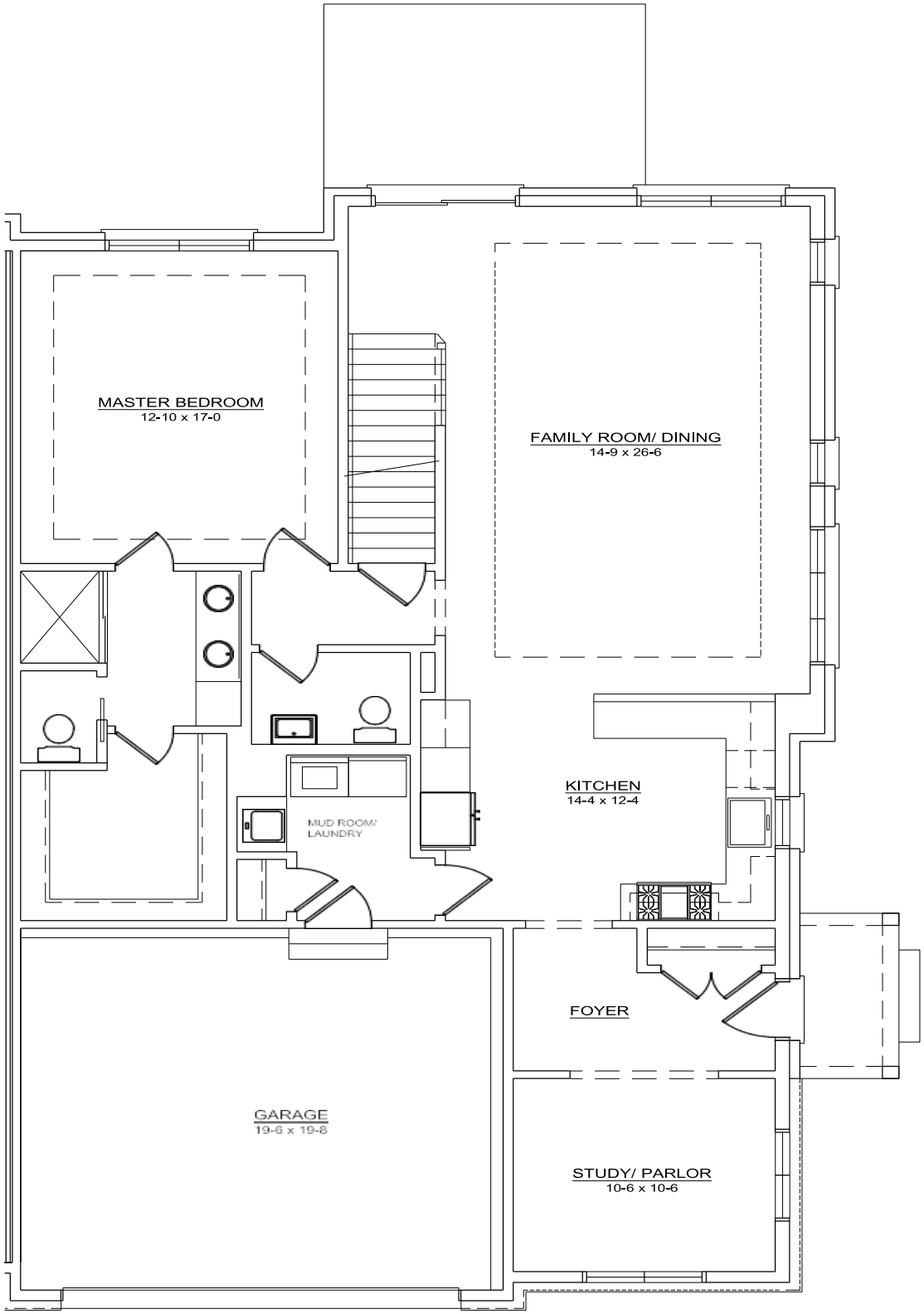
Avalon

3 Bedroom & 2 1/2 Bathrooms: 2,500 sq. ft.

First Floor

Second Floor



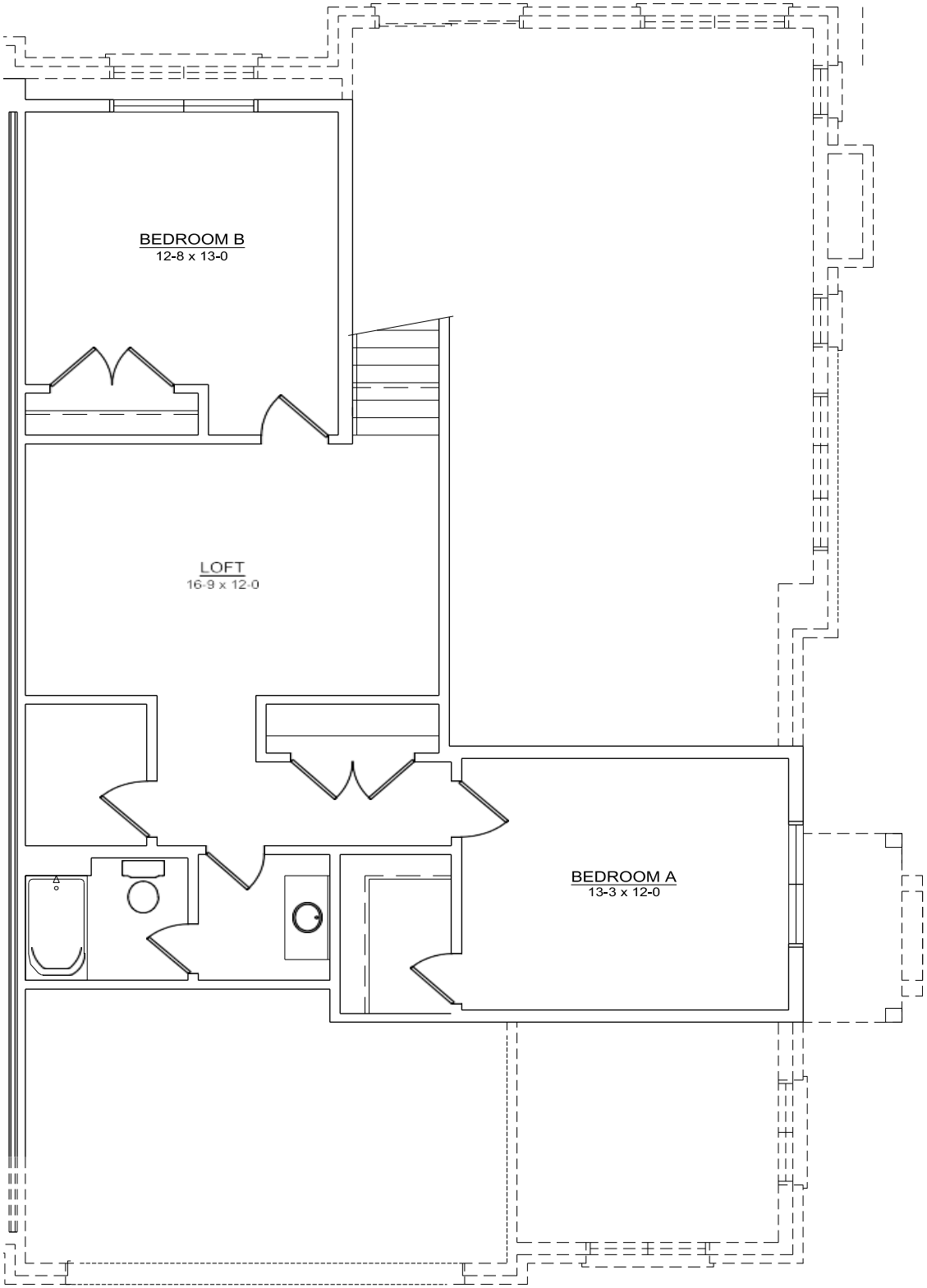


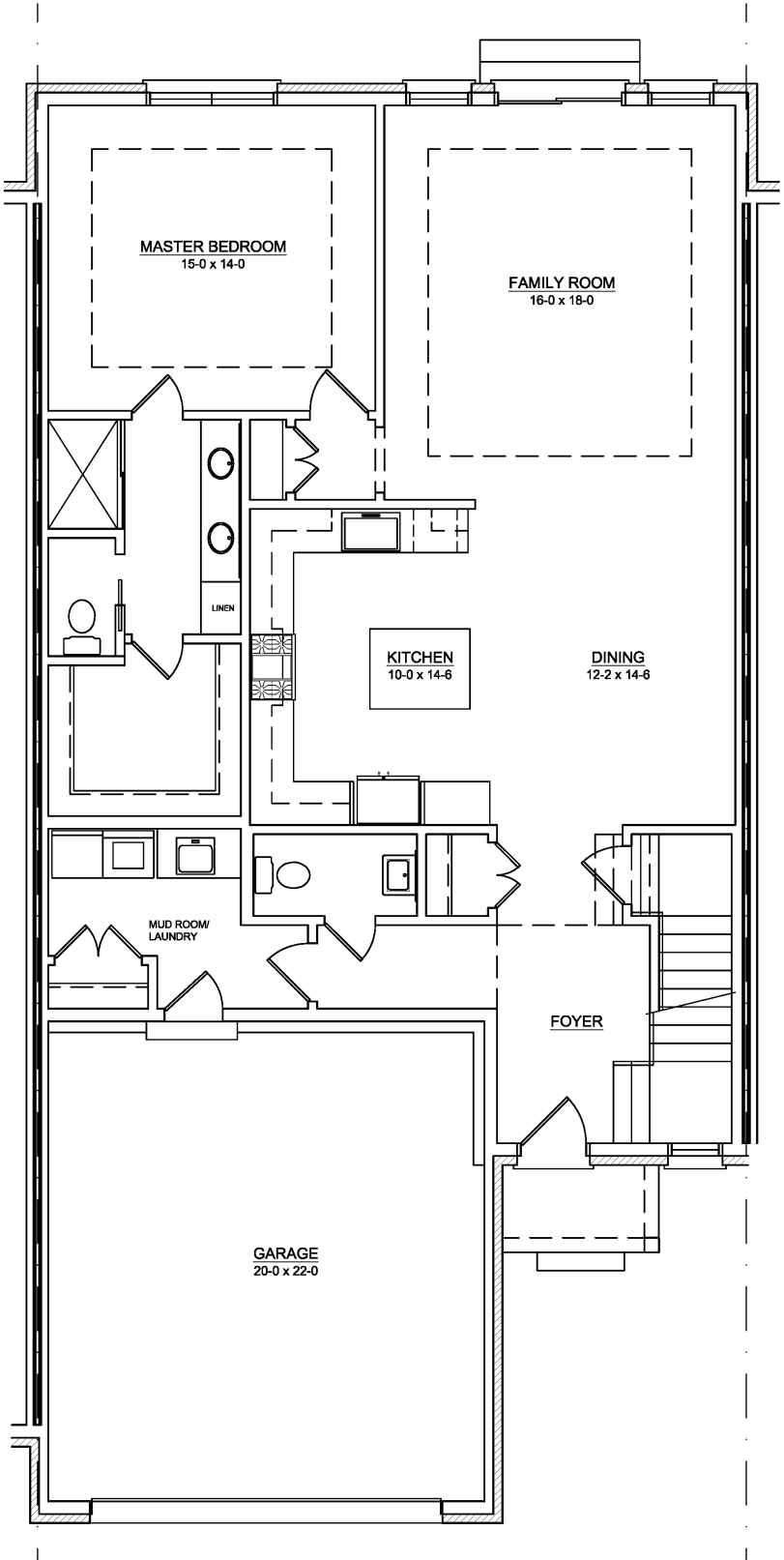
Drexel

3 Bedroom & 2 ½
Bathroom: 2,400 sq. ft.

First Floor

Second Floor





Everest

3 Bedroom & 2 1/2 Bathrooms: 2,650 sq. ft.

First Floor

Second Floor

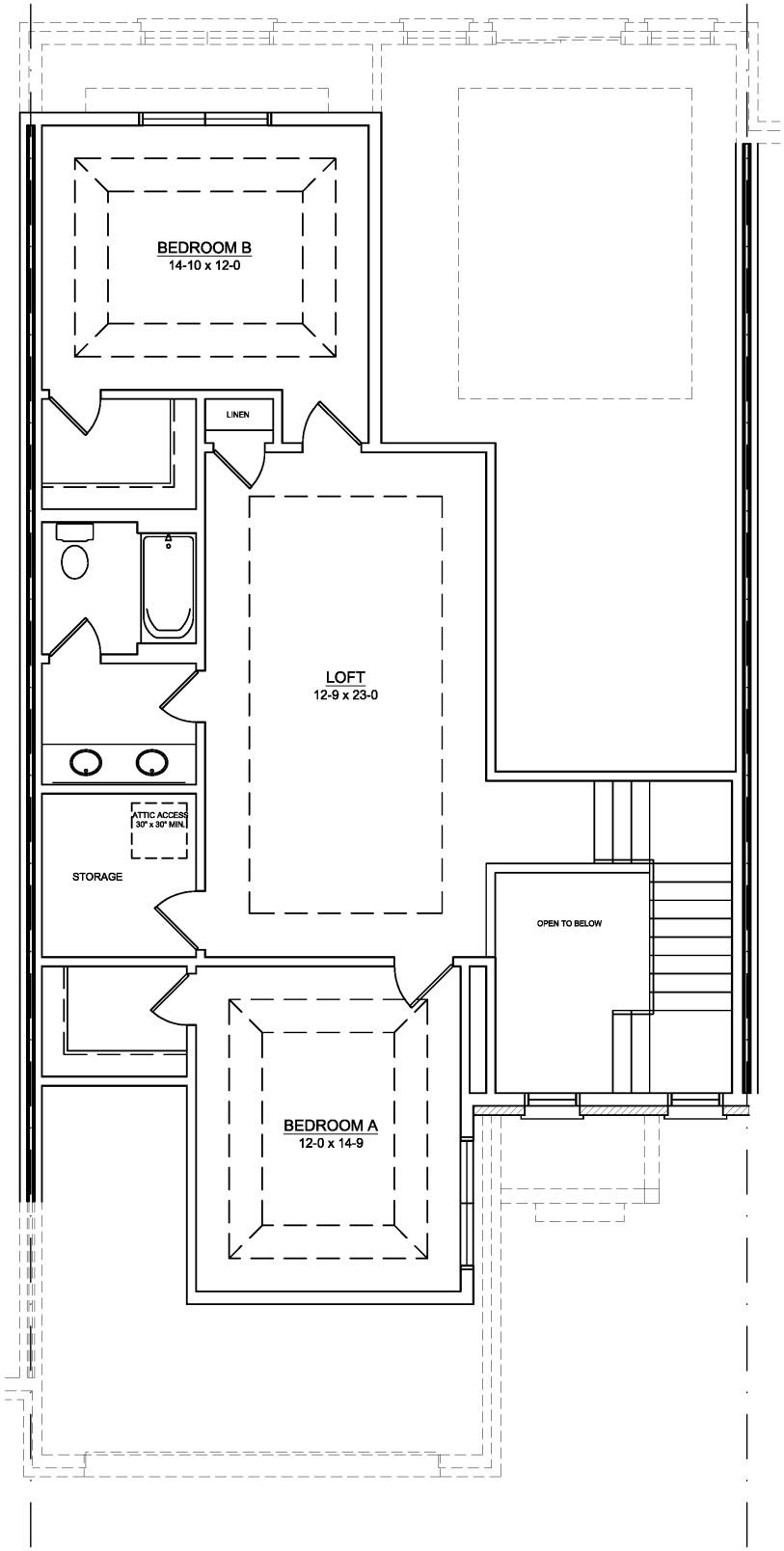
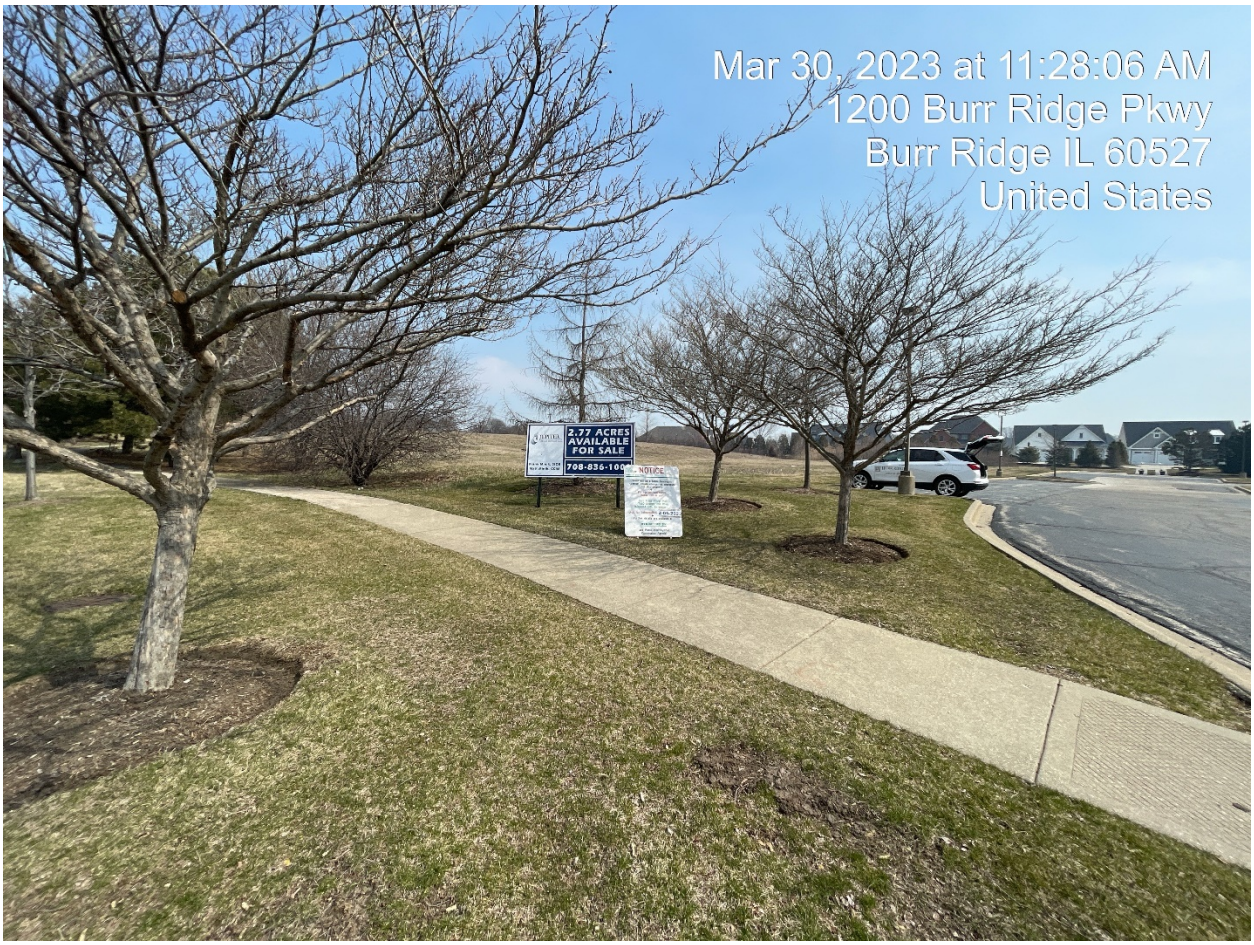


EXHIBIT B


Mar 30, 2023 at 11:28:06 AM
1200 Burr Ridge Pkwy
Burr Ridge IL 60527
United States
2.77 ACRES
AVAILABLE
FOR SALE
708-836-100
NOTICE

Mar 30, 2023 at 11:31:07 AM
Bridewell Dr
Burr Ridge IL 60527
United States
NOTICE
Z-05-2023

VILLAGE OF
BURR RIDGE
7660 COUNTY LINE ROAD
BURR RIDGE IL 60527

MAYOR
GARY GRASSO

VILLAGE CLERK
SUE SCHAUS

VILLAGE ADMINISTRATOR
EVAN WALTER

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, April 17, 2023,** at **Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.**

PURPOSE OF HEARING

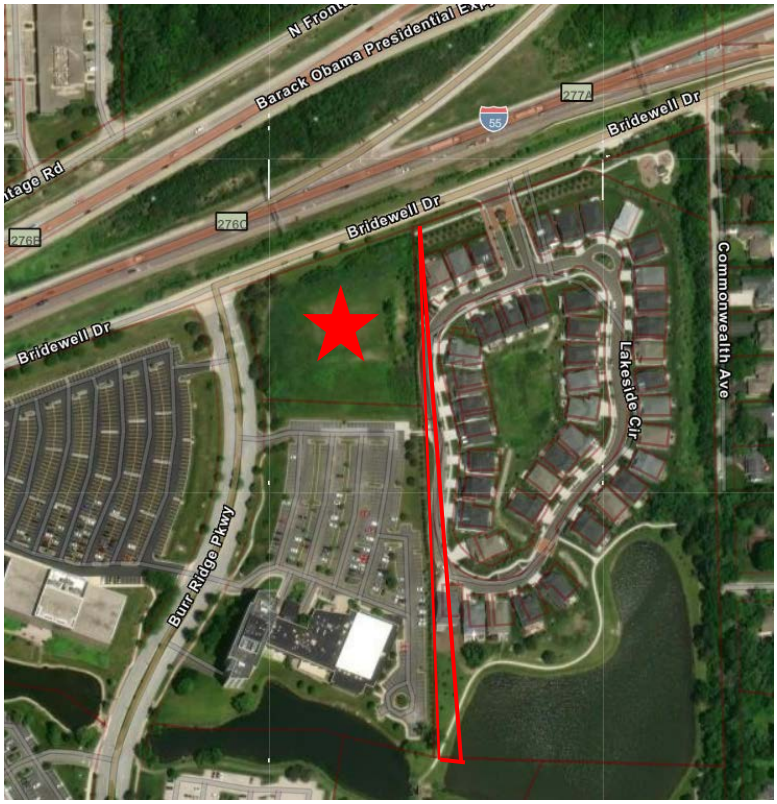
The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider requests by McNaughton Development LLC to amend Planned Unit Development Ordinances A-834-21-17 and A-834-20-16, for variations to permit a planned unit development on less than 20 acres and less than 800 ft. of lot width per Zoning Ordinance sections VI.H and XIII.H, a special use for a Planned Unit Development pursuant to Zoning Ordinance sections VI.H and XIII.L, and preliminary plan approval of the PUD in accordance with Zoning Ordinance section XIII.L.2. The petitioner is requesting variations from Subdivision Ordinance sections VII.D and VIII.I for minimum street right-of-way width from 60 ft. to 28 ft. and to permit sidewalks on one side of the street instead of both, pursuant to Subdivision Ordinance section III.C. ***The petitioner is proposing a 15-unit townhome development called The Villas of Lakeside Pointe.*** The petition number and address of this petition is **Z-05-2023: 1400 Burr Ridge Parkway and portion of outlots A, C, and D of Lakeside Pointe of Burr Ridge Subdivision** and the Permanent Real Estate Index Numbers are **18-30-303-016-0000, 18-30-101-048-0000, 18-30-101-045-0000, and 18-30-101-047-0000**.

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, April 11, 2023. All public comment may be emailed to Community Development Director Janine Farrell (jfarrell@burr-ridge.gov) or mailed to Ms. Farrell's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

Greg Trzupek, Chairman

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



The site's location is marked with a red star. A portion of the outlots included in the total land square footage calculation is outlined in red.

At this time, plans have not been received. When received, they will be posted on the website in the link below: https://www.burr-ridge.gov/government/boards_committees___commissions/plan_commissions___zoning_board_of_appeals/index.php

Burr Ridge homepage – Government – Boards, Committees, and Commissions – Plan Commission & Zoning Board of Appeals – Upcoming Public Hearing Petitions

The April 17, 2023 Plan Commission meeting agenda packet will be posted the Thursday before the meeting and will be available on the website here: https://www.burr-ridge.gov/government/boards_committees___commissions/plan_commissions___zoning_board_of_appeals/agendas___minutes.php

Burr Ridge homepage – Government – Agendas & Minutes – Plan Commission & Zoning Board of Appeals

ACCURATE PARTITIONS
160 TOWER DR
BURR RIDGE, IL 60527

ADRIAN AVEL VALLEJO
7254 FAIR ELMS AVE
BURR RIDGE, IL 60527

ALBERT E DURKIN JR & K
7252 LAKESIDE CIR
BURR RIDGE, IL 60527

ALLEN J NIESYTO
7407 ARBOR AV
BURR RIDGE, IL 60527

ANDREW STRZEMP
7234 FAIR ELMS
BURR RIDGE, IL 60527

ANGUS T JAMIESON
11504 W 73RD PL
BURR RIDGE, IL 60527

AP AIM BURR RIDGE LLC
PO BOX 396
BOCA RATON, FL 33429

AVGERIS AND ASSOCIATES
2500 S HIGHLAND AV 103
LOMBARD, IL 60148

B J BURROW
7244 S FAIR ELMS AV
BURR RIDGE, IL 60527

BECKY A OLSON TRUSTEE
7203 LAKESIDE CIR
BURR RIDGE, IL 60527

BELL ROBERT J
7209 COMMONWEALTH AVE
BURR RIDGE, IL 60527

BRIAN & NANCY MCKENNA
7218 LAKESIDE CIR
BURR RIDGE, IL 60527

BRUCE BERGLUND
7235 COMMONWEALTH AV
BURR RIDGE, IL 60527

BRVC OWNER LLC
PO BOX 1243
NORTHBROOK, IL 60065

BURR RIDGE PARKWAY
1400 16TH ST STE 300
OAK BROOK, IL 60523

BURR RIDGE WLG LLC
10404 ESSEX CT STE 101
OMAHA, NE 68114

CAROL A LESTER
7231 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

CESAR VELARDE
1624 W 18TH ST
CHICAGO, IL 60608

CHARLES K PAPP
7276 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

CLARENCE PANKOW
7208 FAIR ELMS
BURR RIDGE, IL 60527

COREY TUMPANE
11510 73RD PL
BURR RIDGE, IL 60527

DAVID STOCK
7321 LAKESIDE CIR
BURR RIDGE, IL 60527

DAWN KLUCHENEK
7238 LAKESIDE CIR
BURR RIDGE, IL 60527

DENNIS J PORTER TRUSTE
7269 LAKESIDE CIR
BURR RIDGE, IL 60527

DONALD J HOGLUND
7245 COMMONWEALTH AVE
BURR RIDGE, IL 60527

EUGENE & KAREN BOTSOE
7245 LAKESIDE CIR
BURR RIDGE, IL 60527

GARY & CAROLA SAUNDERS
7258 LAKESIDE CIR
BURR RIDGE, IL 60527

GARY NIEDERPRUEM
7307 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

GEORGE S SPINDLER
7344 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

GEORGES YOUSSEF
7144 S FAIR ELMS AV
BURR RIDGE, IL 60527

GREGORY T & AMANDA A O
7381 LAKESIDE CIR
BURR RIDGE, IL 60527

HOSPITALITY PROP TRUST
255 WASHINGTON ST
NEWTON, MA 02458

HTA BURR RIDGE UNIVERS
16435 N SCOTTSDALE 320
SCOTTSDALE, AZ 85254

IGOR TERLETSKY
7430 ARBOR AVE
BURR RIDGE, IL 60527

IREAD LLC
901 MCCLINTOCK DRIVE
BURR RIDGE, IL 60527

J P TRUDICKS TRUST
7283 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

J YALLAPRAGADA
6120 S ELM ST
BURR RIDGE, IL 60527

JACK F MONSON
7316 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

JAMES & LESLIE BOWMAN
7229 LAKESIDE CIR
BURR RIDGE, IL 60527

JAMES & THERESE COGHLA
7233 LAKESIDE CIR
BURR RIDGE, IL 60527

JASNA KOSTICH
7217 COMMONWEALTH
BURR RIDGE, IL 60527

JESSICA GARCIA AVITIA
7147 COMMONWEALTH AVE
BURR RIDGE, IL 60527

JOHN BERZANSKIS
7379 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

JOSEPH & L PETRUSHA
11503 W 73RD PL
BURR RIDGE, IL 60527

JOSEPH DE LA VAN
7322 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

K & J HANNA
1 ERIN LANE
BURR RIDGE, IL 60527

KATHRYN A DUFFEY
7272 LAKESIDE CIR
BURR RIDGE, IL 60527

KELLY PRALLE TRUST
7227 LAKESIDE CIR
BURR RIDGE, IL 60527

LABORERS DIST CNCL PRO
999 MCCLINTOCK DR #300
BURR RIDGE, IL 60527

LEWIS CHARLES BULLOCK
7213 LAKESIDE CIR
BURR RIDGE, IL 60527

LINDA HAYS
7319 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

LOCAL 731 PS & GP
1000 BURR RIDGE PKWY
BURR RIDGE, IL 60527

M & C CREMINS
11511 W 73RD PL
BURR RIDGE, IL 60527

M JHAVERI
P O BOX 1268
MORTON GROVE, IL 60053

MARVIN SASS
7225 COMMONWEALTH AVE
BURR RIDGE, IL 60527

MARYBETH ZINDRICK TTEE
7338 LAKESIDE CIR
BURR RIDGE, IL 60527

MCNAUGHTON DEVELOPMENT
11S220 S JACKSON STE 1
BURR RIDGE, IL 60527

MICHAEL GLYNN
7343 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

MILAN PETROVIC
7257 LAKESIDE CIR
BURR RIDGE, IL 60527

NICK AND CONNIE ANDROS
7271 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

NURUDDIN S RAJWANY
7367 LAKESIDE CIR
BURR RIDGE, IL 60527

PATRICIA N HARRINGTON
7204 LAKESIDE CIR
BURR RIDGE, IL 60527

PAUL PETERSEN
7295 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

Pb&J Xxxix Llc
4800 N Harlem Ave
Harwood Hts, IL 60706

PLYMOUTH 144 TOWER LLC
260 FRANKLIN 7TH FLR
BOSTON, MA 02110

PROCK FAMILY TRUST
7257 COMMONWEALTH AVE
BURR RIDGE, IL 60527

RAHUL PATEL & KHUSHBU
7224 LAKESIDE CIR
BURR RIDGE, IL 60527

RANDY L WEIMER TRUSTEE
7302 LAKESIDE CIR
BURR RIDGE, IL 60527

Resident
7211 LAKESIDE CIR
BURR RIDGE, IL 60527

Resident
7205 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

Resident
7266 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

Resident
7355 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

Resident
7215 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

RICHARD K & JANE TRAIN
7201 LAKESIDE CIR
BURR RIDGE, IL 60527

RISING STAR HOLDING
7244 LAKESIDE CIR
BURR RIDGE, IL 60527

ROBERT GOLDSTINE 835
835 MCCLINTOCK DR 2ND
BURR RIDGE, IL 60527

ROGER A KOEHLER
7415 ARBOR
BURR RIDGE, IL 60527

ROY PIKUS
7296 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

ROY PIKUS
7296 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

SUSAN L HURLEY & MELIS
7264 LAKESIDE CIR
BURR RIDGE, IL 60527

TCF BANK
1405 XENIUM LN PCC00PD
PLYMOUTH, MN 55441

THE CHICAGO TRUST AS T
7324 LAKESIDE CIR
BURR RIDGE, IL 60527

THOMAS BUSSE
7218 FAIR ELMS AV
BURR RIDGE, IL 60527

THOMAS MCDONAGH
7200 S FAIR ELMS AV
BURR RIDGE, IL 60527

THOMAS RYAN & MARY RYAN
7318 LAKESIDE CIR
BURR RIDGE, IL 60527

TOM BANTA BURR RIDGE
100 E RIVERCENTER 1100
COVINGTON, KY 41011

VLADETA MARKOVIC
7154 FAIR ELMS AVE
BURR RIDGE, IL 60527

WILLIAM MILICA HARVEL
7224 FAIR ELMS AVE
BURR RIDGE, IL 60527

From:	gary saunders
To:	Janine Farrell
Subject:	Plan Commission and Zoning Board of Appeals Petition Z-05-2023:1400 Burr Ridge Parkway and Portion of Outlots of A, C and D of Lakeside Pointe of Burr Ridge Subdivision
Date:	Tuesday, April 11, 2023 6:50:42 PM

Community Development Director Janine Farrell

We own the house located at 7258 Lakeside Circle and will not be able to physically attend the meeting on April 17, 2023 due to previously scheduled travel.

We note that the Legal Notice of the Public Hearing received by mail indicates that the petitioner has not yet provided plans for the development and that the information packet for the meeting, which may or may not include such plans, will not be posted to the Village website until Thursday, April 13 which is after comments on the proposal can be submitted by email thus limiting our, and potentially other respondents, ability to comment specifically on the proposal or its potential impact on our residence.

While it has no bearing on the timing of the public comments or our ability to attend the meeting, the envelope containing the legal notice was postmarked March 29, 2023 but was not delivered to our communal mailbox until the afternoon of April 10, 2023.

At a minimum, we question the advisability of putting a proposal for which no detailed plan is available on the agenda for a public hearing where it could conceivably be approved without knowing exactly what the developer really plans. Additionally, it includes a right-of-way street width variance of one-third of Village Ordinance seemingly creating an exceedingly narrow road which multiple vehicles may have difficulty navigating; it eliminates sidewalks on one side of the street for no apparent reason other than the property is not big enough; it includes development or construction of some sort on outlots which, per the image outlined in red on the Notice, run for a considerable distance beyond the actual proposed townhouse location, even past the Marriott Hotel and, lastly, it contains no commentary about parking although this would certainly be in the detailed plan but which also may require a variance from Village Ordinance based on the other requested variances. Overall, it appears to us that the developer is trying to shoehorn a townhouse development into a piece of property undersized for the proposal and asking the Village to permit them to do so without giving all information necessary for consideration to the potential impact on the existing residential area.

As the outlot proposal includes land directly across from our home, we would certainly want the right to comment further on it when detailed plans are available as right now we have no idea what the developer would construct on or do to this land which could negatively affect the value or aesthetics of our property.

Sincerely,
Gary and Carola Saunders
7258 Lakeside Circle
Burr Ridge, IL

Sent from my iPad

Jo & George Spindler
7344 Lakeside Circle
Burr Ridge, Illinois
60527

April 12, 2023

Ms. Janine Farrell
Community Development Director
7600 S. County Line Riad
Burr Ridge IL, 60527

Re: Z-05-2023: 1400 Burr Ridge Parkway

We have been residents of Burr Ridge since 1998 and of Lakeside Pointe since early 2019. For the reasons set forth below we urge the Plan Commission and Zoning Board of Appeals to deny the petition of McNaughton Development LLC to include portions of Outlots A, C, and D of the Lakeside Point subdivision as part of the Villas of Lakeside Point development:

A. *The Petitioner falsely claims to own the Outlots in question. It does not. Elsewhere in the materials submitted, McNaughton Development Inc. claims to own such parcels and purports to authorize its sister corporation McNaughton Development LLC to act on its behalf. But this claim of ownership is also false.*

B. *The Outlots in the Lakeside Pointe development are owned by the Lakeside Point of Burr Ridge Homeowners Association, an Illinois not for profit corporation. McNaughton Development Inc. holds the Class B shares in such corporation. But it is settled law that share ownership is not the same as ownership of the underlying assets. While McNaughton Inc. may manage the HOA for a limited time, it does not own the Outlots, and it may not give away HOA land for the sole benefit of it's sister corporation.*

C. *A close look at the parts of the Outlots sought to be transferred to the new Villas project, shows that such transfer is sought solely for the purpose of claiming the Outlot acreage (0.81 acres) to boost the size of the parcel for which PUD variances is requested. Most of this land is remote from the 2.77 acres connected only by a thin thread of land, and some of that land is underwater at all times. Actually, none of the land sought will be used in the new development. It is clear that this land grab is a blatant effort to "game the system" and will not diminish the density of the area where the Villas will be built.*

D. *We note in passing that the Petitioner several times refers to the Villas project as the "next phase" of the Lakeside Pointe development. We were very early applicants for Lakeside Point and never heard any hint that there was more to follow, and we doubt the Board did either.*

E. *The Village should exercise caution when evaluating promises of developers who have been slow to meet promises made on other projects in the Village. McNaughton Inc. has yet to start to build the bridge it is obligated to build. Also, homeowners were promised that a dense evergreen screen would be installed along the west side of Lakeside Pointe to block our view of the unsightly Marriott parking lot, and to keep car lights from shining into our front windows. Some portions of that screen have been planted but it is non-existent in others. In fact, directly across from our home, no dense screen was ever planted. Instead, steppers have been installed to facilitate walkers passing across Outlot C to trespass on the Marriott parking lot. Either McNaughton installed the steppers or they have willfully ignored their presence. Today the pathway is well established and frequently used by residents of Lakeside Pointe and others seeking a shortcut to or from Burr Ridge shopping areas. Transferring this portion of Outlot C to the Petitioner will only guarantee that no screen will ever be installed.*

We plan to attend the April 17th hearing and would welcome an opportunity to further discuss our concerns. We may be reached at [redacted].

Thank you for your attention.

George Spindler *Jo Spindler*

EXHIBIT C

M E M O

To: Janine Farrell, A.I.C.P., Director of Community Development

From: David Preissig, P.E., Director of Public Works & Village Engineer

Date: April 12, 2023

Subject: Preliminary Engineering Plans for The Villas of Lakeside Pointe

The following is a cursory review of the conceptual Preliminary Plans and Preliminary Plat of P.U.D. for the subject subdivision providing twenty (15) lots in proposed R-5 zoning, and with original issue date 03-24-2023. Also included for review was a Preliminary Stormwater Management Narrative Summary prepared by V3 Company, for the proposed development, dated March 23, 2023.

Preliminary Plat

1. Existing property boundaries will be verified by a professional land surveyor. Boundaries shown approximately by Cook County GIS differ slightly in relation to Burr Ridge Parkway and the adjacent Marriott site.

2. Add behind each townhome lot an "Exclusive Deck and Patio Easement" which would contain the proposed patios as shown.

3. Outlot A, if dedicated to street purposes, should encompass the proposed sidewalk including a 12" buffer behind the sidewalk.

4. Provide PIN and easements of the adjacent parcels along all boundaries.

Preliminary Stormwater Management Narrative

5. An existing wetland was identified on this site along its easternmost edge during the 2017 design of Lakeside Pointe. The wetland must be verified, delineated, and rated so that its limits and buffers are considered with the proposed development.

6. In the report, provide analyses of the offsite storm sewers and bioretention ponds to which stormwater runoff is proposed to be discharged. Determine if downstream ponds in Lakeside Pointe must be resized or their restrictors modified to accommodate the increased runoff routed through these ponds. Note that existing contour maps show a substantial portion of this site draining to the Marriott parking lot or Burr Ridge Parkway, with a smaller portion being tributary to the existing wetland.

7. Provide a summary table of "allowable future developments" which have occurred in "Watershed C" since 2008, using the Village's 2008/2012 memo for "Stormwater Detention in the Burr Ridge Corporate Park" (included in the Stormwater Management Narrative), beginning with "remaining surplus storage as of October 31, 2008".

8. Updated runoff coefficients for this site must be estimated to account for the new rainfall data provide by ISWS Bulletin 75.

9. Schedule a pre-application meeting with the Metropolitan Water Reclamation District regarding its Watershed Management Ordinance (WMO) and the associated "Legacy-D" permitting of the existing Burr Ridge Corporate Park pond.

Preliminary Engineering Plans (Layout, Grading, Utility, Fire Truck)

10. With topography on Bridewell Drive, check the intersection sight distance at the current speed limit+5MPH looking east on Bridewell Dive, to verify the existing crest vertical curve is not a constraint.

11. Proposed sidewalk must be 6' width behind the curb

12. Identify the proposed curb and gutter type on the outer edge of Road A, which should be a barrier curb. The concrete curb and gutter in R-5 zoning shall be Type B-6.12.

13. Additional site lighting should be considered – post-top luminaires matching those in Lakeside Pointe should be additionally placed at the north end of the interior island and between townhouse clusters as appropriate to better illuminate the roadway and driveways.

14. The existing, decorative stone wall at the corner of Burr Ridge Parkway should be removed, and this corner enhanced with new landscaping. The wall exists in the Village right-of-way over a Village water main. Removing the wall allows the proposed sidewalk to better align with the adjacent streets.

15. On the grading and utility plans, identify the overflow route for the proposed detention pond, which would appear to be onto Lakeside Pointe. Include a baffle-wall restrictor manhole as typical per MWRD details in ST 4-1 to be accessible for maintenance.

16. Identify at each sewer-storm-water main crossing the utility conflict elevations.

17. Include a plan and profile sheet, showing the road profile having a grade less 10%.

18. Proposed water main: Add a valve in vault to the west of the water main T between Lot7/8, add a fire hydrant in the center of the interior island and another near the connection to 12" stub on Burr Ridge Parkway.

VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Janine Farrell, AICP
Community Development Director

DATE: April 17, 2023

RE: Board Report

The Board of Trustees took the following actions relative to matters forwarded from the Plan Commission on March 27 and April 10, 2023:

- **Z-03-2023: Trucking Company Offices Text Amendment**
  - The Board approved an Ordinance approving text amendments to the Office Districts for trucking company office uses, requiring a special use. The language was unchanged from the Plan Commission recommendation.
- **Z-01-2022: Outdoor Dining Text Amendment**
  - The Board directed staff to prepare an Ordinance approving text amendments to the Zoning Ordinance for outdoor dining. The language was unchanged from the Plan Commission recommendation.

04/03/2023

Permits Applied for March 2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JCA-23-092	03/30/2023	124 Tower Dr	McNelly Services, Inc. 225 Oakwood Rd. Lake Zurich IL 60047	Com Alteration
JCA-23-094	03/31/2023	311 Shore Dr	TBD	Com Alteration
JCMSC-23-080	03/23/2023	7065 Veterans Blvd.	Midwest Mechanical 801 Parkview Blvd Lombard IL 60148	Commercial Miscellaneous
JCMSC-23-087	03/23/2023	311 Shore Dr	Macon Construction 3401 N. California Ave Chicago IL 60618	Commercial Miscellaneous
JDEK-23-061	03/03/2023	9080 Turnberry Dr	PNP Construction Inc 1255 W. Prospect Ave. Mount Prospect IL 60056	Deck
JDEK-23-075	03/17/2023	6866 Fieldstone Dr	Platinum Decking LLC 336 S Loomis St Naperville IL 60540	Deck
JDEK-23-089	03/27/2023	100 Post Rd	Homeowner	Deck
JODK-23-064	03/08/2023	7 Shiloh Ct	TBD	Outdoor Kitchen
JPAT-23-057	03/01/2023	1348 Laurie Ln	Timber Ridge Landscaping, Inc. 745 W. Winthrop Ave Addison IL 60101	Patio

04/03/2023

Permits Applied for March 2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPAT-23-072	03/15/2023	129 Carriage Way Dr	Homeowner	Patio
JPAT-23-084	03/24/2023	16 311 93RD PL	Dressler Block Concrete 13152 Meadow Lane Plainfield IL 60544	Patio
JPAT-23-085	03/23/2023	8750 Grant St	Dressler Block Concrete 13152 Meadow Lane Plainfield IL 60544	Patio
JPF-23-083	03/24/2023	15W 227 79th St	Homeowner	Fence Permit
JPF-23-093	03/30/2023	341 Westminster Dr	Classic Fence 5238 Baseline Rd. Montgomery IL 60538	Fence Permit
JPPL-23-058	03/03/2023	424 Kirkwood Cove	Homeowner	Pool
JPS-23-065	03/08/2023	261 Shore Dr	Parvin-Clauss Sign Company 165 Tubeway Drive Carol Stream IL 60188	Sign
JPS-23-076	03/20/2023	720 Village Center Dr.	Hiram Builders LLC 7345 W. 100th Pl Suite 100 Bridgeview IL 60455	Sign
JRAD-23-069	03/09/2023	11615 White Oak Ct	BM1 Service Inc. 924 Central Ave Downers Grove IL 60516	Residential Addition

04/03/2023

Permits Applied for March 2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-23-054	03/01/2023	6855 Fieldstone Dr	Kitchens & Spaces 7398 Ogden Avenue Downers Grove IL 60515	Residential Alteration
JRAL-23-060	03/06/2023	1471 Garywood Dr	Raspante Dream Builders 12744 Berkshire Dr Mokena IL 60448	Right-of-Way
JRAL-23-063	03/06/2023	ROWs Ck Cty Locations	Dynamic Utility Solutions & Intren 18202 W. Union Rd. Union IL 60180	Right-of-Way
JRAL-23-067	03/09/2023	ROWs DuPage Locations	Directional Construction Services 440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRAL-23-068	03/09/2023	8425 Dolfor Cove	Living by Design 601 Princet6on Ln. New Lenox IL 60451	Residential Alteration
JRAL-23-078	03/21/2023	1000 Village Center Dr. 401	Riordan and Murphy Inc. 16048 Hidden Valley Ct. Homer Glen IL 60491	Residential Alteration
JRAL-23-079	03/22/2023	ROWs DuPage Locations	R.S. Service Systems, Inc 38 Forestwood Dr. Romeoville IL 60446	Right-of-Way
JRAL-23-081	03/23/2023	8726 Aintree Ln	Dressler Block Concrete Inc 10025 Clow Creek Plainfield IL 60585	Right-of-Way
JRAL-23-082	03/23/2023	16 311 93RD PL	Dressler Block Concrete 13152 Meadow Lane Plainfield IL 60544	Right-of-Way

Permits Applied for March 2023

04/03/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-23-090	03/29/2023	504 Burr Ridge Club Dr	Creber Construction Inc. 244 E Ogden Ave 111 Hinsdale IL 60521	Residential Alteration
JRDB-23-055	03/02/2023	7885 Wolf Rd.	Homeowner	Residential Detached Building
JRDB-23-059	03/06/2023	1 Navajo Ct	Backyard Products 550 Windy Point Rd Glendale Heights IL 60139	Residential Detached Building
JRDB-23-086	03/23/2023	15W 227 79th St	Homeowner	Residential Detached Building
JRES-23-062	03/07/2023	8501 Oak Knoll Dr	Robert Bair Plumbing 447 Rogers St. Downers Grove IL 60515	Residential Miscellaneous
JRES-23-070	03/15/2023	15W 770 72nd St	Nas Plumbing 7662 W. 80th St. Bridgeview IL 60455	Residential Miscellaneous
JRES-23-073	03/16/2023	50 Deer Path Trail	Rethink Electric 850 N Central Ave Wood Dale IL 60191	Residential Miscellaneous
JRES-23-074	03/16/2023	122 91st St	Outdoor Masters Inc 329 Marion Ave Aurora IL 60505	Residential Miscellaneous
JRES-23-077	03/21/2023	6403 Pine Crest Ct	ICD Construction 2221 Camden Court Oak Brook IL 60523	Residential Miscellaneous

04/03/2023

Permits Applied for March 2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRES-23-088	03/27/2023	100 Post Rd	Homeowner	Residential Miscellaneous
JRES-23-091	03/30/2023	8250 County Line Rd	Battaglia Homes 15 Salt Creek LN Hinsdale IL 60521	Residential Miscellaneous

TOTAL: 38

04/03/2023

Permits Issued March 2023

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Jeffrey Brownell	JCA-23-004	03/06/2023	311 Shore Dr	Com Alteration	1,500,000	40,652
Edgewood Valley Country Club	JCAD-23-005	03/24/2023	7500 Willow Springs Rd	Com Addition	2,568,375	34,245
Connor Electric	JCPE-23-029	03/03/2023	1333 Burr Ridge Pkwy	Com Electrical Permit	1,800	
Warners Decking, Inc	JDEK-23-053	03/24/2023	17 Laurel Oak Ct	Deck	51,000	597
Matthew Kozak	JDEK-23-075	03/27/2023	6866 Fieldstone Dr	Deck	42,980	405
Home For Life Advantage	JELV-23-051	03/15/2023	8322 County Line Rd	Elevator	36,652	5
Grant & Power Landscaping, Inc.	JPAT-23-049	03/23/2023	20 Ambriance	Patio	45,380	372
Brian Lee	JPAT-23-057	03/23/2023	1348 Laurie Ln	Patio		
Antonietti, Edward	JPAT-23-072	03/29/2023	129 Carriage Way Dr	Patio	3,000	
Dressler Block Concrete	JPAT-23-084	03/31/2023	16 311 93RD PL	Patio	5,400	
Rayo Construction	JPF-21-077	03/15/2023	480 W 62nd Street	Fence Permit		
Dutch Barn Landscaping	JPPL-23-012	03/15/2023	10S 424 Glenn Dr.	Pool	133,920	869
Tommy Briscoe	JPPL-23-058	03/27/2023	424 Kirkwood Cove	Pool	50,000	648
Jim Hoselton	JRAD-23-020	03/16/2023	15W 35 W 80th St	Residential Addition	415,875	5,545
Sunrun Installation Services, Inc.	JRAL-23-009	03/15/2023	10S 721 S Jackson St	Residential Alteration	9,524	
Sunrun Installation Services, Inc.	JRAL-23-014	03/13/2023	111 Post Rd	Residential Alteration		
Venessa Halic	JRAL-23-033	03/03/2023	7350 Forest Hill Rd	Residential Alteration	225,000	
Bradford & Kent Builders	JRAL-23-035	03/02/2023	8206 Garfield Ave	Residential Alteration	13,500	180
Dynamic Utility Solutions & Intrer	JRAL-23-052	03/02/2023	ROWs DuPage Locations	Right-of-Way		
Kitchens and Spaces	JRAL-23-054	03/13/2023	6855 Fieldstone Dr	Residential Alteration	12,750	170

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.

04/03/2023

Permits Issued March 2023

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Anas Kanamas	JRAL-23-056	03/07/2023	ROWs DuPage Locations	Right-of-Way		
Raspante Dream Builders	JRAL-23-060	03/27/2023	1471 Garywood Dr	Right-of-Way		
Dynamic Utility Solutions & Intrer	JRAL-23-063	03/14/2023	ROWs Ck Cty Locations	Right-of-Way		
Olivia Carlin	JRAL-23-067	03/16/2023	ROWs DuPage Locations	Right-of-Way		
Living-By Design	JRAL-23-068	03/24/2023	8425 Dolfor Cove	Residential Alteration	8,025	107
Riordan and Murphy Inc.	JRAL-23-078	03/29/2023	1000 Village Center Dr. 401	Residential Alteration	12,000	160
Dressler Block Concrete Inc	JRAL-23-081	03/29/2023	8726 Aintree Ln	Right-of-Way		
Dressler Block Concrete	JRAL-23-082	03/31/2023	16 311 93RD PL	Right-of-Way	19,685	
Sheppler, Clinton P	JRDB-22-378	03/13/2023	7241 Park Ave	Residential Detached Building	7,000	288
George Eleftheropoulos	JRDB-23-059	03/13/2023	1 Navajo Ct	Residential Detached Building	5,000	120
Rethink Electric	JRES-23-073	03/27/2023	50 Deer Path Trail	Residential Miscellaneous		

TOTAL: 31

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 March 2023

04/03/23

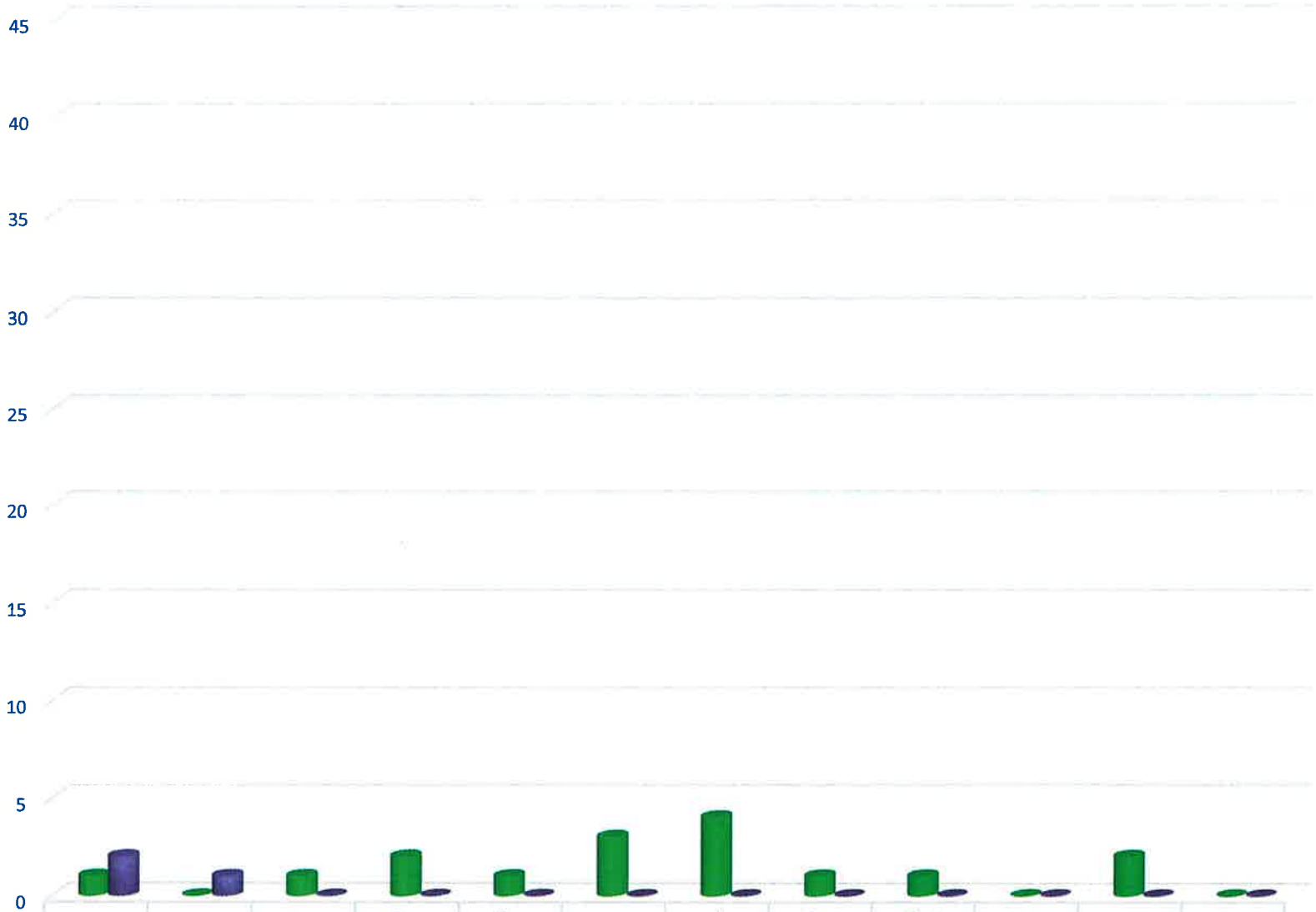
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF23030	03/16/23	Ellie Mental Health	745 McClintock Dr
OF23031	03/20/23	Nector Coffee & Eatery	306 Burr Ridge Pkwy

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2023

(Does not include miscellaneous Permits)

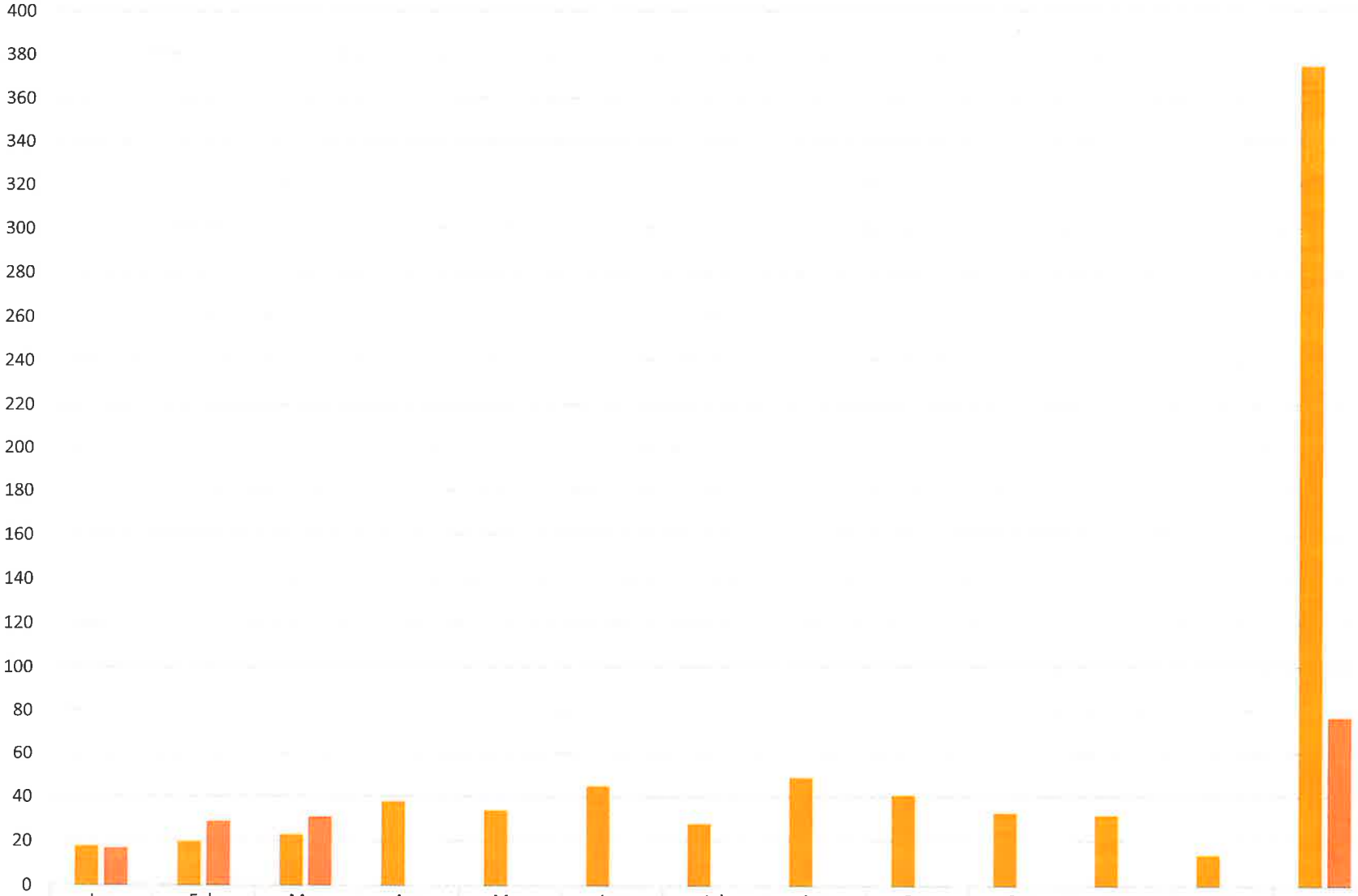
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON-RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	$2,450,000	$16,875	$0	$150,000	$2,616,875
	[2]	[2]	[]	[2]	
FEBRUARY	$800,000	$74,325		$353,333	$1,227,658
	[1]	[3]	[]	[4]	
MARCH		$687,150		$4,068,375	$4,755,525
	[]	[6]	[]	[2]	
APRIL					
	[]	[]	[]	[]	
MAY					
	[]	[]	[]	[]	
JUNE					
	[]	[]	[]	[]	
JULY					
	[]	[]	[]	[]	
AUGUST					
	[]	[]	[]	[]	
SEPTEMBER					
	[]	[]	[]	[]	
OCTOBER					
	[]	[]	[]	[]	
NOVEMBER					
	[]	[]	[]	[]	
DECEMBER					
	[]	[]	[]	[]	
2022 TOTAL	**$3,250,000**	**$778,350**	**$0**	**$4,571,708**	$8,600,058
	[3]	[11]	[]	[8]	

Village of Burr Ridge New Housing Permits 2022 Compared to 2023



	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2022	1	0	1	2	1	3	4	1	1	0	2	0
2023	2	1	0	0	0	0	0	0	0	0	0	0

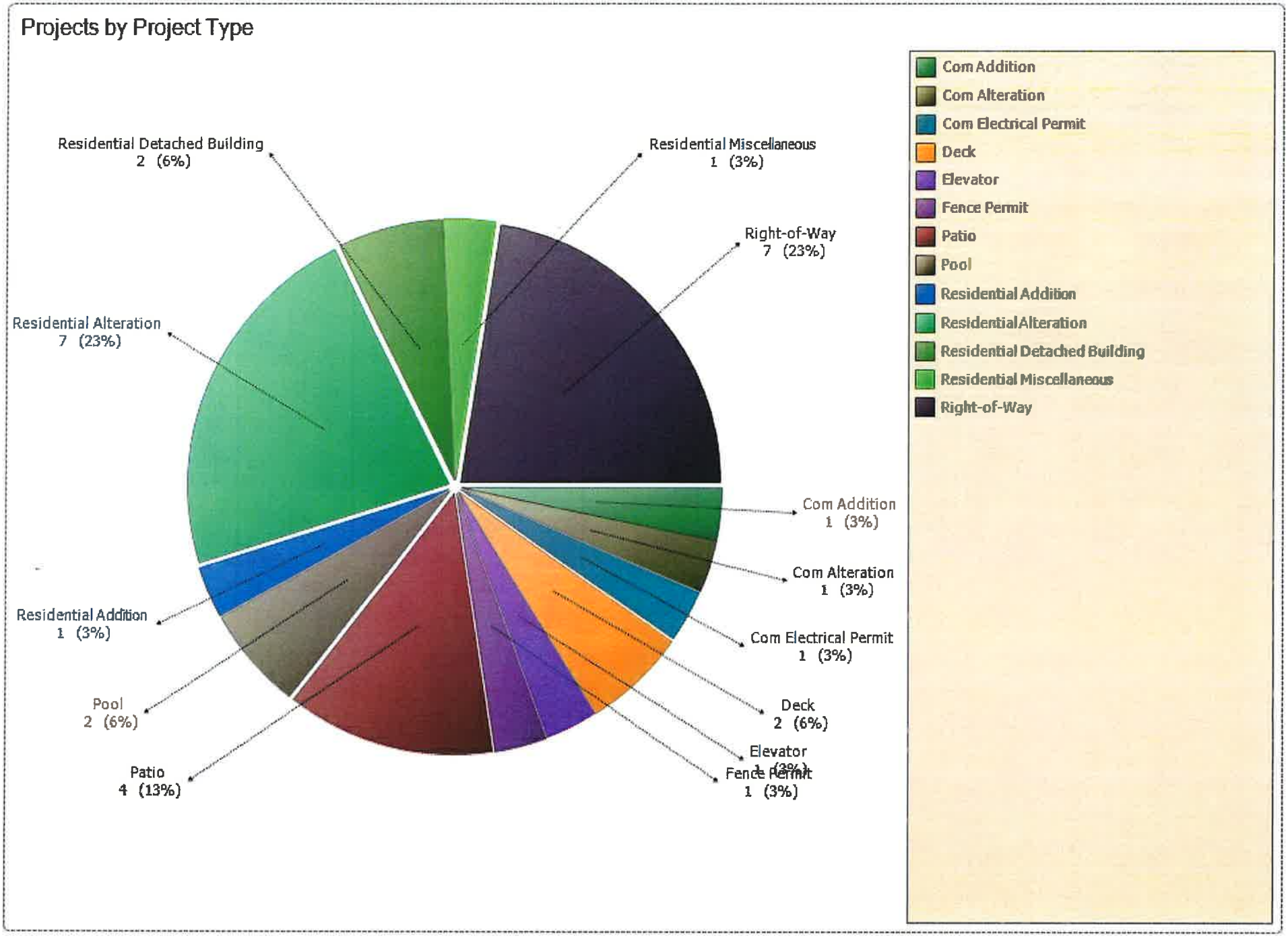
Village of Burr Ridge Building Permits Issued 2022 Compared to 2023



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2022	18	20	23	38	34	45	28	49	41	33	32	14	375
2023	17	29	31										77

Breakdown of Projects by Project Type

Current Chart Filter: All Records, Permit.DateIssued Between 03/01/2023 AND 03/31/2023



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Janine Farrell, AICP
Community Development Director

DATE: April 17, 2023

RE: 720-730 Village Center Drive (Pella Restaurant)

Please find attached a request for a minor change to a Planned Unit Development, Ordinance #A-834-14-21 (Z-09-2021). In 2021, Pella Restaurant was approved for an amendment to the Village Center PUD (Ordinance #A-834-10-05) to permit the addition of a patio with an all-season room for outdoor dining. This addition was located to the east and southeast, along Burr Ridge Parkway. Within the approved documents from the August 23, 2021 Board meeting packet, renderings were submitted which appear to show only the main entrance façade along Village Center Drive (west) being painted, with the remaining facades remaining unpainted. The south façade was not included in the renderings.

Pella Restaurant outlined in red with the facades/elevations marked.

Renderings from the 2021 approval showing the west, east, and southeast facades.

In 2023, Pella Restaurant submitted their sign package to the Village for building permit approval. While the signs vary from the renderings shown, the signage complies with Village Center PUD requirements. During Plan Commission and Board review, signage is typically not considered unless it is part of the zoning requests. The building permit signage submittal package proposed the painting of all four facades of Pella Restaurant, not just the west/main entrance. As this was not shown in the approved plans, staff determined this to be a minor change to the PUD. Village Center ownership approved the plans, including painting of the facades and the selected paint colors.

Zoning Ordinance section XIII.L.8 discusses the procedures for major and minor changes to PUDs. “Major changes are those which alter the concept or intent of the planned unit development, including but not limited to increases in the density; increases in the height of buildings or structures; internal use of buildings and structures; reductions of proposed open space; a proposed change in the proportion of housing types; changes in standards of or alignment of roads, utilities, water, electricity, and drainage; or changes in the final governing ordinance.” Any action which does not fit under the major change is constituted as a minor change. The Plan Commission may disagree with this interpretation by staff and can recommend that the change be processed as a major change which requires a public hearing.

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

Findings of Fact and Recommendation

Findings of Fact have been provided which the Plan Commission may adopt if in agreement with those findings. Should the Commission recommend approval of the request to consider a minor change to PUD Ordinance #A-834-14-21 (Z-09-2021) to paint all exterior restaurant facades, with Findings of Fact, staff recommends the following condition:

1. The painting shall substantially comply with the plans as included in Exhibit A.

Attachments

Exhibit A – Petitioner's Materials

- Application
- Findings of Fact
- Plans

Exhibit B – Ordinance A-834-14-21 and original approved plans

EXHIBIT A

VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING
PLAN COMMISSION/ZONING BOARD OF APPEALS

RECEIVED
APR 07 2023
VILLAGE OF BURR RIDGE

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Eduardo Marquez

STATUS OF PETITIONER: Project Manager, Hiram Builders LLC & Pella Signature LLC

PETITIONER'S ADRESS: 7345 W 100th Place Bridgeview, IL 60455

ADDRESS OF SUBJECT PROPERTY: 720 Village Center Drive Burr Ridge, IL 60527

PHONE: (708) 309-2583

EMAIL: eddie@hirambuilders.com

PROPERTY OWNER: Kristy Tramontana C/O Edwards Realty

PROPERTY OWNER'S ADDRESS: 701 Village Center Drive Burr Ridge, IL 60527 PHONE: (630)654-2782

PUBLIC HEARING REQUESTED: X Special Use ____ Rezoning ____ Text Amendment ✓ Variation(s)

DESCRIPTION OF REQUEST:

Request to amend the existing plan commission approval as follows:

- Continue the submitted paint scheme for Pella Signature, Permit #22-023 as shown on documents dated 2023.03.13
- Sheet "SP9.A1.1" added to show Pavilion coverage of added painted surfaces

Minor PUD change gt

PROPERTY INFORMATION (to be completed by Village staff)

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

EXISTING USE/IMPROVEMENTS: Multi-tenant development

SUBDIVISION: Burr Ridge Village Center

PIN(S) # 18-30-300-045-0000 & 18-30-300-055-0000 gt

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

4/6/2023
Date of Filing

HIRAM BUILDERS LLC.
7345 West 100th Place • Suite 100 • Bridgeview, IL 60455 • 708.852.5533 • info@hirambuilders.com

Thursday, April 6, 2023

Janine Farrell
Community Development Director
Village of Burr Ridge
7660 County Line Rd
Burr Ridge, IL 60527

Hello Janine,

The following is the transcription of the Findings of Fact for a Planned Unit Development (PUD) Village of Burr Ridge Zoning Ordinance with our responses (colored in red). We hope that the Zoning Commission, along with Ms. Crystal Beach, Mr. Evan Walter, and others, find this small change to our previous approval insignificant enough that allows Pella Signature to create, and maintain a vibrant impact to the Burr Ridge Village Center and the Village of Burr Ridge itself. If anyone happens to have any questions, I welcome you to contact myself via email (eddie@hirambuilders.com) or via telephone (708.309.2583).

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

   The proposed amendment provides consistent color scheme to reflect all exposed elevations to be painted same.

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

   This paint scheme addition does meet the requirements and standards of approved paint schemes.

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

   Not applicable

HIRAM BUILDERS LLC.

7345 West 100th Place • Suite 100 • Bridgeview, IL 60455 • 708.852.5533 • info@hirambuilders.com

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

Not applicable

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

Propose paint scheme does not conflict with above concerns.

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

The proposed paint scheme conforms to approved plan.

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

Not Applicable

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

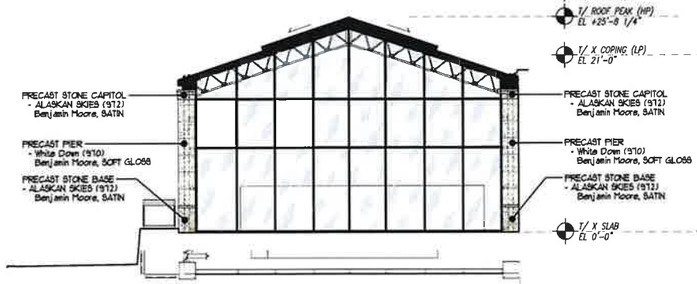
Not applicable

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

Conforms to overall paint scheme.

Best regards,

Eddie Marquez | Project Manager | eddie@hirambuilders.com



PARTIAL
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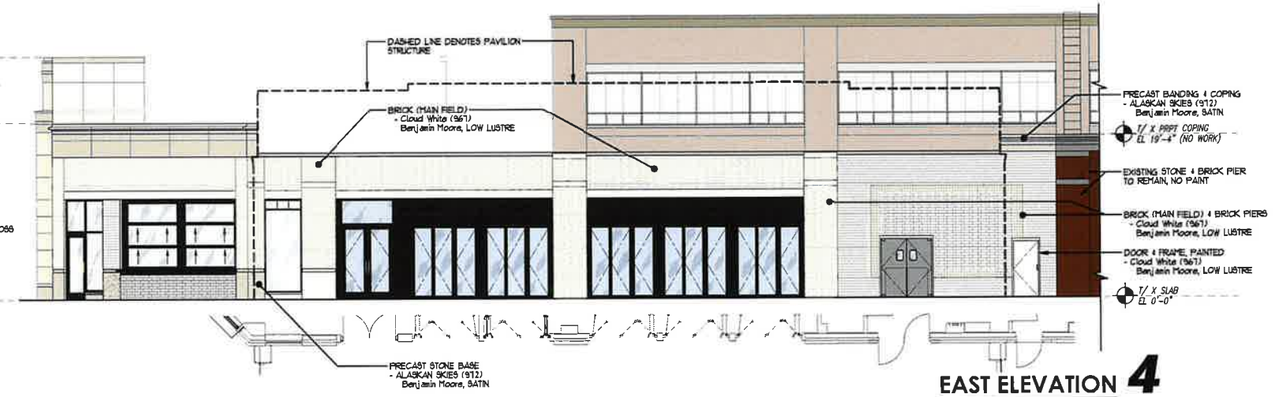
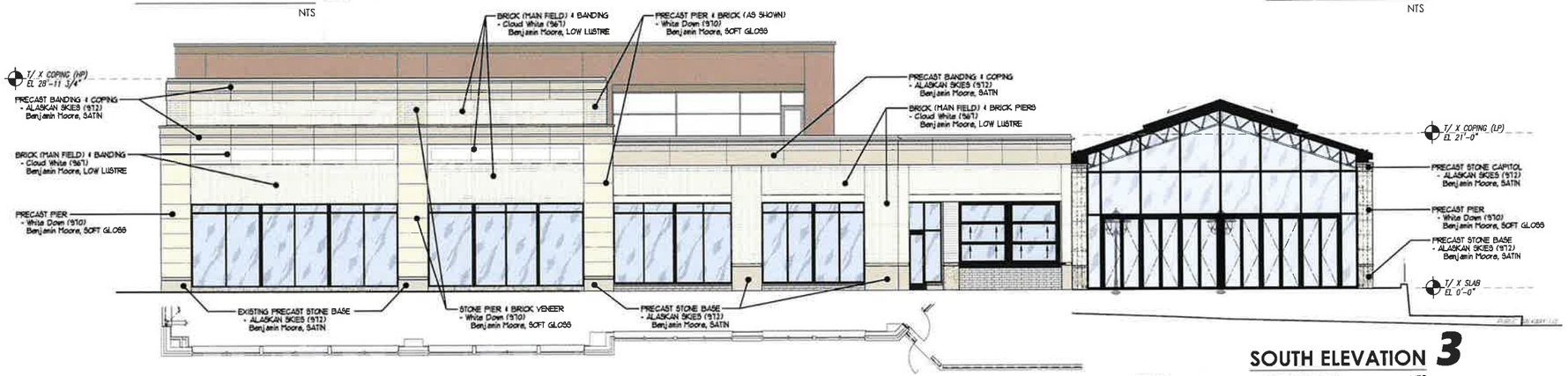
NTS



EAST ELEVATION 4
NTS



SOUTH ELEVATION 3
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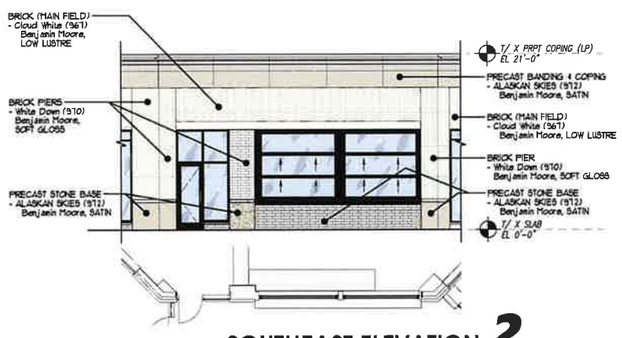

SOUTHEAST ELEVATION 2
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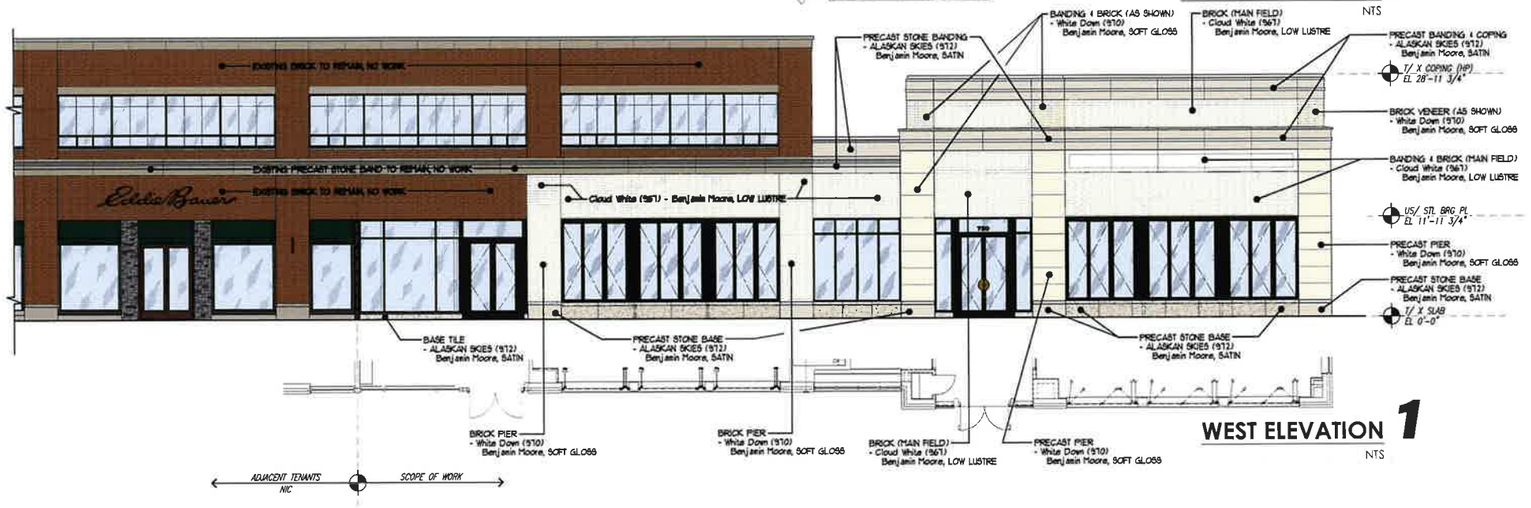

WEST ELEVATION 1
NTS

HIRAM
BUILDERS

7345 West 100th Place
Suite 100
Bridgeview, IL 60455

hirambuilders.com
info@hirambuilders.com
tel (708) 852-5533

PELLA SIGNATURE

PROPOSED PAINT SCHEME

720 VILLAGE CENTER DRIVE BURR RIDGE, IL 60527

Drawing Name	Drawing Date
PROPOSED PAINTING	2023.03.13
Sheet Number	Scale
SP9.A1	NTS
	Project Number
	21200

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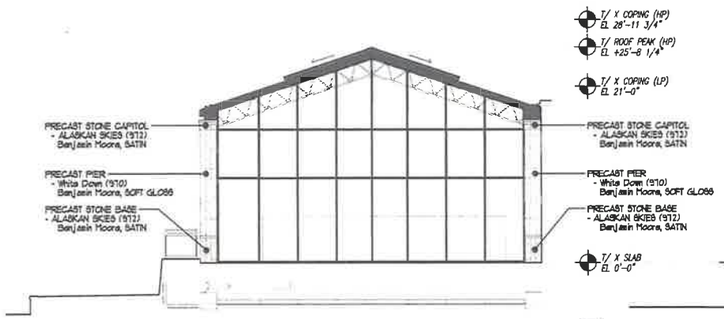
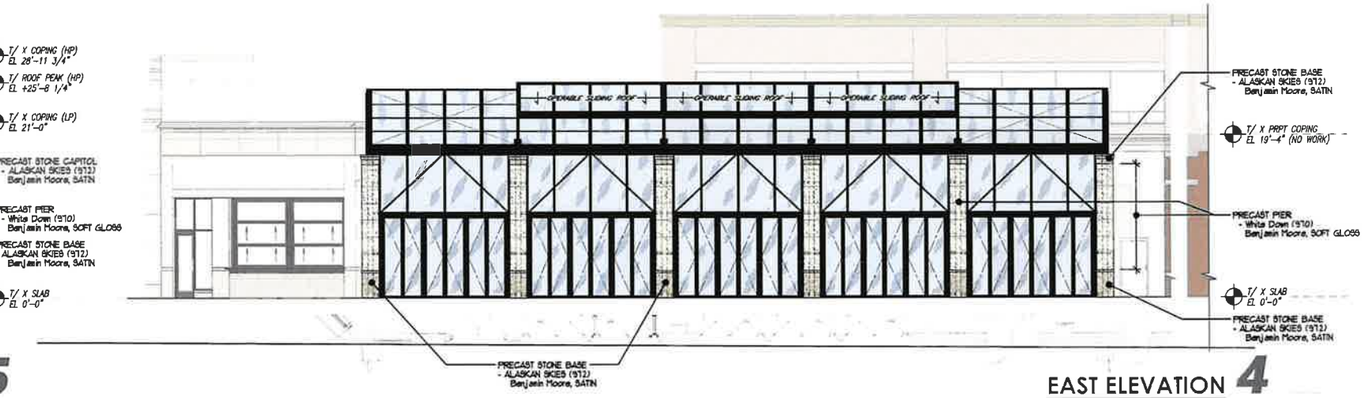
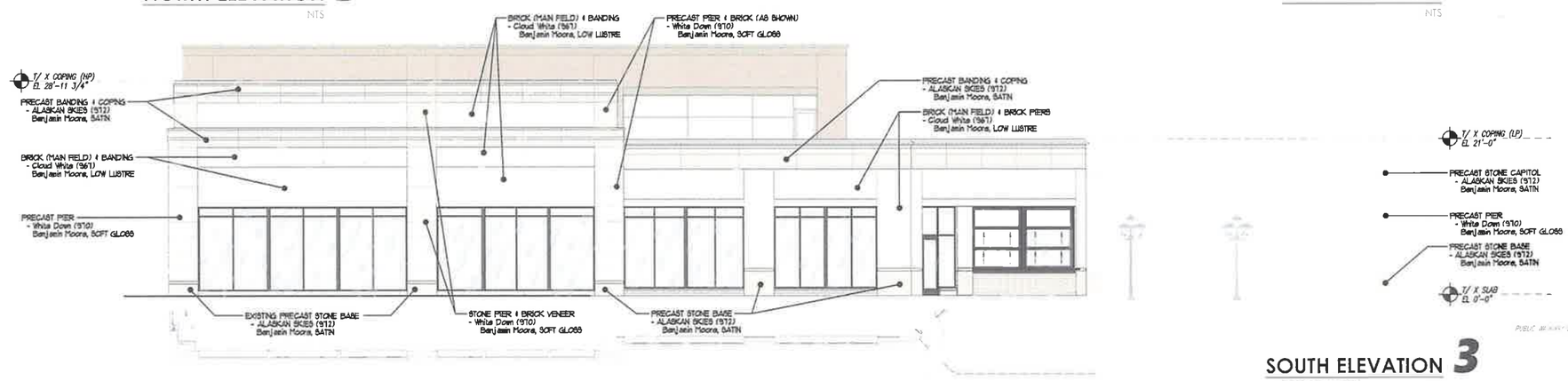


PARTIAL
NORTH ELEVATION 5
NTS



EAST ELEVATION 4
NTS



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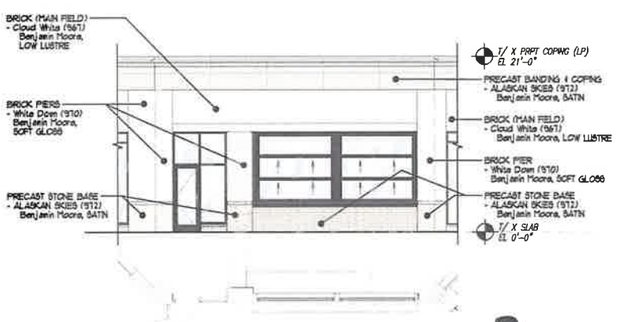

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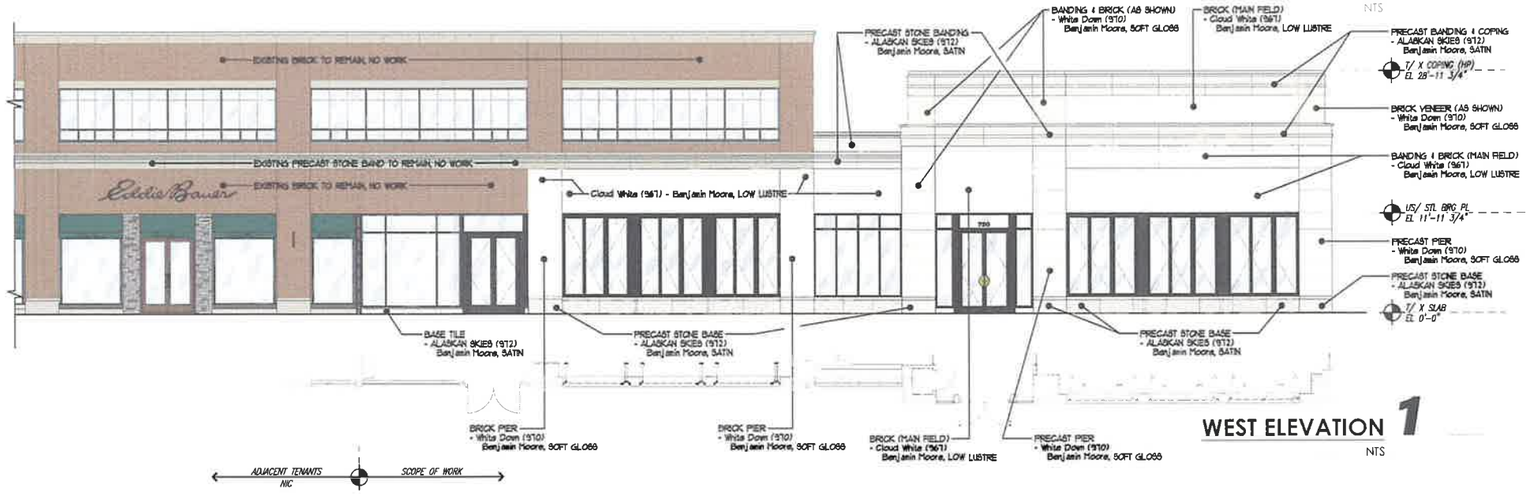

WEST ELEVATION 1
NTS

HIRAM
BUILDERS

7345 West 100th Place
Suite 100
Bridgeview, IL 60455

hirambuilders.com
info@hirambuilders.com
tel (708) 852-5533

PELLA SIGNATURE

PROPOSED PAINT SCHEME

720 VILLAGE CENTER DRIVE BURR RIDGE, IL 60527

Drawing Name	Drawing Date
PROPOSED PAINTING	2023.04.06
Sheet Number	**Scale**
SP9.A1.1	NTS
	Project Number 21200

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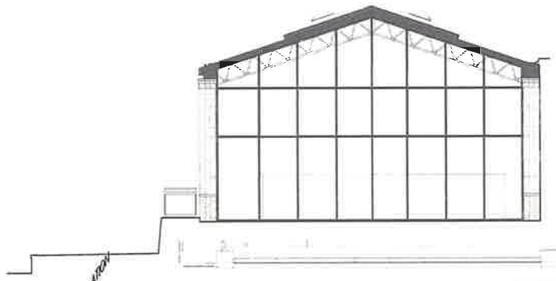
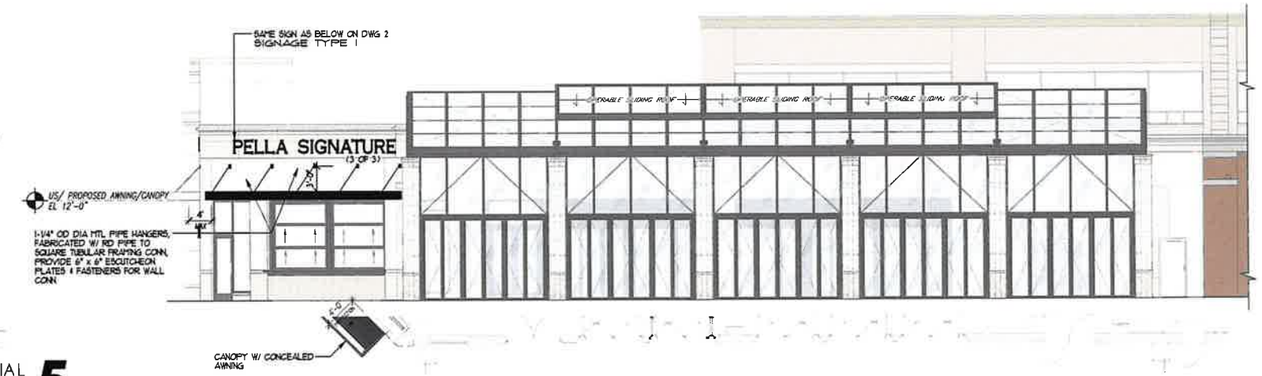
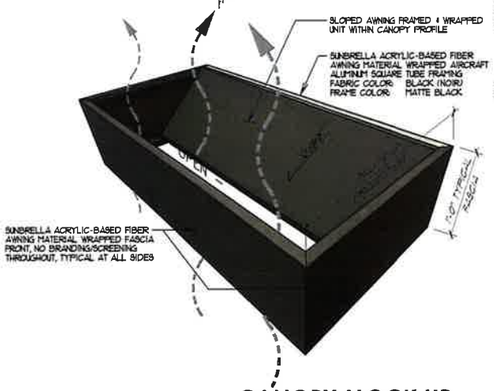


PARTIAL
NORTH ELEVATION 5
NTS

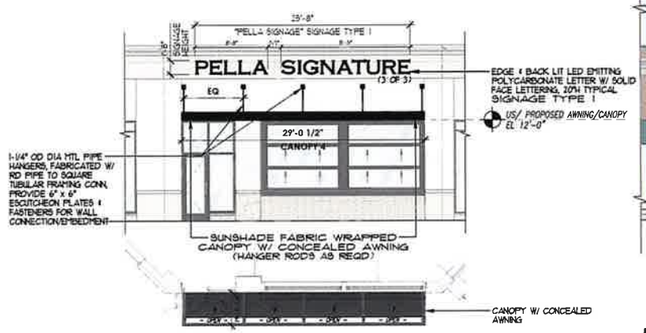


EAST ELEVATION 4
NTS

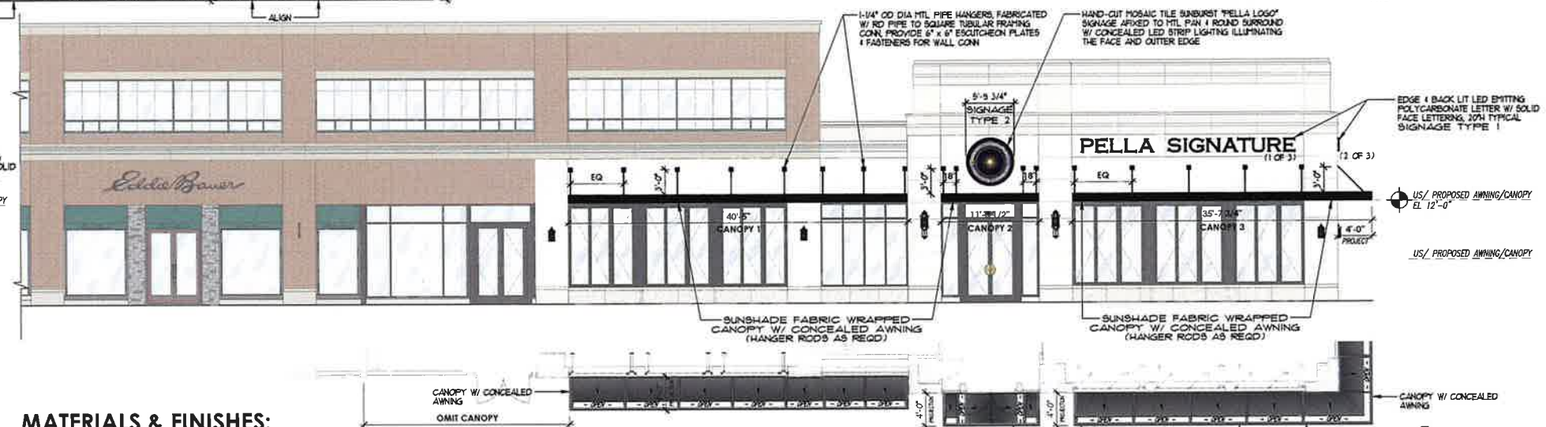


CANOPY MOCK UP
NOT TO SCALE

SOUTH ELEVATION 3
NTS



SOUTHEAST ELEVATION 2
NTS



WEST ELEVATION 1
NTS

MATERIALS & FINISHES:

AWNING MATERIAL:	SUNBRELLA ACRYLIC-BASED FIBER AWNING, COLOR: BLACK (NOIR)
FRAMING:	MATTE BLACK (POWDER COATED)
FASTENERS:	STAINLESS STEEL FASTENERS, COATED AS ALTERNATE

HIRAM
BUILDERS
7345 West 100th Place
Suite 100
Bridgeview, IL 60455
hirambuilders.com
info@hirambuilders.com
tel (708) 852-5533

PELLA SIGNATURE

PROPOSED SIGNAGE & CANOPIES

720 VILLAGE CENTER DRIVE BURR RIDGE, IL 60527

Drawing Name: PROPOSED PAINTING	Drawing Date: 2023.04.06
Sheet Number: **SP9.A2**	Scale: NTS
	Project Number: 21200

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SIGNAGE TYPE 1

QUANTITY: 3

LOCATIONS: WEST, SOUTH, AND SOUTHEAST ELEVATIONS

SIZE: 1'-8" (20")H x 25'-8" (308")W | 43 SF PER SIGN | 129 SF TOTAL

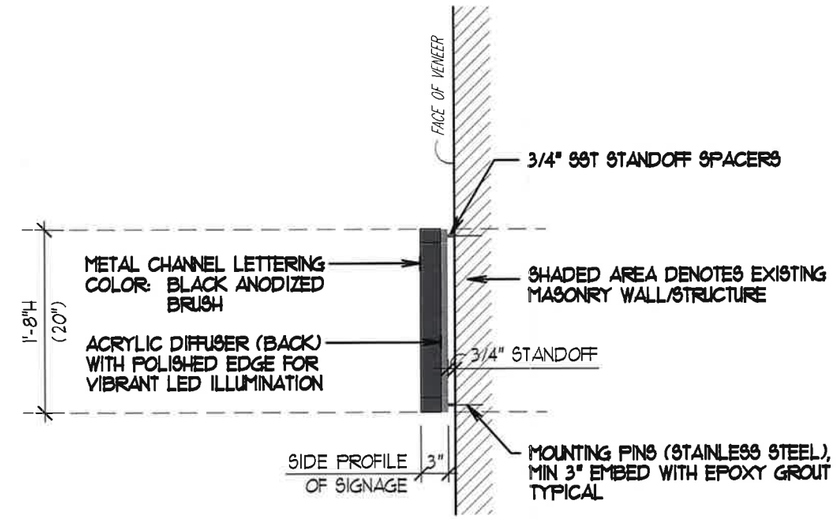
DESCRIPTION:

BRUSHED "COPPERPLATE GOTHIC LIGHT FONT" METAL CHANNEL LETTERS (SOLID FACE) OVER ACRYLIC DIFFUSER WITH POLISHED EDGE, EDGE TO BE ILLUMINATED FROM INTERIOR FACE OF LETTER STROKES, ILLUMINATION TO BE WHITE (4,000K) IN COLOR.

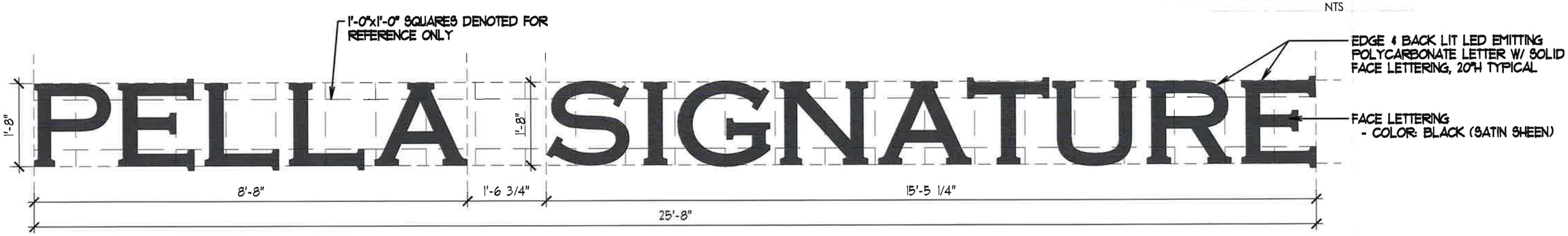
- SHALL NOT REQUIRE RACEWAY
- SHALL NOT BE OF COLORED LIGHT
- SHALL NOT BE BLINKING, FLUCTUATING, OR MOVING

LETTERS: *(required to complete three signs)*

A x6	L x6	S x3
E x6	N x3	T x3
G x3	P x3	U x3
I x3	R x3	



SIDE ELEVATION
SIGNAGE TYPE 1 **1B**
NTS



FRONT ELEVATION
SIGNAGE TYPE 1 **1A**
NTS

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PELLA SIGNATURE

SIGNAGE TYPES, SIZES, & PAINT

720 VILLAGE CENTER DRIVE BURR RIDGE, IL 60527

Drawing Name	Drawing Date
SIGNAGE DESIGN EXHIBIT	2023.03.13
Sheet Number	**Scale**
SP9.A3	AS NOTED
	Project Number
	21200

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SIGNAGE TYPE 2

QUANTITY: 1

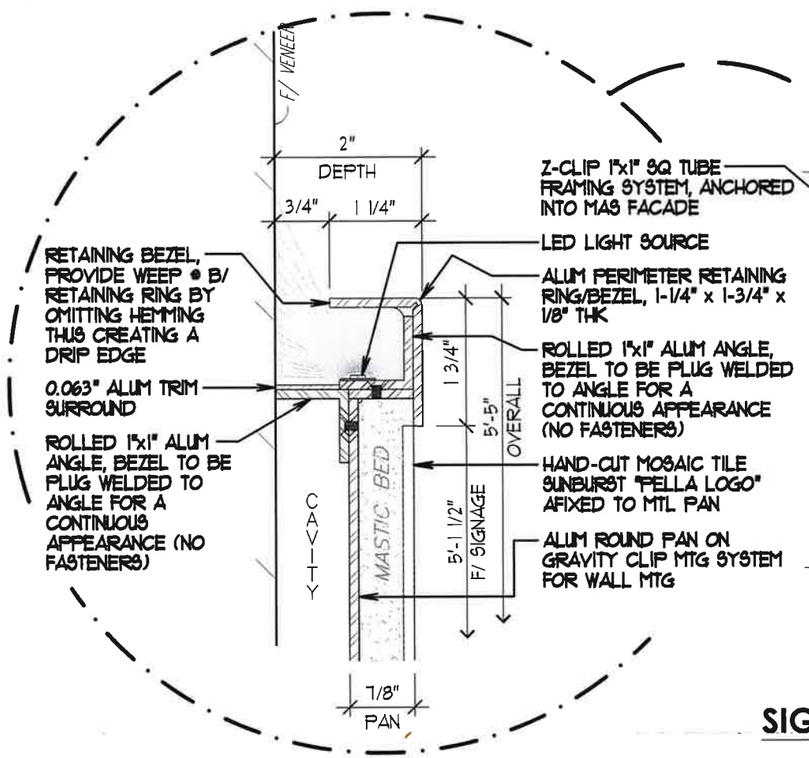
LOCATIONS: WEST ELEVATION

SIZE: 5'-5" (65")H x 5'-5" (65")W | 30 SF

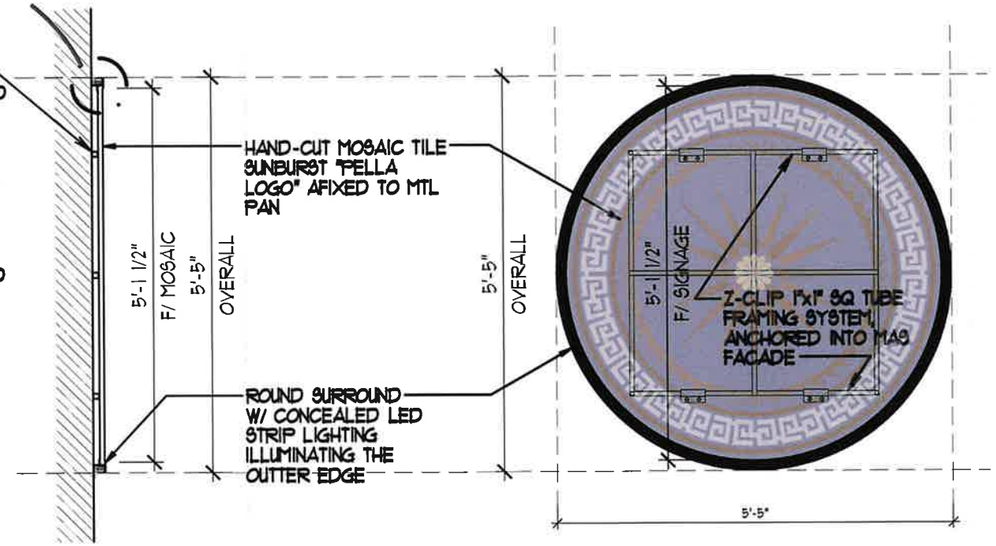
DESCRIPTION:

LOGO SIGNAGE TO BE FABRICATED FROM AIRCRAFT ALUMINUM WITH A FINAL PAINTED FINISH, COLOR: "FREEDMAN BLACK" WITH A SATIN SHEEN. THE HAND-CUT MOSAIC TILE SUNBURST "PELLA LOGO" CENTER TO BE AFIXED TO THE SIGN FRAMING. MOUNTING BRACKETS TO BE CONCEALED, LED AT PERIMETER FOR EDGE HALO EFFECT ONLY.

- SHALL NOT REQUIRE RACEWAY
- SHALL NOT BE OF COLORED LIGHT
- SHALL NOT BE BLINKING, FLUCTUATING, OR MOVING



SECTION **2B**
SIGNAGE TYPE 2
NTS



FRONT ELEVATION **2A**
SIGNAGE TYPE 2
NTS

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PELLA SIGNATURE

SIGNAGE TYPES, SIZES, & PAINT

720 VILLAGE CENTER DRIVE BURR RIDGE, IL 60527

Drawing Name	Drawing Date
SIGNAGE DESIGN EXHIBIT	2023.03.13
Sheet Number	Scale
SP9.A.4	AS NOTED
	Project Number 21200

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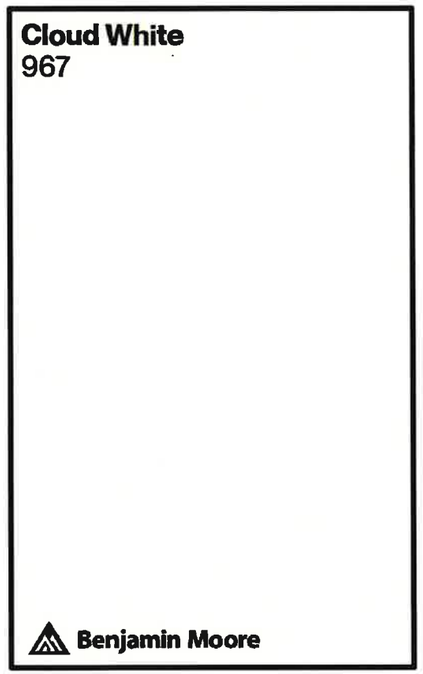

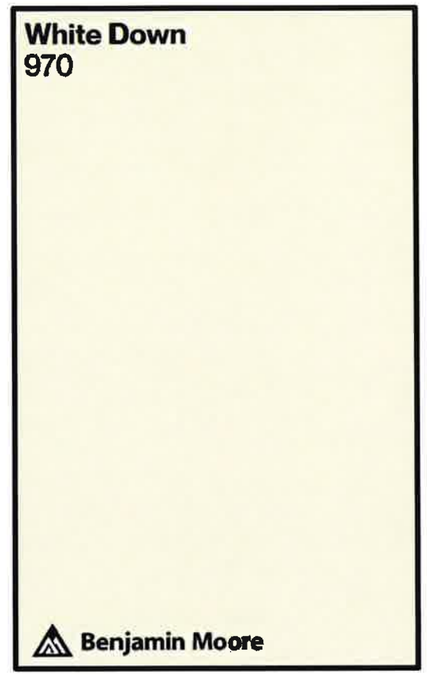

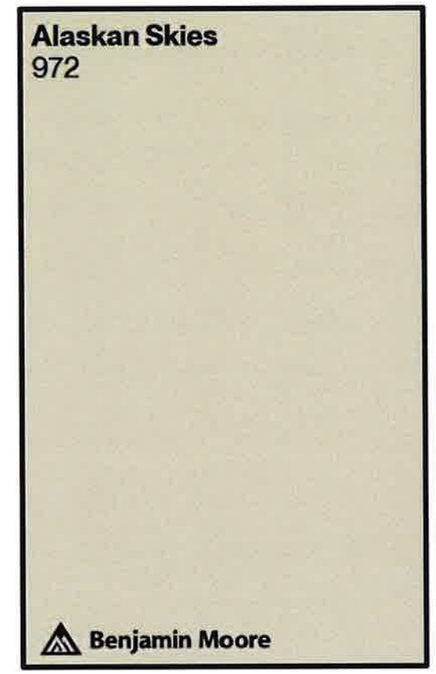

MAIN FIELD COLOR

COLOR NAME: WHITE DOWN
COLOR CODE: 967
PAINT SHEEN: LOW LUSTRE

"A go-to neutral that can refresh a space, while providing a warm, welcoming feeling." - BenjaminMoore.com

"Flat is good at hiding surface imperfections and delivers beautiful color." - BenjaminMoore.com

STONE & COLUMNS

COLOR NAME: WHITE DOWN
COLOR CODE: 970
PAINT SHEEN: SOFT GLOSS

"The barest greige undertone gives this cozy white its feathery softness." - BenjaminMoore.com

"Semi-Gloss is more moisture resistant and easier to clean." - BenjaminMoore.com

STONE BASE & BANDS

COLOR NAME: ALASKAN SKIES
COLOR CODE: 972
PAINT SHEEN: SATIN

"A go-to neutral that can refresh a space, while providing a warm, welcoming feeling." - BenjaminMoore.com

"Satin stays cleaner and stands up to abrasion better than Flat." - BenjaminMoore.com

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tel (708) 852-5533

PELLA SIGNATURE

SIGNAGE TYPES, SIZES, & PAINT

720 VILLAGE CENTER DRIVE BURR RIDGE, IL 60527

Drawing Name	Drawing Date
PAINT SCHEME EXHIBIT	2023.03.13
Sheet Number	Scale
SP9.A5	AS NOTED
	Project Number 21200

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EXHIBIT B

ORDINANCE NO. A-834-14-21

AN ORDINANCE GRANTING AN AMENDMENT TO PUD ORDINANCE #A-834-10-05 TO PERMIT THE ADDITION OF A PATIO WITH AN ALL-SEASON ROOM TO ACCOMMODATE OUTDOOR DINING

(Z-09-2021: 720-730 Village Center Drive - Kostandinov)

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

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use approvals on July 19, 2021 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

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

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

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

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

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

A. That the Petitioner for the special use for the property located at 720-730 Village Center Drive, Burr Ridge, Illinois, is Alexander Kostandinov (hereinafter "Petitioner"). The Petitioner requests an amendment to Ordinance #A-834-10-05 to amend the outdoor space use adjacent to Building 4 of the Village Center to add a patio with a permanent/retractable awning to accommodate outdoor dining.

B. That the restaurant is in a shopping center with a variety of commercial tenants including other restaurants.

C. That the subject property can support the installation of a patio with an auxiliary structure.

Section 3: That special use approval for a PUD amendment ***is hereby granted*** for the property commonly known as 720-730 Village Center Drive and identified by the Permanent Real Estate Index Numbers of **18-30-300-045-0000 and 18-30-300-055-1001.**

Section 4: That the PUD amendment is subject to the following terms and conditions:

1. The amendment for a restaurant to add a patio to accommodate outdoor seating shall be made to Alexander Kostandinov and his business partners of Pella Restaurant and shall not be transferable to any other party.
2. The special use shall substantially comply with the submitted site plans including but not limited to the number of seats, location of the awnings, etc.
3. The hours of operation shall be until 1am for indoor dining and bar areas and 11pm for outdoor dining and bar areas. Any area labeled as "indoor/outdoor" must cease service to the outdoor portion at 11pm. "Outdoor dining areas" shall be defined as the areas defined as "retractable open terrace dining area" and "open terrace area" on the petitioner's submitted site plan.
4. Sound originating from the restaurant shall be kept to a level so as not to be audible from residential units.
5. Tables shall be cleaned promptly following use.
6. Furniture and umbrellas shall be weighted to prevent their movement in the wind.
7. Outdoor food preparation, storage, or display is prohibited.
8. Additional landscaping shall be added on the perimeter of the patio under a plan approved by staff.
9. No pots shall be permitted as decorative features on the roof of the retractable structure.
10. Brick masonry matching the existing Village Center buildings shall be added whenever possible as cladding on the retractable structure.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as

required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 23rd day of August, 2021, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 6 - **Trustees Franzese, Mital, Smith, Schiappa, Paveza, Snyder**

NAYS: 0 - **None**

ABSENT: 0 - **None**

APPROVED by the Mayor of the Village of Burr Ridge on this 23rd day of August, 2021.

Mayor

ATTEST:

Village Clerk

PELLA RESTAURANT

720 VILLAGE CENTER DRIVE
BURR RIDGE, IL 60527
AUGUST 11, 2021

GENERAL NOTES

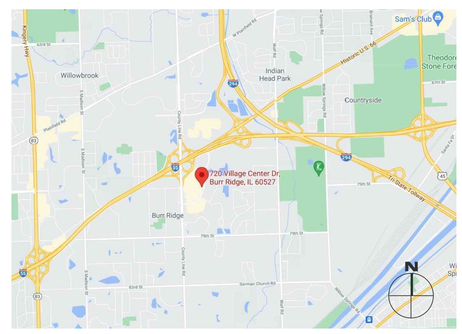
1. CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS & DIMENSIONS.
2. EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING UTILITIES.
4. UNLESS NOTED OTHERWISE (U.N.O.) ALL DETAILS SHOWN ARE TO BE CONSIDERED TO BE TYPICAL.
5. ALL WORK SHALL BE IN COMPLIANCE W/ STATE & LOCAL CODES FOR RESPECTIVE TRADES.

APPLICABLE CODES

VILLAGE OF BURR RIDGE
ADOPTED CODES:

2012 INTERNATIONAL BUILDING CODE
2012 ENERGY CONSERVATION CODE
2012 INTERNATIONAL FIRE CODE
2011 NATIONAL ELECTRIC CODE
2012 LIFE SAFETY CODE
LATEST MANDATED EDITION OF
ILLINOIS ACCESSIBILITY CODE
2012 INTERNATIONAL EXISTING BUILDING CODE
VILLAGE OF BURR RIDGE BUILDING ORDINANCE
VILLAGE OF BURR RIDGE ZONING ORDINANCE
VILLAGE OF BURR RIDGE
MUNICIPAL CODE, CHAPTER 8

VICINITY MAP



CONSULTANTS

OWNER: R.A.P. PROPERTIES
13965 W BURLEIGH RD, SUITE 101
BROOKFIELD, WI 53005
262-505-6650

ARCHITECT: TGAR GROUP, INC.
1213 55TH STREET
KENOSHA, WI 53140
ATTN.: TONY GARZA
(262) 818-4620
EMAIL: TONYG@TGAR.BIZ

SHEET INDEX

ARCHITECTURAL
T1 TITLE SHEET
A0.0 SITE PLAN
A1.0 DEMO PLAN
A2.0 FLOOR PLAN
A3.0 ELEVATIONS
RENDERING 1
RENDERING 2
RENDERING 3

TGAR

TGAR GROUP, Inc.

ARCHITECTURE · ENGINEERING · CONSTRUCTION
DESIGN BUILD

I hereby certify under oath that these plans (see sheet list below) were prepared by me or under my direct supervision, that I am familiar with the codes and ordinances of the Village of Burr Ridge, and to the best of my knowledge these plans comply with the Building Ordinance, Zoning Ordinance and other applicable codes and ordinances of the Village of Burr Ridge, Illinois.
This certification is to include every sheet listed above under "Sheet Index."

LICENSED ARCHITECT
ANTHONY G. GARZA
001.018045
STATE OF ILLINOIS
001-018045

Anthony G. Garza
Architect

TGAR

TGAR GROUP, Inc.

ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

1213 Fifty-Fifth Street
Kenosha, Wisconsin 53140

Ph.: (262) 818-4620
E-mail: tonyg@tgar.biz

COMMENTS DATE

PELLA RESTAURANT

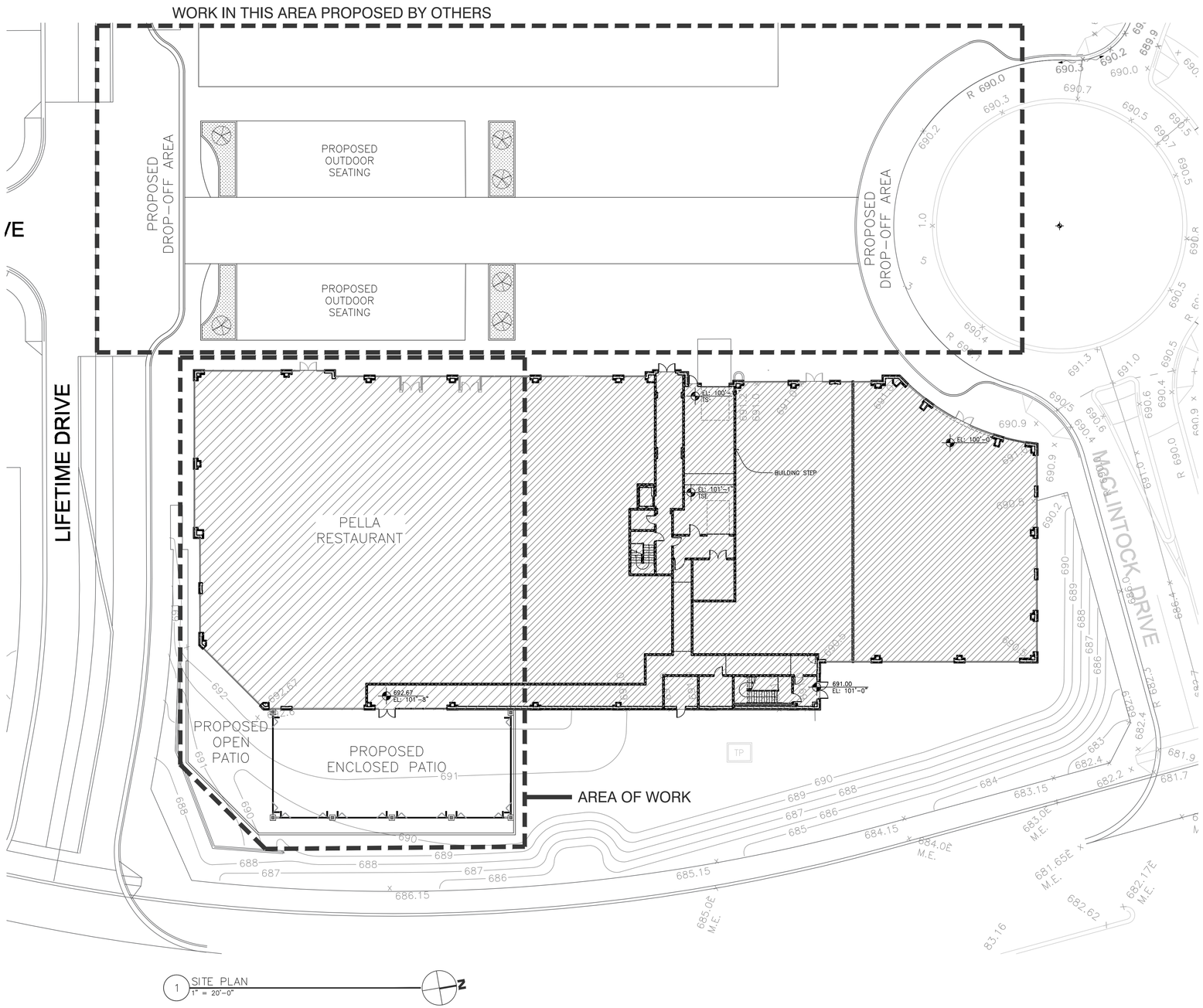
720 VILLAGE CENTER
BURR RIDGE, IL

PRINCIPAL IN CHARGE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 08/11/2021
SHEET DESCRIPTION

TITLE SHEET

SCALE: NO SCALE

PROJECT NO.: 22120
SHEET NO.: T1


WORK IN THIS AREA PROPOSED BY OTHERS
PROPOSED DROP-OFF AREA
PROPOSED OUTDOOR SEATING
PROPOSED OUTDOOR SEATING
PROPOSED DROP-OFF AREA
LIFETIME DRIVE
MacLINTOCK DRIVE
PELLA RESTAURANT
BUILDING STEP
EL: 100'-0" TS
EL: 101'-1" TSE
EL: 100'-0"
692.67 EL: 101'-8"
691.00 EL: 101'-0"
PROPOSED OPEN PATIO
PROPOSED ENCLOSED PATIO
AREA OF WORK
TP
R 690.0
R 692.3
R 692.7
R 689.9
R 690.9
R 691.0
R 690.0
R 690.4
R 690.5
R 690.6
R 690.9
R 691.3
R 691.0
R 690.5
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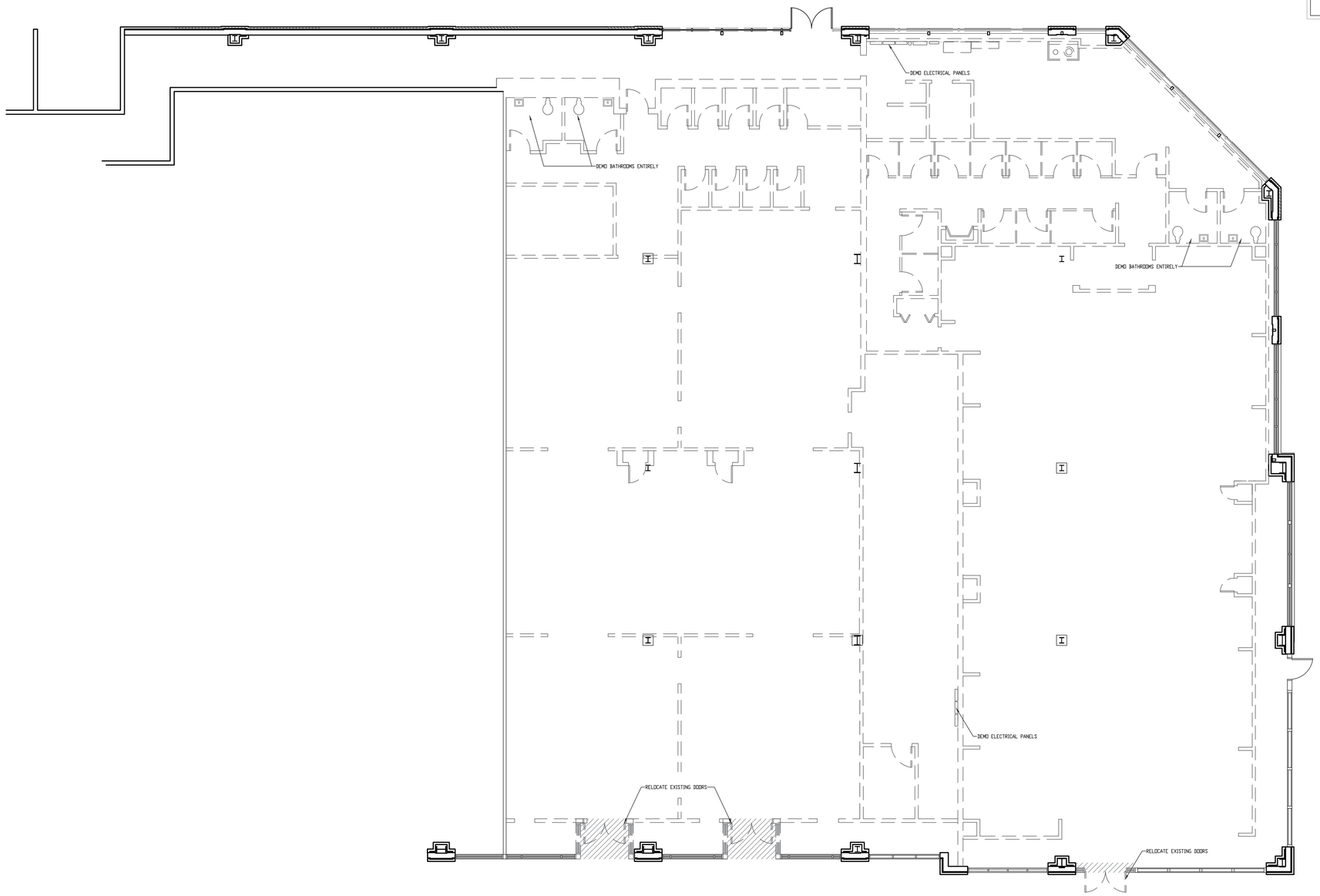
R 690.5



1 DEMO PLAN
1/8"=1'-0"

DEMOLITION NOTES

- REVIEW WITH OWNER ALL SALVAGEABLE COMPONENTS BEING REMOVED PRIOR TO DISCARDING OR REMOVING MATERIALS.
- COORDINATE ALL CAPPING OF MISCELLANEOUS SYSTEMS WHICH END AT FIXTURES, WALLS, OR CEILINGS TO BE REMOVED. CAPPING SHALL BE COMPLETED IN SUCH A MANNER THAT WILL NOT INTERFERE WITH NEW WORK OR BE VISIBLE IN FINISHED SPACES.
- COORDINATE REMOVAL, RELOCATION, AND REROUTING (AS REQUIRED) OF ALL MECHANICAL OR ELECTRICAL PIPES, CONDUITS, VENTS, CONTROLS, ETC., WHICH ARE LOCATED IN WALLS, FLOORS, OR CEILINGS TO BE REMOVED.
- REMOVE ALL EXISTING WALL MOUNTED ITEMS NOT REQUIRED
  PATCH HOLES TO MATCH EXISTING CONDITIONS PRIOR TO PAINTING.
- ALL CONTRACTORS TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. IN THE EVENT THAT AN ITEM NOT SHOWN ON THE DRAWINGS WILL CONFLICT WITH WORK UNDER THIS CONTRACT, CONTACT ARCHITECT / G.C. BEFORE REMOVING THE ITEM.
- SHORE ALL EXISTING CONSTRUCTION AS REQUIRED TO PERFORM DEMOLITION WORK. NOTIFY ARCHITECT OF ANY CONDITION THAT MAY PROVE TO BE DETRIMENTAL TO THE STRUCTURE DURING THE DEMOLITION PHASE.

LEGEND

- EXISTING WALL
- NEW WALL
- DEMO WALL
- NEW DOOR
- EXISTING DOOR

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DESIGN BUILD

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Ph.: (262) 818-4620
E-mail: tonyg@tgar.biz

COMMENTS DATE

PELLA RESTAURANT

720 VILLAGE CENTER
BURR RIDGE IL.

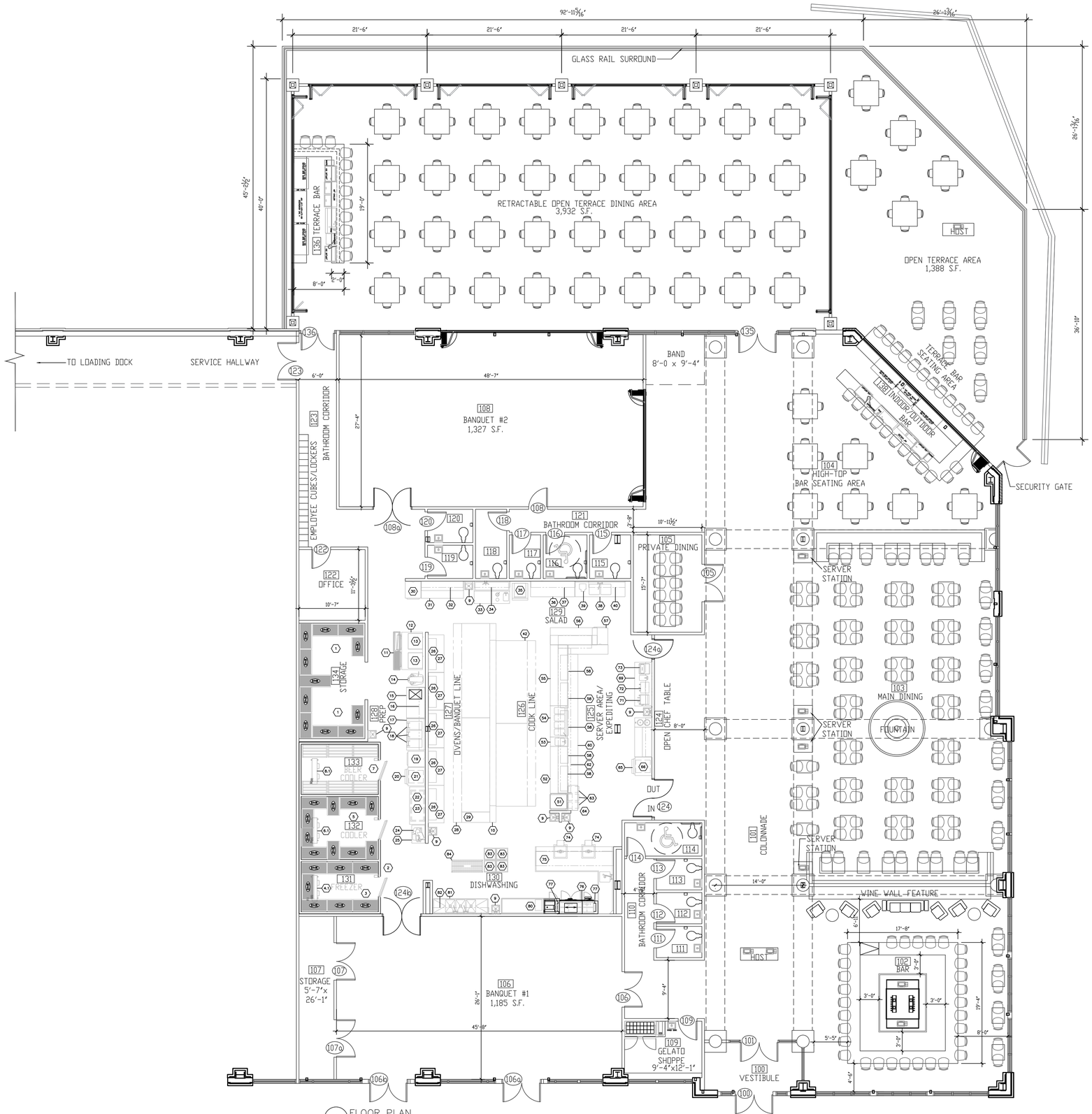
PRINCIPAL IN CHARGE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 08/11/2021

SHEET DESCRIPTION

DEMO
PLAN

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

PROJECT NO.: SHEET NO.: A1.0



1 FLOOR PLAN
1/8"=1'-0"

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Kenosha, Wisconsin 53140
Ph.: (262) 818-4620
E-mail: tonyg@tgar.biz

COMMENTS DATE

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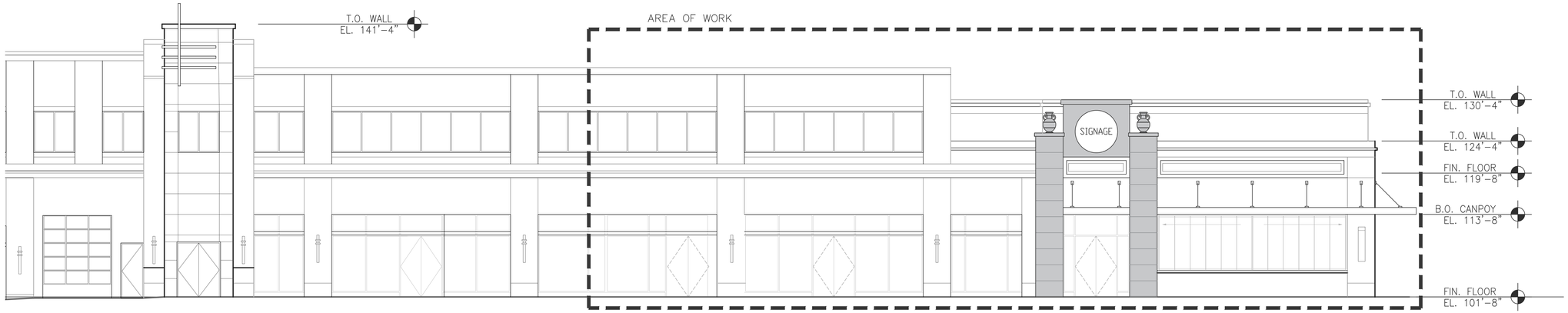
720 VILLAGE CENTER
BURR RIDGE IL.

PRINCIPAL IN CHARGE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 08/12/2021
SHEET DESCRIPTION

FLOOR PLAN

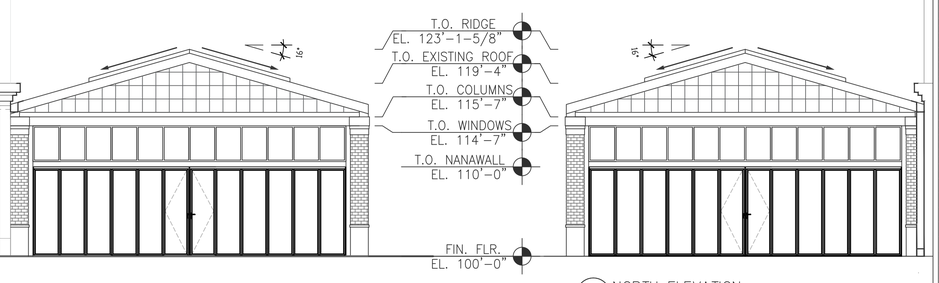
SCALE: 1/8"=1'-0"

PROJECT NO.: SHEET NO.: A2.0

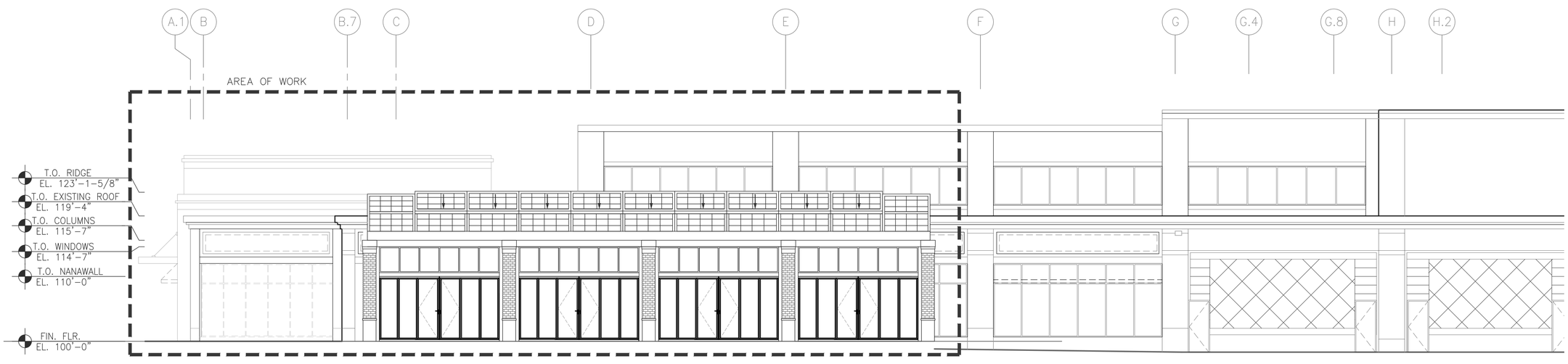


1 WEST ELEVATION
1/8"=1'-0"

2 SOUTH ELEVATION
1/8"=1'-0"



3 NORTH ELEVATION
1/8"=1'-0"



4 EAST ELEVATION
1/8"=1'-0"

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DESIGN BUILD

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Kenosha, Wisconsin 53140

Ph.: (262) 818-4620
E-mail: tarsy@tgar.biz

COMMENTS DATE

PELLA RESTAURANT

720 VILLAGE CENTER
BURR RIDGE IL.

PRINCIPAL IN CHARGE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 08/11/2021
SHEET DESCRIPTION

ELEVATIONS

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

PROJECT NO.: SHEET NO.: A3.0

RENDERING 1 - VILLAGE CENTER ENTRANCE

PELLA RESTAURANT
BURR RIDGE, IL

AUGUST 11, 2021

tgar group, inc

RENDERING 2 - PATIO

PELLA RESTAURANT
BURR RIDGE, IL

AUGUST 11, 2021

tgar group, inc.

RENDERING 3 - PATIO REAR VIEW

PELLA RESTAURANT
BURR RIDGE, IL

AUGUST 11, 2021

tgar group, inc.