



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
JULY 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 JUNE 19, 2023 MEETING MINUTES**

**III. PUBLIC HEARINGS**

**A. Z-02-2023: 60 Shore Drive (Naddaf – Coda Motors); Special Use Amendment, Special Use, and Findings of Fact [REMANDED FROM BOARD OF TRUSTEES MAY 22, 2023 & CONTINUED JUNE 5, 2023]**

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.

**B. 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 [CONTINUED FROM APRIL 17, MAY 1, MAY 15, JUNE 5 & JUNE 19, 2023]**

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.

**C. Z-09-2023: 6880 N. Frontage Rd. (Premier IL Burr Ridge LLC); Special Use Amendment and Findings of Fact**

Requests to amend special use Ordinance #A-834-09-22, a special use for a child care center pursuant to Zoning Ordinance section X.E.2, to expand the use from 5,000 sq. ft. to 10,107 sq. ft. and increase the amount of children from 80 to 156. The petitioner is also requesting to expand the outdoor playground area.

**D. V-01-2023: 6301 S. County Line Rd. (Zaffar); Variations and Findings of Fact**

Requests for four (4) variations from Zoning Ordinance Section IV.I to permit a deck in the front yard, a driveway gate on a parcel less than two acres in lot area, a driveway gate exceeding 6 ft. in height, and a driveway gate within the minimum 30 ft. corner side yard setback; and one (1) variation from Zoning Ordinance Section IV.J to permit a fence in the corner side yard setback. The petitioner seeks to build a driveway gate and fence along County Line Rd. and build a deck on the south side of the property.

**IV. CORRESPONDENCE**

**A. Board Report**

June 26, 2023

July 10, 2023 meeting canceled

**B. Building Reports**

May 2023

June 2023

**V. OTHER CONSIDERATIONS**

**VI. PUBLIC COMMENT**

**VII. FUTURE MEETINGS**

**July 24 Village Board**

Commissioner Parrella is the scheduled representative.

**August 7 Plan Commission/Zoning Board of Appeals**

**A. Z-06-2023: Zoning Ordinance Amendments for Swimming Pool Fences (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 1, JUNE 5, & JUNE 19, 2023]**

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.

**B. Z-07-2023: Zoning Ordinance Amendments for Short-Term Rentals (Village of Burr Ridge)**

Request to consider text amendments to Sections IV, VI, VIII, and XIV.B of the Zoning Ordinance to regulate short-term rental use.

**C. Z-08-2023: Zoning Ordinance Amendment for Unrelated Persons (Village of Burr Ridge)**

Request to consider a text amendment to Section XIV.B of the Zoning Ordinance to amend the definition of “Family” to reduce the number of unrelated persons residing together in a single dwelling unit.

**August 14 Village Board**

Commissioner McCollian is the scheduled representative.

**August 21 Plan Commission/Zoning Board of Appeals**

No meetings currently scheduled. Deadline for publication is July 28.

**August 28 Village Board**

Commissioner Irwin is the scheduled representative.

**VIII. ADJOURNMENT**

**VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**MINUTES FOR REGULAR MEETING OF JUNE 19, 2023**

**I. ROLL CALL**

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:01 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:** 7 – Irwin, McCollian, Petrich, Broline, Stratis, Morton, and Trzupek

**ABSENT:** 1 – Parrella

Community Development Director Janine Farrell was also present.

**II. APPROVAL OF PRIOR MEETING MINUTES – JUNE 5, 2023**

Commissioner Petrich requested that his comments on page three be updated to clarify that when a wall forms a portion of the barrier for the pool, an alarm or powered safety cover adds some additional protection.

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Broline to approve the minutes of the June 5, 2023, meeting as amended.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – McCollian, Broline, Morton, Petrich, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 2 – Irwin and Stratis

**MOTION CARRIED** by a vote of 5-0 with 2 abstentions.

**III. PUBLIC HEARINGS**

Chairman Trzupek noted that there were no members of the public to swear in for the public hearings on the agenda.

**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 [CONTINUED FROM APRIL 17, MAY 1, MAY 15 & JUNE 5, 2023]**

Chairman Trzupek introduced the case and noted that the petitioner is requesting a continuation until July 17. Chairman Trzupek asked for an update on the progress of the case and if the petitioner has been working with the Lakeside Pointe residents. Director Farrell stated that she is unaware of the status of the revised plans or if the petitioner is working with the Lakeside Pointe residents; she has only received a request to continue. The Commissioners discussed tabling the case indefinitely as opposed to continuing to a specific date. Director Farrell and the Commissioners discussed public notifications regarding tabling indefinitely and continuation. The Commissioners generally agreed that the continuation to July 17 would be the final one and if substantially revised plans were not received and if there was a lack of progress in discussions with the Lakeside Pointe residents, then the case would be tabled indefinitely.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to continue Z-05-2023 to July 17, 2023.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 7-0.

**B. Z-06-2023: Zoning Ordinance Amendments for Swimming Pool Fences (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 1 & JUNE 5, 2023]**

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that at the last meeting, the Commission generally supported requiring a fence for swimming pools regardless of having a powered safety cover. Director Farrell consulted with the Village's legal counsel regarding the liability perspective if powered safety covers were required without a fence. The Village Attorney communicated that if the standards are within vetted codes (International Residential Code, International Swimming Pool and Spa Code, etc.) the Village would not be liable. Director Farrell introduced draft Zoning Ordinance draft regulations to include the Building Ordinance requirement for a perimeter fence for a swimming pool. A hot tub or spa does not require a fence and a safety cover is all that is required. There is no reference or consideration of a safety cover which may be in addition to a fence. Director Farrell read the draft regulation language.

There was an open discussion and comments by the Commissioners regarding existing fences, using neighbors' fences to satisfy the requirement, and if existing pools needed to meet the amended regulation. A concern regarding private detention ponds and whether a fence is required was brought up and confirmed a fence is not required.

Other safety alternatives were also discussed to provide additional safety measures such

as infrared perimeter detectors and pool alarms. It was suggested that the use of technology with a powered safety cover may provide an option to satisfy a fence requirement. It was discussed that there may be a State of Illinois fence requirement per the Private Swimming Pool Enclosure Act. There was some opposition to fences in general and the idea of using a combination of safety measures should be explored. It was suggested there are other technologies which may offer more effective monitoring for perimeter protection beyond what a fence could provide.

Director Farrell clarified the proposed Ordinance would not be effective retroactively unless there is a provision requiring it. Director Farrell stated Commissioner Parrella was not present at the meeting and was previously in favor of a fence requirement. Director Farrell indicated she would draft language for further discussion to include other safety measures in addition to or in lieu of a fence requirement.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to continue Z-06-2023 to August 7, 2023.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 7-0.

#### **IV. CORRESPONDENCE**

There were no Board or building reports.

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

##### **A. PC-06-2023: 9200 Kingery Highway (QuikTrip); Extraterritorial Review of Rezoning and Conditional Use for a Planned Development**

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that the Commission discussed their concerns about the proposed QuikTrip at 9200 Kingery Highway at the June 5, 2023 meeting. Director Farrell explained that she discussed the proposal and objections with the Village Administrator, who in turn discussed the proposal development with the Mayor. It was decided to send a letter of objection signed by the Mayor to DuPage County prior to the County's Zoning Meeting on June 15, 2023. The letter included the concerns and objections raised by the Commission at the June 5<sup>th</sup> meeting.

A question was asked of Director Farrell as to who has the right to file a protest regarding zoning. Director Farrell answered that municipalities within a 1.5-mile radius, and residents that occupy at least twenty percent of the boundaries of the site, have protest

rights. Some of the Commissioners questioned which other municipalities are within the protest boundary. There was an open discussion as to whether Darien is within the boundary, and it was determined that it is.

It was discussed by the Commission whether there were any additional concerns or objections not previously addressed in the Mayor's letter regarding the 9200 S. Kingery Highway location and if the Board of Trustees should file a written protest.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to recommend that the Board of Trustees file a written protest against DuPage County zoning case ZONING-23-000022 QuikTrip Store 7311, located at 9200 S. Kingery Highway and 10S410 Route 83, based upon the points made in the letter dated June 13, 2023, by Mayor Grasso.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 7-0.

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

There were no public comments.

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

Director Farrell noted that the July 3 Plan Commission meeting was not scheduled due to the holiday and that the next meeting is July 17. Commissioner McCollian stated that she will not be able to attend.

Director Farrell noted that on for the June 26 Board meeting, the minor amendment for Pella Restaurant and the Resolution for QuikTrip will be on the agenda.

#### **VIII. ADJOURNMENT**

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to adjourn the meeting at 8:03 p.m.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 7-0

**Respectfully Submitted:**

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Janine Farrell, AICP  
Community Development Director



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

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

**DATE:** July 17, 2023

**RE:** Z-02-2023: 60 Shore Drive (Naddaf – Coda Motors)

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On May 1, 2023, the Plan Commission held a public hearing on Z-02-2023, 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 for a special use for outdoor, overnight storage of retail vehicles ancillary to a special use. The Plan Commission voted 8 to 0 to recommend that the Board of Trustees approve the request 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., with five conditions. The Plan Commission voted 8 to 0 to recommend that the Board of Trustees deny the request for a special use for outdoor, overnight storage of retail vehicles ancillary to a special use in accordance with Zoning Ordinance section X.F.

At the May 22, 2023 Board of Trustees meeting, the petitioners were present (they were not present at the May 1 Plan Commission meeting) and requested that the case be remanded back to the Plan Commission. The Board remanded the case back to the Commission with the stipulation that fencing, screening, and securing the outdoor storage be presented to the Commission. The Board also requested that parking for all the tenants at the site be addressed to ensure adequate spaces are provided.

Staff met with the petitioners on May 25, 2023 and confirmed that they wished to continue the case until July 17, 2023 which occurred at the June 5, 2023 Plan Commission meeting. On June 30, 2023, staff emailed the petitioners to remind them that revised plans were needed by July 7, 2023. Revised plans were not received, and staff has not received communication from the petitioners since May.

The Plan Commission may wish to continue the case, reaffirm the previous recommendations, or make new recommendations to the Board. For reference, the previous recommendations follow.

The Plan Commission voted 8 to 0 to ***recommend that the Board of Trustees approve*** Z-02-2023, a request 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., with Findings of Fact, and with the following conditions:

1. The special use shall be limited to the sale of automobiles with minor detailing and repairs.
2. The special use shall be limited to the 10,100 square feet of floor area known as Suites A-B at 60 Shore Drive.
3. The special use shall be limited to Joseph Naddaf and his business partners and shall expire at such time that Mr. Naddaf and his business partners no longer occupy the space or an assignment or termination of the lease at 60 Shore Drive occurs.
4. Outside display or storage of any goods, materials, and automobiles shall be prohibited.
5. Outdoor mechanical maintenance of any vehicle shall be prohibited.

The Plan Commission voted 8 to 0 to ***recommend that the Board of Trustees deny*** Z-02-2023, a request for a special use for outdoor, overnight storage of retail vehicles ancillary to a special use in accordance with Zoning Ordinance section X.F.



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

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

Coda Motors is already in operation at the site and stores the vehicles indoors. There are other vehicle dealerships in the Village and the outdoor storage of vehicles does not provide a service or opportunity to the Village or its residents.

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

The storage of vehicles outdoors, overnight, may pose a safety concern to the public by encouraging theft and vandalism.

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

The outdoor, overnight storage of vehicles may be injurious to neighboring properties since outdoor vehicle storage is not commonly found in the Village. This may negatively impact property values in the Hinsdale Industrial Park and surrounding area.

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

The outdoor, overnight storage of vehicles is not commonly found in the Village and requires special use approval, even in the industrial districts. While the surrounding area is already developed for industrial uses, this use may impede the redevelopment or improvement of properties since property values could be impacted by this outdoor storage.

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

The parking needs of the other tenants in the building were not specified in the petition and as a result, the use of the property by the other tenants may be negatively impacted by 29 parking spaces, almost half of the total parking, used for vehicle storage by one tenant.

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

Ingress and egress have already been provided to the site.

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

For industrial areas, the Comprehensive Plan recommends to "maintain the existing industrial parks in the Village to appropriate standards and enhance them as a continued tax base for the Village." The outdoor storage of vehicles may not be determined to be an enhancement to the industrial districts.

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

The outdoor storage of vehicles requires special use approval. The vehicles will be required to be parked within striped parking spaces, which they currently are not.



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.**

**HEARINGS:**

May 15 and July 17, 2023  
(cont. April 17, May 1, June 5, June 19)

**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:**

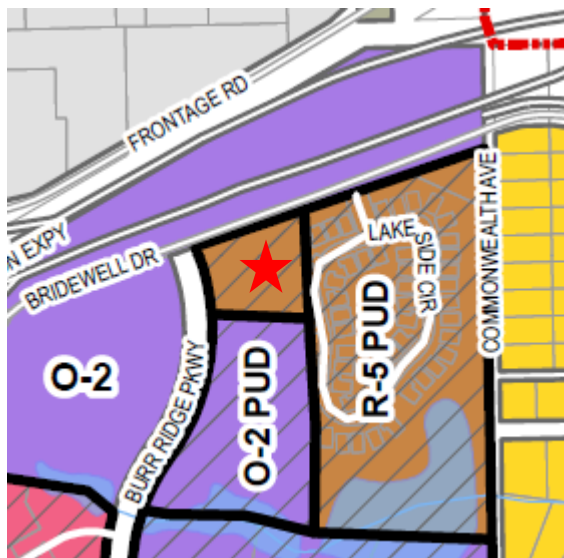
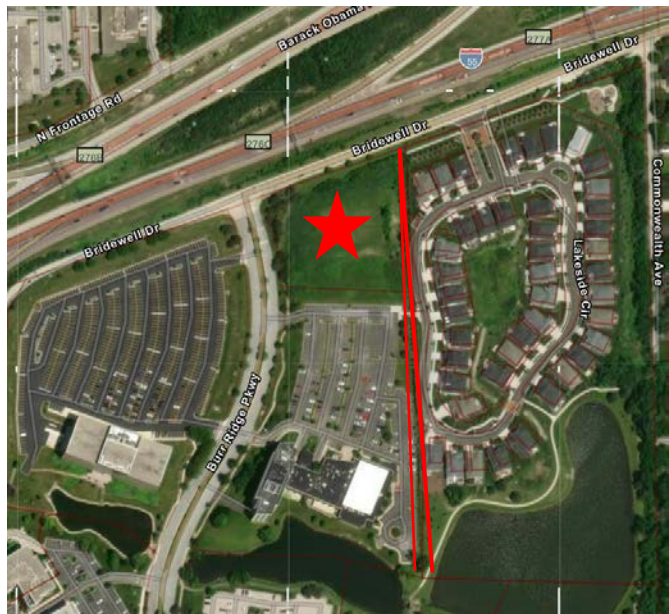
Vacant/unimproved

**SITE AREA:**

±3.58 Acres

**SUBDIVISIONS:**

Burr Ridge Corporate Park & Lakeside  
Pointe



## Staff Report

Z-05-2023: 1400 Burr Ridge Parkway/Portions of outlots A, C, and D of Lakeside Pointe Subdivision (McNaughton); PUD Amendment, Special Use, Variations, Preliminary Plan approval, and Findings of Fact  
Page 2 of 7

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.

This petition was first heard on May 15, 2023. At the May 15<sup>th</sup> public hearing, the Commission expressed several concerns including obtaining Lakeside Pointe resident approval to amend the Declaration, the density of the proposal, the number of variations proposed under the PUD, and the backyards of three units facing Burr Ridge Parkway, a major entryway into the downtown Burr Ridge area. Since that public hearing, the case was continued twice at the request of the petitioner. The petitioner is now requesting to continue with the request submitting only a modification to the landscape plan. The revised landscape plan shows five additional evergreen trees and two deciduous shrubs on the west side of the property where there is a break in the wall. The revised landscape plan is included as an attachment. There are no other changes to the exhibits provided by the petitioner.

Within the First Amendment to Covenants, Conditions, Restrictions, and Easements of the Burr Ridge Corporate Park (recorded as document number 27479281 with the Cook County Recorder), the parcels bordering Bridewell Drive (also called S. Frontage Rd.) must be a minimum of 3-acres for them 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 2.77 acres. This property is owned by Burr Ridge Key Property LLC. The petitioner is the contract purchaser for this parcel. To meet the minimum 3-acre requirement, the petitioner seeks to combine a portion of outlots within adjacent Lakeside Pointe Subdivision to have 3.58 acres combined so the vacant corner lot can be developed. Since the May 15<sup>th</sup> public hearing, the Burr Ridge Corporate Park Owners Association property manager was approached by McNaughton Development to waive the required 60 ft. setback along Bridewell Dr. as provided for in their Declaration of Covenants, Conditions, Restrictions, and Easements. A letter from the Burr Ridge Corporate Park responding to that request is included in Exhibit B. The Burr Ridge Corporate Park Owners Association stated that they abide by and enforce a different set of covenants called the “Declaration of Covenants for the Burr Ridge Park Owners Association” and the bulk regulations were not incorporated into those covenants, therefore they do not enforce those provisions. Staff consulted the Village Attorney on this matter who confirmed that the Village should uphold the requirements as stated in the Declaration of Covenants, Conditions, Restrictions, and Easements.

Prior to the April 17, 2023 public hearing, staff received multiple objections from property owners within the Lakeside Pointe Subdivision stating that McNaughton Development did not own the outlots and did not have the authority to convey a portion to the Villas parcel. The case was continued on April 17 and May 1 to allow time for the Village to review the matter with legal counsel and to confer with McNaughton Development’s legal counsel. Village legal counsel has determined the following and a letter from the Village Attorney dated July 11, 2023 is included as

Exhibit D. For reference, the Declaration of Covenants, Conditions, and Restrictions of Lakeside Pointe of Burr Ridge (referred to as the “Declaration” below) is a protected document which cannot be attached to this report but is publicly available to download for free on the Cook County Recorder’s website as document number 1829017000.

- While the Lakeside Pointe Subdivision Homeowner’s Association (HOA) has been officially established, the Lakeside Pointe Subdivision itself has not been turned over to the Class A members (individual property owners). McNaughton Development is still undertaking improvements within the subdivision and there are certain parameters when Class B membership (McNaughton Development) will terminate.
- McNaughton Development, as the Class B member, has the authority to bring forward the petition since the outlots are still under their control at this time.
- Even if the Plan Commission and Board of Trustees approve the petition, McNaughton Development must amend the Lakeside Pointe Subdivision Declaration to convey a portion of the outlots to the vacant corner parcel or “Villas” parcel.
- To amend the Declaration, not less than 50% of the owners in Lakeside Pointe Subdivision must approve it, unless the Declarant has not closed on the sale of all Lots. In that event, the Declarant may amend the Declaration without the consent of any of the owners.
- If the Plan Commission and Board of Trustees recommend approval of the petition, the Village’s legal counsel states that a condition must be added that requires the Declaration to be amended. Legal counsel also recommends that a time limit be placed on amending the Declaration. These conditions have been added as #5 and #6. The time frame specified is in accordance with the Zoning Ordinance regulations for submission of the Final Plat (section XIII.L.2.d).

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.



- *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; originally the Developer intended for the Villas to be combined with the Lakeside Pointe HOA but at the May 15<sup>th</sup> meeting, the Developer stated that the Villas will be its own standalone 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.
- Density: The R-5 maximum gross density permitted for attached homes is 4.2 units/acre.
  - Villas parcel only (2.77 acres) = gross density is 5.4 units/acre; net density (minus road) is 6.3 units/acre, which includes the small detention pond located on the common area (Outlot B)
  - Villas parcel plus a portion of Lakeside Pointe (3.58 acres) = 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:

## Staff Report

Z-05-2023: 1400 Burr Ridge Parkway/Portions of outlots A, C, and D of Lakeside Pointe Subdivision (McNaughton); PUD Amendment, Special Use, Variations, Preliminary Plan approval, and Findings of Fact  
Page 6 of 7

- A 60 ft. setback is required from Bridewell Dr. per the Burr Ridge Corporate Park Owners Association Covenants, Conditions, Restrictions, and Easements, but only a 30 ft. setback is proposed. A minimum 30 ft. setback is required under Zoning Ordinance regulations for the R-5 zoning district.
- 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.

## Staff Report

Z-05-2023: 1400 Burr Ridge Parkway/Portions of outlots A, C, and D of Lakeside Pointe Subdivision (McNaughton); PUD Amendment, Special Use, Variations, Preliminary Plan approval, and Findings of Fact  
Page 7 of 7

3. 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.
4. With submission of the Final Plan, a revised landscape plan identifying the PMC plant species shall be provided.
5. The petitioner shall amend the Lakeside Pointe Declaration of Covenants, Conditions, and Restrictions to combine a portion of outlots within the subdivision with the Villas lot. Within 30 days after Board of Trustees approval of the preliminary plan, the petitioner shall furnish a copy of the draft amended Lakeside Pointe Subdivision Declaration for staff review and approval.
6. Within 60 days after Board of Trustees approval of the preliminary plan, the petitioner shall furnish a copy of the amended and approved Declaration (see Condition #5) along with the Final Plan for staff review and approval by the Board of Trustees.
7. Within 30 days after Board of Trustees approval of the preliminary plan, the petitioner shall provide an agreement to indemnify and defend the Village in any legal action that may be initiated against the Village by Lakeside Pointe residents or its Homeowners Association, with respect to the petitioner's actions to amend the Declaration of Covenants, Conditions and Restrictions to permit combining a portion of the outlots of Lakeside Pointe with the Villas of Lakeside Pointe.
8. With submission of the Final Plan, a copy of the draft Declaration of Covenants, Conditions, and Restrictions for the Villas of Lakeside Pointe shall be furnished to staff for review and approval.

## 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 (*revision received July 7, 2023*)
- AutoTurn exhibit
- Architectural elevations and building materials
- Floor plans

Exhibit B – Public notifications and comments (*letter dated July 11, 2023 from Burr Ridge Corporate Park Owners Association included*)

Exhibit C – Village Engineer memo regarding stormwater

Exhibit D – Village Attorney letter dated July 11, 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 ADDRESS: 115220 JACKSON STREET Burr Ridge IL 60527

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

 PHONE: 630-325-3400

 EMAIL: JOHN@MCNAUGHTONDEVELOPMENT.COM

 PROPERTY OWNER: Parcel A+B see Attached

 PROPERTY OWNER'S ADDRESS: Parcel A+B see Attached

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

## DESCRIPTION OF REQUEST:

PRELIMINARY ENGINEERING, plat + special use approval for a  
SINGLE FAMILY ATTACHED LOWRIDGE DEVELOPMENT within the  
RS 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) # 18-30-303-016-0000, 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.

John T. Barry  
 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 87

**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.**

Street Address of Subject Property:

1460 Burr Ridge Parkway

PIN-  
18-30-303-016

Property Owner or Petitioner:

Burr Ridge Key Property, LLC

(Print Name)

[Signature]

(Signature)

(CS)

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



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

**Consent to Install Public Notice Sign**

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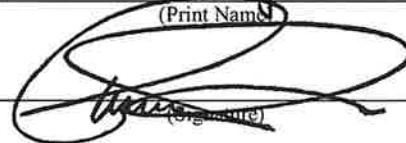
Street Address of Subject Property:

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' front 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 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.*

**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 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 Standards 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.

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 Development  
Villas of Lakeside Pointe  
Fiscal Impact Analysis  
Executive Summary

**Village of Burr Ridge**

**Total in Nominal Dollars (Year 1 - Year 20)**

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Total Payments to Village	\$ 91,928
Total Costs to Village	<u>\$ 0</u>
<b>Total (Cost)/Benefit to Village (Year 1 - Year 20)</b>	<b><u>\$ 91,928</u></b>

**School District 204**

**Total in Nominal Dollars (Year 1 - Year 20)**

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Total Payments to SD 204	\$ 1,673,098
Total Costs to SD 204	<u>\$ 144,342</u>
<b>Total (Cost)/Benefit to SD 204 (Year 1 - Year 20)</b>	<b><u>\$ 1,528,757</u></b>

**School District 107**

**Total in Nominal Dollars (Year 1 - Year 20)**

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Total Payments to SD 107	\$ 1,687,654
Total Costs to SD 107	<u>\$ 491,428</u>
<b>Total (Cost)/Benefit to SD 107 (Year 1 - Year 20)</b>	<b><u>\$ 1,196,226</u></b>

**Pleasantdale Fire District**

**Total in Nominal Dollars (Year 1 - Year 20)**

---

Total Payments to Fire District	\$ 635,073
Total Costs to Fire District	<u>\$ -</u>
<b>Total (Cost)/Benefit to Village (Year 1 - Year 20)</b>	<b><u>\$ 635,073</u></b>

**Pleasantdale Park District**

**Total in Nominal Dollars (Year 1 - Year 20)**

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Total Payments to Fire District	\$ 286,510
Total Costs to Park	<u>\$ -</u>
<b>Total (Cost)/Benefit to Village (Year 1 - Year 20)</b>	<b><u>\$ 286,510</u></b>

McNaughton Development  
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
<b>Total</b>	<b>\$</b>	<b>91,928</b>	<b>\$</b>	<b>0</b>	<b>\$ 91,928</b>

McNaughton Deveopment  
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
<b>Total</b>	<b>\$</b>	<b>635,073</b>	<b>\$</b>	<b>0</b>	<b>\$</b>	<b>635,073</b>

McNaughton Deveopment  
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
<b>Total</b>	<b>\$</b>	<b>286,510</b>	<b>\$</b>	<b>0</b>	<b>\$</b>	<b>286,510</b>

McNaughton Development  
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
<b>Total</b>	<b>\$</b>	<b>1,673,098</b>	<b>\$</b>	<b>144,342</b>	<b>\$ 1,528,757</b>

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

Year	School District 107					
	School District 107 Property Taxes	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	<u>15</u>					

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

Assessment Ratio	10%
Equalization Multiplier	3.0027
Total Tax Rate	<u>5.710%</u>
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 Deveopment  
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
<b>Estiamted Fair Market Value</b>									
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 Deveopment  
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
<b>Estiamted Fair Market Value</b>									
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 Deveopment  
Villas of Lakeside Pointe  
Total  
Property Tax Projections

	<div>Year 19</div>		<div>Year 20</div>	
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 Deveopment  
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 Deveopment  
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 Deveopment  
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 Deveopment  
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 Deveopment  
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 Deveopment  
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 Deveopment  
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 Deveopment  
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 Deveopment  
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 Deveopment  
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 Deveopment  
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 Development  
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/Unit	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
<b>Total K-8 Children Produced</b>					<b>1.031</b>

Grades 9-12					
Type of Unit	Number of Units	Standard Ratio of Children/Unit	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
<b>Total 9-12 Children Produced</b>					<b>0.251</b>

**Total Children Produced** **1.283**

**McNaughton Development  
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 \(usinflationcalculator.com\)](https://www.usinflationcalculator.com/)

**McNaughton Development  
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 \(usinflationcalculator.com\)](https://www.usinflationcalculator.com/)

McNaughton Deveopment  
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 Deveopment  
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 Deveopment  
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 Deveopment  
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

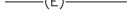
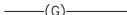
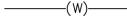
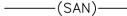
McNaughton Deveopment  
Villas of Lakeside Pointe  
Fiscal Impact Analysis  
School District 107  
Cost Per Student Projection

	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 Deveopment  
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

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

	PROPERTY LINE		
	EXISTING RIGHT-OF-WAY LINE		
	PROPOSED RIGHT-OF-WAY LINE	782.62	EXISTING TOP OF CURB ELEVATION
	EXISTING LOT LINE	782.12	EXISTING EDGE OF PAVEMENT ELEVATION
	PROPOSED LOT LINE		
	EX. & PRO. CENTERLINE	+ 782.62	EXISTING SPOT ELEVATION
	EXISTING EASEMENT LINE	A.P.	ACCESSIBLE PARKING
	PROPOSED EASEMENT LINE	F.F.	FINISHED FLOOR
	EX. & PRO. BUILDING SETBACK LINE	T.F.	TOP OF FOUNDATION
	SECTION LINE	CMP	CORRUGATED METAL PIPE
	EXISTING FENCELINE (CHAIN LINK)	RCP	REINFORCED CONCRETE PIPE
	EXISTING FENCELINE (WOOD)	VCP	VITRIFIED CLAY PIPE
	EXISTING FENCELINE (WIRE)	FRM.	FRAME
	GUARDRAIL	BRK.	BRICK
	RAILROAD TRACKS	TC	TOP OF CURB
	UNDERGROUND CABLE TV	DEP	DEPRESSED CURB
	UNDERGROUND CABLE TV(ATLAS INFO.)	GUT	GUTTER
	UNDERGROUND FIBER OPTIC CABLE(ATLAS)	EP	EDGE OF PAVEMENT
	UNDERGROUND ELECTRIC	F.L.	FLOW LINE
	UNDERGROUND ELECTRIC(ATLAS INFO.)	CONC.	CONCRETE
	UNDERGROUND TELEPHONE	BIT.	BITUMINOUS
	UNDERGROUND TELEPHONE(ATLAS INFO.)	MH	MANHOLE
	GAS MAIN	CW	CONCRETE WALK
	GAS MAIN(ATLAS INFO.)	TW	TOP OF WALL
	WATER MAIN	BW	BOTTOM OF WALL
	WATER MAIN (ATLAS INFO.)	TP	TOP OF PIPE
	SANITARY SEWER	BW	BACK OF WALK
	SANITARY SEWER(ATLAS INFO.)	FES	FLARED END SECTION
	STORM SEWER	INV	INVERT
	STORM SEWER(ATLAS INFO.)	DIP	DUCTILE IRON PIPE
	EDGE OF WATER	SD	STORM DRAIN
	OVERHEAD WIRES	SAN	SANITARY SEWER
	CURB	N	NORTH
	DEPRESSED CURB	S	SOUTH
	EXISTING CONTOUR LINE	E	EAST
	ASPHALT PAVING OR WATER (LABELED)	W	WEST
	UNPAVED ROAD	CB	CHORD BEARING
	CONCRETE	A	ARC LENGTH
	WETLANDS	R	RADIUS
	EXISTING BUILDING	U.E.	UTILITY EASEMENT
	MARSH AREA	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

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.

SOURCE:  
BENCHMARK ESTABLISHED VIA TRIANGLE 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 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.

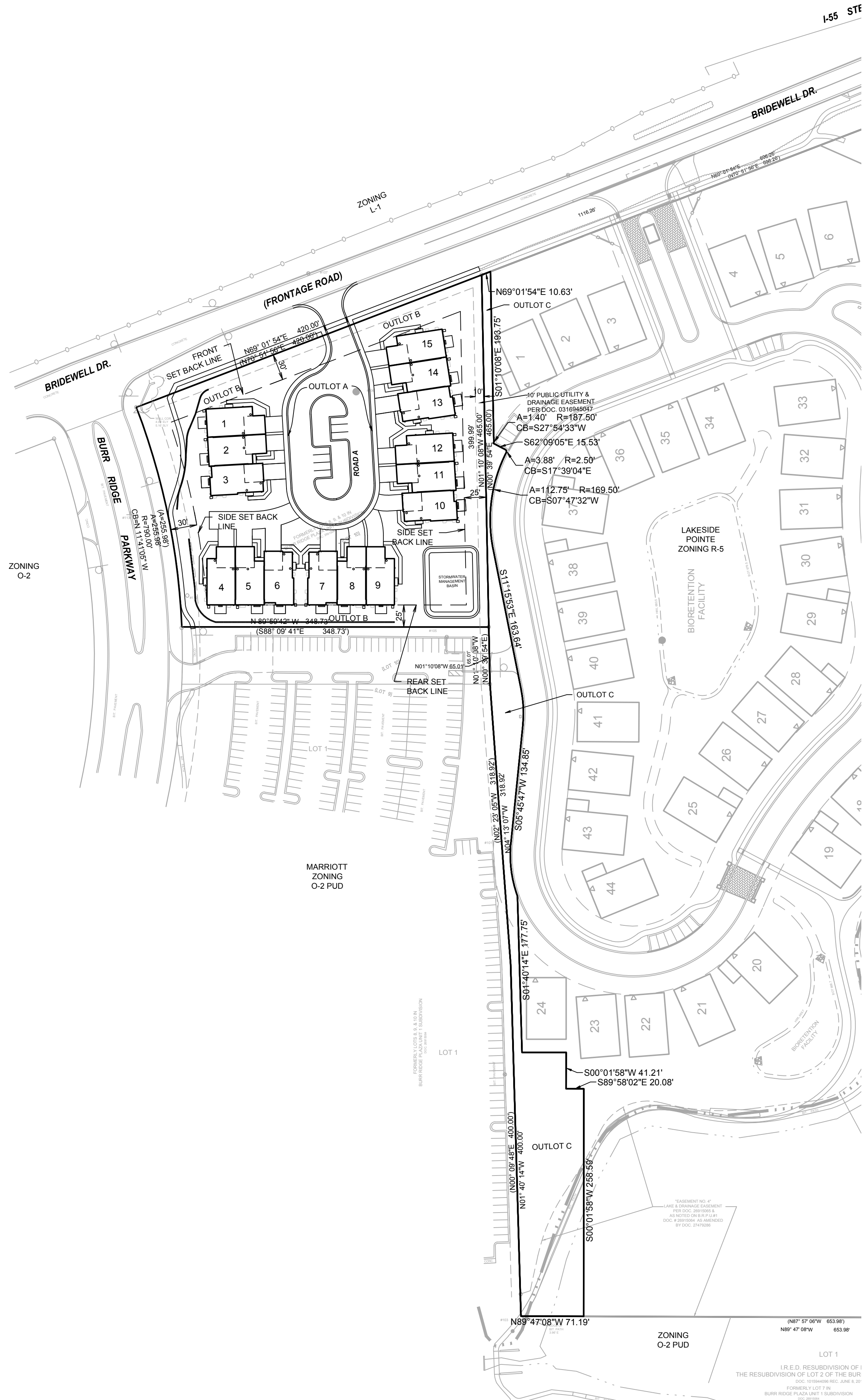
THE BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE, ILLINOIS

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
VILLAGE PRESIDENT

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

<div><p>7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com</p></div>	<div><div>PRELIMINARY PLAT OF P.U.D.</div><div>THE VILLAS OF LAKESIDE POINTE</div><div>BURR RIDGE ILLINOIS</div></div>	PROJECT NO.: 00039 MCN2 S03		ORIGINAL ISSUE DATE: 03-24-2023		REVISIONS		
		PROJECT MANAGER: DLG		DESCRIPTION		NO.	DATE	DESCRIPTION
		DESIGNED BY: JAR						
		DRAWN BY:						
		NRS						
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 RESUBDIVISION 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 DESCRIBED 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:

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

OWNER/DEVELOPER

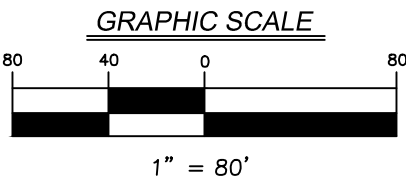
McNaughton Development  
11S220 Jackson Street, Suite 101  
Burr Ridge, Illinois 60527  
630 325 3400  
Contact : John Barry


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

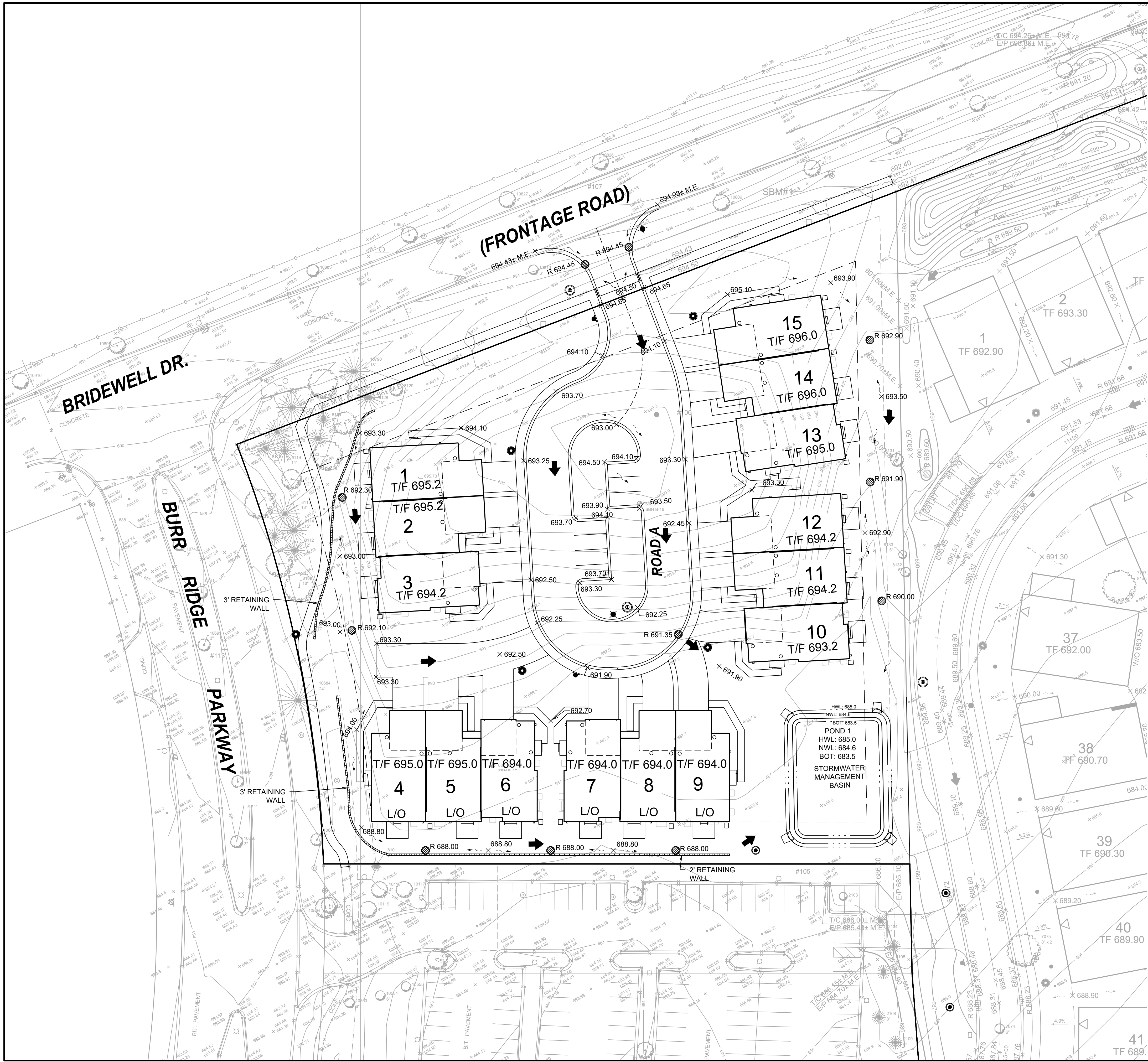
Metz & Company  
824 East Maple Street  
Lombard, Illinois 60148  
630 561 3903  
Contact : Randy F. Metz, PLA, CLARB



<div></div> <div>7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com</div>	<div>PRELIMINARY PLAT OF P.U.D.</div> <div>THE VILLAS OF LAKESIDE POINTE</div> <div>BURR RIDGEILLINOIS</div>	PROJECT NO.: 00039 MCN2 S03		ORIGINAL ISSUE DATE: 03-24-2023		REVISIONS											
		PROJECT MANAGER: DLG				NO.		DATE		DESCRIPTION		NO.		DATE		DESCRIPTION	
		DESIGNED BY: JAR															
		DRAWN BY:															
		NRS															







- NOTES:**
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
  - "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.
  - SPOT ELEVATIONS ALONG CURBS REFLECTS TOP OF CURB (T/C) ELEVATIONS.
  - 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
		CONTOUR
		SPOT ELEVATION
		STORMWATER FLOW DIRECTION
		STORMWATER OVERFLOW ROUTE

REVISIONS		ORIGINAL ISSUE DATE: 03-24-2023		PROJECT NO.: 00039/MCN2 S03		PROJECT MANAGER: DLG		DESIGNED BY: JAR		DRAWN BY: NRS	
DESCRIPTION		NO. DATE		DESCRIPTION		NO. DATE		DESCRIPTION		NO. DATE	
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											





## **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) = 0.11 Ac-ft.**

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.

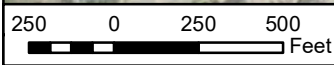
## **VI. Special Management Areas**

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.

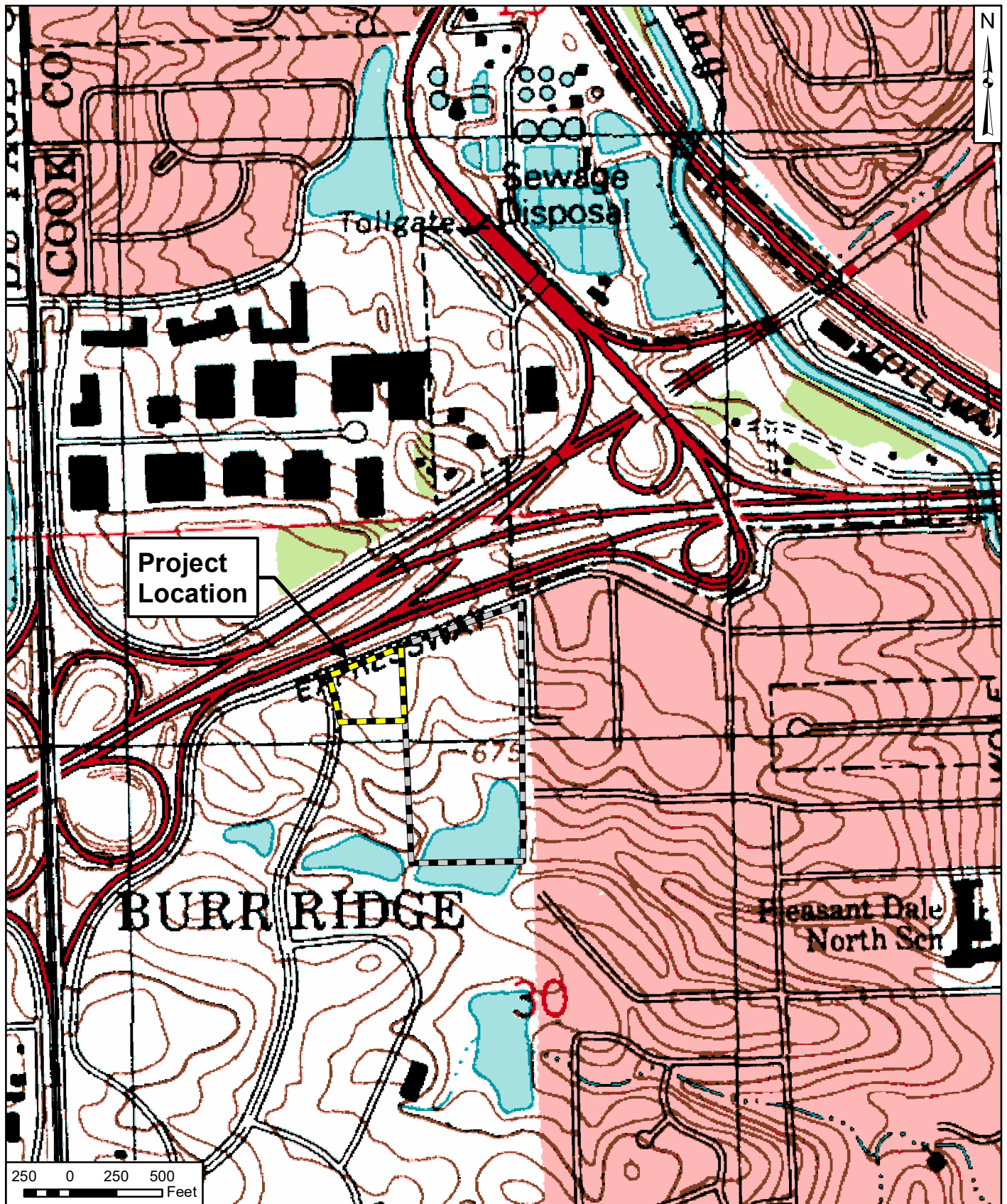
Zone AE floodplain, associated with the pond south of Lakeside Pointe, is present. No development activities will take place in the vicinity of the floodplain.




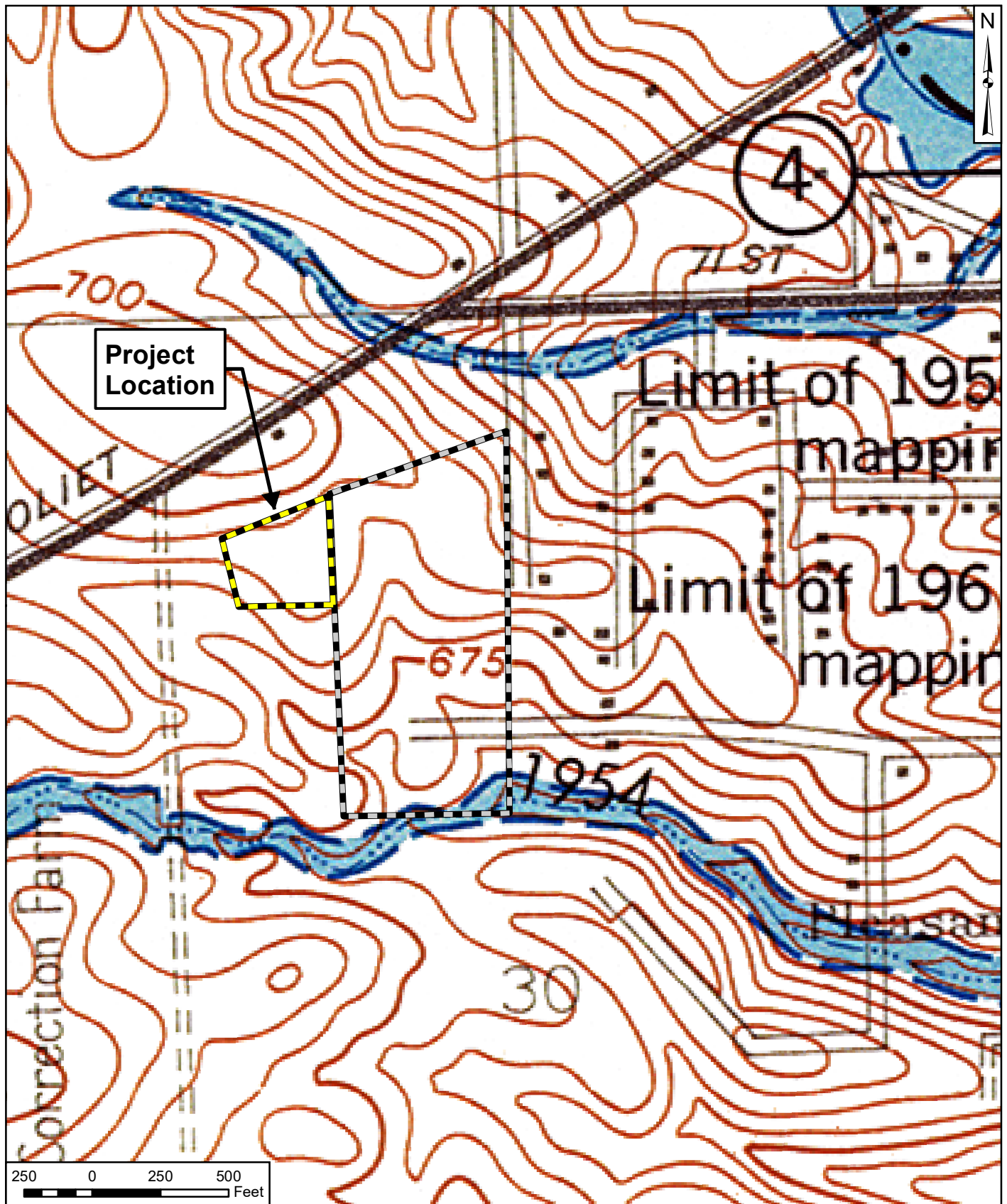
**Project  
Location**




 <div>7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com</div>	PROJECT NO.: 00039.MCN2		CLIENT: McNaughton Development 11S220 Jackson Street Burr Ridge, IL 60527	TITLE:  <b>AERIAL MAP</b>	
	CREATED BY: JAR				
	DATE: 03/23/2023		BASE LAYER: Vivid Advanced Aerial Imagery (2022)	SITE:  The Villas of Lakeside Pointe Burr Ridge, Illinois	FIGURE:  <b>1.0</b>
SCALE: See Scale Bar					
Visio, Vertere, Virtute... "The Vision To Transform with Excellence"					

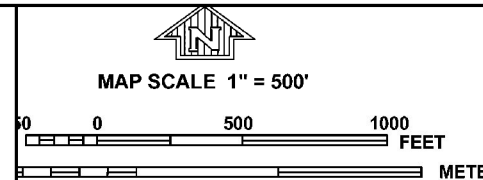
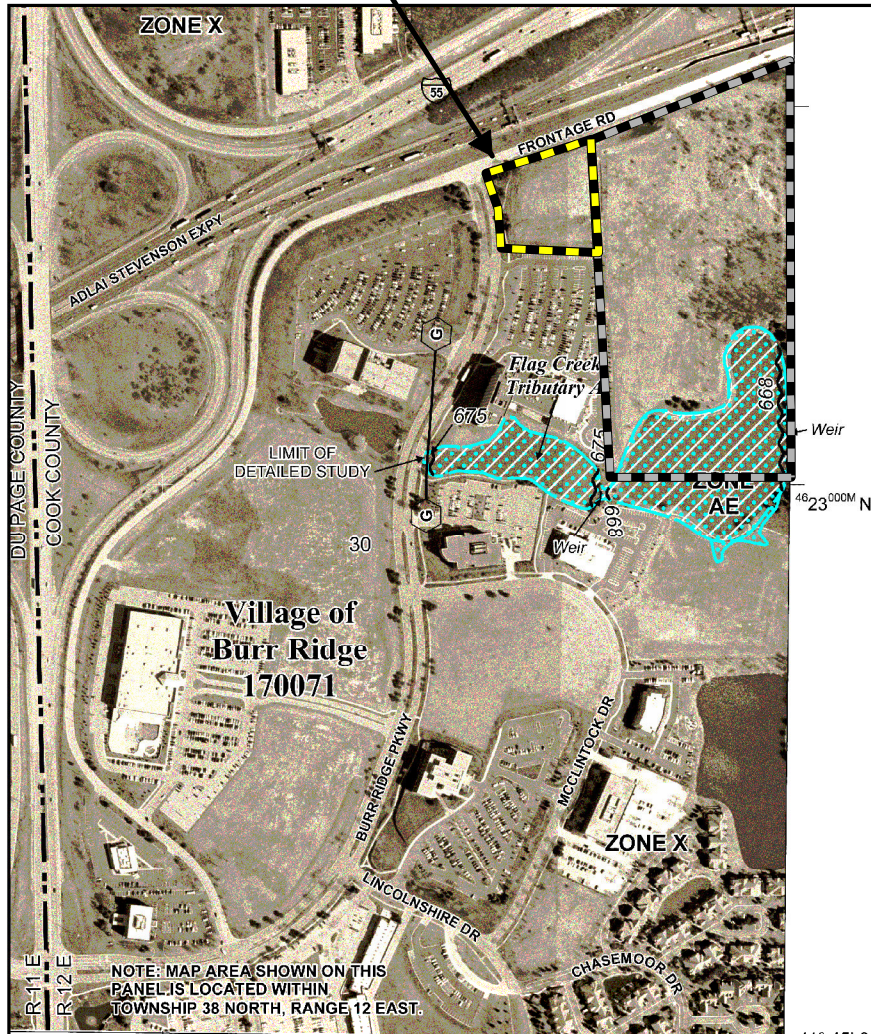


 <div>7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com</div>	PROJECT NO.: 00039.MCN2		CLIENT: McNaughton Development 11S220 Jackson Street Burr Ridge, IL 60527		TITLE:  <b>USGS TOPOGRAPHIC MAP</b>	
	CREATED BY:  JAR		BASE LAYER: USGS Topographic Map Hinsdale Quadrangle (1997)		SITE: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



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

**Project  
Location**



**NFIP**

**PANEL 0468J**

**FIRM**  
FLOOD INSURANCE RATE MAP  
COOK COUNTY,  
ILLINOIS  
AND INCORPORATED AREAS

**PANEL 468 OF 832**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
BURR RIDGE, VILLAGE OF	170071	0468	J
HINSDALE, VILLAGE OF	170106	0468	J
INDIAN HEAD PARK, VILLAGE OF	170110	0468	J
WESTERN SPRINGS, VILLAGE OF	170171	0468	J

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
17031C0468J

**MAP REVISED**  
AUGUST 19, 2008

**Federal Emergency Management Agency**

This is an official copy of a portion of the above referenced flood map. It

## FEMA FLOOD INSURANCE RATE MAP (FIRM)

The Villas of Lakeside Pointe  
Burr Ridge, Illinois

FIGURE:

4.0



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

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

PROJECT NO.:  
00039.MCN2

CREATED BY:  
JAR

DATE:  
03/23/2023

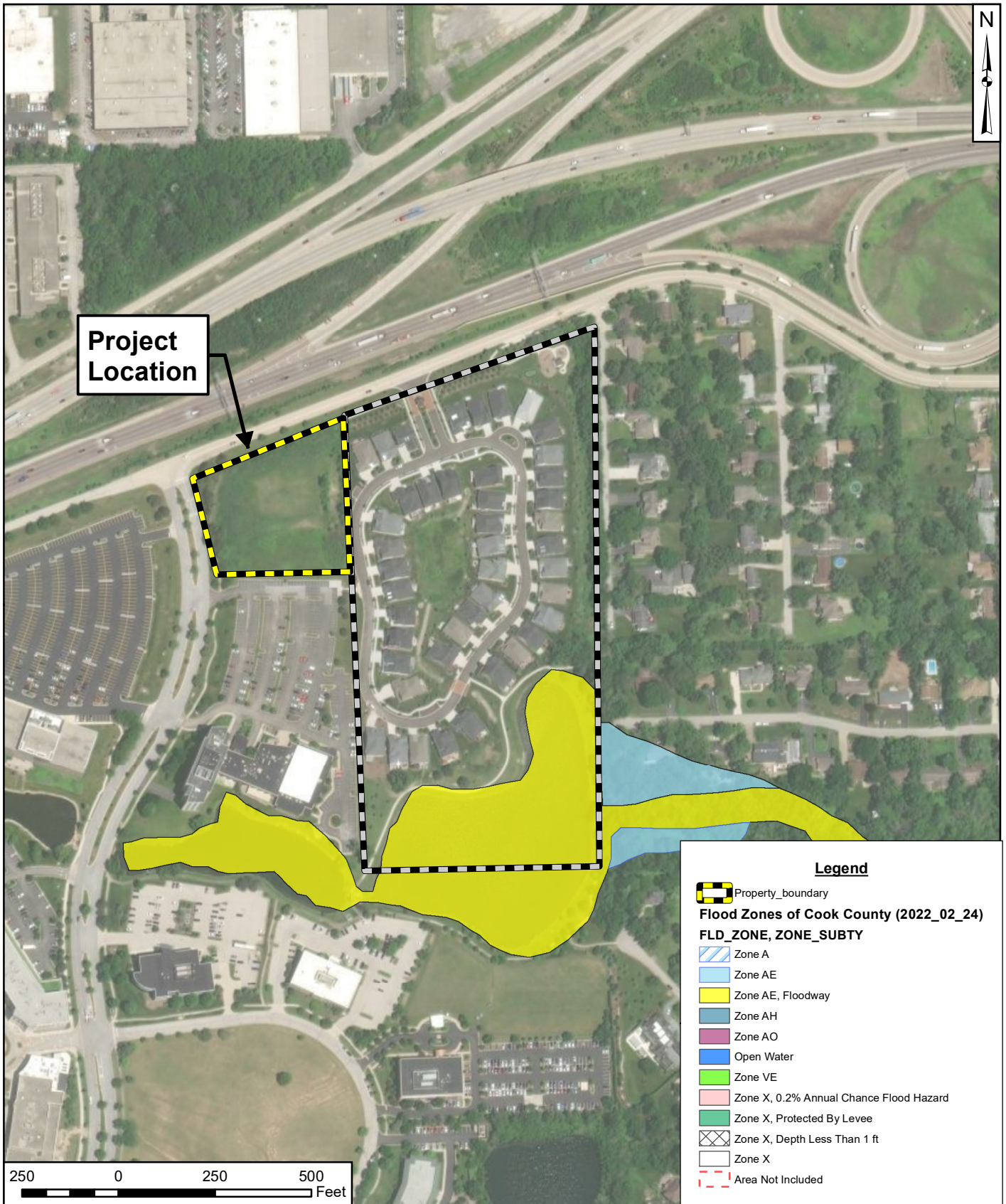
SCALE:  
NOT TO SCALE

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

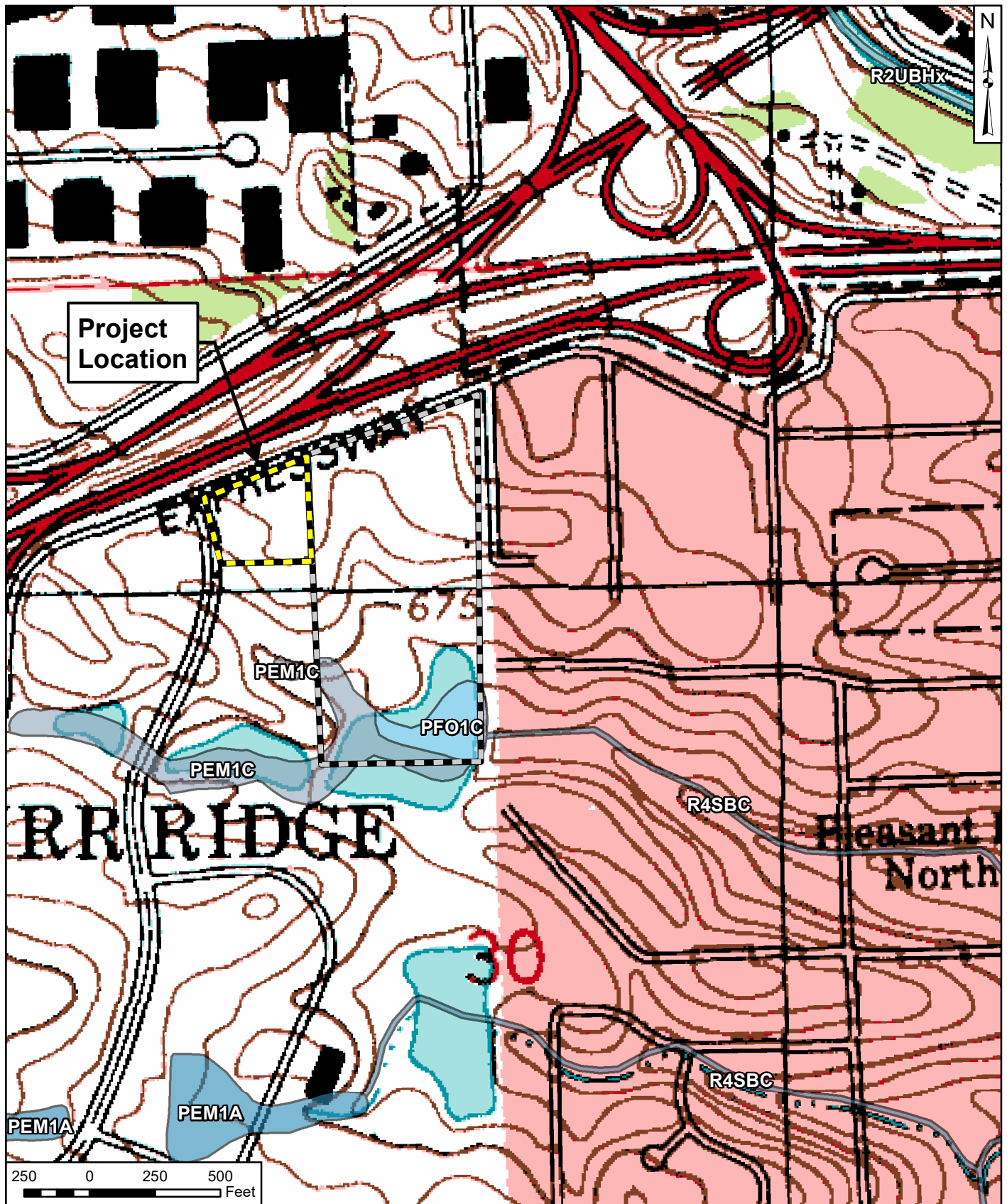
BASE LAYER:  
FEMA FIRM PANEL  
17031C0468J

TITLE:


SITE:



 <p>7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com</p>	PROJECT NO.: 00039.MCN2	CLIENT: McNaughton Development 11S220 Jackson Street Burr Ridge, IL 60527	<b>FLOOD ZONES OF COOK COUNTY, ILLINOIS (2022) MAP</b>	
	CREATED BY: JAR			
Visio, Vertere, Virtute... "The Vision To Transform with Excellence"	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			



250 0 250 500  
Feet

 <p>7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com</p>	PROJECT NO.: 00039.MCN2	CLIENT: McNaughton Development 11S220 Jackson Street Burr Ridge, IL 60527	TITLE: <b>NATIONAL WETLANDS INVENTORY (NWI) MAP</b>
	CREATED BY: JAR		
	DATE: 03/23/2023	BASE LAYER: USGS Topographic Map Hinsdale Quadrangle (1997)	SITE: The Villas of Lakeside Pointe Burr Ridge, Illinois
	SCALE: See Scale Bar		FIGURE: <b>6.0</b>

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



# 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:

$(\text{Acreage of site}) \times (0.16 \text{ Ac-ft/Ac}) = \text{required additional storage}$

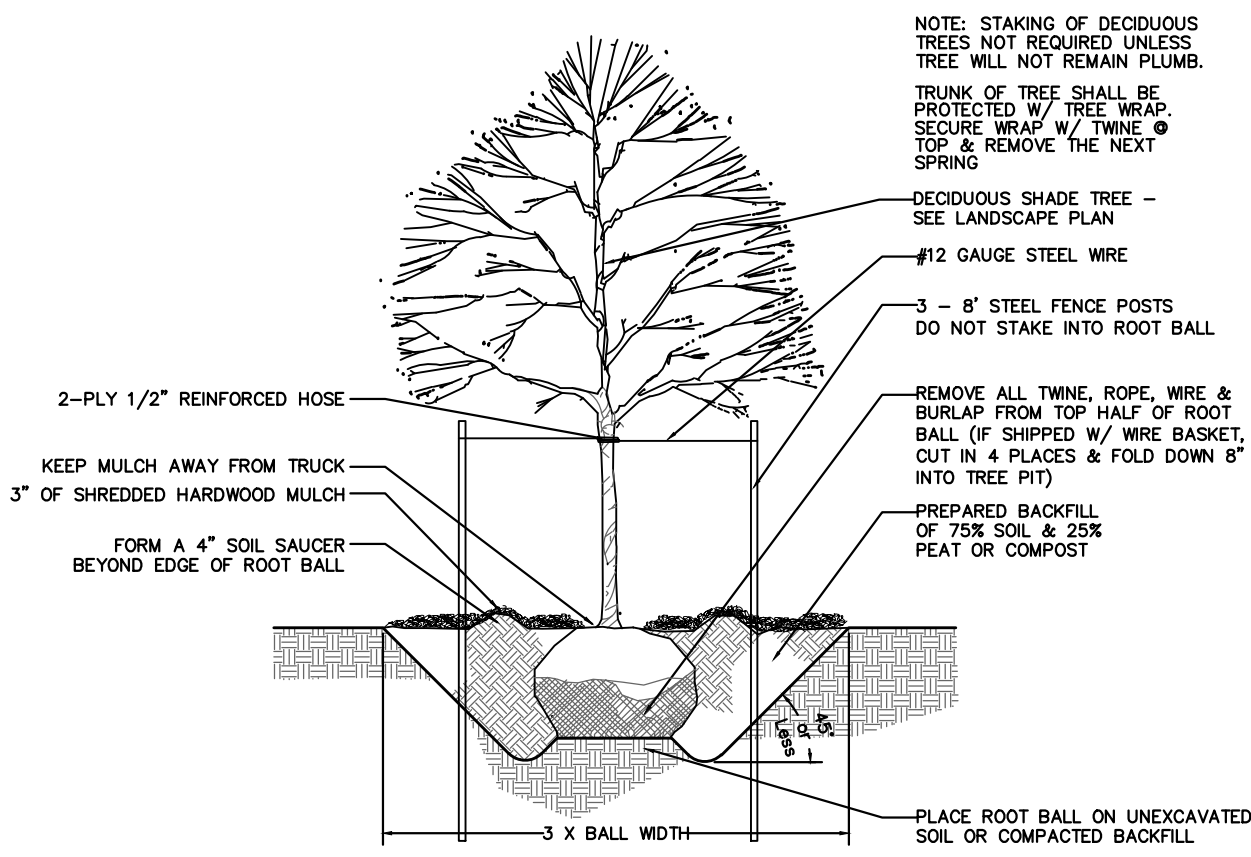
$\text{Remaining surplus} - \text{required additional storage} = \text{on-site storage required}$

**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.

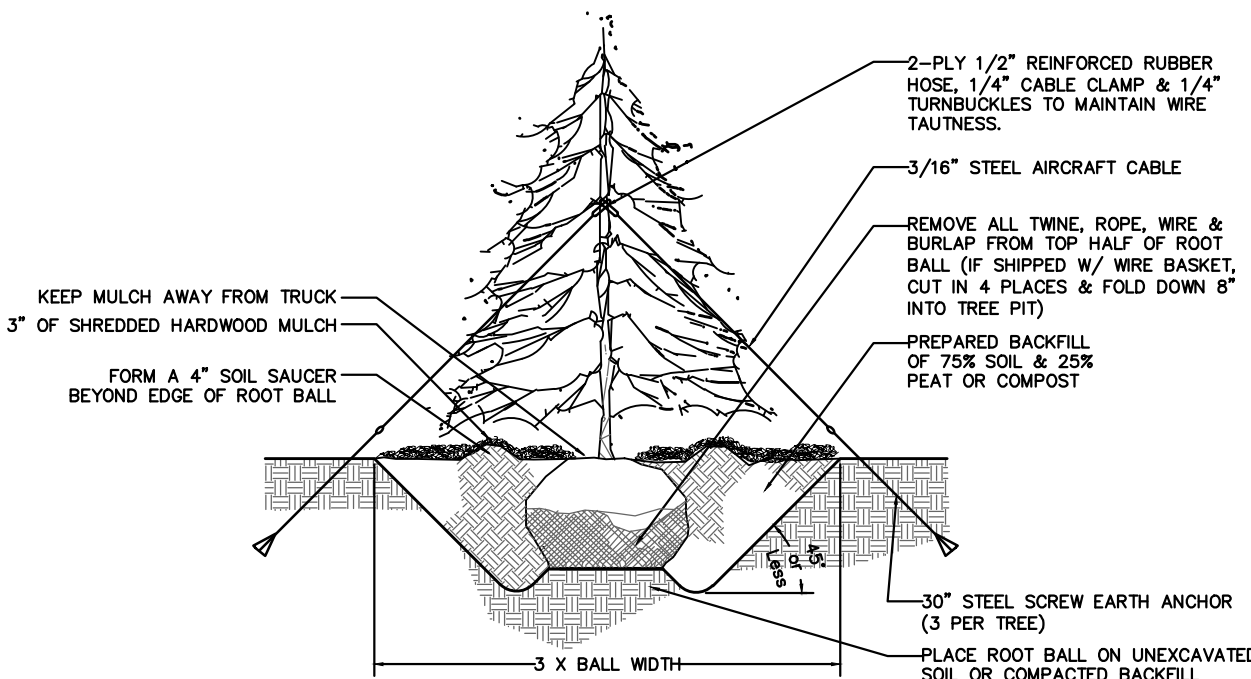
**Watershed C:** 0.90 Ac-ft of additional surplus is available and may be applied to future developments in Watershed C.

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



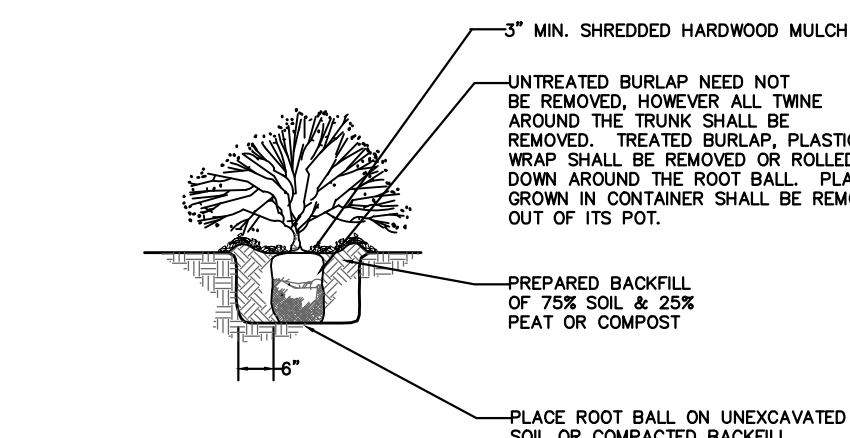
DECIDUOUS TREE

n.t.s.



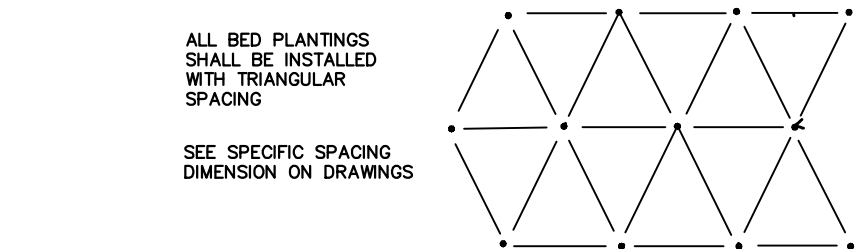
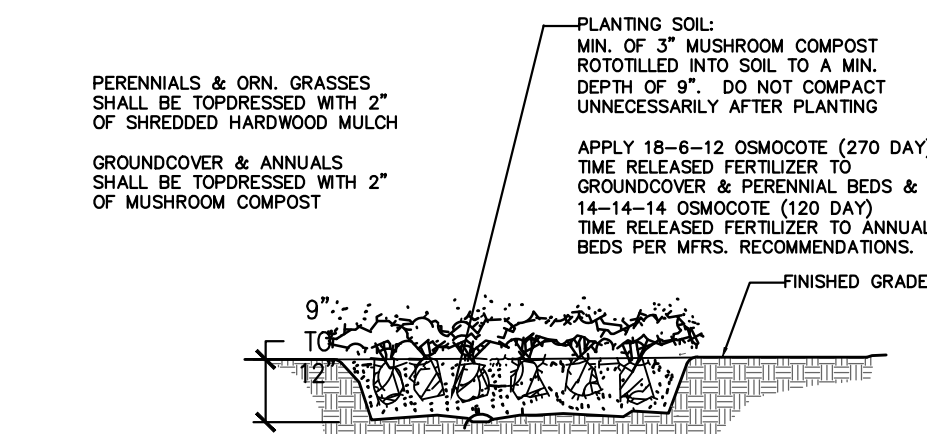
EVERGREEN TREE

n.t.s.



SHRUBS

n.t.s.

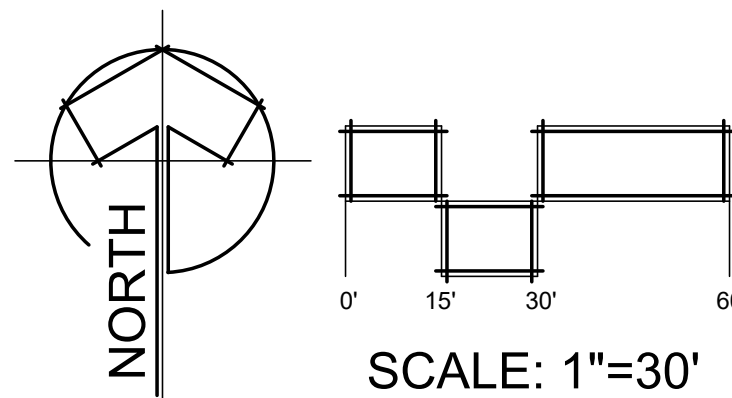


CERTAIN BULBS/PERENNIALS MAY REQUIRE OTHER PLANTING DEPTHS. CONSULT BULB DISTRIBUTOR FOR PRECISE DEPTHS.

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

BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES, VINES, GROUNDCOVER & ANNUALS)



SCALE: 1"=30'

#### PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
<b>DECIDUOUS SHADE TREES</b>				
AFJ	4	Acer f. 'Jeffersred'	Autumn Blaze Freeman Maple	3.0" BB
AS	2	Acer saccharum	Sugar Maple	3.0" BB
CO	4	Celtis occidentalis	Hackberry	3.0" BB
GTS	6	Gleditsia t. 'Skyline'	Skyline Honeylocust	3.0" BB
QB	5	Quercus bicolor	Swamp White Oak	3.0" BB
QI	2	Quercus imbricaria	Shingle 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	7	Picea abies	Norway Spruce	6' BB
PA	9	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	3	Pinus f. 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	6' BB
PS	3	Pinus strobus	Eastern White Pine	6' 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"
HV	3	Hamamelis virginiana	Witch Hazel	4' BBcl.
VP	3	Viburnum prunifolium	Blackhaw Viburnum	4' BBcl.

#### ORNAMENTAL GRASS

PNW	11	Panicum v. 'Northwind'	Northwind Switch Grass	#1
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#### 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 consent 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

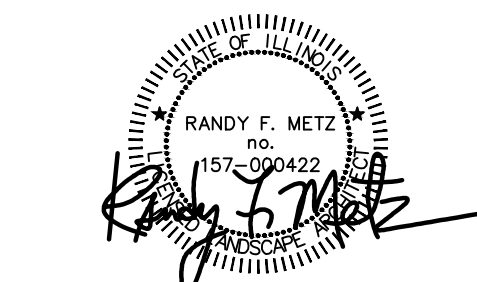
1	Add'l. B.R. Pkwy Plantings	7-6-23
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VILLAS @ LAKESIDE POINTE

BURR RIDGE, ILLINOIS

#### SEAL:



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

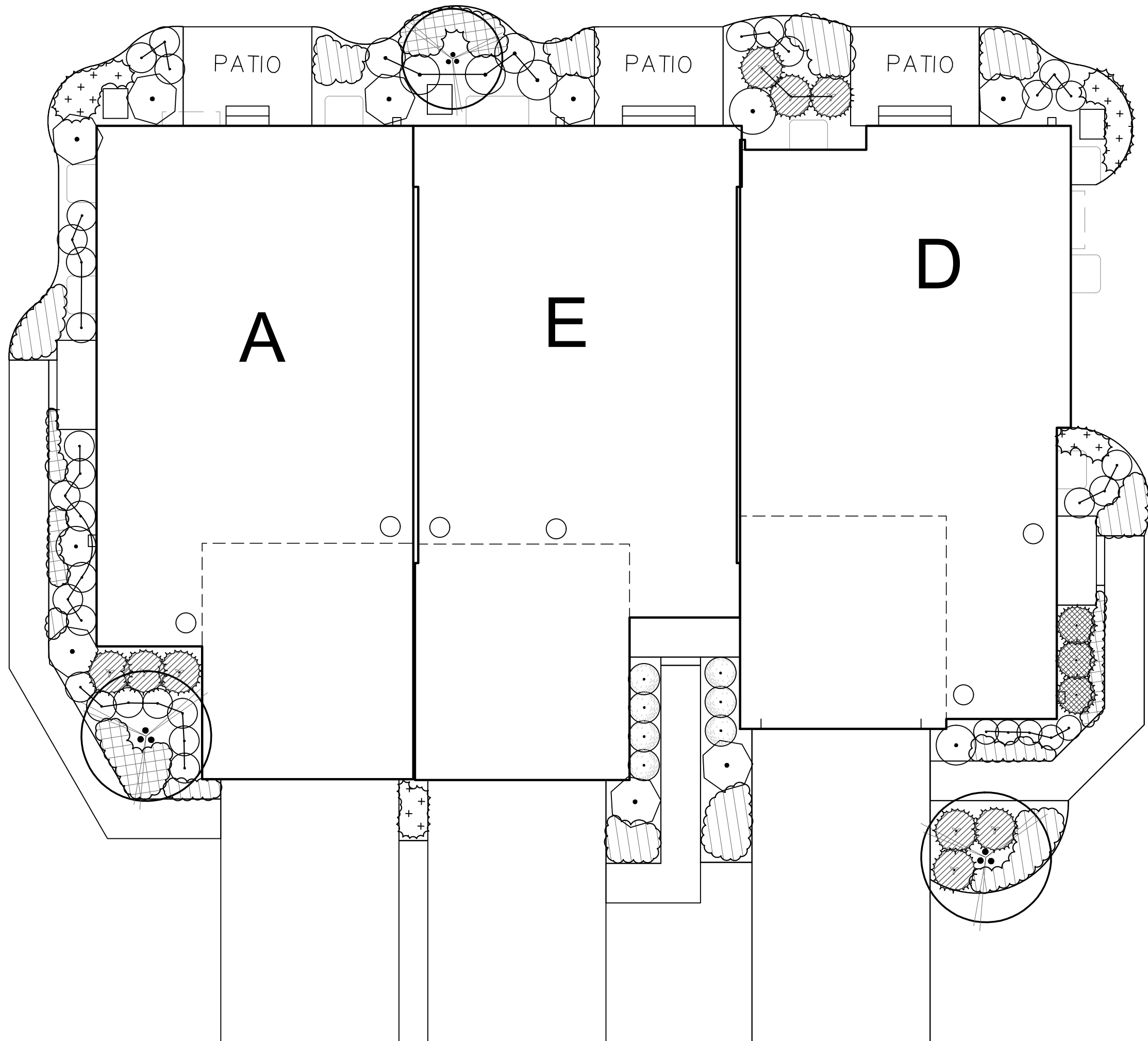
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1" = 30'

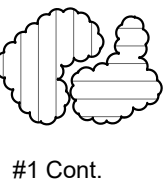
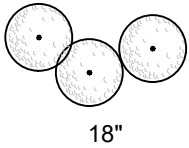
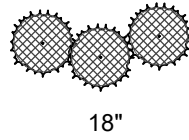
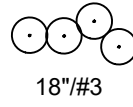
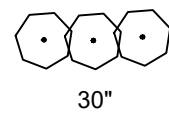
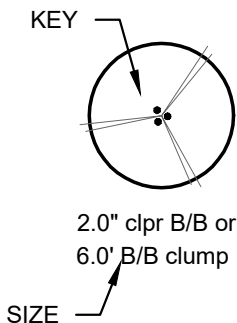
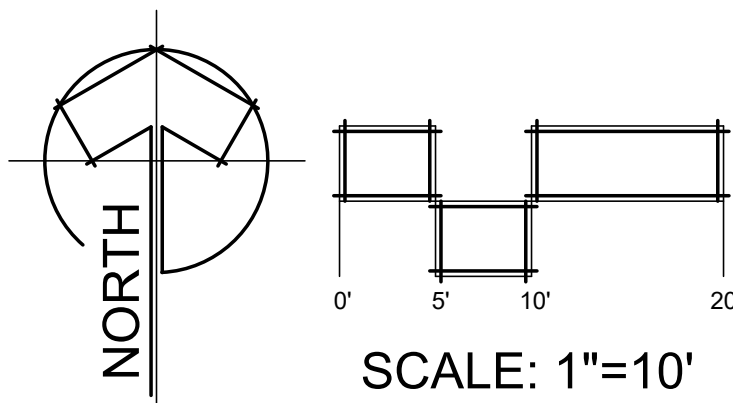
#### SHEET

L-1.0

- 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**



**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) individual 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
  - Amelanchier g. 'Autumn Brilliance'
  - Betula p. 'Whitespire'
  - Hamamelis vernalis
  - Magnolia 'Jane'
  - Malus 'Lollipazam'
  - Pyrus c. 'Jazzam'
  - Syringa f. 'Ivory Silk'
  - Viburnum prunifolium
- Shadblow Serviceberry
- Autumn Brilliance Serviceberry
- Whitespire Gray Birch
- Vernal Witchhazel
- Jane Magnolia
- Lollipop Crabapple
- Jack Gallery Pear
- Ivory Silk Japanese Tree Lilac
- Blackhaw Viburnum

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

- DWARF DECIDUOUS SHRUBS & SHRUB ROSES**
  - Cotoneaster apiculata
  - Fothergilla gardenii
  - Diervilla 'G2X885411'
  - Diervilla s. 'Butterfly'
  - Hydrangea m. 'Ballmer'
  - Hydrangea p. 'ILVOBO'
  - Hypericum kalmianum
  - Rhus a. 'Gro-Low'
  - Ribes a. 'Green Mound'
  - Rosa 'Meimirote'
  - Rosa 'Meijocosa'
  - Rosa 'Meigalpio'
  - Rosa 'BAlmir'
  - Rosa 'BAlgir'
  - Rosa 'Radiko'
  - Sorbaria a. 'Sem'
  - Spiraea b. 'Tor'
  - Spiraea x b. 'Anthony Waterer'
  - Spiraea x b. 'Froebel'
  - Spiraea x b. 'Gold Flame'
  - Spiraea x m. 'Darsnom'
  - Weigela x 'Dark Horse'
- Cranberry Cotoneaster
- Dwarf Fothergilla
- Kodiak Red Bush-honeysuckle
- Southern Bush-honeysuckle
- Endless Summer Hydrangea
- Bobo Hydrangea
- Kalm St. John's Wort
- Gro-Low Sumac
- Green Mound Alpine Currant
- Apricot Drift Rose
- Pink Drift Rose
- Red Drift Rose
- Kashmir Easy Elegance Rose
- My Girl Easy Elegance Rose
- Double Knock Out Rose
- Sem Ural Faele Spirea
- Birchleaf Spirea
- Anthony Waterer Spirea
- Froebel's Spirea
- Gold Flame Spirea
- Snow Storm Spirea
- Dark Horse Weigela

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

- BROADLEAF EVERGREEN SHRUBS**
  - Buxus 'Glencoe'
  - Buxus m. var k. 'Wintergreen'
  - Euonymus f. 'Emerald Gaiety'
  - Ilex g. 'Shamrock'
  - Thuja o. 'Linesville'
- Chicagoland Green Boxwood
- Wintergreen Boxwood
- Emerald Gaiety Euonymus
- Shamrock Inkberry
- Linesville Arborvitae

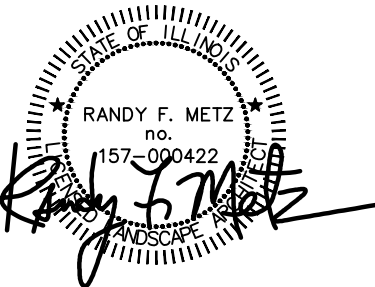
- PERENNIALS**
  - Achillea millefolium sp.
  - Astilbe chinensis sp.
  - Coreopsis v. 'Moonbeam'
  - Echinacea sp.
  - Geranium 'Gerwat'
  - Geranium s. 'Max Frei'
  - Hemerocallis sp.
  - Heuchera sp.
  - Hosta 'Brother Stefan'
  - Hosta 'Francee'
  - Hosta 'Halcyon'
  - Hosta 'Patriot'
  - Nepeta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

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

REVISIONS		
1	Add'l. B R Pkwy Plantings	7-6-23

**VILLAS @ LAKESIDE POINTE**  
**BURR RIDGE, ILLINOIS**

SEAL:



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

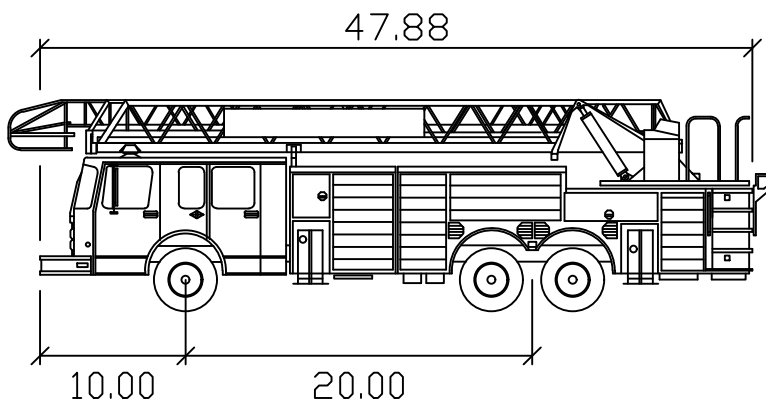
**LANDSCAPE  
PLAN**

PROJECT NO.:  
**23-214**

DATE: 2-15-2023  
SCALE: 1" = 30' 1" = 10'

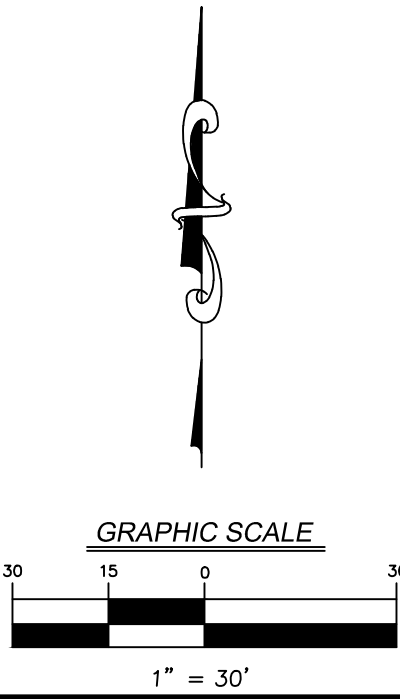
SHEET  
**L-2.0**

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Burr Ridge Ladder

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



REVISIONS		ORIGINAL ISSUE DATE: 03-23-2023		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	
NO.		DATE		DESCRIPTION		NO.		DATE		DESCRIPTION		NO.		DATE		DESCRIPTION		NO.		DATE	







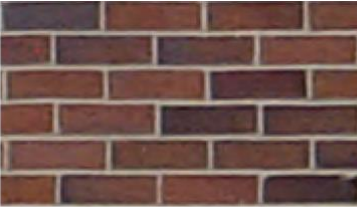




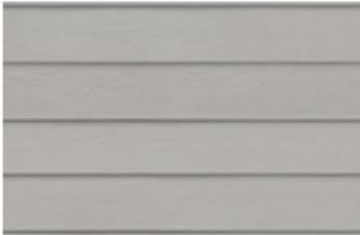
# Villas of Lakeside Pointe

## 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



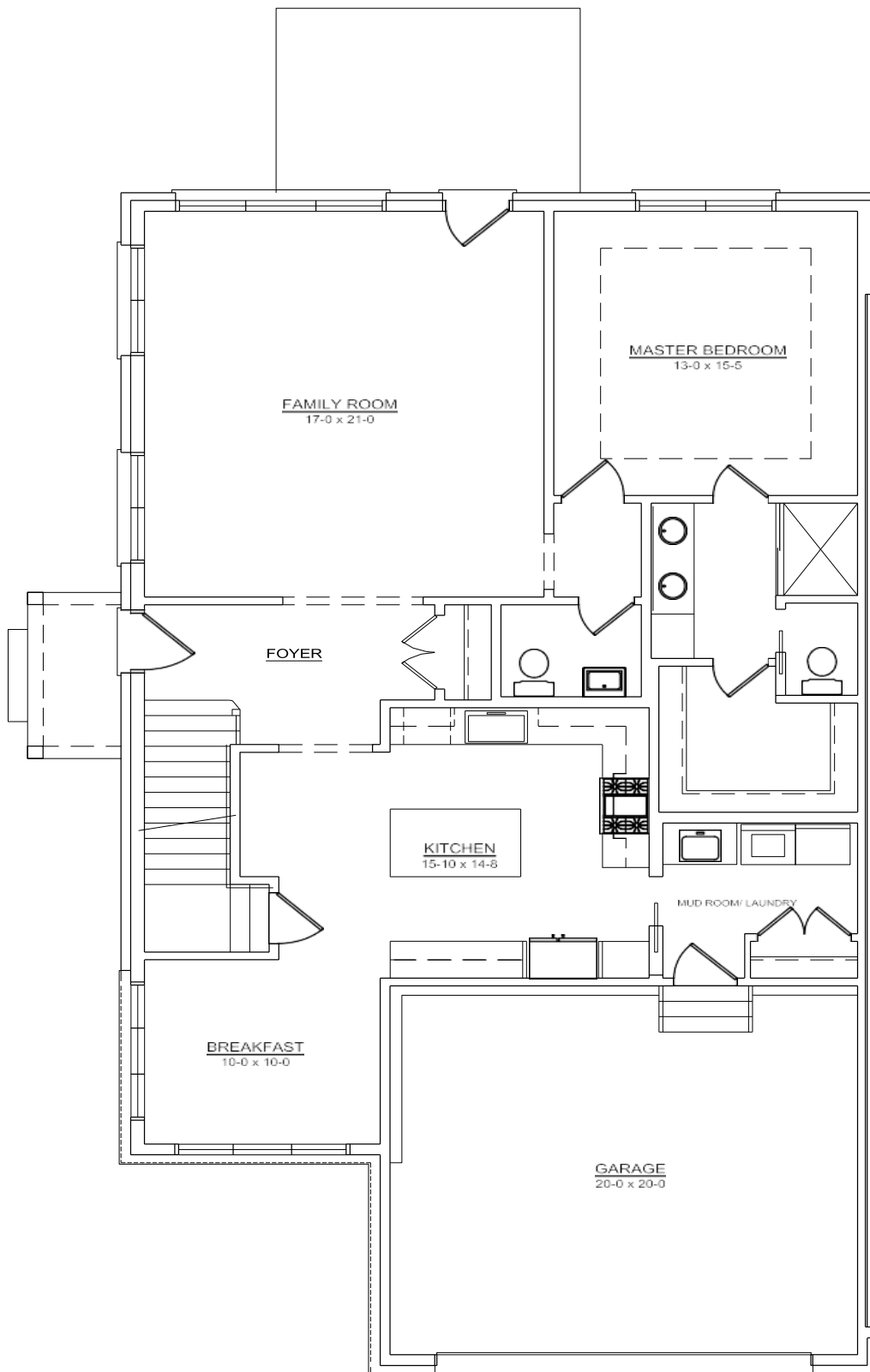
Garage Doors: Metal in Prefinished White



Windows: Pella Encompass in White

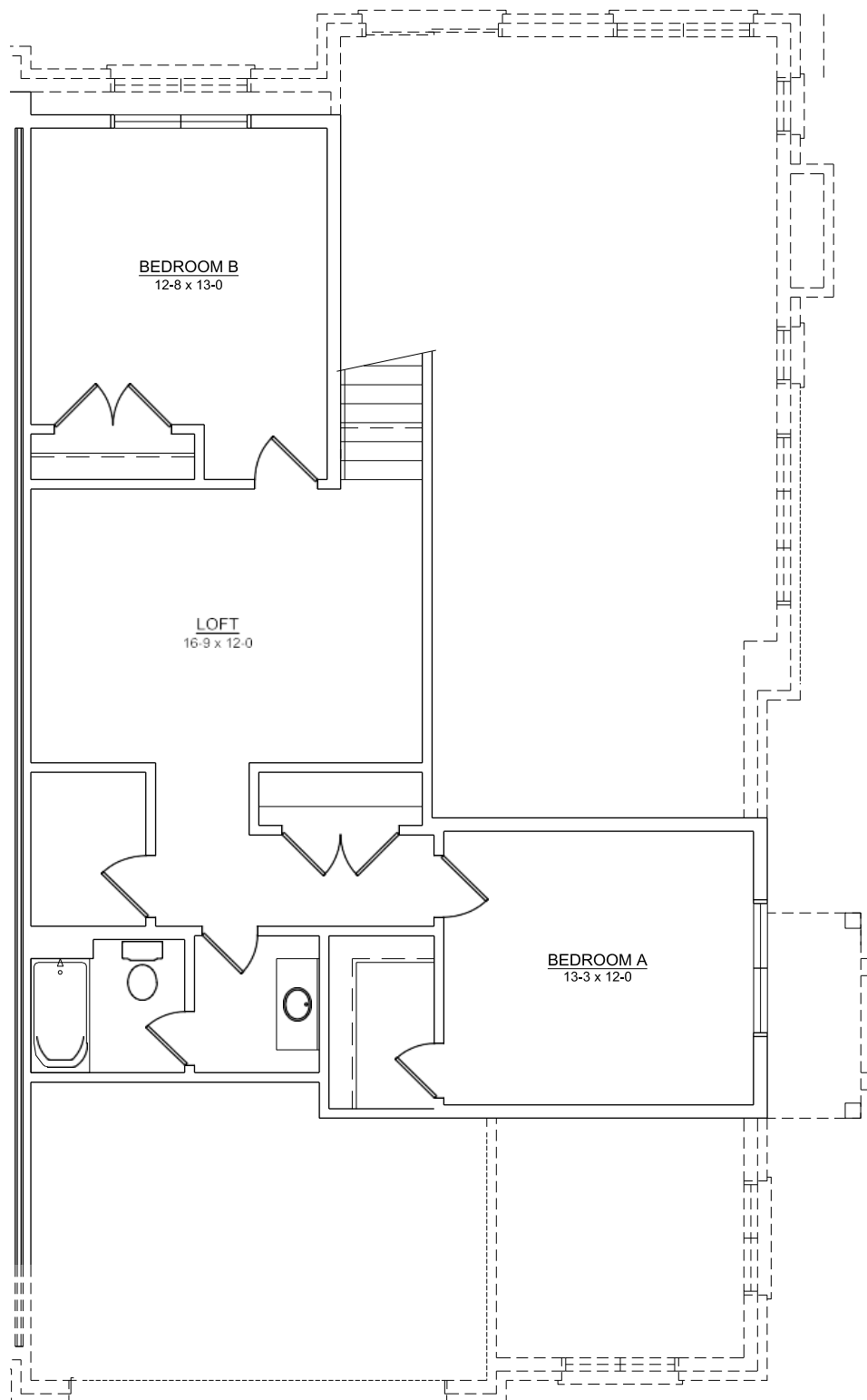


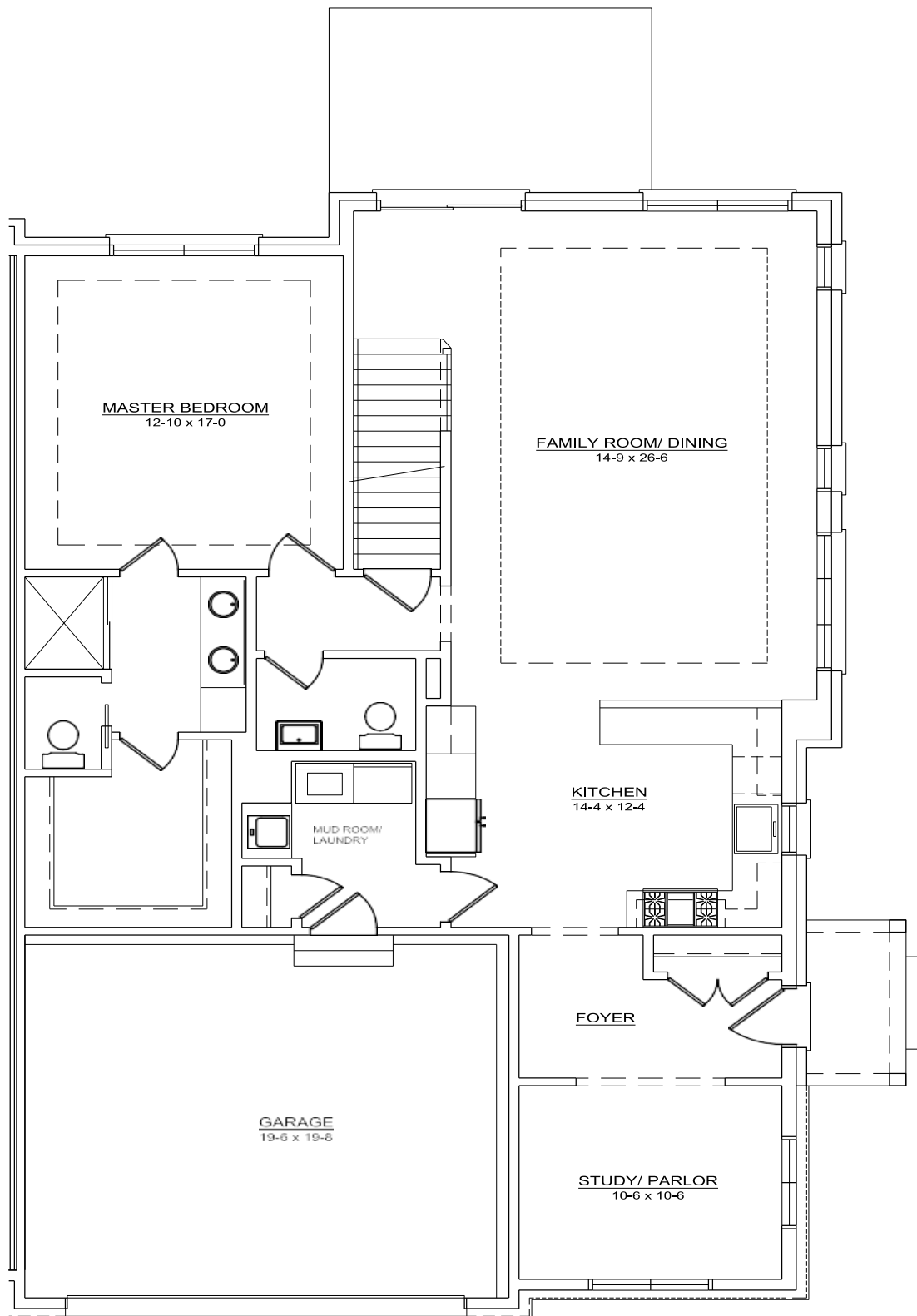
4/6/2023



**Avalon**  
3 Bedroom & 2 1/2  
Bathrooms: 2,500 sq. ft.  
**First Floor**

## Second Floor



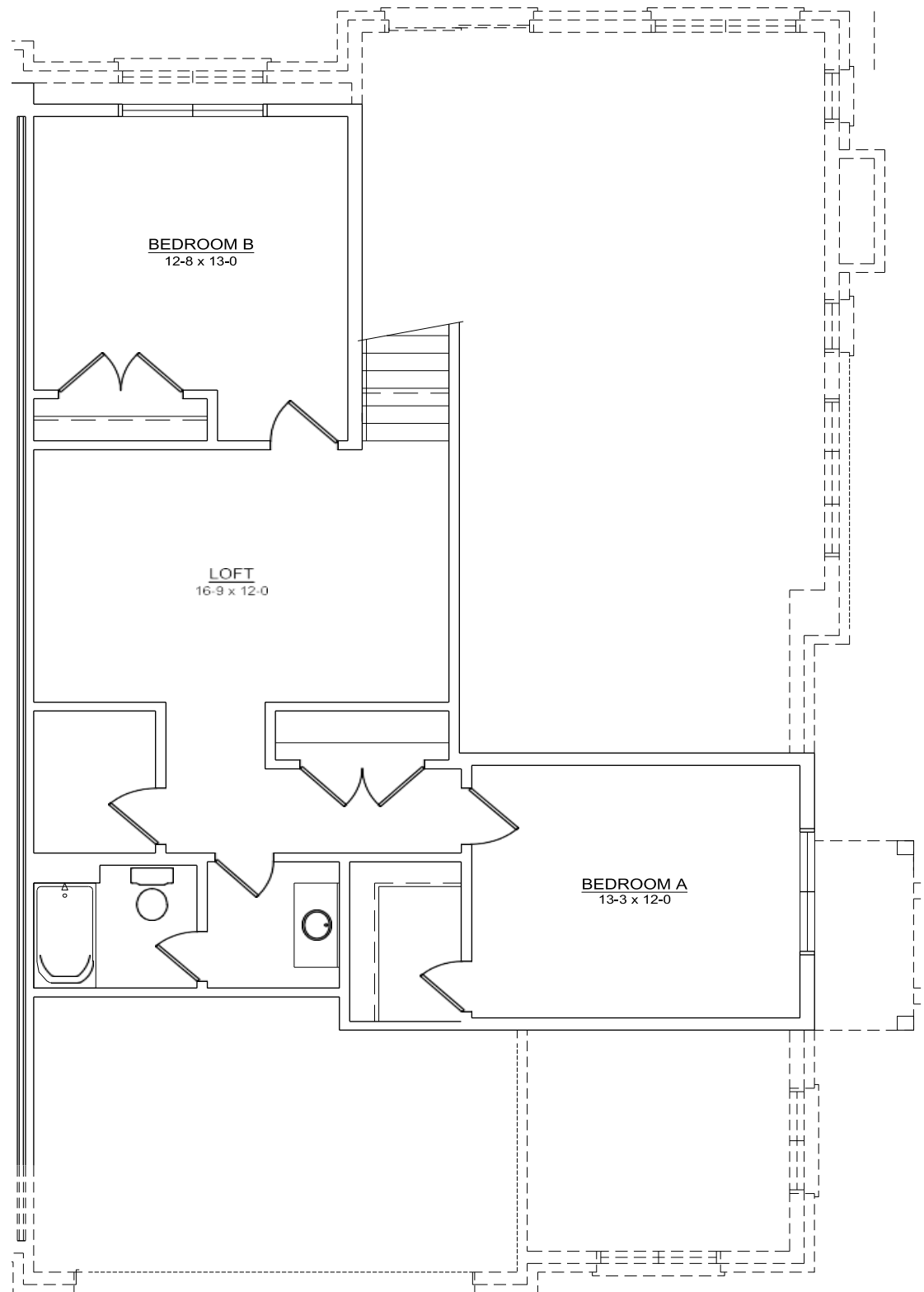


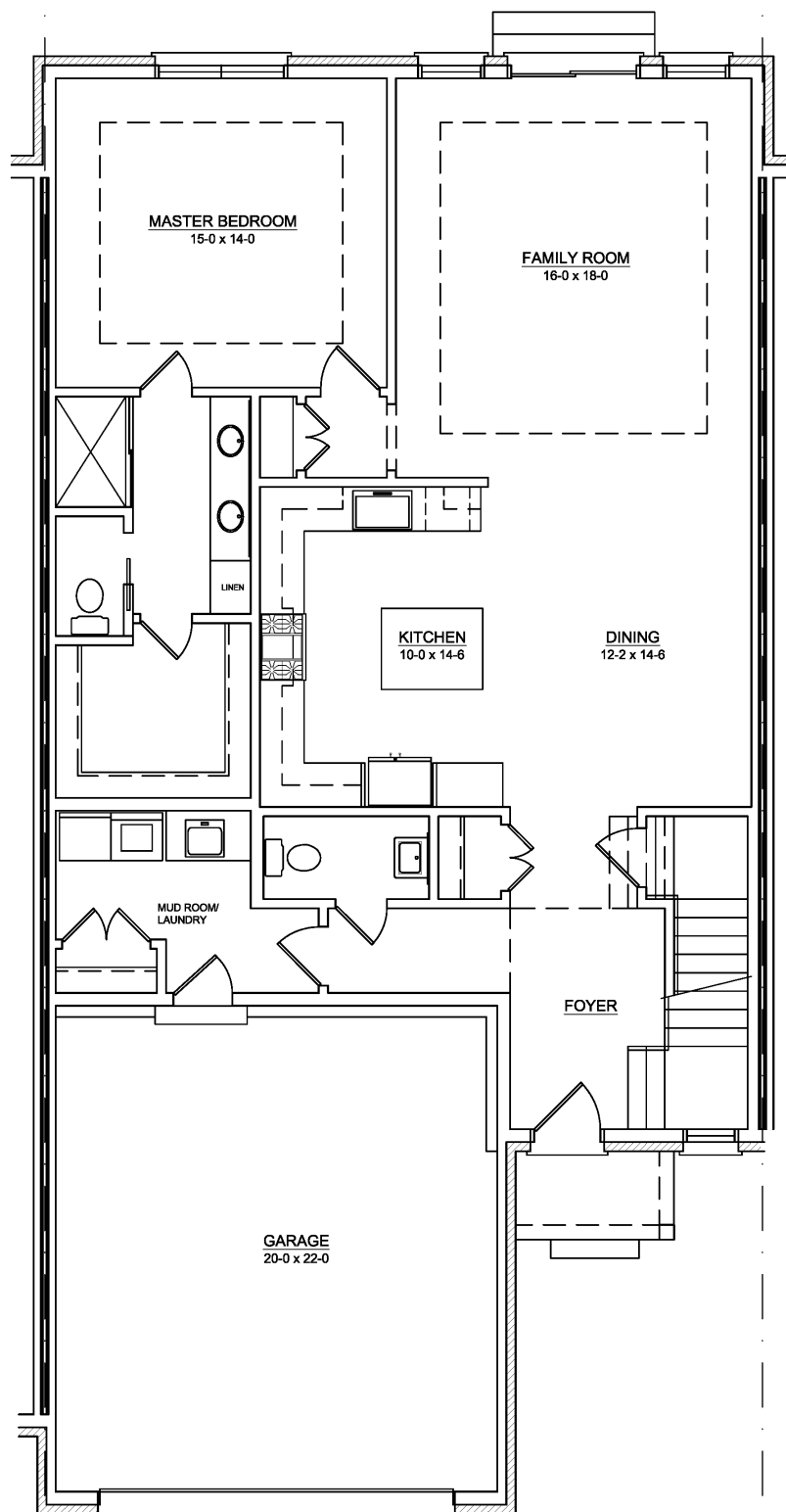
# Drexel

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

**First Floor**

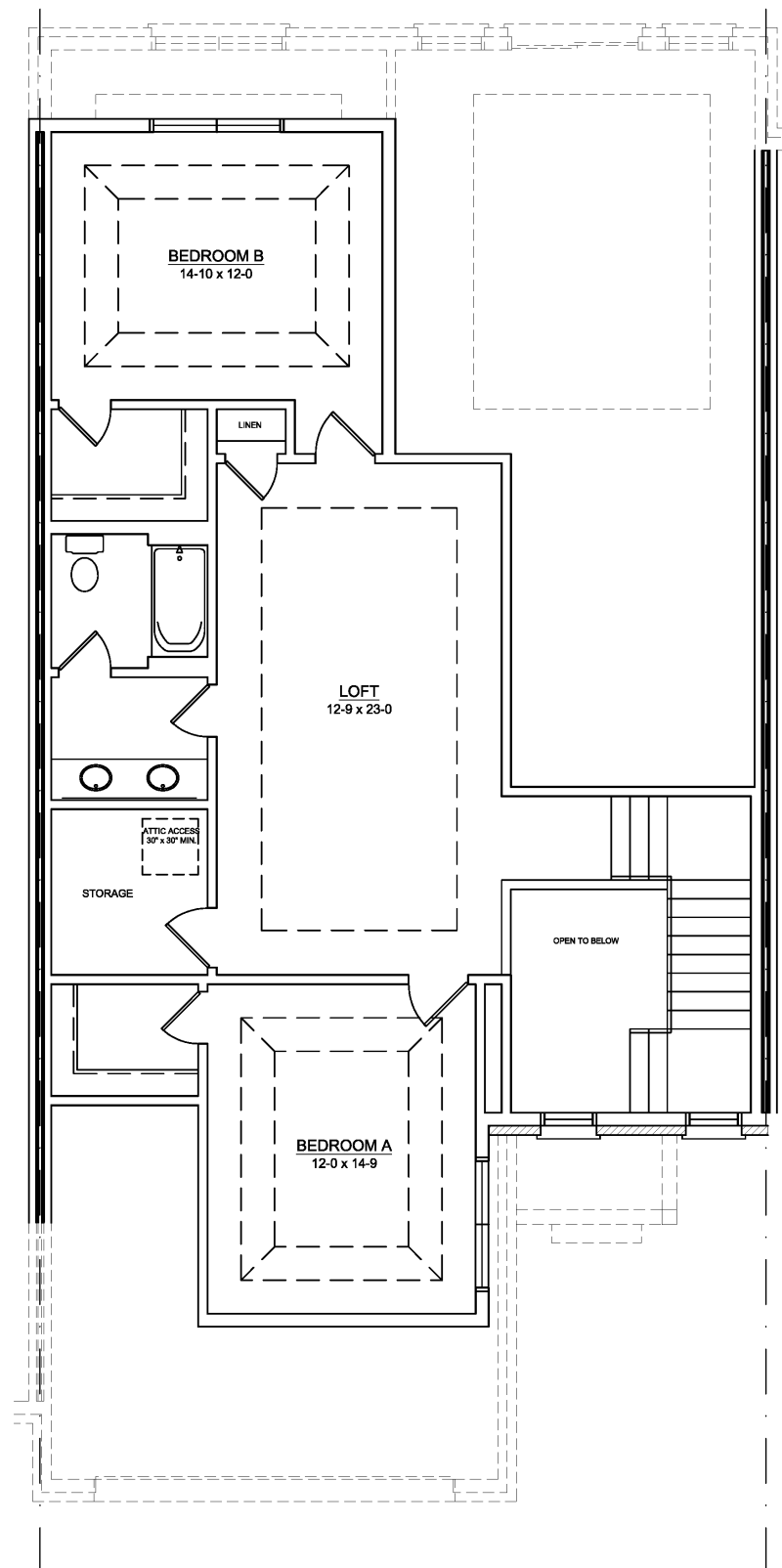
## Second Floor





**Everest**  
3 Bedroom & 2 1/2  
Bathrooms: 2,650 sq. ft.  
**First Floor**

## Second Floor



## EXHIBIT B



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





## **LEGAL NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:00 p.m. on **Monday, April 17, 2023**, at **Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527**.

### **PURPOSE OF HEARING**

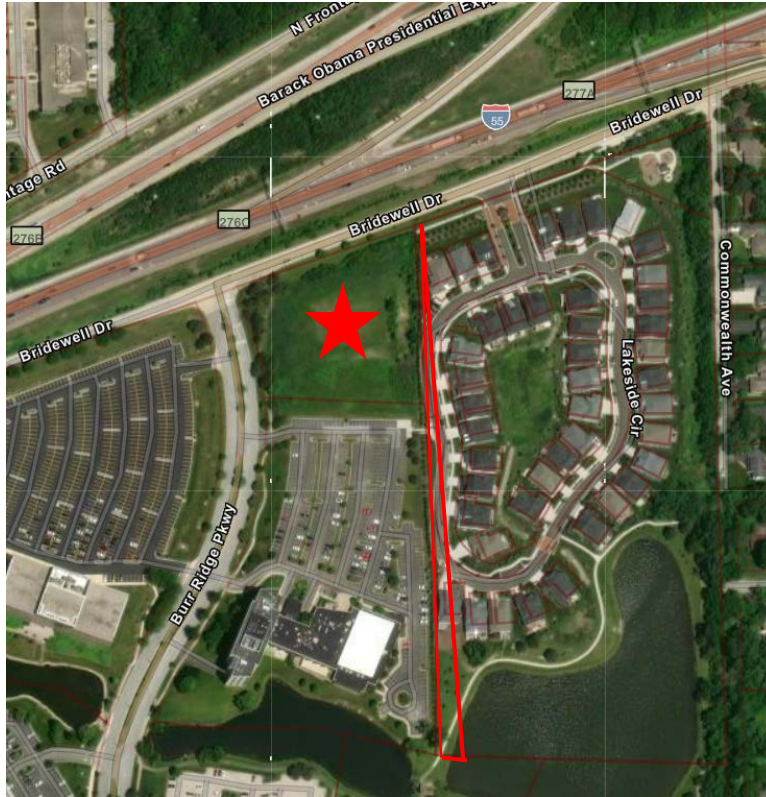
The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider requests by McNaughton Development LLC to amend Planned Unit Development Ordinances A-834-21-17 and A-834-20-16, for variations to permit a planned unit development on less than 20 acres and less than 800 ft. of lot width 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](mailto:jfarrell@burr-ridge.gov)) or mailed to Ms. Farrell's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

**Greg Trzupek, Chairman**

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



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](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](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  
115220 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



July 11, 2023

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

RE: Villas of Lakeside Pointe

Dear Janine:

As the association property manager for the Burr Ridge Park Owners Association, we have been approached by McNaughton Development for a waiver of certain covenant restrictions contained in the Declaration of Covenants, Conditions, Restrictions and Easements for Burr Ridge Park. These waivers, as they relate to their proposed Villas of Lakeside Pointe development, include the requirements of a minimum development area of three-acres and a sixty-foot setback from Bridewell Drive.

As an association, the Burr Ridge Park Owners Association abides by and enforces a different set of covenants, the "Declaration of Covenants for the Burr Ridge Park Owners Association." The development area and setback requirements were not incorporated into these covenants and restrictions. Therefore, it is our opinion, that all jurisdiction over the development area and setback requirements are exclusively with the Village of Burr Ridge.

We look forward to another quality development within the Village Center.

Thank you,

A handwritten signature in black ink, appearing to read "Kristy Tramontana", with a long horizontal flourish extending to the right.

Kristy Tramontana, CCIM, RPA  
Senior Asset Manager  
Edwards Realty Company  
701 Village Center Drive  
Burr Ridge, IL 60527

# BURR RIDGE

## VILLAGE CENTER

April 11, 2023

Village of Burr Ridge  
Attn: Janine Farrell, AICP  
Community Development Director  
Burr Ridge, IL

Re: Zoning Case Z-05-2023 – The Villas of Lakeside Pointe

Dear Janine:

Below are my comments for the Plan Commissioners:

- When McNaughton proposed the Lakeside Pointe Subdivision, they agreed to build a bridge on the east side of the large pond behind the weir as well as adding an east sidewalk. Attached are plans provided to me by McNaughton for your reference.
- The Village of Burr Ridge is holding a bond from McNaughton for the new bridge and sidewalk. Is the Village building the bridge and sidewalk using the McNaughton bond?
- Can McNaughton or the Village provide an update on the project? This open item should be resolved before starting another residential subdivision in the office park.
- Can McNaughton explain the area called Outlot C and how that will be included in their pro-rata share of the Burr Ridge Park Owners Association Assessment.

In addition to the above comments, the Burr Ridge Park Owners Association spent \$100K on the Lakeside Pointe pond restoration project last year and plans to spend another \$100K completing the pond and reconstructing the east weir. The pond behind Marriott is expected to be done in 2024/2025.

The existing pedestrian bridge located between the two ponds (large pond behind Lakeside Pointe and smaller pond behind Marriott) is in disrepair due to age and needs to be reconstructed. The repairs were verbally estimated to be about \$150K and that doesn't include structural engineering costs. Also, the existing south asphalt path is eroding and needs to be replaced.

We get many complaints about the condition of the existing bridge and path from residents, but unfortunately the Burr Ridge Park Owners Association reserves are for the pond shore restoration project.

# BURR RIDGE

## VILLAGE CENTER

The ponds were constructed in the mid-eighties for water retention with an asphalt path and concrete walk added as an amenity for the office employees.

Residential usage of the path/bridge has increased after the construction of the Lakeside Pointe subdivision and will increase even more with the new townhome development. There are higher expectations from residents spending \$700K+ on a home than from an office employee using the path to stroll on their lunch hour.

It is the Burr Ridge Park Owners Association suggestion to have the Village of Burr Ridge and McNaughton Builders share in the financial responsibility of restoring and maintaining the existing bridge and path in addition to building the new bridge and east sidewalk.

If you have any questions, please feel free to contact me at (630) 654-2782 or at [kristy@edwardsrealtyco.com](mailto:kristy@edwardsrealtyco.com)

Sincerely



Kristy Tramontana, CCIM, RPA

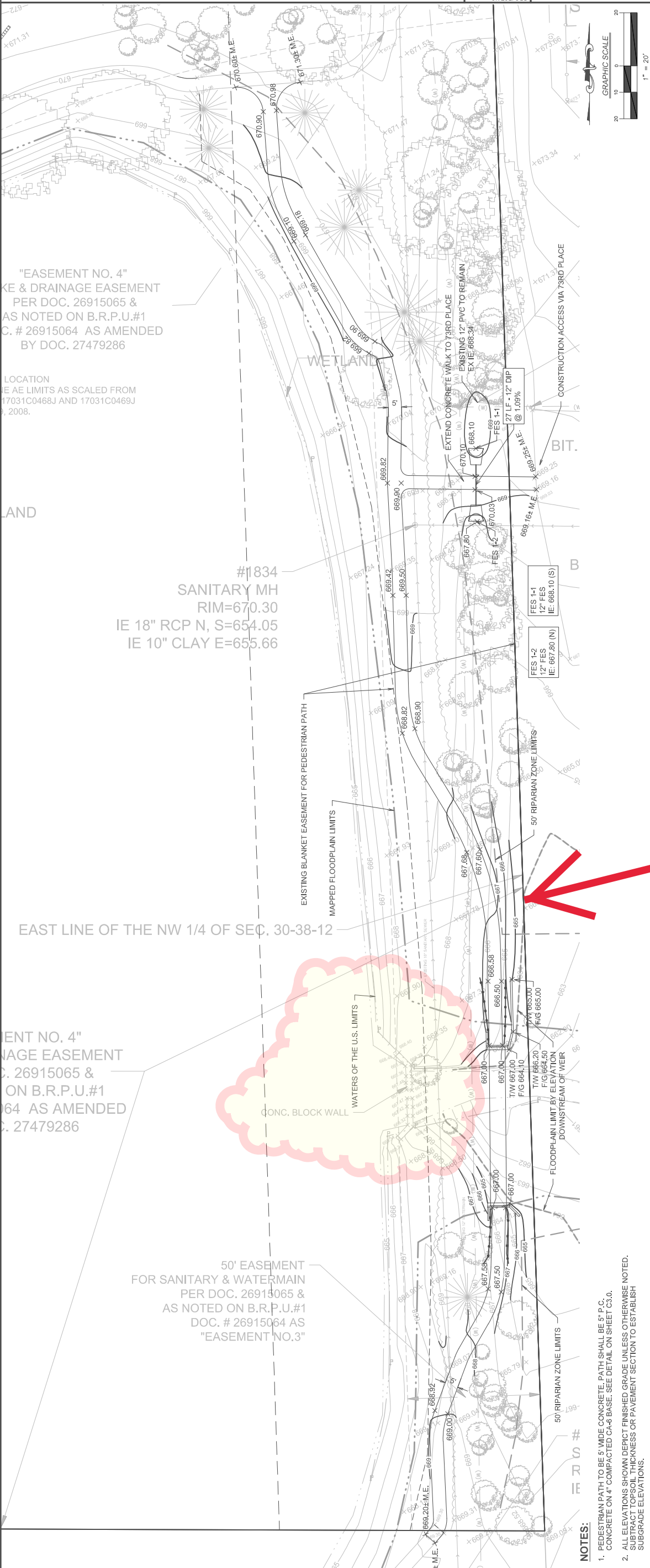
Senior Asset Manager for the Burr Ridge Park Owners Association  
Managed by Edwards Realty Company



V3 Companies  
7325 James Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
www.v3co.com

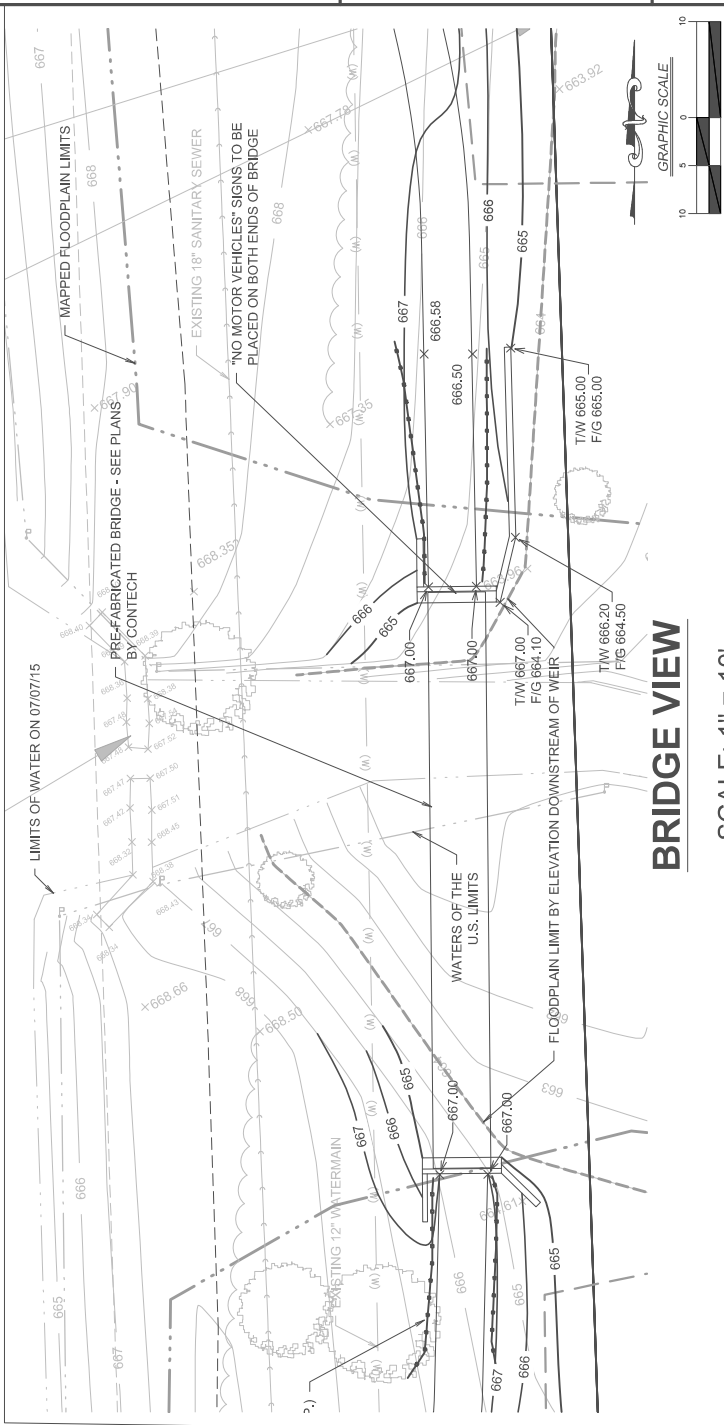
LAYOUT AND GRADING PLAN

UNOSION	PROJECT MANAGER	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
	DESIGNED BY:	2	7/30/20	REVISED PER VILLAGE COMMENTS			
M/I	RMS						
	DRAWN BY:						



**NOTES:**

1. PEDESTRIAN PATH TO BE 5' WIDE CONCRETE. PATH SHALL BE 5" P.C. CONCRETE ON 4" COMPACTED CA-6 BASE. SEE DETAIL ON SHEET C3.0.
2. ALL ELEVATIONS SHOWN PERMIT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.
4. TREES AND BRUSH TO BE TRIMMED OR REMOVED AS NECESSARY FOR PATH CONSTRUCTION.



## BRIDGE VIEW

SCALE: 1" = 10'



**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 Road  
Burr Ridge IL, 60527*

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

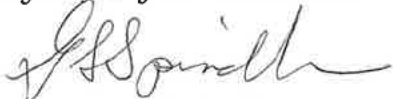
*We have been residents of Burr Ridge since 1998 and of Lakeside Pointe since early 2019. For the reasons set forth below we urge the Plan Commission and Zoning Board of Appeals to deny the petition of McNaughton Development LLC to include portions of Outlots A, C, and D of the Lakeside Point subdivision 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 its 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 17<sup>th</sup> 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

**From:** [Mary Ryan](#)  
**To:** [Janine Farrell](#)  
**Subject:** McNaughton Proposed Villas Development  
**Date:** Tuesday, April 18, 2023 3:25:12 PM

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Dear Janine,

We respectfully submit these comments relative to the referenced subject.

My name is Mary Ryan. My husband, Tom and I live in the Lakeside Pointe subdivision. I have served on the Hinsdale Plan Commission and have a degree in Urban Planning. I am familiar with issues such as these that come before your commission. We submit four issues for your consideration.

1. A PUD (in the village) calls for a minimum of three acres of land. In order to meet this requirement, the developer proposes to combine the 2.77 acres (recently purchased ) at Burr Ridge Parkway and Bridewell Drive with a series of non-contiguous land parcels (outlots) in a patch quilt pattern. This is a "unique" way to meet the acreage requirement. This approach serves no purpose in terms of the land shortage needed for the development itself nor will it absorb excess runoff given (as stated above) the non-contiguous location of these parcels.

2. The result of point 1 is the fact that this necessarily results in a retention pond inadequately suited to the needs of a 15- unit townhouse development. Thus, the overflow of stormwater is proposed to flow to our current subdivision where it will be piped between our house and our neighbor's. The current retention area (in back of our house) retains water for weeks after a rainfall as we can clearly see. The current sewer system was designed to meet the needs of our street and not to accommodate additional imported rainwater. It makes more sense for the developer to size the retention area for the proposed villas appropriate to the needs of the project which is separate and distinct from our development. At no point in the purchasing of our home were we advised that there would be two phases to the development with us to be in the first phase. We have yet to encounter a neighbor who was so informed. Interestingly, the land for the project was recently purchased.

3. In like manner, the villa project (as a distinct entity) should have its own HOA. It is not equitable to postpone the transfer of the association to the 44 homeowners in Lakeside Pointe who have been awaiting this milestone.

4. There are numerous projects in our subdivision that have yet to be completed. Other homeowners have identified. We would like to elevate the commitment to add a wall of trees that would shield the homes facing west from such an extensive view of the Marriott's parking lot. This visual screening remains a top concern for us. There are many bare areas currently.

Thank you for the opportunity to submit our comments Please distribute to the Planning Commission.

Respectfully submitted,  
Mary and Tom Ryan  
4-18-23

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Mary Ryan

**From:** [Roy Pikus](#)  
**To:** [Janine Farrell](#)  
**Subject:** Lakeside Pointe Storm Water Management  
**Date:** Monday, April 17, 2023 2:15:11 PM

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Dear Janine,

My wife, Jeanne, and I are residents of the Lakeside Pointe subdivision. In fact, we were the first to build and move into our home at 7296 Lakeside Circle. Given our location, our backyard faces the inner bio-retention area.

I am writing this email to you today because I will not be able to voice my objection to McNaughton's proposal outlined in **Paragraph III. Burr Ridge Detention Requirements** at tonight's meeting. I had laser surgery on my vocal cords this morning, and am unable to speak above a whisper.


McNaughton's proposal plans to drain stormwater from the new Villas development, and connect to an existing storm manhole between Lots 49 & 41 in Lakeside Pointe. This storm sewer then dumps stormwater into the Lakeside Pointe central bio-retention area. This is NOT a feasible plan, because the current bio-retention area is **already overburdened** with normal water runoff. Contrary to McNaughtons' contention, this area does not have surplus retention capability.

Currently, this area retains several inches of water for 2-3 weeks after a normal rainfall, and simply cannot handle the inflow of any additional water. I fear that this bio-retention area may become the breeding ground for Vika virus and West Nile disease.

I urge the Board to support David Preissig's recommendations in his 4/13/23 memo to you to conduct a thorough stormwater management analysis before approving McNaughton's plan to connect into Lakeside Pointe's bio-retention area. The Pointe is a separate and distinct development with its own HOA. McNaughton should seek a stormwater solution for the Villas that is also separate and distinct. The Villas are NOT a Phase 2 development, as McNaughton contends.

FYI. I have asked McNaughton to address the standing water problem via several emails over the years. In their 7/30/20 letter to me, they asked me to be patient and it will get better over time. I assure you- -it hasn't!

Regards,  
Roy Pikus



**From:** [Dawn Kluchenek](#)  
**To:** [Janine Farrell](#)  
**Subject:** [Banned Word] Petition Z-05-2023:1400 Burr Ridge Parkway  
**Date:** Monday, April 17, 2023 2:19:04 PM

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Director Farrell,

We own the property at 7238 Lakeside Point (Lot 37) in the Lakeside Pointe subdivision, which is a property that would be significantly impacted by the development of the property at Bridewell and Burr Ridge Parkway. While we would rather look at the back side of townhomes over a retail/commercial building with dumpsters for example, we are writing to ask the Village to be cautious when evaluating this petition.

First, we echo the sentiments and comments expressed by our neighbors regarding the ownership of the Outlots and McNaughton's use of the Outlots to boost the size of the parcel. We will be very interested to hear their position and justification for using the acreage that was already applied to the (undersized) Lakeside Pointe.

Beyond what we believe are false statements and claims in the petition, cramming 15 townhomes into the parcel is not in the best interest of anyone but McNaughton. We have lived in Lakeside Pointe for over 3 years and have experienced enough about living in a slightly undersized PUD and McNaughton to be concerned about their promises. For one, we are concerned about stormwater and the impact on our lot which is already wet for the better part of the year. How sad is it that you can't even enjoy your (tiny) backyard because it's soggy? So we do have concerns about additional runoff and drainage that would come from such a dense development. Also, we can tell you first hand that when there is a lot of snow, the snow removal company has limited space to pile it within Lakeside Pointe. What would they do with it in the townhome development? And then what happens when it all melts? If the Village really desires a community such as this on this particular parcel, we hope that the Village considers a smaller, less dense development.

We trust the Village to do a thorough evaluation of this request and not be blindsided by the financial numbers they present. We really question their ability to get three quarters of a million dollars for these townhomes that would be bordered by a highway and a parking lot. So how long will it take to build and sell all of them? What will be the impact on the home values in Lakeside Pointe?

We hope the Village will consider these comments even though they were not submitted in time for the Planning Commission Packet. Unfortunately information did not come to our attention until yesterday.

Regards,

Dawn Kluchenek  
Catherinie Gilbert  
7238 Lakeside Circle

Re: Petition Z05-2023 – 1400 Burr Ridge Parkway

This email is being sent to the Village with regard to the McNaughton Development Petition to develop the property at 1400 Burr Ridge Parkway. It is noted in this Petition that McNaughton Development states it is the owner of Outlots A, B & C in Lakeside Pointe. This is a false statement in that McNaughton Development only manages the Homeowners Association of Lakeside Pointe and has NO ownership or right to these Outlots. Furthermore, he does not have the authorization of the Lakeside Pointe Homeowners Association to use or claim rights to these Outlots.

The Outlots/Detention Ponds in Lakeside Pointe were designed to accommodate the water runoff for Lakeside Pointe and only Lakeside Pointe. Adding additional storm water into these ponds would be catastrophic to the Homeowners in terms of possible flooding, erosion etc.

Attached are pages from the Lakeside Pointe Declaration of Covenants indicating Ownership. Below is a summary of those documents.

**Article 3. Section 1: “Every Owner of any Lot in whole or in part, shall automatically be a member of the Association”**

**Article 14. Section 4: “ Outlots A, B, C and D (the Common Areas) shall be owned in fee simple title by the Association (along with the improvements constructed).**

**Article 14. Section 5: “ all of the improvements to be completed in the subdivision are private, and the Association shall be the owner of said improvements within the Common Areas.**

I oppose this development and ask the Board to deny this project based on the fact alone that McNaughton Development does not own Outlots A, B, C and D in Lakeside Pointe, nor its improvements.

Also note that the Petition states the proposed development sits on 3.58 acres. In actuality it is 2.77 acres. I assume this is being done to meet the Village requirement of 3.0 acres in the Burr Ridge Corporate Park and to create the illusion that the density is less than it actually is and meets the Floor Area Ratio for Residential Planned Unit Development.

Michael & Barbara Glynn  
7343 Lakeside Circle



**PREPARED BY AND MAIL TO:**

McNaughton Development, Inc.  
11S220 Jackson Street  
Burr Ridge, IL 60527  
(630) 325-3400

Doc# 1829017000 Fee \$140.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/17/2018 09:15 AM PG: 1 OF 52

**DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS OF:**

**Lakeside Pointe of Burr Ridge**

Common Address: 11650 Bridewell Drive, Burr Ridge, IL 60527  
PIN: 18-30-300-025-0000

**LAKESIDE POINTE OF BURR RIDGE**  
**DECLARATION OF**  
**COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS DECLARATION made on the date hereafter set forth by McNaughton Development, Inc., an Illinois corporation, 11S220 Jackson Street, Burr Ridge, IL 60527:

WHEREAS, McNaughton Development, Inc., hereafter "Declarant," is the fee simple title holder of that certain real property in Burr Ridge, Cook County, Illinois, more particularly described on Exhibit "A" attached hereto and made a part hereof ("Subject Property"); and

WHEREAS, Declarant intends to subject the Subject Property to certain covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which are for the benefit of the Association (hereafter defined); and

WHEREAS, Declarant deems it desirable for the efficient preservation of the values and amenities of the Subject Property to create the Association to administer and enforce the covenants, conditions and restrictions, and to collect and disburse the assessments and charges hereinafter created.

NOW THEREFORE, Declarant hereby declares that the Subject Property shall be held, sold and conveyed subject to the following covenants, conditions, restrictions, easements, charges and liens which are to protect the value and desirability of the Subject Property, and which shall run with the Subject Property and be binding on and inure to the benefit of all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns.

**ARTICLE 1—Definitions**

Article 1. Section 1: "Association" shall mean and refer to the Lakeside Pointe of Burr Ridge Homeowner's Association, a corporation to be formed under the General Not-For-Profit Corporation Act of Illinois, its successors and assigns.

Article 1. Section 2: "Builder" shall mean a purchaser of a lot, its successors and assigns, whose intention is to construct a single-family dwelling for resale and not his own occupancy.

Article 1. Section 3: "Committee" shall mean and refer to The Architectural Review Committee (ARC).

Article 1. Section 4: "Common Areas" shall mean Outlots A, B, C, and D on the recorded Plat (hereafter defined) of subdivision, and any other improvements already constructed/installed, or to be constructed/installed per the approved Final Engineering Plans, prepared by V3 Engineering, LLC, dated 11/22/2017, last revised and formally approved by the Village of Burr Ridge 1/12/2018 (with the exception of sanitary sewer and potable water improvements, which shall be publicly dedicated), per the approved Final Landscape Plan, prepared by Metz & Company, dated 05/10/2018, last revised and formally approved by the Village of Burr Ridge 06/18/2018, per the Park Plan attached hereto as EXHIBIT H, and per the Bridge Plan attached hereto as EXHIBIT I, and per the community wide Irrigation Plan. The Bridge Plan is for reference only, and does not indicate accurate dimensions or design for this application. The Common Areas shall be owned in fee simple title by the Association (along with the improvements constructed or to be constructed thereon), and the Association shall have all the incidents of fee simple title ownership over these areas, including but not limited to obligations of general maintenance, repair and replacement, maintenance of liability insurance and payment of real estate taxes.

Article 1. Section 5: "Declarant" shall mean and refer to McNaughton Development, Inc. For purposes of this Declaration, the term Declarant and Developer shall be used interchangeably.

Article 1. Section 6: "Declaration" shall mean this instrument together with the exhibits attached and made a part hereof and shall include such amendments, if any, to this instrument as may from time to time be adopted pursuant to the terms hereof. This Declaration may be referred to in any other document as the Lakeside Pointe of Burr Ridge Declaration of Covenants, Conditions, and Restrictions.

Article 1. Section 7: "Developer": shall mean and refer to McNaughton Development, Inc. For purposes of this Declaration, the term Developer and Declarant shall be used interchangeably.

Article 1. Section 8: "Lot" shall mean and refer to a portion of the Subject Property shown on the recorded Plat of subdivision that is improved or intended to be improved with one single-family residence. The "Lots" are those portions of the Subject Property that are designated on the recorded Plat of subdivision as Lots 1 through and including 44.

Article 1. Section 9: "Owner" shall mean and refer to the record owner after transfer from the Declarant, whether one or more persons or entities, of fee simple title to any Lot which is a part of the Property. For purposes of this Section, holders of beneficial interest under land trust holding title to any residential lot which is a part of the Property shall be considered Owner.

Article 1. Section 10: "Plat" shall mean the Plat of subdivision for Lakeside Pointe of Burr Ridge recorded in Cook County, Illinois, on July, 17th, 2018 as Document number 1819816077.

such work was performed to its condition prior to the commencement of such work. All parties performing such work shall do so in a manner which is least disruptive to the Owners of the Subject Property or portions thereof upon which such work is being performed.

### ARTICLE 3—Membership and Voting Rights

Article 3. Section 1: "Membership" Every Owner of any Lot in whole or in part, shall automatically be a member of the Association and shall remain one so long as they remain an Owner of Lots or subject hereto. Membership shall be appurtenant to and may not be separated from ownership of any Lot. Upon termination of an Owner's interest in the Subject Property, such membership shall thereupon automatically terminate and transfer and inure to the new Owner succeeding in interest.

Article 3. Section 2: "Classes of Voting Membership" The Association shall have two classes of voting membership.

- (A) Class A. Class A members shall be all Owners, except Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be a Class A member. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one Lot. However, until such time as the Class B membership terminates, the Class B member shall have the sole vote, provided the Class B members cannot materially alter the rights and obligations of the Class A members to their detriment. After the Class B membership terminates, a majority of the Class A vote will be required on all matters covered in this Declaration, unless expressly to the contrary within the Declaration.
- (B) Class B. The Class B member shall be the Declarant and shall have the sole vote, provided the Class B member cannot materially alter the rights and obligations of the Owners to their substantial detriment. Declarant shall be entitled to one vote per Lot owned by Declarant and retain the same rights as a Class A member upon the termination of the Class B membership. The Class B membership will be considered terminated upon the happening of any of the following events, whichever occurs earliest:
  - (1) Ten (10) years after the date the first Lot is conveyed by Declarant to another Owner; or
  - (2) Upon the date of written notice by Declarant to the Association, electing to terminate the Class B membership

general assessment fees, which are estimated at \$25/month. The Lakeside Pointe subdivision is referred to as area 'H' for purposes of the Master Declaration.

Article 14. Section 4: Fee Simple Ownership of Common Areas: Outlots A, B, C, and D (the Common Areas) shall be owned in fee simple title by the Association (along with the improvements constructed or to be constructed thereon), and the Association shall have all the incidents of fee simple title ownership over these areas, including but not limited to maintenance, repair, and replacement of the Common Areas, maintenance of liability insurance and payment of real estate taxes.

Article 14. Section 5: Private Improvements:

With the exception of potable water and sanitary sewer improvements, all of the improvements to be completed in the subdivision are private, and the Association shall be the owner of said improvements within the Common Areas, and shall be responsible for their maintenance, repair, and replacement.

Article 14. Section 6: Park:

Outlot D is a private park with a public access easement. Outlot D shall be improved by Declarant with park equipment in accordance with the park plan attached as EXHIBIT H. The Association shall be responsible for the maintenance, repair, and replacement of the park and park equipment (to the extent said maintenance, repair, and replacement is not assumed by the Master Association or the Pleasantdale Park District).

Article 14. Section 7: Routine Common Area Maintenance:

The Association shall be responsible for the following items of routine maintenance within the Common Areas to cultivate a maintenance free lifestyle from the homeowners:

- i). Snow plowing of Lakeside Circle and sidewalk along Lakeside Circle, driveways (including the apron/approach), and front walks.
- ii). Re-mulching as necessary during the start of the landscape season (in April or May).
- iii). Start-up in spring, and shutoff in fall of lawn irrigation systems.
- iv). Landscape maintenance during the landscape season including lawn cutting, landscape trimming and maintenance, and leave raking and collection in the front yard.
- v). Maintenance of entry monument signage, landscaping, mulching, etc., if Declarant decides, in its sole discretion, to construct these and other like improvements as a part of an entry-monument feature of the subdivision.

Article 14. Section 8: Long-term Common Area Maintenance, Repair and Replacement:

The Association shall be responsible for the long-term maintenance, repair and replacement of the Common Areas and the Common Area improvements to be installed pursuant to all applicable subdivision improvements, and including long-term

Article 14, Section 15: Expedition of Disclosure: Owner has received a copy of the Lakeside Pointe of Burr Ridge Declaration of Covenants, Conditions & Restrictions. Owner has read and agrees to comply with all of the requirements.

Article 14, Section 16: School Districts: Lots 1-44 of the Rolling Knolls Subdivision are located in School District #107 (elementary and middle school – Pleasantdale) and School District #204 (high school – Lyons Township).

Purchaser acknowledges receipt of this disclosure and knowingly agrees to accept the property subject to all of the terms and conditions set forth herein. Acceptance by one owner shall be binding on all owners.

McNaughton Development, Inc., – Declarant

BY: 

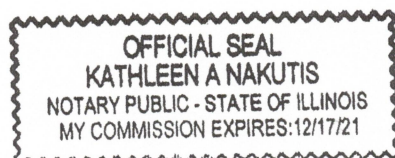
Paul McNaughton

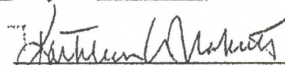
Its: PRESIDENT

STATE OF ILLINOIS           )  
  )SS:  
COUNTY OF DuPage        )

I, KATHLEEN A. NAKUTIS a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that PAUL McNAUGHTON as PRES. of McNaughton Development, Inc. is personally known to me to be the same person whose name is subscribed to the foregoing instrument and respectively appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth applied his signature to said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12<sup>th</sup> day of OCT., 2018.



  
Notary Public

## M E M O

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**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

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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.



LAW OFFICES

**STORINO, RAMELLO & DURKIN**

9501 WEST DEVON AVENUE  
ROSEMONT, ILLINOIS 60018

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THOMAS M. BASTIAN  
MELISSA M. WOLF  
ANDREW Y. ACKER  
JAMES E. MACHOLL  
BRIAN W. BAUGH  
ANTHONY J. CASALE  
PETER A. PACIONE  
MATTHEW G. HOLMES  
MICHAEL R. DURKIN  
THOMAS J. HALLERAN  
ADAM R. DURKIN

(847) 318-9500

FACSIMILE (847) 318-9509

July 11, 2023

JOSEPH G. KUSPER  
BRYAN J. BERRY  
ANN M. WILLIAMS  
LEONARD P. DIORIO  
RICHARD F. PELLEGRINO  
DONALD J. STORINO II  
BRIAN R. KUSPER  
MARK R. STEPHENS

OF COUNSEL

IN REPLY REFER TO FILE NO.

Via E-Mail Only (ewalter@burr-ridge.gov)

Mr. Evan Walter  
Village Administrator  
Village of Burr Ridge  
7660 County Line Road  
Burr Ridge, Illinois 60527

Re: Z-05-2023: 1400 Burr Ridge Parkway / Portions of Outlots A, C and D of  
Lakeside Pointe Subdivision (McNaughton)

Dear Mr. Walter:

In response to your request for a legal opinion regarding the need for an amendment to the Declaration of Covenants, Conditions and Restrictions of Lakeside Pointe of Burr Ridge (hereinafter the "Declaration"), I provide the following.

As noted in the Village's Staff Report, the Petitioner, John Barry of McNaughton Development LLC, is requesting amendments to two Planned Unit Developments, one of which involves conveying portions of certain outlots in the Lakeside Pointe Subdivision to the Villas of Lakeside Pointe project, in order to satisfy a three acre minimum requirement for the Villas of Lakeside Pointe. Such conveyance requires an amendment to the Declaration.

Article 12, Section 5 of the Declaration provides, in relevant part, "[n]otwithstanding any provisions hereof to the contrary, the Declarant may, at its sole discretion and without consent being required of anyone, modify, amend or repeal this Declaration at any time prior to the closing of the sale of all Lots, provided said amendment, modification or repeal is in writing and properly recorded in Cook County, Illinois." However, if the sale of all Lots in the Lakeside Pointe Subdivision have closed, then an amendment to the Declaration requires the approval of at least 50% of the owners of the subdivision, along with the consent of the Declarant. The determinative

**STORINO, RAMELLO & DURKIN**

Mr. Evan Walter

July 11, 2023

Page Two

question is whether the Declarant continues to own any of the Lots. The Village has asserted that it appears that all of the Lots had been sold. However, the Developer maintains that the Lot owned by Paul and Lynette McNaughton was not a "sale."

According to the Staff Report, the Village is considering adding two additional conditions to the approval of the special use for a planned unit development, Conditions 5 and 6, as detailed in the Village's Staff Report. Those two conditions establish timelines for the furnishing to the Village copies of a draft amended Declaration and a final amended Declaration.

If there is a dispute as to whether the Declaration can be amended solely by the Declarant, or whether such amendment requires approval of at least 50% of the owners of the Lots in the subdivision, that is a private dispute between the Developer and the owners of the Lots in the Lakeside Pointe Subdivision. However, the Developer has offered to indemnify and hold harmless the Village, in the event any legal action regarding the issue of amending the Declaration would be initiated. I recommend that the Village include a requirement to indemnify the Village against any claims regarding the amendment to the Declaration, as an additional condition of its approval of the PUD.

Respectfully,

STORINO, RAMELLO & DURKIN

A handwritten signature in black ink, appearing to read "Michael K. Durkin", written over a horizontal line.

Michael K. Durkin

MKD/jac

cc: Janine Farrell ([jfarrell@burr-ridge.gov](mailto:jfarrell@burr-ridge.gov))



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

**Z-09-2023: 6880 N. Frontage Rd. (Premier IL Burr Ridge LLC); Requests to amend special use Ordinance #A-834-09-22, a special use for a child care center pursuant to Zoning Ordinance section X.E.2, to expand the use from 5,000 sq. ft. to 10,107 sq. ft. and increase the amount of children from 80 to 156. The petitioner is also requesting to expand the outdoor playground area.**

**HEARING:**

July 17, 2023

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Janine Farrell, AICP  
Community Development Director

**PETITIONER:**

Tom Allor

**PETITIONER STATUS:**

Tenant

**PROPERTY OWNER:**

White Lotus Group, LLC

**EXISTING ZONING:**

L-I Light Industrial

**LAND USE PLAN:**

Recommends Light Industrial Uses

**EXISTING LAND USE:**

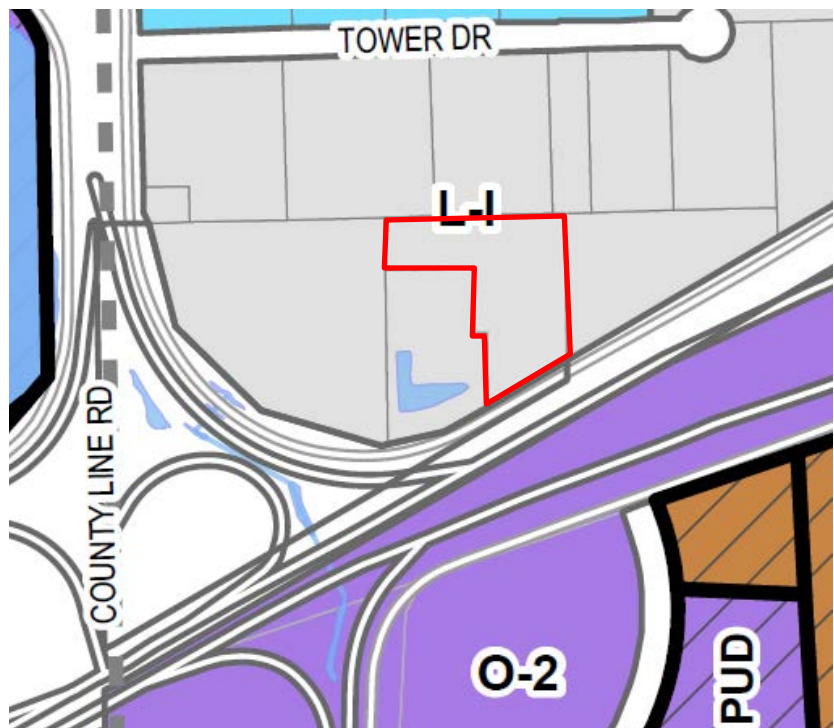
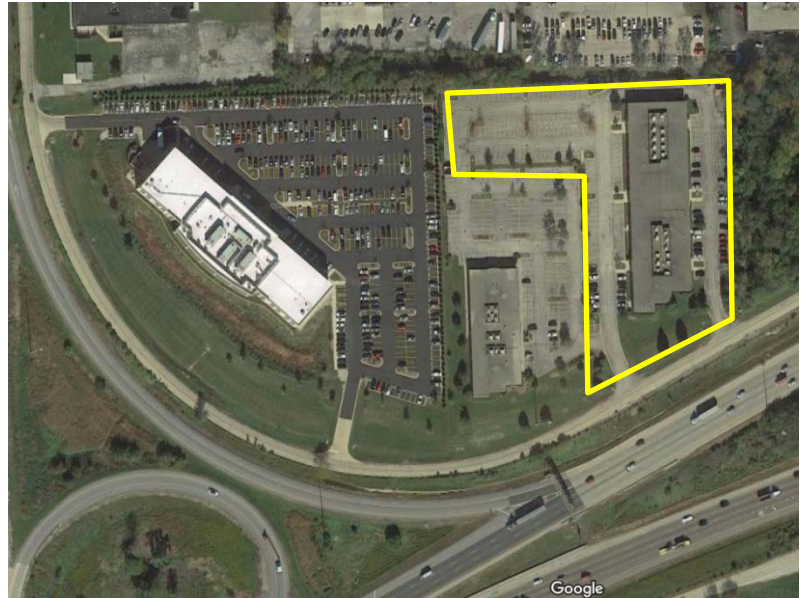
Multi-tenant building

**SITE AREA:**

3.374 Acres

**SUBDIVISION:**

High Ridge



## Staff Report and Summary

Z-09-2023: 6880 North Frontage Road (Premier IL Burr Ridge LLC); Special Use Amendment and Findings of Fact

The petitioner is Tom Allor of Premier IL Burr Ridge LLC. In 2022, the petitioner acquired Grand Avenue Preschool and Day Care which was approved for a child care center in this location in 2020 (Ordinance A-834-02-20 attached). Conditions #1 and #3 of Ordinance A-834-02-20 stipulated that the special use was limited to Nancy Hayes and her business partners operating Grand Avenue. Tom Allor as the new tenant and owner of the business, was required to obtain a new special use for the child care center. This special use was approved by the Board of Trustees on July 25, 2022 as Ordinance A-834-09-22 (attached).

Conditions #2 and #4 of that approved special use limited the square footage to 5,000 sq. ft. and 80 children maximum. The petitioner is now requesting to amend the special use and expand their operations as detailed below; the expansion will roughly double the business' operations.

- Expand the internal use by 6,107 sq. ft. for a total of 10,107 sq. ft. (*currently 5,000 sq. ft. occupied*).
- Expand the outdoor playground use by an additional 1,500 sq. ft. for a total of roughly 3,750 sq. ft. (*currently 2,250 sq. ft. occupied*). This will result in the removal of at least four parking spaces located on the adjacent parcel, 6860 N. Frontage Rd.
- Add 76 children for a total of 156 (*currently 80 children*).
- Expand the number of employees by an additional 15-20 for a total of roughly 35-40 (*currently 20 employees*).

The petitioner intends to run the business as it is currently operating and was previously approved. The hours of operation will be Monday through Friday, 7:00 a.m. to 6:00 p.m. There is a permitted maximum of 86 children on the property by the Illinois Department of Children and Family Services (DCFS) and any additional children must be approved and licensed by DCFS. While the petitioner did not include information on pick-up or drop-off, information from the zoning case last year stated that full day students arrive between 6:45 a.m. and 9:00 a.m. Families of full day students must park and walk their child(ren) inside. Half-day students are planned to arrive between 8:30 and 8:45 a.m. via valet drop off, with four to five teachers outside greeting families, taking the children by the hand and walking them inside; students are then dismissed at 11:15 a.m. in an inverse fashion. This process will repeat for children arriving for the afternoon half-day schedule. It is unknown how many new half-day and full-day students are anticipated in the 76 additional children to be added. In 2020, Grand Avenue worked with Vine Academy on the drop-off/pick-up so there was no conflict. Cars enter from the western driveway, drop-off/pick-up near the playground area, and then drive around the back of the building and out the second or the eastern driveway. It is assumed that there are no changes in operations under Premier's ownership.

There are about 178 parking spaces located on the parcel at 6880 N. Frontage Rd. (does not include any spaces occupied by Vine Academy's playground). While the Zoning Ordinance does not provide a parking calculation for a child care center, the most similar use, a nursery school, requires a minimum of one parking space per employee. Other tenants at the subject property include two schools which would have the same parking requirements as Premier. Deducting the parking spaces required for Premier, this would leave 138 spaces available for other tenants' use which equates to 138 employees. Since these businesses are roughly the same size as Premier, it would be assumed that there are up to 40 employees at each for a total of about 80 required spaces.

Premier's outdoor playground occupies parking spaces located on the neighboring property, 6860 N. Frontage Road, which shares a parking lot and access to N. Frontage Rd. The expansion will

## Staff Report and Summary

Z-09-2023: 6880 North Frontage Road (Premier IL Burr Ridge LLC); Special Use Amendment and Findings of Fact

remove four spaces. At 6860, there are about 142 parking spaces located on the property. There is a child care center which requires 42 spaces. The other tenants in the building include medical office uses which require six spaces for each doctor. It is unknown how many doctors total work in the units, but with the 96 spaces remaining, this would equate to 16 doctors.

### **Public Hearing History**

**Z-06-2019 (Vine Academy):** Special use for a private school (Ordinance A-834-08-19).

**Z-03-2020 (Grand Avenue):** Text amendment to Section X.E.2 of the Zoning Ordinance to add “Child Care Center” as a special use in the L-I Light Industrial District and a special use as per the amended Section X.E.2 of the Zoning Ordinance to permit a “Child Care Center” at the subject property (Ordinance A-834-02-20).

**Z-18-2022 (Premier):** Special use to permit a “Child Care Center” (Ordinance A-834-09-22).

### **Public Comment**

No public comment was received regarding this petition.

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

The petitioner has provided Findings of Fact, which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval of a special use amendment for a child care center, staff recommends that the special use be granted subject to the following conditions which are the same as the 2022 approval, except that it includes the expansion for conditions #2 and #4:

1. The special use shall be limited to Premier IL Burr Ridge LLC in a manner consistent with the submitted business plan included as Exhibit A.
2. The special use shall be limited to the 10,107 square feet of floor area shown within the business plan at 6880 North Frontage Road included as Exhibit A.
3. The special use shall be limited to Tom Allor and his business partners and shall expire at such time that Mr. Allor and his business partners no longer occupy the space at 6880 North Frontage Road or at which time there is an assignment or termination of the lease for the space at 6880 North Frontage Road.
4. The capacity of the special use shall be limited to 156 children on the premises.

### **Appendix**

Exhibit A – Petitioner’s Materials and Public Notifications

Exhibit B – Ordinances A-834-02-20 and A-834-09-22



# 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): Premier IL Burr Ridge LLC

STATUS OF PETITIONER: Current Tenant and Future Tenant

PETITIONER'S ADDRESS: 120 S. LaSalle St. Ste 1200, Chicago, IL 60603

ADDRESS OF SUBJECT PROPERTY: 6880 N. Frontage Rd., Burr Ridge, IL 60527

PHONE: 312-481-6911

EMAIL: tallor@premierearlychildhood.com

PROPERTY OWNER: Burr Ridge WLG, LLC

PROPERTY OWNER'S ADDRESS: 10404 Essex Court, Suite 101 Omaha, NE 68114 PHONE: 402-480-0005

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

#### DESCRIPTION OF REQUEST:

Seeking to have the existing Ordinance No. A-834-02-20 expanded from approximately 5,000 sqft to 10,107 sqft, increase the playground by approximately 1,502 sqft and increase from 80 children to 156 children.

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

PROPERTY ACREAGE/SQ FOOTAGE: +/- 3.374 acres EXISTING ZONING: L-I/Light Industrial

EXISTING USE/IMPROVEMENTS: Multi-tenant building

SUBDIVISION: High Ridge

PIN(S) # 18-30-100-011-0000 87

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

06/16/2023

Date of Filing

RECEIVED

JUN 19 2023

VILLAGE OF BURR RIDGE



Findings of Fact – Special Use  
Burr Ridge Zoning Ordinance

**Address:**

6880 N. Frontage Rd., Burr Ridge, IL 60527

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

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.  
Grand Avenue Preschool & Daycare has been providing early childhood education services for families in Burr Ridge since 2020. Currently, there are many Burr Ridge families attending and two longstanding employees are residents of Burr Ridge. Premier would serve more Burr Ridge families under an expanded ordinance.
- b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.  
Premier's plan is to hire additional staff and continue the programming it currently offers families. Child care is an essential service for working families. Premier intends to operate within the expanded requirements of the ordinance.
- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.  
Since 2020, Grand Ave has been operating at 6880 N Frontage Rd and has collaborative relationships with its neighbors, the Vine and Acacia Academy, and Premier intends to continue such relationships through the expansion of Grand Ave's operations.
- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.  
The current operation of the business since 2020 has not impeded the development and improvement of the surrounding property and has been a convenient location for families. Premier's research has found that there is increased demand for child care in the area.
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.  
The property has adequate utilities, access roads, and drainage at this time.
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.  
Adequate measures have been taken to provide ingress and egress to minimize traffic congestion in the public streets.
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.  
The Village of Burr Ridge has already approved the underlying special use in the past and was not found to be contrary to the objectives of the Official Comprehensive Plan of the Village.
- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.  
Premier intends to abide by the ordinance as amended.



**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:

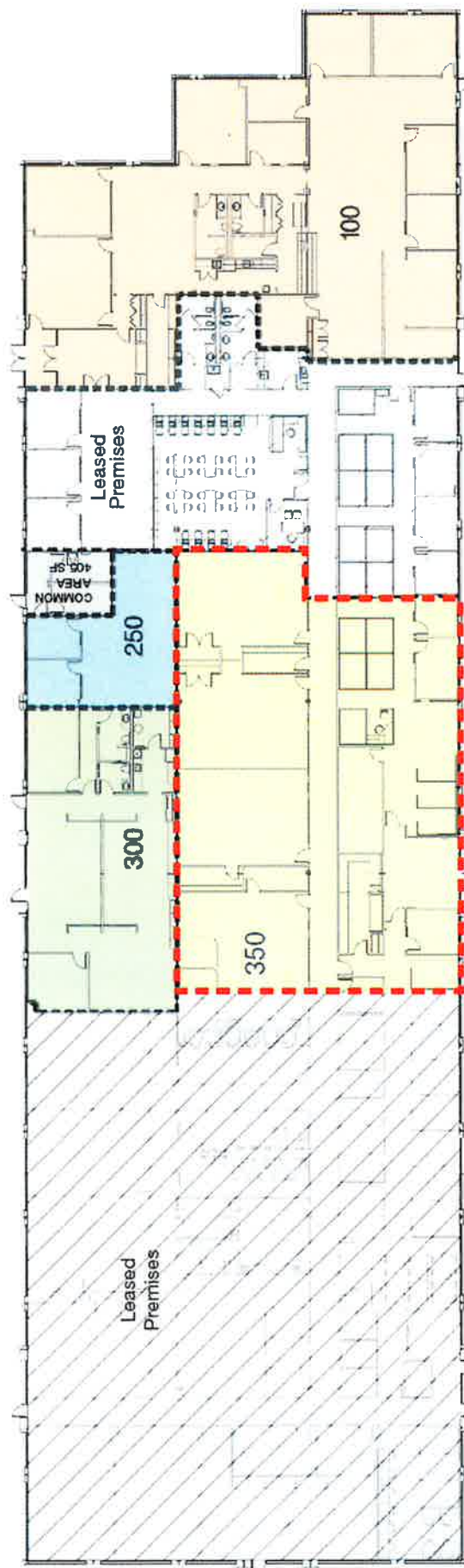
6880 N. Frontage Rd., Burr Ridge, IL 60527

Property Owner or Petitioner:

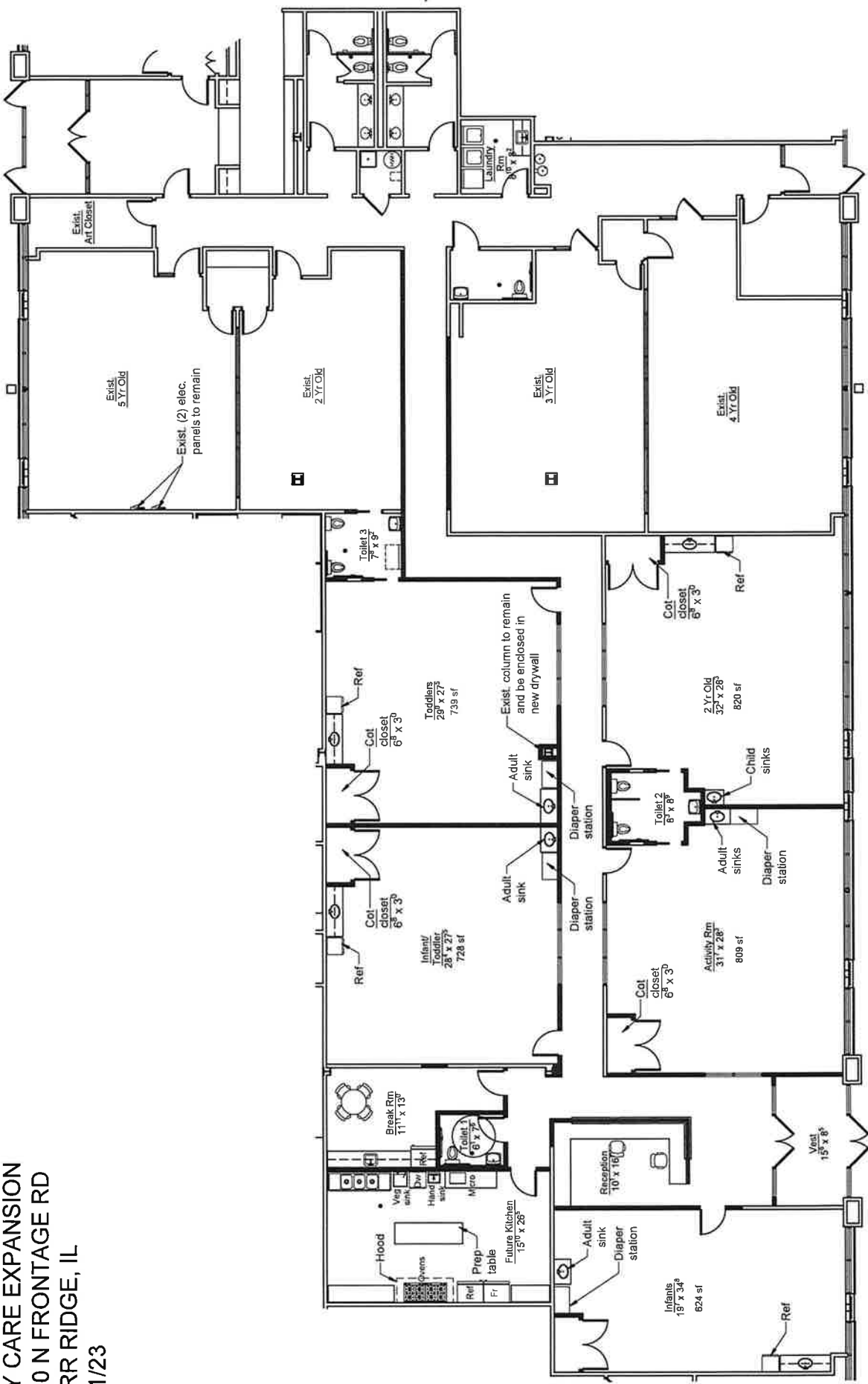
Shawn Johnson VP of Operations

(Print Name)

(Signature)

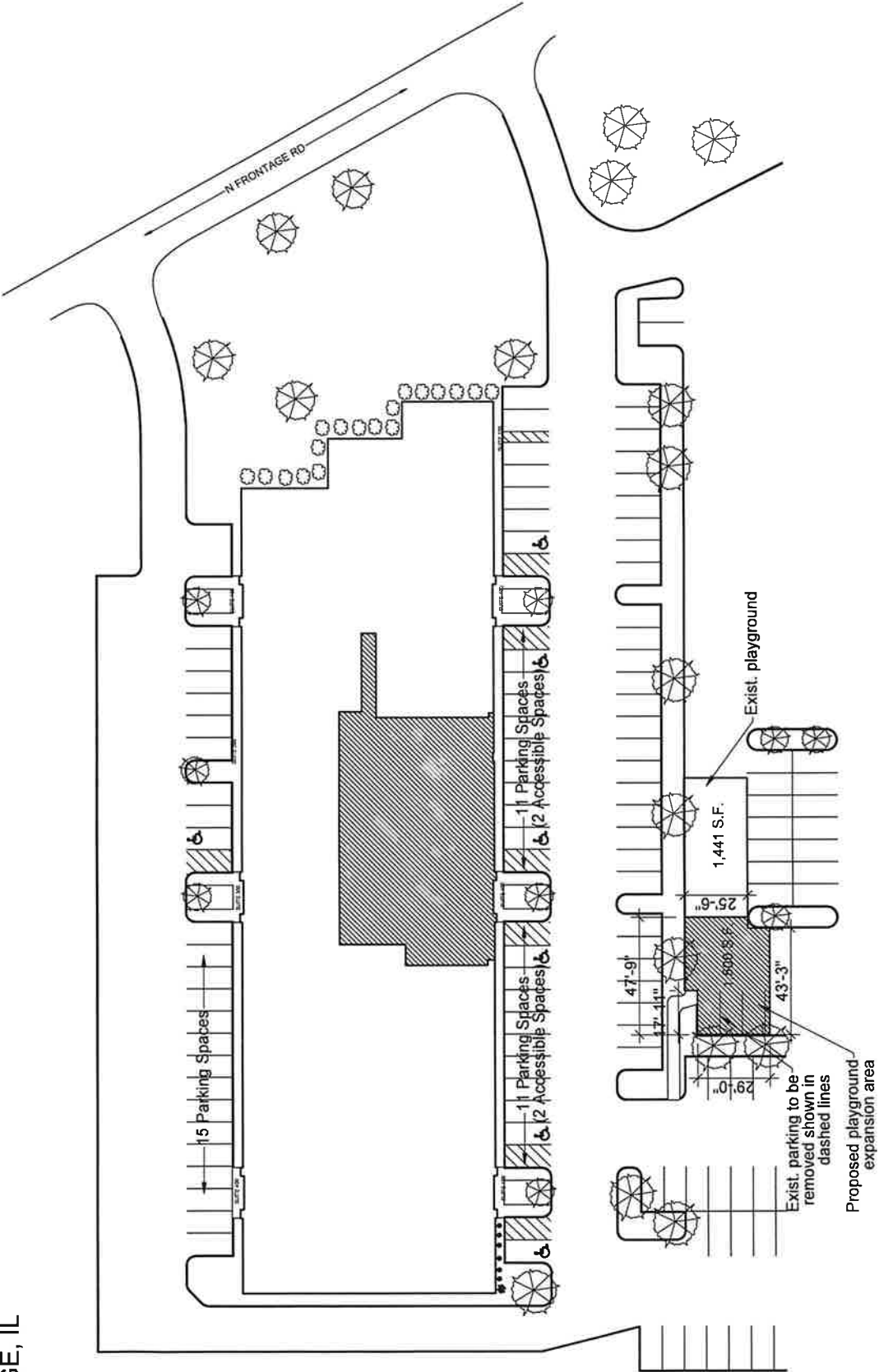


DAY CARE EXPANSION  
6880 N FRONTAGE RD  
BURR RIDGE, IL  
5/11/23

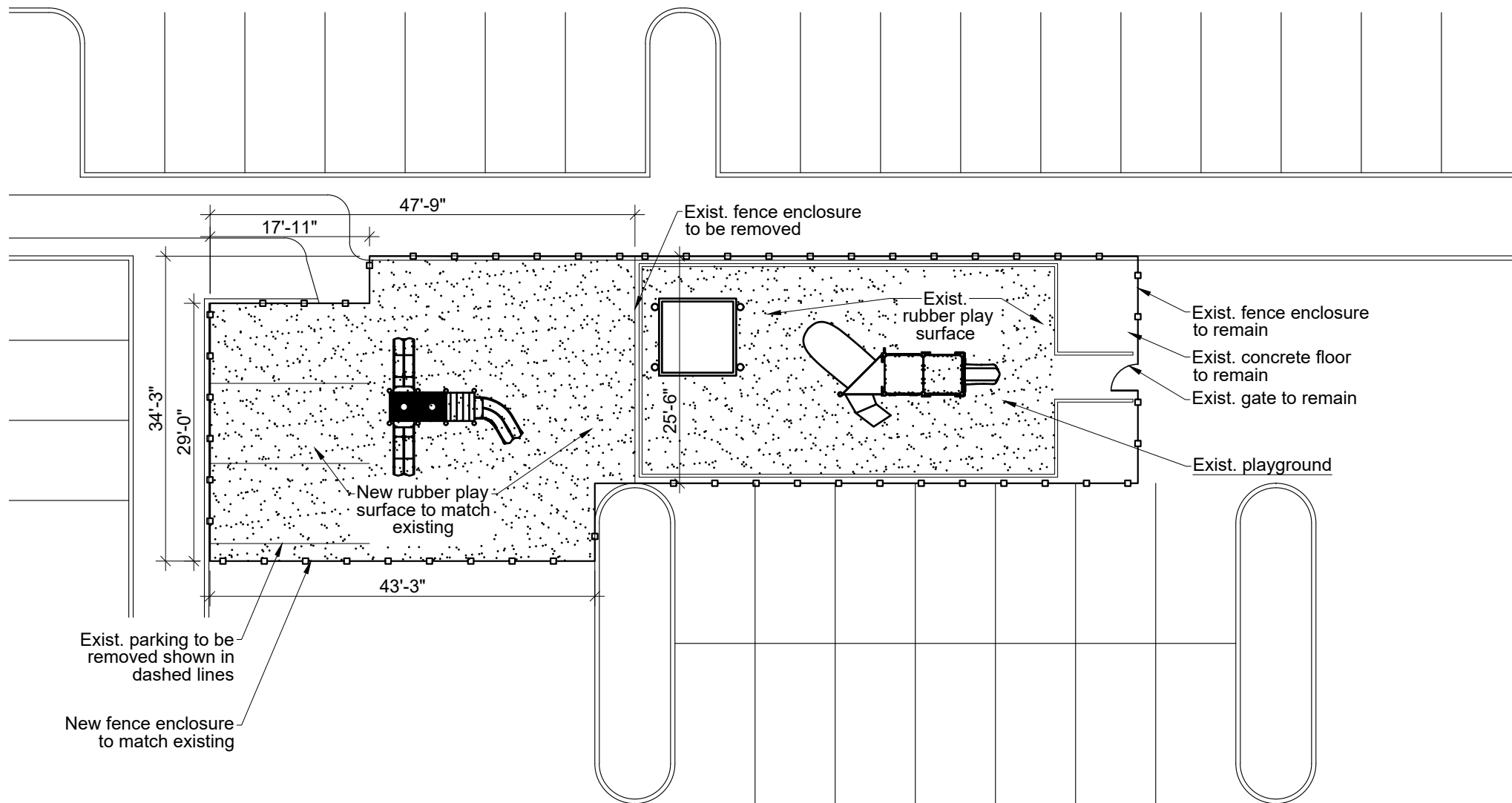


**Proposed Floor Plan**  
North  
Scale: NTS

DAY CARE EXPANSION  
6880 N FRONTAGE RD  
BURR RIDGE, IL  
5/11/23



**Site Plan**  
Scale: N.T.S.



BURR RIDGE DAY CARE EXPANSION  
 6880 N FRONTAGE RD  
 BURR RIDGE, IL  
 7/11/23

## Playground Plan

Scale: 1/16" = 1'-0"





BURR RIDGE DAY CARE EXPANSION  
6880 N FRONTAGE RD  
BURR RIDGE, IL  
7/11/23



June 16, 2023

Village of Burr Ridge  
c/o Janine Farrell  
7660 County Line Road  
Burr Ridge, IL 60527

*Re: Proposed Business Expansion for Premier IL Burr Ridge LLC d/b/a Grand Ave. Preschool and Day Care*

Dear Janine,

Since July 2022, Premier IL Burr Ridge LLC ("Premier") has operated Grand Avenue Preschool & Day Care ("Grand Ave") at 6880 N. Frontage Rd., Ste 200, Burr Ridge, IL 60527. Premier has operated the business in accordance with the existing Special Use Ordinance. The business is currently open from 7 a.m. to 6 p.m. Monday through Friday. Grand Ave is licensed for 86 children per the Illinois Department of Children and Family Services. Today, the business serves approximately 110 families and has 20 employees. The business is inspected by the Cook County Department of Public Health, Office of the State Fire Marshall and DCFS at least annually.

Since Premier's acquisition of Grand Ave, the business has received an overwhelming number of inquiries from local families seeking childcare services. Accordingly, Premier wants to address the needs of working families by expanding its current operations at 6880 N. Frontage Rd. by leasing an additional 6,107 square feet that were recently vacated by a previous tenant. The additional square footage would be added by expanding into an adjoining suite resulting in a contiguous 10,107 square feet. In addition, Premier will expand the existing playground by an additional 1,500 square feet to accommodate the increased number of children being served. As a result of this expansion, Grand Ave could serve up to an additional 70 children for a total capacity of 156 children, and Premier would hire an additional 15 to 20 employees to support the expansion. The expansion would be approved and licensed by the Illinois Department of Children and Family Services.

The existing parking available is more than adequate to handle the expansion and the additional staff, family arrivals, and family events.

Premier's mission is to continue to provide a positive group environment and stimulating curriculum fostering children's creative and intellectual abilities appropriate for the developmental stage. Grand Ave has been known for preparing children for kindergarten and later learning both through academic and social-emotional learning and Premier intends to carry on that tradition.

Sincerely,

**PREMIER IL BURR RIDGE LLC**

By: George Fogel  
Name: George Fogel  
Title: Chief Executive Officer

Jun 27, 2023 at 12:55:43 PM  
6880 N Frontage Rd  
Burr Ridge IL 60527  
United States



 **NOTICE**  
Village of Burr Ridge

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

For further information,  
please call or visit:

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

Ask for Information **Z-09-2023**

Further details are available at:

[www.burr-ridge.gov](http://www.burr-ridge.gov)

(see Public Hearing/Plan  
Commission Agenda)



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

### **PURPOSE OF HEARING**

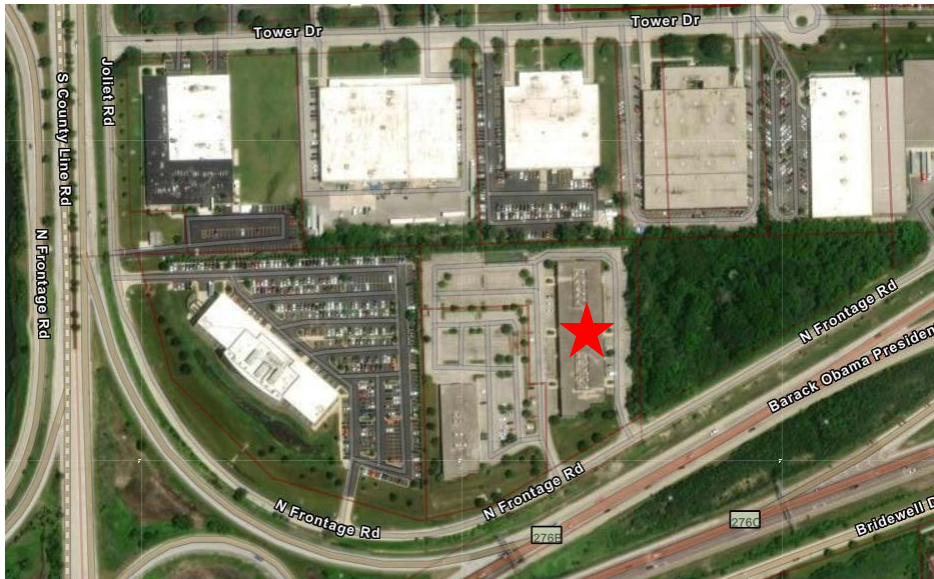
The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Premier IL Burr Ridge LLC to amend special use Ordinance #A-834-09-22, a special use for a child care center pursuant to Zoning Ordinance section X.E.2, to expand the use from 5,000 sq. ft. to 10,107 sq. ft. and increase the amount of children from 80 to 156. The petitioner is also requesting to expand the outdoor playground area. The petition number and address of this petition is **Z-09-2023: 6880 North Frontage Rd.** and the Permanent Real Estate Index Number is **18-30-100-011-0000**.

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

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

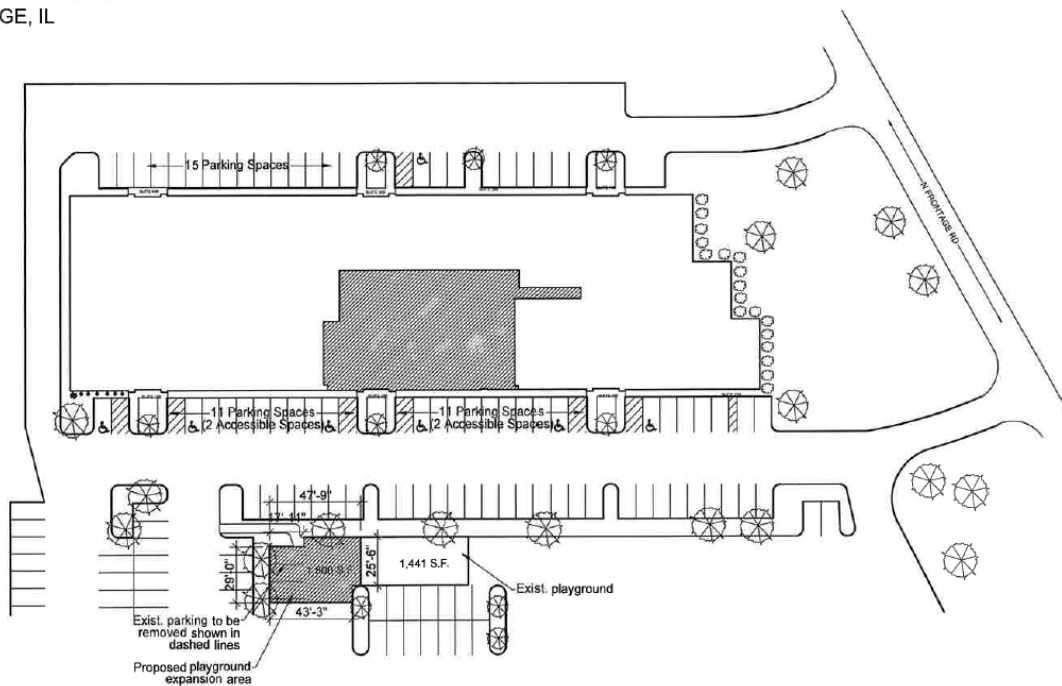
**Greg Trzupek, Chairman**

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



Site location marked with a red star.

DAY CARE EXPANSION  
6880 N FRONTAGE RD  
BURR RIDGE, IL  
5/11/23



Site plan showing the interior expansion area and the playground expansion area.

Additional information is posted on the Village's website in the link below:

[https://www.burr-ridge.gov/government/boards\\_committees\\_commissions/plan\\_commissions\\_zoning\\_board\\_of\\_appeals/index.php](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 July 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](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*

PLYMOUTH 144 TOWER LLC  
20 CUSTOM HOUSE STREET  
Boston, MA 02110

Owner  
125 Tower Dr.  
Burr Ridge, IL 60527

TOWER DRIVE PROPERTY M  
5601 W 120TH ST STE 1  
Alsip, IL 60803

101 Tower Dr  
101 Tower Drive  
Burr Ridge, IL 60527

Ams Mechanical Sys  
140 E Tower Dr  
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

Bremars Prop Owners  
Po Box 460169  
Houston, TX 77056

Bruce Sirus  
124 Tower Dr  
Burr Ridge, IL 60527

Burr Ridge Hotel Part.  
100 E. Rvr Cntr #1100  
Covington, KY 41011

Burr Ridge Parkway  
1400 16Th St Ste 300  
Oak Brook, IL 60523

Ci Tower Road Llc  
145 Tower Drive Ste 1  
Burr Ridge, IL 60527

Dik Drug Company  
160 Tower Dr  
Burr Ridge, IL 60527

Doug Young  
18267 Casey Rd  
Grayslake, IL 60030

Duke Realty Lp  
P O Box 40509  
Indianapolis, IN 46240

Hinsdale Mgmt Corp  
21 Spinning Wheel Rd  
Hinsdale, IL 60521

M Jhaveri  
P O Box 1268  
Morton Grove, IL 60053

Mcfarlane Douglass  
135 Tower Drive  
Burr Ridge, IL 60527

Mif 144 Tower Burr Rid  
9450 W Bryn Mawr 550  
Rosemont, IL 60018

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

Sheboygan Holdings Llc  
1 Oakbrook Terr #400  
Oakbrook Terrace, IL 60181

ORDINANCE NO. A-834-02-20

AN ORDINANCE GRANTING A SPECIAL USE FOR A CHILD CARE CENTER IN  
A L-I LIGHT INDUSTRIAL DISTRICT

(Z-03-2020: 6880 North Frontage Road - Hayes)

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

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on January 20, 2020, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for special uses, 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 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 6880 North Frontage Road, Burr Ridge, Illinois, is Nancy Hayes (hereinafter "Petitioner"). The Petitioner requests a special use to permit a child care center in the L-I Light Industrial District.
- B. That the property will not detract from the public health, safety, morals, comfort, or general welfare.
- C. That the special use will not adversely impact any adjacent properties.
- D. That the special use will allow the petitioner to bring a necessary service to the residents of the Village.
- E. That the site plan of the property is adequate for the use.

- F. That adequate traffic facilities are present on or adjacent to the property.
- G. That the use is not contrary to the objectives of the Official Comprehensive Plan.
- H. That the special use will otherwise conform to the applicable regulations of the Zoning Ordinance.

**Section 3:** That the special use for a child care center is ***hereby granted*** for the property commonly known as 6880 North Frontage Road and identified by the Permanent Real Estate Index Numbers(PIN) of: **18-30-100-011.**

**Section 4:** That approval of the special use shall be subject to the submitted business plan hereinafter referred to in **Exhibit A**, as well as to the following conditions:

1. The special use permit shall be limited to Grand Avenue Preschool and Day Care in a manner consistent with the submitted business plan attached herein as **Exhibit A**.
2. The special use shall be limited to the 5,000 square feet of floor area shown within the business plan at 6880 North Frontage Road.
3. The special use permit shall be limited to Nancy Hayes and her business partners and shall expire at such time that Ms. Hayes and her business partners no longer occupy the space at 6880 North Frontage Road or at which time there is an assignment or termination of the lease for the space at 6880 North Frontage Road.
4. The capacity of the special use shall be limited to 80 children on the premises.
5. Staff shall administratively review and approve a parking management plan for the pickup and drop-off times at the subject property.

**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 10<sup>th</sup> day of February, 2020, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

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

**NAYS:**        0 - None

**ABSENT:**     0 - None

**APPROVED** by the President Pro Tem of the Village of Burr Ridge  
this 10<sup>th</sup> day of February, 2020



President Pro Tem

**ATTEST:**



Village Clerk

ORDINANCE NO. A-834-09-22

AN ORDINANCE GRANTING A SPECIAL USE FOR A CHILD CARE CENTER IN  
THE L-I LIGHT INDUSTRIAL DISTRICT

(Z-18-2022: 6880 North Frontage Road - Allor/Premier IL Burr  
Ridge LLC)

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

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on July 18, 2022, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for special uses, 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 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 6880 North Frontage Road, Burr Ridge, Illinois, is Tom Allor (hereinafter "Petitioner"). The Petitioner requests a special use to permit a child care center in the L-I Light Industrial District.
- B. That the property will not detract from the public health, safety, morals, comfort, or general welfare.
- C. That the special use will not adversely impact any adjacent properties.
- D. That the special use will allow the petitioner to bring a necessary service to the residents of the Village.
- E. That the site plan of the property is adequate for the use.

- F. That adequate traffic facilities are present on or adjacent to the property.
- G. That the use is not contrary to the objectives of the Official Comprehensive Plan.
- H. That the special use will otherwise conform to the applicable regulations of the Zoning Ordinance.

**Section 3:** That the special use for a child care center is ***hereby granted*** for the property commonly known as 6880 North Frontage Road and identified by the Permanent Real Estate Index Numbers (PIN) of: 18-30-100-011.

**Section 4:** That approval of the special use shall be subject to the submitted business plan hereinafter referred to in **Exhibit A**, as well as to the following conditions:

1. The special use shall be limited to Premier IL Burr Ridge LLC in a manner consistent with the submitted business plan included as Exhibit A.
2. The special use shall be limited to the 5,000 square feet of floor area shown within the business plan at 6880 North Frontage Road included as Exhibit A.
3. The special use shall be limited to Tom Allor and his business partners and shall expire at such time that Mr. Allor and his business partners no longer occupy the space at 6880 North Frontage Road or at which time there is an assignment or termination of the lease for the space at 6880 North Frontage Road.
4. The capacity of the special use shall be limited to 80 children on the premises.

**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 25<sup>th</sup> day of July, 2022, by the Corporate Authorities  
of the Village of Burr Ridge on a roll call vote as follows:

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

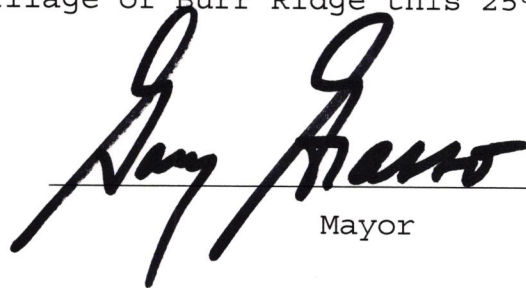
NAYS: 0 - None

ABSENT: 1 - Trustee Schiappa

APPROVED by the Mayor of the Village of Burr Ridge this 25<sup>th</sup> day  
of July, 2022

ATTEST:

  
\_\_\_\_\_  
Village Clerk

  
\_\_\_\_\_  
Mayor



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

**V-01-2023: 6301 S. County Line Rd. (Zaffar); Variations and Findings of Fact; Requests for four (4) variations from Zoning Ordinance Section IV.I to permit a deck in the front yard, a driveway gate on a parcel less than two acres in lot area, a driveway gate exceeding 6 ft. in height, and a driveway gate within the minimum 30 ft. corner side yard setback; and one (1) variation from Zoning Ordinance Section IV.J to permit a fence in the corner side yard setback.**

**HEARING:**

July 17, 2023

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Janine Farrell, AICP  
Community Development Director

**PETITIONERS:**

Rey & Haley Zaffar

**PETITIONER STATUS:**

Property Owners

**PROPERTY OWNERS:**

Rey & Haley Zaffar

**EXISTING ZONING:**

R-2A Single-Family Residential

**LAND USE PLAN:**

Recommends single-family residential

**EXISTING LAND USE:**

Single-family residence

**SITE AREA:**

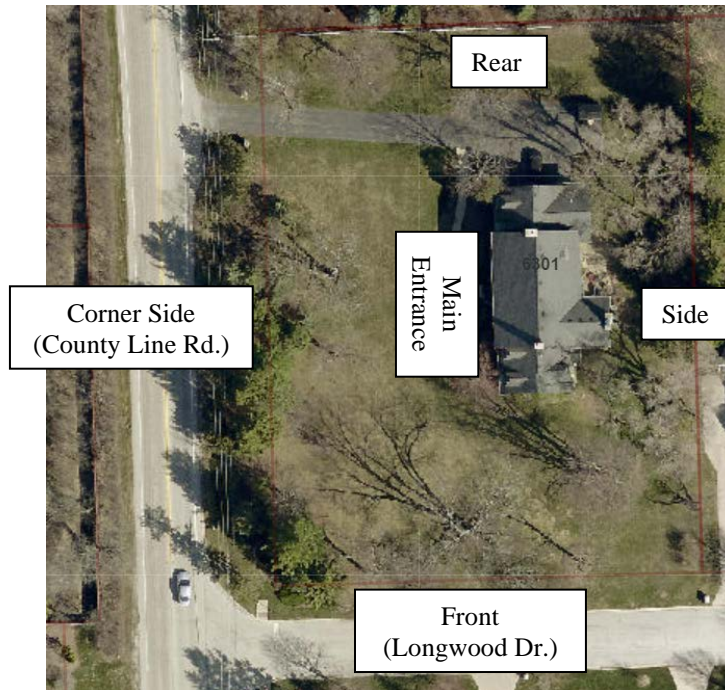
± 52,000 sq. ft./1.2 acres

**SUBDIVISION:**

Longwood



The petitioners are Rey & Haley Zaffar, owners of the subject property. The petitioners are requesting variations from Zoning Ordinance sections IV.I and IV.J as detailed below. The petitioners are requesting to construct a driveway gate and fence along County Line Rd. and a deck (also called a balcony in the petitioners' materials) to the south of the home. The property is a corner lot with Longwood Dr. serving as the front property line although the main entrance of the home faces County Line Rd., the corner side property line.



*Aerial of the property with the property lines or yards and the orientation of the home's main entrance noted.*

**Variations Requested (existing regulations with the variations detailed in *red italics*)**

- Zoning Ordinance Section IV.I:
  - Driveway Gates (IV.I.12):
    - Permitted on parcels that are a minimum of 2 acres in area and have a front or corner side lot line with a minimum of 150 feet of street frontage. *While the property has 260 ft. (County Line Rd.) and 199 ft. (Longwood Dr.) of street frontage meeting that provision, it is only 1.2 acres in lot area and does not meet the minimum 2-acre lot area requirement.*
    - Driveway gates are permitted in a front buildable area and are also permitted in the required front and corner side yard but not closer to the front or corner side lot line than 30 feet. However, for each 3 feet of lot frontage less than 220 feet, an additional one-foot setback shall be provided. One gate per driveway is permitted. *While the petitioner is requesting the driveway gate in the corner side yard which is permitted if the property met the 2-acre minimum requirement, it does not meet the minimum required setback of 30 ft. The gate is proposed just inside the property line along County Line Rd.*

- Driveway gates and related architectural entrance structures may not exceed six feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence. *The driveway gate shown is 7 ft. in height. Additionally, it appears that the gate may have spike tops or “impaling members” which are prohibited under Section IV.J Fencing regulations. Staff asked the petitioner to clarify the style via email on June 13 and 23 but did not receive a response.*
  - The primary materials for driveway gates and related architectural entrance structures are limited to natural stone, masonry, wrought iron, or similar materials. *It appears that the gate is wrought iron and complies.*
  - Driveway gates are subject to the issuance of a permit and are subject to access requirements by the Fire District having jurisdiction over the property. *Fire District approval was not received but will be required through the building permit process if the variations are approved.*
- Deck (IV.I.34):
  - Terraces, patios, and decks may be located in a side buildable area, a rear buildable area or a court yard and are also permitted in the required rear yard, but not closer than 10 feet to the lot line. *A deck is being requested on the south side of the home which is within the front yard and not permitted. This deck would be setback roughly 75 ft. to 80 ft. from the property line along Longwood Dr. Please note, within the petitioners’ Findings of Fact, the deck is referred to as a balcony.*
- Zoning Ordinance Section IV.J:
  - Fence:
    - Fences in residential districts shall be not more than five feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence. *Staff asked the petitioner to clarify the style of the fence via email on June 13 and 23 but did not receive a response. As a result, no variations from the 5 ft. maximum were included in the newspaper publication notice.*
    - Fences shall be permitted, unless otherwise provided herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot. Except, however, on corner lots such fences shall extend not nearer to the corner side lot line than the required corner side yard setback. *The fence is proposed within the corner side yard setback, just inside the County Line Rd. property line. Per the Plat of Survey and Plat of Subdivision, there is a minimum 100 ft. setback along County Line Rd. For reference, there is an 80 ft. minimum setback in accordance with the County Line Rd. Overlay District regulations; 40 ft. is the standard R-2A corner side yard setback.*
    - All fence posts and all supports must face the interior of the property on which it is located. *Staff asked the petitioner to clarify the style of the fence via email on June 13 and 23 but did not receive a response. As a result, no variations from this provision were included in the newspaper publication notice.*

- Chain link, barbed wire and fences which are electrically charged to produce a shock when touched are specifically prohibited. No fence shall have any sharp, dangerous, or impaling members. *Staff asked the petitioner to clarify the style of the fence via email on June 13 and 23 but did not receive a response. As a result, no variations from this provision were included in the newspaper publication notice.*
- All fences in residential districts shall be open fences as defined by Section XIV. Open fences are defined as a fence, including gates, which has, for each one foot wide segment extending over the entire length and height of the fence, 50 percent of the surface area in open spaces which afford direct views through the fence. *Staff asked the petitioner to clarify the style of the fence via email on June 13 and 23 but did not receive a response. As a result, no variations from this provision were included in the newspaper publication notice.*

### **Public Hearing History**

No zoning action was found on file since the property was placed in its current zoning district classification.

### **Public Comment**

While staff received several phone calls inquiring about the petition, there were no public comments submitted.

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

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. The Plan Commission may wish to make one motion for all five of the variation requests or separate them into individual motions. If the Plan Commission chooses to recommend approval for the requested variations from Zoning Ordinance Section IV.I (1) to permit a deck in the front yard, (2) a driveway gate on a parcel less than two acres in lot area, (3) a driveway gate exceeding 6 ft. in height, and (4) a driveway gate within the minimum 30 ft. corner side yard setback; and one variation from Zoning Ordinance Section IV.J (5) to permit a fence in the corner side yard setback, staff recommends that said recommendation be subject to the following condition:

1. The gate, fence, and deck shall substantially comply with the plans submitted by the petitioner and included as Exhibit A, except that impaling members on top of the gate are prohibited.

### **Appendix**

Exhibit A - Petitioner's Materials and Public Notifications

- Application
- Findings of Fact
- Proposed site plan and illustrations
- Public Notifications



# 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): Rey Zaffar and Haley Zaffar  
 STATUS OF PETITIONER: Homeowners residing at the Subject Property  
 PETITIONER'S ADDRESS: 6301 South County Line Road, Burr Ridge, IL  
 ADDRESS OF SUBJECT PROPERTY: 6301 South County Line Road, Burr Ridge, IL  
 PHONE: 630-202-6965  
 EMAIL: rey.Zaffar@gmail.com  
 PROPERTY OWNER: Rey Zaffar and Haley Zaffar

PROPERTY OWNER'S ADDRESS: 6301 South County Line Road, Burr Ridge, IL PHONE: 630-202-6965  
 PUBLIC HEARING REQUESTED: ☐ Special Use ☐ Rezoning ☐ Text Amendment ☒ Variation(s)

### DESCRIPTION OF REQUEST:

Petitioner requests variations under Sections IV.I.12, IV.I.34 and IV.J of the Village Zoning Code to allow for (1) the installation of a fence along the west property line of the Subject Property along the single-family residence's frontage along South County Line Road, (2) the installation of an entry gate and pillars at the private single-family driveway onto South County Line Road and (3) the installation of a balcony adjacent to the single-family residence in the south yard along Longwood Drive.

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

PROPERTY ACREAGE/SQ FOOTAGE: ~52,000 sq. ft. EXISTING ZONING: R-2A  
 EXISTING USE/IMPROVEMENTS: Residential - single-family residence  
 SUBDIVISION: Longwood - Lot 1  
 PIN(S) # 18-18-0307-001

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.

X Haley Zaffar  
 Petitioner's Signature

Rey Zaffar

June 1, 2023

Date of Filing



Findings of Fact - Zoning Variation  
Burr Ridge Zoning Ordinance

**Address:**

6301 South County Line Road, Burr Ridge, IL

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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

See attached Petitioner Homeowner's Narrative Statement

- 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.

See attached Petitioner Homeowner's Narrative Statement

- 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.

See attached Petitioner Homeowner's Narrative Statement

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

See attached Petitioner Homeowner's Narrative Statement

- 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.

See attached Petitioner Homeowner's Narrative Statement

- 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.

See attached Petitioner Homeowner's Narrative Statement

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

See attached Petitioner Homeowner's Narrative Statement

- 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.

See attached Petitioner Homeowner's Narrative Statement

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

See attached Petitioner Homeowner's Narrative Statement

**Petitioners Homeowners' Narrative Statement for Variations under  
Section 4 and Section 6 the Village of Burr Ridge Zoning Ordinance  
to the Subject Property at 6301 S. County Line Road, Burr Ridge, IL.**

Petitioners Homeowners' Narrative Statement is offered to address and support the Findings of Facts as they relate to each of the three (3) variations sought by the Petitioners under Section 4 and Section 6 of the Village of Burr Ridge Zoning Ordinance, namely variations to allow for (1) the installation of a residential fence along the west property line of the Subject Property along the single-family residence's frontage along South County Line Road, (2) the installation of an entry gate at the private driveway onto South County Line Road serving the single-family residence, and (3) the installation of a balcony in the south side yard and adjacent to the single-family residence on the Subject Property.

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

The Subject Property is within an established nine home Burr Ridge residential subdivision adjacent to properties all improved with existing single-family homes. The Subject Property is a west facing, single-family residence occupied by the Petitioners Homeowners' family with its west property line frontage along the well-traveled and major arterial South County Line Road. The Subject Property's south side yard has frontage on Longwood Drive the cul-de-sac street serving the residential subdivision. The variations to allow for the installation of a residential fence along the west property line of the Subject Property along the single-family residence's frontage along South County Line Road and the installation of an entry gate at the private driveway onto South County Line Road ensure the safety and security for Petitioners Homeowners' family and two small children and serve as a privacy buffer along South County Line Road. Similarly, given the residence is west facing, the variation allowing for the installation of a balcony in the south side yard and adjacent to the single-family residence ensures full benefit of the use of the side yard, Petitioners' single-family residence and the Subject Property. Due to the west facing positioning of the residence on the property, the south side yard facing Longwood Drive is the largest open space on the Subject Property with the open space needed and to be used as yard and play area for the Petitioners' minor children, ages 4 and 2. The installation of the adjacent outdoor balcony with secured access increases safety and security for the Petitioners' and their children by providing ready access and supervision of the open space. The variations sought by Petitioners are in keeping with the established character and amenities common to other existing single-family residences including adjacent properties in the immediate area to the Subject Property.

**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.**

The variations sought by Petitioners would allow for amenities in keeping and in concert with similar single-family homes already existing in the established nine home residential subdivision.

Fencing, gates and a balcony, specifically, are existing within and common to single-family residences and residential developments throughout the Village of Burr Ridge. Petitioners' access to and use of the largest open space portion of a Subject Property provides them the reasonable return intended in the home design and the residence's orientation on the lot. Petitioners look to the Village to grant the requested variations to allow Petitioners' full right of use, enjoyment and utility of Petitioners' home and of the Subject Property as other residents of the Village of Burr Ridge enjoy.

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

The Subject Property is unique to other single-family homes within the subdivision because of its lot orientation being west facing with its west property line frontage along the well-traveled and major arterial South County Line Road and its south side yard adjacent to Longwood Drive. Several Burr Ridge residential properties on South County Line Road have gates and properties north of the Subject Property, including the immediately adjacent property, currently have gates along South County Line Road. The gate access significantly increases the security and safety of the residence, the Petitioners and their children considering the significant traffic on South County Line and Plainfield Road and the proximity of the Subject Property to Interstate 55. The front yard per the zoning ordinance is the yard facing Longwood Drive even though the front of the house faces west.

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

The variations sought by Petitioners for the installation of a fence, driveway gate and balcony are to increase the Petitioners' safety and security of Petitioners' use and enjoyment of the home and the Subject Property, amenities common to single-family residences and residential developments in the Village. Additionally, the variations for the fence and driveway gate are requested and necessary to mitigate the impacts to the private residence's immediate proximity to the well-traveled and major arterial South County Line Road.

**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.**

Fencing, gates and balconies are amenities common to single-family residences and residential developments in the Village of Burr Ridge but are not currently present on the Subject Property nor were they present when Petitioners purchased the residence. Petitioners moved back to Burr Ridge with the intent to raise their family in the community where he was raised. The granting of

the variances to allow for the fence, driveway gate and balcony enables the Petitioners to enjoy the Subject Property and benefits the neighborhood as well as providing safety and security for Petitioners' young children.

**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.**

The variations sought by Petitioners for the installation of a fence, driveway gate and balcony are specific to the Petitioners' residence and therefore the resulting improvements are not detrimental to the public welfare nor will they have any direct or indirect affect to adjoining properties or the other single-family residences and properties in the residential subdivision. Specifically, the location of the proposed balcony is in the largest open space on the Subject Property and will be constructed well within the building line as noted on the survey included with and made part of this Narrative Statement.

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

The installation of a fence, driveway gate and balcony, while specific to the Petitioners' residence, will enhance essential character of the established nine home residential subdivision. The variations requested by the Petitioners and the resulting addition of the fence, driveway gate and balcony are common to single-family residences and residential developments in the Village of Burr Ridge, generally, and will not alter the character of the neighborhood.

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

The variations sought by Petitioners for the installation of a fence, driveway gate and balcony are of such size and nature so as to not impair the supply of light and air to adjacent properties, or increase the congestion of the adjacent South County Line Road or Longwood Drive, 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. Rather, the variations and the companion improvements and amenities of fencing, a driveway gate and a balcony will increase the enjoyment and utility of the Subject Property and maintain or enhance the property values within the established nine home residential subdivision. Additionally, the proposed gate will be automated both by remote and secured text message for efficiency of use and its location on the residence's driveway will allow for cuing of more than one vehicle from South County Line Road.

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

The variations sought by Petitioners are in keeping with the recognized, established character common to single-family residences and residential developments in the Village of Burr Ridge, generally, and are in keeping with the established character and amenities common to the other existing single-family homes within the subdivision and the residential properties in the immediate area to the Subject Property, specifically. Petitioners moving back to Burr Ridge to raise their family demonstrates their belief in Burr Ridge being "A Very Special Place" as they support the development and improvement of their Burr Ridge community.

As part of Petitioners' Narrative Statement and Petition Petitioners have attached photographs of the gate and fence they intend to erect along South County Line Road as shown on their survey. The Petitioners' balcony will be approximately two (2) feet off the ground to accommodate the door from their home at that location. The balcony will be 12 feet by 32 feet as depicted on the survey and be made of a Trex composite material with railings and balusters painted to match the house. The base of the balcony will have stone posts to match the house.



**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:

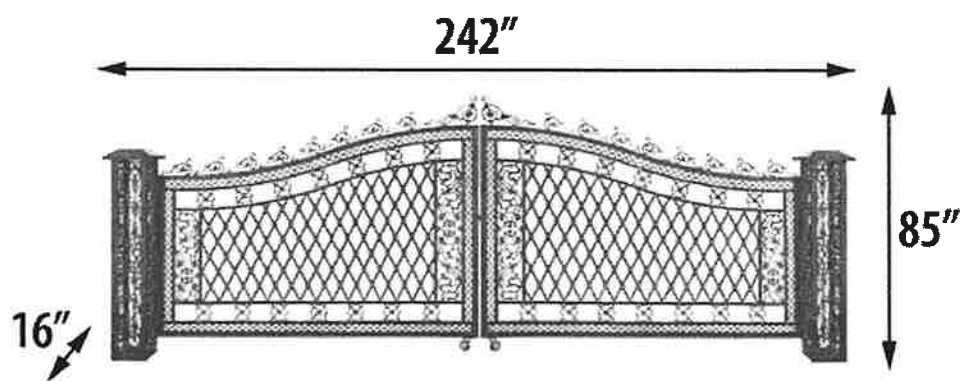
6301 South County Line Road, Burr Ridge IL

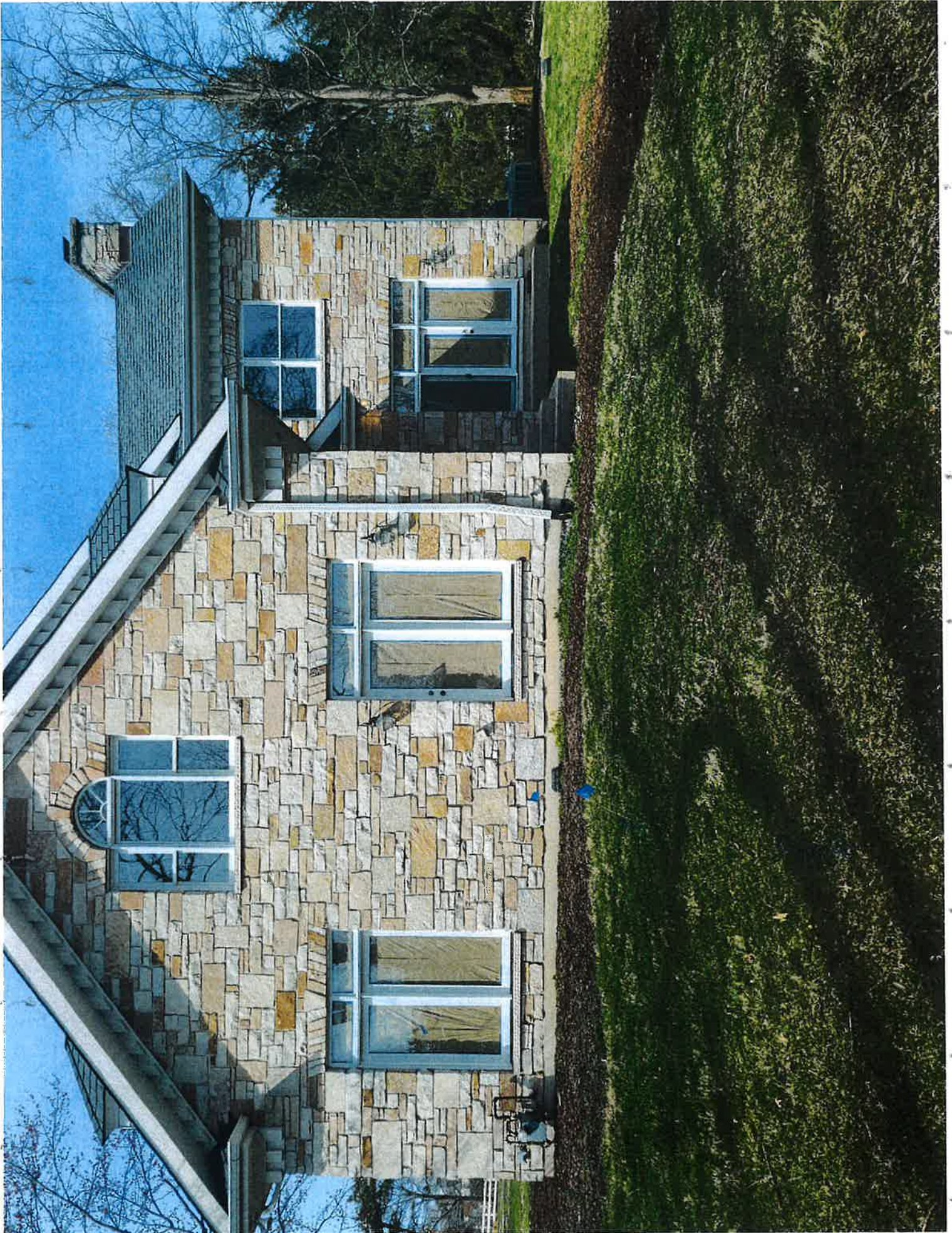
Property Owner or Petitioner:

Rey Zaffar and Haley Zaffar

(Print Name)

X Haley Zaffar      Rey Zaffar  
(Signature)











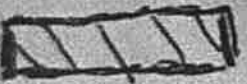


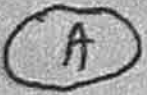



Key:

 = Gate

 = Fence

 = 10'-12' x 30'-32' deck

 = Shade tolerant  
Hydrangea shrubs

 = Stairs

Jun 27, 2023 at 12:47:13 PM  
1-5 Longwood Dr  
Burr Ridge IL 60527  
United States



Jun 27, 2023 at 12:48:37 PM  
6301 S County Line Rd  
Burr Ridge IL 60527  
United States





## **LEGAL NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:00 p.m. on **Monday, July 17, 2023**, at **Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527**.

### **PURPOSE OF HEARING**

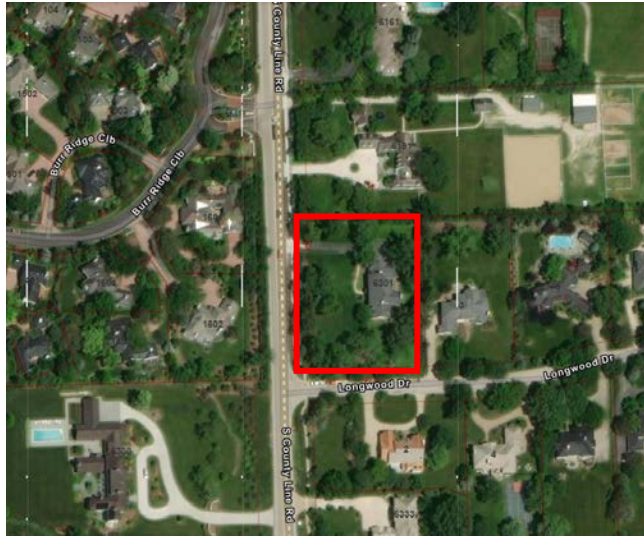
The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider requests by Rey and Haley Zaffar for four (4) variations from Zoning Ordinance Section IV.I to permit a deck in the front yard, a driveway gate on a parcel less than two acres in lot area, a driveway gate exceeding 6 ft. in height, and a driveway gate within the minimum 30 ft. corner side yard setback; and a variation from Zoning Ordinance Section IV.J to permit a fence in the corner side yard setback. ***The petitioner seeks to build a driveway gate and fence along County Line Rd. and build a deck on the south side of the property.*** The petition number and address of this petition is **V-01-2023: 6301 S. County Line Rd.** and the Permanent Real Estate Index Number is **18-18-307-001-0000**.

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

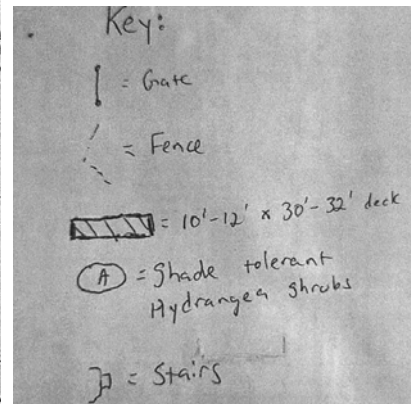
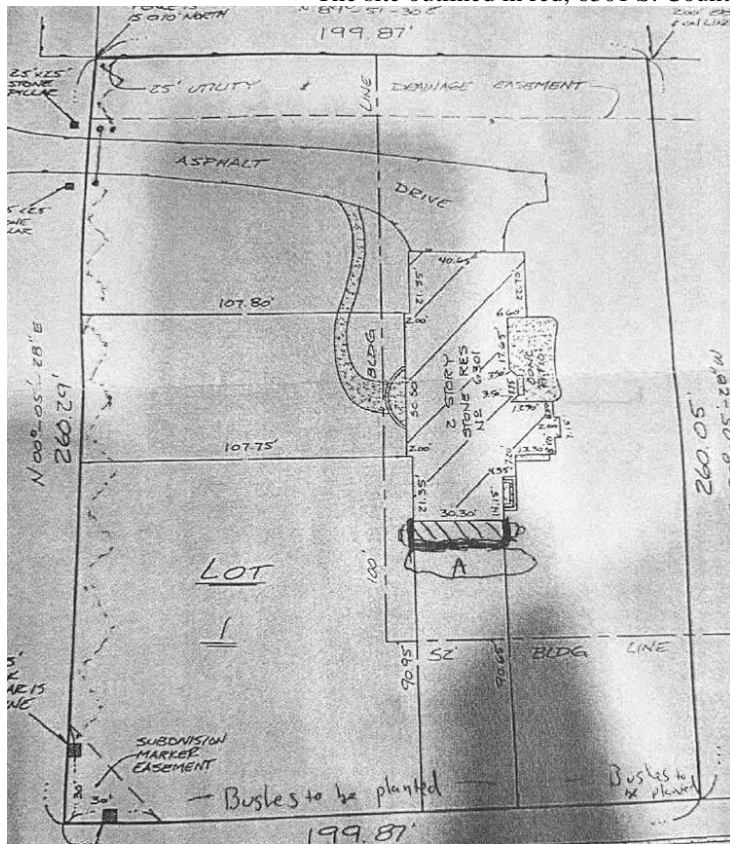
**BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.**

**Greg Trzupek, Chairman**

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



The site outlined in red, 6301 S. County Line Rd.



Proposed site plan illustrating the location of the gate and fence along County Line Rd. and the deck on the south side of the property.

Additional information is posted on the Village's website in the link below:

[https://www.burr-ridge.gov/government/boards\\_committees\\_commissions/plan\\_commissions\\_zoning\\_board\\_of\\_appeals/index.php](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 July 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](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*

304 BURR RIDGE CLUB DRIVE  
304 BURR RIDGE CLB  
BURR RIDGE, IL 60527

ARISTOTLE HALIKIAS  
2221 CAMDEN CT #200  
OAK BROOK, IL 60523

AUVEEK BASU  
9 LONGWOOD DR  
BURR RIDGE, IL 60527

BENISH, ELLEN  
301 BURR RIDGE CLUB  
BURR RIDGE, IL 60527

BIRCK, CHRISTOPHER & C  
1564 MARQUETTE AVE  
NAPERVILLE, IL 60565

BOSSY, DEBORAH J  
1103 BURR RIDGE CLUB  
BURR RIDGE, IL 60527

BRENNAN, JOHN L  
1601 BURR RIDGE CLB  
BURR RIDGE, IL 60527

Burr Ridge Club HOA  
c/o Dennis Regan  
501 Burr Ridge Club Drive  
BURR RIDGE, IL 60527

Burr Ridge Meadows HOA  
c/o Richard K. Morley  
69 Tomlin Circle  
BURR RIDGE, IL 60527

CABERNET COURT SUB HOA c/o  
MARINA GOMOPOULUS  
77 CABERNET CT  
BURR RIDGE, IL 60527

CANTIN, PAULINE A  
86 S CABERNET CT  
BURR RIDGE, IL 60527

CATALANO, CHRIS & MARY  
1602 BURR RIDGE CLUB  
BURR RIDGE, IL 60527

CHICAGO TITLE 8002388242  
202 BURR RIDGE CLUB  
BURR RIDGE, IL 60527

CHRIS RIMBOS  
6402 PINECREST DR  
BURR RIDGE, IL 60527

CHUNG WU  
2 LONGWOOD DR  
BURR RIDGE, IL 60527

CIMALA, R & E MCLAUGHLIN  
1501 BURR RIDGE CLUB  
BURR RIDGE, IL 60527

CONNOR, DAVID & CHRISTINE  
89 S CABERNET CT  
BURR RIDGE, IL 60527

COX, JOHN L & MARY JO  
1207 BURR RIDGE CLUB  
BURR RIDGE, IL 60527

DAVID SCHMIEGE  
117 TOMLIN CR  
BURR RIDGE, IL 60527

DELANEY, MICHAEL M  
1502 BURR RIDGE CLB  
BURR RIDGE, IL 60527

ESLER, CHARLES & MARTHA  
1102 BURR RIDGE CLB  
BURR RIDGE, IL 60527

FU, MEIMEI  
1604 BURR RIDGE CLUB  
BURR RIDGE, IL 60527

GARIBOTTI, JEANNEMARIE  
1204 BURR RIDGE CLUB  
BURR RIDGE, IL 60527

GIBBONS, MICHAEL & ERIN  
6330 COUNTYLINE RD  
BURR RIDGE, IL 60527

GOMOPOULOS, PETER & MARINA  
77 S CABERNET CT  
BURR RIDGE, IL 60527

GRAYHECK TR, NANCY  
103 BURR RIDGE CLUB  
BURR RIDGE, IL 60521

GREENSPON, STEVEN B  
6307 S ELM ST  
BURR RIDGE, IL 60527

GROOT, LAWRENCE A & DAWN  
1232 ORANGE CT  
MARCO ISLAND, FL 34145

HAASE, DALE & LESLYE  
104 BURR RIDGE CLUB  
BURR RIDGE, IL 60521

HANNA & GLORIA WAKIM  
6333 S COUNTY LINE RD  
BURR RIDGE, IL 60527

HARDEK, ANN MARIE TR  
105 BURR RIDGE CLUB  
BURR RIDGE, IL 60521

HAYES JR TR, JAMES D  
68 S CABERNET CT  
BURR RIDGE, IL 60527

HIGGINS, SARAH  
1206 BURR RIDGE DR  
BURR RIDGE, IL 60527

HILL, GENE R TRUST  
111 W MONROE ST  
APT. 12 W  
CHICAGO, IL 60603

IA Y SABA TRUST AGREEM  
PO BOX 7075  
VILLA PARK, IL 60181

INTER CONTL BURR RIDGE  
2221 CAMDEN CT #200  
OAK BROOK, IL 60523

JACQUELINE LAASE PARRI  
6191 S COUNTY LINE RD  
BURR RIDGE, IL 60527

JOHN GILMORE  
8 LONGWOOD DR  
BURR RIDGE, IL 60527

JOHN L PIETRZAK  
7 LONGWOOD DR  
BURR RIDGE, IL 60527

JOHNSTON, JULIE N  
1405 BURR RIDGE CLB  
BURR RIDGE, IL 60527

JOSEPH & MARY MULLEN  
101 TOMLIN CIRCLE  
BURR RIDGE, IL 60527

KALBER, BETTY TR  
302 BURR RIDGE CLUB  
BURR RIDGE, IL 60521

KASSAR, AMER  
41 S CABERNET CT  
BURR RIDGE, IL 60527

KEVIN CAPLIS  
125 TOMLIN CIRCLE  
BURR RIDGE, IL 60527

KING BRUWAERT WOODS HOA  
6101 S COUNTY LINE RD  
BURR RIDGE, IL 60527

LEMBO, MICHAEL & REBECCA  
1203 BURR RIDGE CLB  
BURR RIDGE, IL 60527

LIND, DAVID R  
1402 BURR RIDGE CLUB  
BURR RIDGE, IL 60527

LINDA G MEEHAN  
6401 COUNTY LINE RD  
BURR RIDGE, IL 60527

LINN, GORDON & JUDITH  
1503 BURR RIDGE CLB  
BURR RIDGE, IL 60527

LIU, CHUANBO & XIAOLIAN  
6 WOODGATE DR  
BURR RIDGE, IL 60527

LUKE MASSERY & ALICIA  
109 TOMLIN CIR  
BURR RIDGE, IL 60527

MACRIE, ROBERT & SARI  
1404 BURR RIDGE CLB  
BURR RIDGE, IL 60527

MALLOY, PATRICIA A  
1205 BURR RIDGE CLUB  
BURR RIDGE, IL 60527

MALONEY, EDWARD&ELIZABETH  
102 BURR RIDGE CLUB  
BURR RIDGE, IL 60527

MARIA M REDONDO  
5 LONGWOOD DR  
BURR RIDGE, IL 60527

MATTHEW WALSH  
11820 PLAINFIELD RD  
BURR RIDGE, IL 60527

MILLER, MARCIA L  
101 BURR RIDGE CLUB  
BURR RIDGE, IL 60521

MOTTL, GLEN J  
6309 ELM ST  
BURR RIDGE, IL 60521

NATHAN BROWN  
4 LONGWOOD DR  
BURR RIDGE, IL 60527

NORTHERN TRUST  
50 S LASALLE ST  
APT. FL 3RD  
CHICAGO, IL 60603

PATRICIA HALIKIAS  
2221 CAMDEN CT #200  
OAK BROOK, IL 60523

PAUL NAFFAH  
6161 COUNTY LINE RD  
BURR RIDGE, IL 60527

REGAN, JEAN H  
321 S ELM ST  
HINSDALE, IL 60521

ROUMEN GUEORGUIEV  
6 LONGWOOD DR  
BURR RIDGE, IL 60527

RYAN, JUDITH C  
1101 BURR RIDGE CLUB  
BURR RIDGE, IL 60521

S & K KOULERMOS  
85 TOMLIN CIR  
BURR RIDGE, IL 60527

SAMAD, MARWAN  
6116 COUNTY LINE RD  
BURR RIDGE, IL 60527

SINGER, CANDACE S  
701 BURR RIDGE CLUB  
BURR RIDGE, IL 60527

SMOTHERS, BRUCE  
1202 BURR RIDGE CLUB  
BURR RIDGE, IL 60521

STEFAN, J WILLIAM  
201 BURR RIDGE CLUB  
BURR RIDGE, IL 60527

STEINBARTH, RALPH H  
1401 BURR RIDGE CLUB  
HINSDALE, IL 60521

STOUT, ANN T  
203 BURR RIDGE CLB  
BURR RIDGE, IL 60527

RESIDENT  
6181 COUNTY LINE RD  
BURR RIDGE, IL

THOMAS K MEEHAN  
6401 S COUNTY LINE RD  
BURR RIDGE, IL 60527

VAN VLYMEN, DOUGLAS & C  
1106 BURR RIDGE CLUB  
BURR RIDGE, IL 60527

WATKA TR, LYNNE  
441 N MAIDEN  
LAGRANGE PARK, IL 60526

WILLIAM E GERWING  
3 LONGWOOD DR  
BURR RIDGE, IL 60527

WITZ, WILLIAM  
1403 BURR RIDGE CLB  
BURR RIDGE, IL 60527

WM J & MARY R KING  
93 TOMLIN CR  
BURR RIDGE, IL 60527



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

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

**DATE:** July 17, 2023

**RE:** Board Report

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The Board of Trustees took the following actions relative to matters forwarded from the Plan Commission on June 26, 2023:

- **PC-04-2023: 720-730 Village Center Drive (Pella)**
  - The Board approved an Ordinance for a minor change to a PUD based upon the revised plans submitted after the Plan Commission meeting on April 17.
- **Z-01-2003: 15W627 89th Street (Krzysztof Kowalewski/Village of Burr Ridge)**
  - In 2003, a public hearing was held regarding the rezoning of the property from R-1 to R-2B upon annexation. The Plan Commission recommended approval of the rezoning and this stipulation was subsequently included in the pre-annexation agreement approved by the Board of Trustees (Ordinance 950; approved February 24, 2003). On January 12, 2015, when the property was annexed into the Village (Ordinance 1145, approved January 12, 2015), it was not rezoned to R-2B. This omission was recently discovered when the current owners inquired about making improvements to the property. The Village Attorney was consulted and recommended the Village approve an Ordinance rezoning the property from R-1 to R-2B in accordance with the pre-annexation agreement. The Board approved the Ordinance.
- **DuPage County Zoning Case Zoning-23-000022/Quiktrip Store 7311 (DuPage County – 9200 S Kingery Highway and 10S410 Route 83)**
  - On June 19, 2023, the Plan Commission unanimously recommended that the Board file a written protest against the proposal, concurring with the objections outlined in Mayor Grasso's June 13, 2023 letter. The Board approved the Resolution. Once signed by Mayor Grasso, the written protest will be filed with the DuPage County Clerk and sent to the petitioner and their attorney.

06/28/2023

## Permits Applied for May 2023



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JCA-23-177	05/09/2023	16W 30 83RD ST	Staalsen Construction Company	Com Alteration
JCMSC-23-147	05/01/2023	161 Tower Dr	Construction Management Corporation of 5106 Walnut Ave. Downers Grove IL 60515	Commercial Miscellaneous
JCMSC-23-160	05/02/2023	340 Shore Dr	Clune Construction 10 South LaSalle Street, suite 300 Chicago IL 60603	Commercial Miscellaneous
JCMSC-23-171	05/08/2023	6880 North Frontage Rd	Chicago Metropolitan Fire Prevention 820 N. Addison Avenue Elmhurst IL 60126	Commercial Miscellaneous
JCMSC-23-175	05/08/2023	306 Burr Ridge Pkwy	Reyes Iron Works Corp 2620 W. 59th Street Chicago IL 60629	Commercial Miscellaneous
JCMSC-23-178	05/09/2023	140 TOWER DR	TBD	Commercial Miscellaneous
JCMSC-23-185	05/12/2023	6880 North Frontage Rd	E&J Maintenance Construction 367 S. Rohlwing Rd Suite D Addison IL 60101	Commercial Miscellaneous
JCMSC-23-187	05/12/2023	7850 Grant St	Power Solutions International 7850 S. Grant Street Burr Ridge IL 60527	Commercial Miscellaneous
JCMSC-23-196	05/24/2023	6901 Madison	Roy's Paving & Sealcoating 4240 W. 166th St. Oak Forest IL 60452	Commercial Miscellaneous

06/28/2023

## Permits Applied for May 2023



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JCMSC-23-197	05/24/2023	412 Rockwell Ct	AM Kerns Construction LLC P.O. Box 198 Creston IL 60113	Commercial Miscellaneous
JCPE-23-188	05/15/2023	7500 Willow Springs Rd	Nesko Electric Company 3111 S 26th Avenue Broadview IL 60155	Com Electrical Permit
JDEK-23-162	05/02/2023	6161 County Line Rd	Royal Deck 924 W. 75th St. Unit 120-129 Naperville IL 60565	Deck
JDEK-23-164	05/04/2023	7203 Lakeside Cir	Kevin Schramer 552 Elite Ave West Chicago IL 60185	Deck
JDEK-23-167	05/05/2023	139 Daisy Meadow	CEW Construction 260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDS-23-182	05/10/2023	6401 County Line Rd	Mulroy Demolition 7214 N. Keystone Avenue Lincolnwood IL 60712	Demolition Structure
JDS-23-195	05/23/2023	7240 Giddings Ave	Keith's Cartage & Excavating 12300 New Ave Lemont IL 60439	Demolition Structure
JELV-23-189	05/16/2023	7 Cascade Ct W	DME Access, LLC 1973 Ohio St Lisle IL 60532	Elevator
JODK-23-174	05/08/2023	317 Highland Ct	TBD	Outdoor Kitchen

06/28/2023

## Permits Applied for May 2023



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPAT-23-145	05/01/2023	7520 Drew Ave	Blue Construction 719 E. Chicago Street Elgin IL 60120	Patio
JPAT-23-165	05/04/2023	1100 Woodview Rd	TMD Construction 236 W Crystal Lombard IL 60148	Patio
JPAT-23-169	05/05/2023	7644 Ridgewood Ln	Martinez & Son LLC 8110 S. Maplewood Chicago IL 60652	Patio
JPAT-23-193	05/19/2023	16 331 94th PL	Blue Construction 719 E. Chicago Street Elgin IL 60120	Patio
JPAT-23-198	05/26/2023	77 Cabernet Ct	King's Landscaping 16W280 Jeans Rd. Lemont IL 60439	Patio
JPAT-23-199	05/25/2023	688 Camelot Dr	P&S Concrete Plus 2027 S. 14th Ave Broadview IL 60155	Patio
JPAT-23-200	05/25/2023	11 Deer Path Trail	P&S Concrete Plus 2027 S. 14th Ave Broadview IL 60155	Patio
JPF-23-146	05/01/2023	77 Cabernet Ct	Spartan Fence 4801 Turnberry Dr. Barrington IL 60010	Fence Permit
JPF-23-157	05/02/2023	479 60th Pl	KFab Construction LLC 479 60th Place Burr Ridge IL 60527	Fence Permit

06/28/2023

## Permits Applied for May 2023



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPF-23-173	05/08/2023	9101 Devon Ridge Dr	Kayak Pools Midwest	Fence Permit
JPF-23-179	05/09/2023	8473 Carlisle Ct	Pep Deck 212 Shorewood Dr. Glendale Heights IL 60139	Fence Permit
JPF-23-181	05/10/2023	8300 County Line Rd	Peerless Enterprises, Inc.	Fence Permit
JPF-23-191	05/19/2023	749 W 79th St	First Fence 4900 Harrison St Hillside IL 60162	Fence Permit
JPPL-23-158	05/02/2023	479 60th Pl	KFab Construction LLC 479 60th Place Burr Ridge IL 60527	Pool
JPPL-23-172	05/08/2023	9101 Devon Ridge Dr	Kayak Pools Midwest	Pool
JPS-23-163	05/03/2023	312 Burr Ridge Pkwy	Genesis Electric & Lighting 7320 S Madison St Burr Ridge IL 60527	Sign
JPS-23-184	05/12/2023	161 Tower Dr	All-Right Sign 3428 Union Ave Steger IL 60475	Sign
JRAD-23-161	05/02/2023	6714 Fieldstone Dr	Jack and Hammer Builders, Inc 5550 S. Dorchester Ave #103 Chicago IL 60637	Residential Addition



## Permits Applied for May 2023

06/28/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-23-148	05/01/2023	7330 Chestnut Hills	Twin Bros Paving & Concrete 1827 Blackhawk Drive West Chicago IL 60186	Right-of-Way
JRAL-23-149	05/01/2023	146 Chestnuthill Cir	Twin Bros Paving & Concrete 1827 Blackhawk Drive West Chicago IL 60186	Right-of-Way
JRAL-23-150	05/01/2023	113 Chestnuthill Cir	Twin Bros Paving & Concrete 1827 Blackhawk Drive West Chicago IL 60186	Right-of-Way
JRAL-23-151	05/01/2023	111 Chestnut Hills Cir	Twin Bros Paving & Concrete 1827 Blackhawk Drive West Chicago IL 60186	Right-of-Way
JRAL-23-152	05/01/2023	107 Chestnut Hills	Twin Bros Paving & Concrete 1827 Blackhawk Drive West Chicago IL 60186	Right-of-Way
JRAL-23-153	05/01/2023	109 Chestnuthill Cir	Twin Bros Paving & Concrete 1827 Blackhawk Drive West Chicago IL 60186	Right-of-Way
JRAL-23-154	05/01/2023	105 Chesnut Hills Cir	Twin Bros Paving & Concrete 1827 Blackhawk Drive West Chicago IL 60186	Right-of-Way
JRAL-23-155	05/01/2023	103 Chestnut Hills	Twin Bros Paving & Concrete 1827 Blackhawk Drive West Chicago IL 60186	Right-of-Way
JRAL-23-156	05/01/2023	101 Chestnut Hills	Twin Bros Paving & Concrete 1827 Blackhawk Drive West Chicago IL 60186	Right-of-Way

06/28/2023

## Permits Applied for May 2023



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-23-159	05/02/2023	330 W 62nd St	David Concrete Inc. 2107 South State Street Lockport IL 60441	Right-of-Way
JRAL-23-166	05/04/2023	ROWs Ck Cty Locations	Pipe Strong, LLC 650 E Algonquin Rd Schaumburg IL 60173	Right-of-Way
JRAL-23-168	05/05/2023	9340 Madison St	Legacy Paving & Construction, LLC 1700 S. Clinton Street Chicago IL 60616	Right-of-Way
JRAL-23-170	05/05/2023	11435 Woodglen Ln	Irish Castle Paving 7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JRAL-23-176	05/03/2023	6196 Wildwood Ln	Ken Wilson	Right-of-Way
JRAL-23-180	05/10/2023	ROWs DuPage Locations	PirTano Construction Co. 1766 Armitage Ct. Addison IL 60101	Right-of-Way
JRAL-23-186	05/12/2023	573 87th St	Mazen Hassan 1242 Magic Hollow Rd Durham NC 27713	Residential Alteration
JRAL-23-190	05/16/2023	ROWs DuPage Locations	PirTano Construction Co. 1766 Armitage Ct. Addison IL 60101	Right-of-Way
JRAL-23-192	05/19/2023	6171 Wildwood Ln	Neetz Bros Construction Inc 15615 S Grove Rd Hebron IN 46341	Right-of-Way

06/28/2023

## Permits Applied for May 2023



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-23-194	05/23/2023	6379 County Line Rd	Sellas Construction Inc 305 Pinehurst Drive Palos Heights IL 60463	Residential Alteration
JRES-23-183	05/10/2023	8206 Garfield Ave	Colant Landscaping, Inc. 12610 W 111th St. Lemont IL 60439	Residential Miscellaneous
<b>TOTAL:</b>	<b>56</b>			



## Permits Issued May 2023

06/28/2023

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Castelli Construction, Inc.	JCA-23-097	05/23/2023	550 Village Center Dr Unit 240	Com Alteration		3,405
L.R. Hein Construction	JCA-23-109	05/30/2023	1000 Burr Ridge Pkwy	Com Alteration		
E&J Maintenance Construction	JCA-23-128	05/10/2023	6880 North Frontage Rd	Com Alteration	12,750	
LaMarco Systems, Inc.	JCMSC-23-087	04/17/2023	311 Shore Dr	Commercial Miscellaneous	11,000	40,652
MPG RIL Burr Ridge, LLC	JCMSC-23-112	05/02/2023	7600 County Line Rd	Commercial Miscellaneous		
Power Solutions International	JCMSC-23-187	05/31/2023	7850 Grant St	Commercial Miscellaneous		
Edgewood Valley Country Club	JCNC-22-320	05/26/2023	7500 Willow Springs Rd	Com New Construction	2,000,000	4,284
Astha Patel	JDEK-23-110	05/02/2023	1 Keri Ln	Deck	15,200	74
Wang,Bob & Jennifer	JDEK-23-125	05/03/2023	11679 Briarwood Ln	Deck	5,750	195
Aravind Venkataraman	JDEK-23-134	05/09/2023	216 W 59th St	Deck	18,000	368
Design-A-Deck Inc.	JDEK-23-138	05/09/2023	7282 Lakeside Cir	Deck	43,018	256
Elizabeth Puchalski	JDEK-23-141	05/17/2023	7229 Hamilton Ave	Deck	40,000	561
King Bruwaert House	JDEK-23-142	05/10/2023	194 Pheasant Hollow Dr	Deck	25,000	289
King Bruwaert House	JDEK-23-143	05/11/2023	190 Pheasant Hollow Dr	Deck	15,000	172
Royal Deck	JDEK-23-162	05/30/2023	6161 County Line Rd	Deck	40,000	677
Kevin Schramer	JDEK-23-164	05/23/2023	7203 Lakeside Cir	Deck	20,000	204
King Bruwaert House	JDEK-23-167	05/24/2023	139 Daisy Meadow	Deck	15,000	169
Schlageter, Steve	JDS-23-036	05/31/2023	9454 Jackson St	Demolition Structure		
DME Access, LLC	JELV-23-189	05/24/2023	7 Cascade Ct W	Elevator		
Michael Oziemkowski	JPAT-23-165	05/23/2023	1100 Woodview Rd	Patio	20,000	

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.



## Permits Issued May 2023

06/28/2023

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Jim Audet	JPF-23-136		8648 Heather Dr	Fence Permit		
Parvin-Clauss Sign Company	JPS-23-065	05/05/2023	261 Shore Dr	Sign		
Irish Castle Paving	JRAL-23-113	05/03/2023	8460 Kimberly Ct	Right-of-Way	11,000	3,470
Irish Castle Paving	JRAL-23-115	05/03/2023	8680 Heather Dr	Right-of-Way	7,950	2,214
Sol Design Services	JRAL-23-116	05/01/2023	6240 Grant St	Right-of-Way		
A & J Construction Solutions	JRAL-23-119	05/02/2023	500 Leonard Ln	Right-of-Way		
Refreshing Renovations	JRAL-23-121	05/16/2023	11246 W 72nd St	Residential Alteration		32
GABR Construction	JRAL-23-127	05/02/2023	8115 Park Ave	Residential Alteration		308
ComEd	JRAL-23-129	05/12/2023	ROWs DuPage Locations	Right-of-Way		
ComEd	JRAL-23-130	05/12/2023	ROWs Ck Cty Locations	Right-of-Way		
Irish Castle Paving	JRAL-23-131	05/08/2023	1 Pepper Mill Ct	Right-of-Way	11,100	1,870
Olivia Carlin	JRAL-23-132	05/04/2023	ROWs Ck Cty Locations	Right-of-Way		
R.S. Service Systems, Inc	JRAL-23-137	05/08/2023	ROWs DuPage Locations	Right-of-Way		
Twin Bros Paving & Concrete	JRAL-23-148	05/15/2023	7330 Chestnut Hills	Right-of-Way		
Twin Bros Paving & Concrete	JRAL-23-149	05/15/2023	146 Chestnuthill Cir	Right-of-Way		
Twin Bros Paving & Concrete	JRAL-23-150	05/15/2023	113 Chestnuthill Cir	Right-of-Way		
Twin Bros Paving & Concrete	JRAL-23-151	05/15/2023	111 Chestnut Hills Cir	Right-of-Way		
Twin Bros Paving & Concrete	JRAL-23-152	05/15/2023	107 Chestnut Hills	Right-of-Way		
Twin Bros Paving & Concrete	JRAL-23-153	05/15/2023	109 Chestnuthill Cir	Right-of-Way		
Twin Bros Paving & Concrete	JRAL-23-154	05/15/2023	105 Chesnut Hills Cir	Right-of-Way		

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.



## Permits Issued May 2023

06/28/2023

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Twin Bros Paving & Concrete	JRAL-23-155	05/15/2023	103 Chestnut Hills	Right-of-Way		
Twin Bros Paving & Concrete	JRAL-23-156	05/15/2023	101 Chestnut Hills	Right-of-Way		
David Concrete Inc.	JRAL-23-159	05/23/2023	330 W 62nd St	Right-of-Way	51,000	
Pipe Strong, LLC	JRAL-23-166	05/24/2023	ROWs Ck Cty Locations	Right-of-Way		
Irish Castle Paving	JRAL-23-170	05/23/2023	11435 Woodglen Ln	Right-of-Way	6,950	1,450
Jim & Judy Petrole	JRAL-23-176	05/23/2023	6196 Wildwood Ln	Right-of-Way		
PirTano Construction Co.	JRAL-23-180	05/24/2023	ROWs DuPage Locations	Right-of-Way		
Neetz Bros Construction Inc	JRAL-23-192	05/30/2023	6171 Wildwood Ln	Right-of-Way	8,350	2,053
Jose De Jesus Padilla	JRDB-23-086	05/12/2023	15W 227 79th St	Residential Detached Building	4,500	576
Tuff Shed	JRDB-23-111	05/01/2023	124 Oak Ridge Dr	Residential Detached Building	5,783	120
Milan Balac	JRDB-23-118	05/01/2023	15W 200 75th St	Residential Detached Building		192
Bharat S Dave	JRDB-23-120	05/08/2023	220 W Plainfield	Residential Detached Building		30
Tuff Shed	JRDB-23-124	05/03/2023	7230 Hamilton Ave	Residential Detached Building	4,042	64
Bartlomiej Galica	JRES-23-070	05/04/2023	15W 770 72nd St	Residential Miscellaneous		
Carlo Battaglia	JRES-23-091	05/18/2023	8250 County Line Rd	Residential Miscellaneous		112
Milan Balac	JRES-23-117	05/04/2023	15W 200 75th St	Residential Miscellaneous	800	8
Outdoor Masters Inc	JRES-23-144	05/12/2023	2 Hillcrest Ct	Residential Miscellaneous	45,000	768
Colant Landscaping, Inc.	JRES-23-183	05/24/2023	8206 Garfield Ave	Residential Miscellaneous	5,000	
Nu-Trend Services Inc	JRPE-23-133	05/08/2023	11888 Crosscreek CT	Res Electrical Permit		
Shahnaz Parveen	JRSF-23-095	05/23/2023	317 Highland Ct	Residential New Single Family	1,000,000	6,000

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.

06/28/2023

## Permits Issued May 2023



Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
<b>TOTAL:</b>						<b>60</b>

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

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

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

Occupancy Certificates Issued May 2023

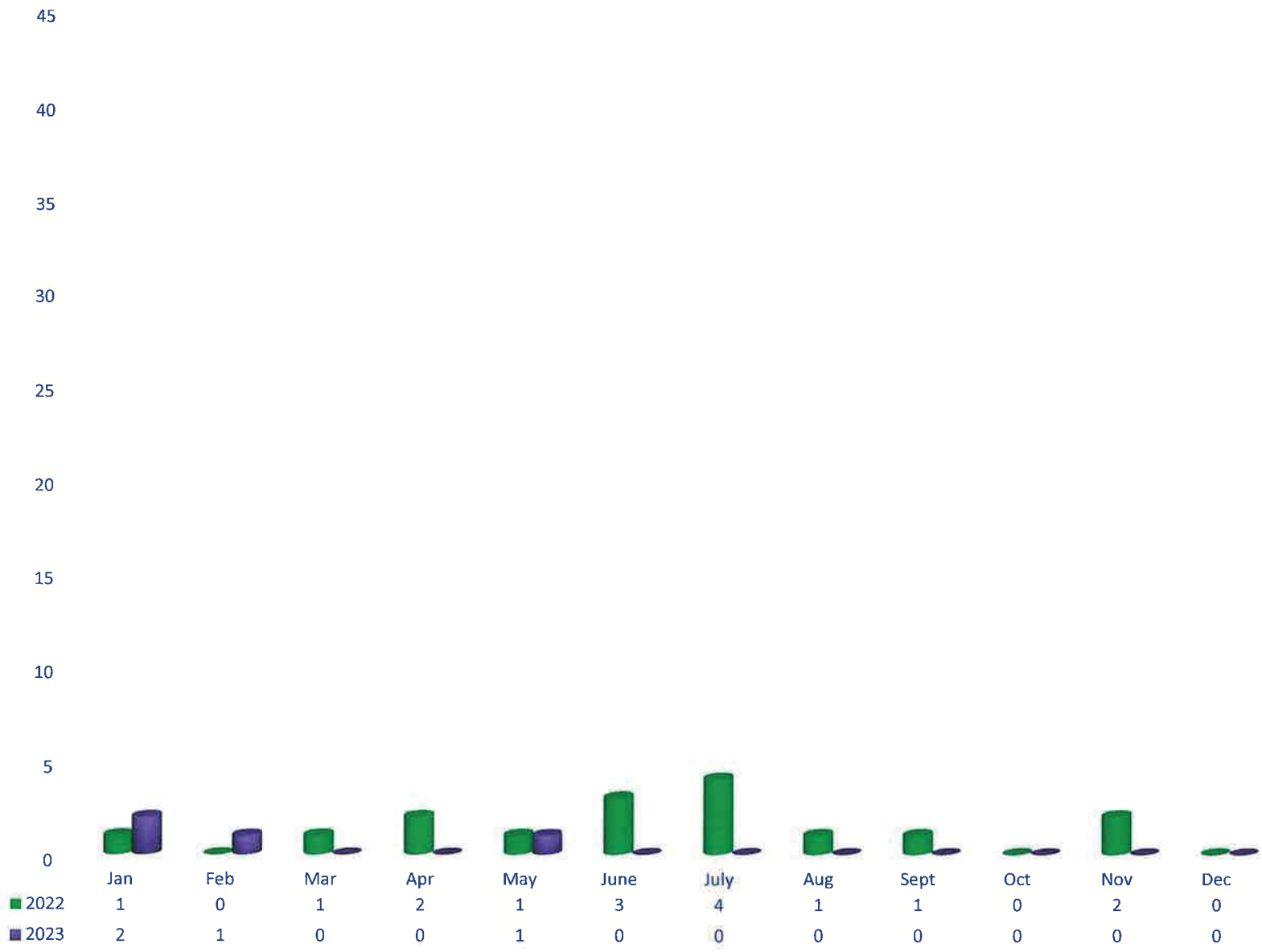
CO#	Certificate of Occupancy Date	Occupancy of Record	Address
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## CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2023

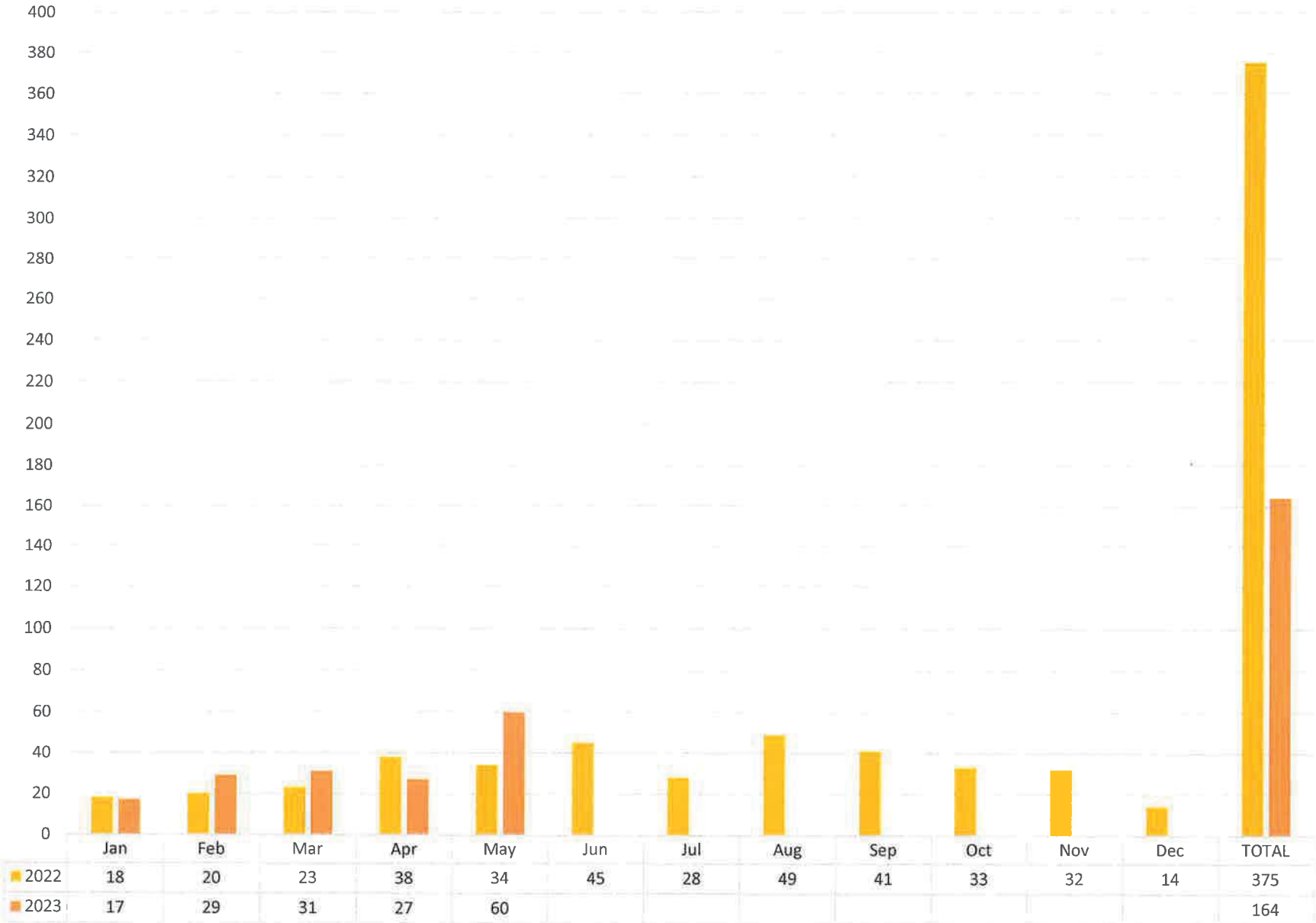
(Does not include miscellaneous Permits)

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	\$0	\$353,333	\$1,227,658
	[1]	[3]	[]	[4]	
MARCH		\$687,150	\$0	\$4,068,375	\$4,755,525
	[]	[6]	[]	[2]	
APRIL	\$0	\$115,350	\$1,300,000	\$0	\$1,415,350
	[]	[2]	[1]	[]	
MAY	\$1,000,000	\$25,500	\$2,000,000	\$294,090	\$3,319,590
	[1]	[2]	[1]	[3]	
JUNE					
	[]	[]	[]	[]	
JULY					
	[]	[]	[]	[]	
AUGUST					
	[]	[]	[]	[]	
SEPTEMBER					
	[]	[]	[]	[]	
OCTOBER					
	[]	[]	[]	[]	
NOVEMBER					
	[]	[]	[]	[]	
DECEMBER					
	[]	[]	[]	[]	
<b>2023 TOTAL</b>	<b>\$4,250,000</b>	<b>\$919,200</b>	<b>\$3,300,000</b>	<b>\$4,865,798</b>	<b>\$13,334,998</b>
	[4]	[15]	[2]	[11]	

# Village of Burr Ridge New Housing Permits 2022 Compared to 2023



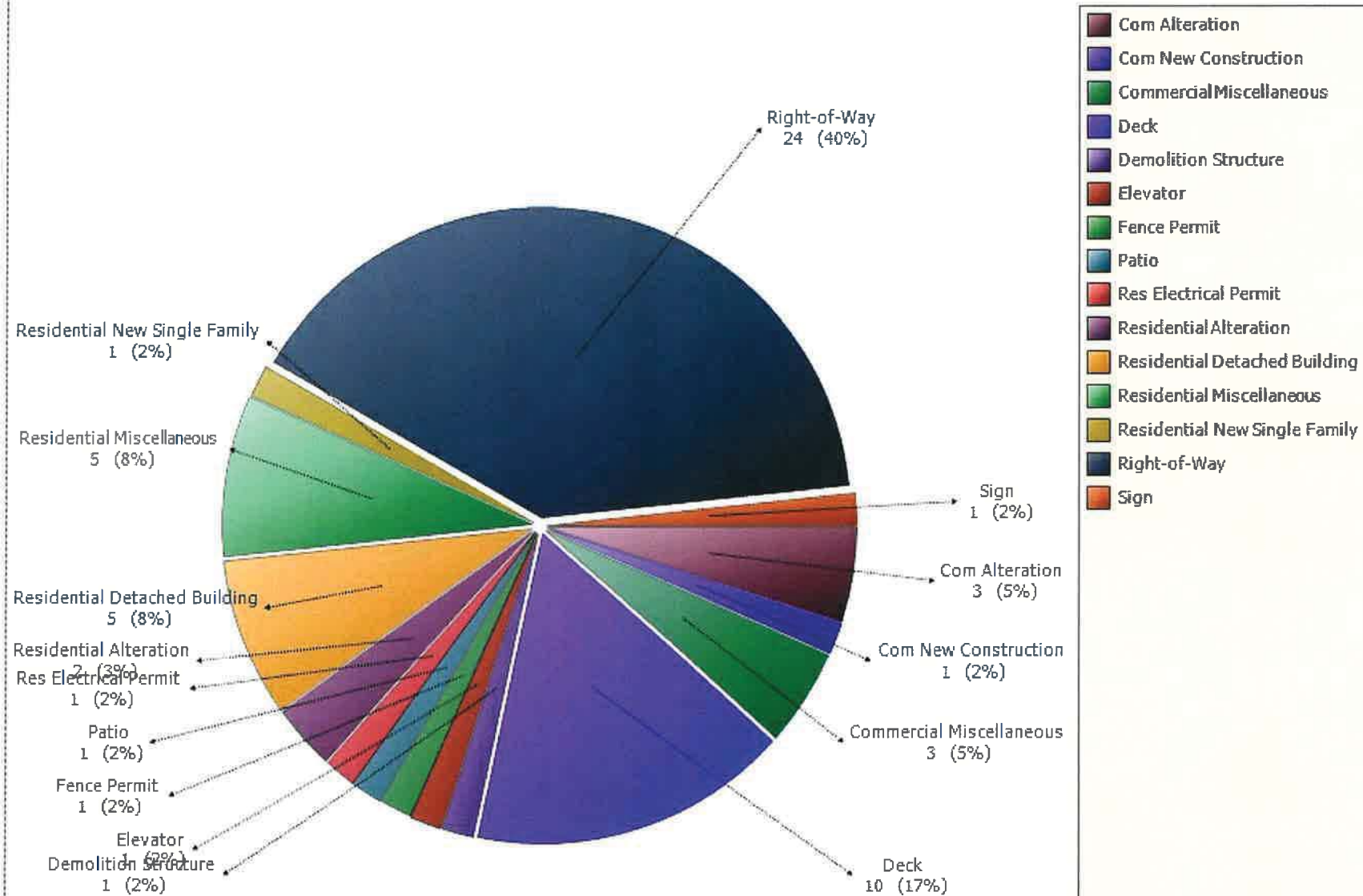
## Village of Burr Ridge Building Permits Issued 2022 Compared to 2023



## Breakdown of Projects by Project Type

Current Chart Filter: All Records, Permit.DateIssued Between 05/01/2023 AND 05/31/2023

## Projects by Project Type





## Permits Applied for June 2023

07/06/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JCA-23-226	06/16/2023	7521 Brush Hill Rd	TW Chicago LLC 2100 Clearwater Drive Oak Brook IL 60523	Com Alteration
JCA-23-229	06/16/2023	735 Village Center Dr.	LB Prime Remodeling Inc 6535 S. Greenwood Avenue Chicago IL 60637	Com Alteration
JCA-23-230	06/20/2023	7500 County Line Rd	Axiom Contractors LLC 11S230 S Jackson St Burr Ridge IL 60527	Com Alteration
JCMSC-23-234	06/21/2023	7055 High Grove	Murphy Construction Services 16W273 83rd St. Ste. D Burr Ridge IL 60527	Commercial Miscellaneous
JCMSC-23-238	06/22/2023	6801 High Grove Blvd	Suburban Elevator 130 Prairie Lake Rd East Dundee IL 60118	Commercial Miscellaneous
JCMSC-23-240	06/26/2023	15W 122 South Frontage Rd.	Maneval Construction 28090 W Concete Dr Ingleside IL 60041	Commercial Miscellaneous
JDEK-23-204	06/01/2023	10S 452 GLENN DR	Midtown Home Improvements 945 Edgewood Avenue Wood Dale IL 60191	Deck
JDEK-23-209	06/05/2023	17 Laurel Oak Ct	Mitchell Construction 8324 W. Bruns Road Monee IL 60449	Deck
JDEK-23-235	06/21/2023	135 Daisy Meadow	CEW Construction 260 Saint Andrews Dr Bolingbrook IL 60440	Deck



## Permits Applied for June 2023

07/06/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JDEK-23-236	06/21/2023	141 Pheasant Hollow Dr	CEW Construction 260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-23-237	06/21/2023	200 Pheasant Hollow Dr	CEW Construction 260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-23-250	06/30/2023	6 Tori Ct	TBD	Deck
JELV-23-208	06/01/2023	16W 30 83RD ST	Staalsen Construction Company	Elevator
JPAT-23-201	06/01/2023	104 Ambriance	Power Court 734 Hickory Ln West Chicago IL 60185	Patio
JPAT-23-218	06/09/2023	7885 Wolf Rd.	TNA Landscaping 756 Hillview Avenue West Chicago IL 60185	Patio
JPAT-23-231	06/21/2023	431 Glenn Dr. Dr		Patio
JPAT-23-245	06/28/2023	6037 Garfield Ave	TBD	Patio
JPAT-23-248	06/30/2023	7229 Hamilton Ave	Greenday Landscaping 779 Bluestem Dr. Bolingbrook IL 60440	Patio



## Permits Applied for June 2023

07/06/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPF-23-214	06/12/2023	750 Cambridge Dr	Illinois Fence Company 15255 94th Ave Orland Park IL 60462	Fence Permit
JPPL-23-228	06/16/2023	4 Longwood Dr	AsureNet LLC 50 S. Main Street Naperville IL 60540	Pool
JPS-23-216	06/12/2023	9115 Kingery Hwy	Modern Signs Inc 1727 Armitage Court Addison IL 60101	Sign
JRAD-23-211	06/09/2023	7310 Park Ave	Andrzej Stanek 7310 Park Avenue Burr Ridge IL 60527	Residential Addition
JRAD-23-221	06/13/2023	8171 Lake Ridge Dr	Sellas Construction Inc 305 Pinehurst Drive Palos Heights IL 60463	Residential Addition
JRAL-23-202	06/01/2023	7900 Deerview Ct	Loboz & Associates 17525 S Parker Rd Homer Glen IL 60491	Right-of-Way
JRAL-23-203	06/01/2023	ROWs DuPage Locations	Directional Construction Services 440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRAL-23-205	06/01/2023	11250 W 77th St	Robert R. Andreas & Sons Inc. 3201 S. 61st Court Cicero IL 60804	Right-of-Way
JRAL-23-207	06/02/2023	7800 Drew Ave	Irish Castle Paving 7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way



## Permits Applied for June 2023

07/06/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-23-210	06/08/2023	7951 Greenbriar Ct	Elia Paving P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JRAL-23-213	06/09/2023	159 Post Rd	Peace of Mind Remodeling 13843 Mettawa Lane Lake Forest IL 60045	Residential Alteration
JRAL-23-219	06/13/2023	7224 Fair Elms Ave	FG Asphalt & Sealcoating	Right-of-Way
JRAL-23-220	06/13/2023	7 Ridge Farm Rd	Tate Enterprises, Inc 113 Iroquois Dr Clarendon Hills IL 60514	Residential Alteration
JRAL-23-223	06/16/2023	1140 Woodview Rd	Elia Paving P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JRAL-23-224	06/19/2023	16W 328 95TH PL	TBD	Right-of-Way
JRAL-23-225	06/14/2023	103 Oak Ridge Dr	SK Project Management 21432 Safe Brush Lane Mokena IL 60448	Residential Alteration
JRAL-23-227	06/16/2023	9253 Fallingwater Dr E	TBD	Residential Alteration
JRAL-23-232	06/21/2023	55 Pine Tree Ln	Black Hawk Paving & Construction 19148 S 104th Ave Mokena IL 60448	Right-of-Way



## Permits Applied for June 2023

07/06/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-23-233	06/21/2023	ROWs DuPage Locations	Primera engineers	Right-of-Way
JRAL-23-241	06/26/2023	333 Kirkwood Cove	Irish Castle Paving 7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JRAL-23-246	06/29/2023	ROWs DuPage Locations	TurnKey Network Solutions 1806 Hagermann Dr Batavia IL 60510	Right-of-Way
JRDB-23-222	06/14/2023	737 W 81st St.	Stanley Garage Builders 33 W. Higgins Road Barrington IL 60010	Residential Detached Building
JRES-23-206	06/01/2023	11505 75th St	Eduardo's Landscaping  Cicero IL 60804	Residential Miscellaneous
JRES-23-212	06/09/2023	6031 Garfield Ave	Tuff Shed 11039 Gage Av. Franklin Park IL 60131	Residential Miscellaneous
JRES-23-215	06/12/2023	15W 730 90th	Ramy Shenouda 9066 Willow Ridge Drive Willow Springs IL 60480	Residential Miscellaneous
JRES-23-217	06/12/2023	7440 Arbor Ave	Power Court 734 Hickory Ln West Chicago IL 60185	Residential Miscellaneous
JRES-23-242	06/28/2023	350 Old Oak Ct	Certasun LLC 1582 Barclay Blvd. Buffalo Grove IL 60089	Residential Miscellaneous



## Permits Applied for June 2023

07/06/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRES-23-243	06/30/2023	8900 County Line Rd	K Creative Ltd. 350 S. First St #201 St. Charles IL 60174	Residential Miscellaneous
JRES-23-244	06/28/2023	9321 Fallingwater Dr W	Acculevel 9495 North Waldron Road Rossville IN 46065	Residential Miscellaneous
JRPP-23-249	06/30/2023	11423 75th St	Melvin Plumbing Services Inc. 1003 Lincoln Lane La Grange Highlands IL 60525	Res Plumbing Permit
JRSF-23-239	06/26/2023	9450 Fallingwater Dr E	Scott General Contracting 11535 W 183rd St Orland Park IL 60467	Residential New Single Family
<b>TOTAL:</b>	<b>49</b>			



## Permits Issued June 2023

07/06/2023

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Monarch Fire Protection	JCA-23-177	06/09/2023	16W 30 83RD ST	Com Alteration		
MPS Loria Development, LLC	JCA-23-230	06/26/2023	7500 County Line Rd	Com Alteration		
RB Enterprises	JCMSC-23-147	06/09/2023	161 Tower Dr	Commercial Miscellaneous		
Clune Construction	JCMSC-23-160	06/12/2023	340 Shore Dr	Commercial Miscellaneous		2,900
Chicago Metropolitan Fire Prevent	JCMSC-23-171	06/20/2023	6880 North Frontage Rd	Commercial Miscellaneous	4,869	
Reyes Iron Works Corp	JCMSC-23-175	06/07/2023	306 Burr Ridge Pkwy	Commercial Miscellaneous		119
Accel Entertainment	JCMSC-23-178	06/20/2023	140 TOWER DR	Commercial Miscellaneous	37,500	
Chicago Metropolitan Fire Prevent	JCMSC-23-185	06/20/2023	6880 North Frontage Rd	Commercial Miscellaneous	2,398	
Roy's Paving & Sealcoating	JCMSC-23-196	06/23/2023	6901 Madison	Commercial Miscellaneous	64,345	39,095
Suburban Elevator	JCMSC-23-238	06/29/2023	6801 High Grove Blvd	Commercial Miscellaneous	11,800	
Nesko Electric Company	JCPE-23-188	06/07/2023	7500 Willow Springs Rd	Com Electrical Permit		
Midtown Home Improvements	JDEK-23-204	06/26/2023	10S 452 GLENN DR	Deck	27,478	108
Mitchell Construction	JDEK-23-209	06/29/2023	17 Laurel Oak Ct	Deck	52,020	614
Keith's Cartage & Excavating	JDS-23-195	06/22/2023	7240 Giddings Ave	Demolition Structure		
Mr. & Mrs. Todd Ressa	JODK-23-064	06/29/2023	7 Shiloh Ct	Outdoor Kitchen		31
Shahnaz Parveen	JODK-23-174	06/27/2023	317 Highland Ct	Outdoor Kitchen		37
Brian Lee	JPAT-23-057	03/23/2023	1348 Laurie Ln	Patio		
Saucedo Landscaping	JPAT-23-139	06/27/2023	9000 Turnberry Dr	Patio	40,000	364
Blue Construction	JPAT-23-145	06/12/2023	7520 Drew Ave	Patio		
Anthony Zogas	JPAT-23-169	06/09/2023	7644 Ridgewood Ln	Patio		49

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

The construction value is based on an estimated value of \$150 per sq. ft. for residential new & addition construction and \$75 per sq. ft. for residential alterations. Construction value or square footage will not be reflected for miscellaneous permits such as: decks, fences, pools, driveways, etc.



## Permits Issued June 2023

07/06/2023

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Blue Construction	JPAT-23-193	06/15/2023	16 331 94th PL	Patio		
Kings Landscaping	JPAT-23-198	06/27/2023	77 Cabernet Ct	Patio	30,000	
P&S Concrete Plus	JPAT-23-200	06/26/2023	11 Deer Path Trail	Patio	9,900	
Spartan Fence	JPF-23-146	06/06/2023	77 Cabernet Ct	Fence Permit		
Pep Deck	JPF-23-179	06/07/2023	8473 Carlisle Ct	Fence Permit		
Peerless Enterprises, Inc.	JPF-23-181		8300 County Line Rd	Fence Permit		
Sarah Chaney	JPF-23-191	06/15/2023	749 W 79th St	Fence Permit		
Lamantia Builders	JRAL-22-254	08/19/2022	15W 463 87TH ST	Residential Alteration		288
Gerard and Darlene Chan	JRAL-22-365	06/23/2023	11215 W 71st St	Residential Alteration	100,000	3,564
Loboz & Associates	JRAL-23-202	06/28/2023	7900 Deerview Ct	Right-of-Way	45,650	4,150
Directional Construction Services	JRAL-23-203	06/26/2023	ROWs DuPage Locations	Right-of-Way		
Robert R. Andreas & Sons Inc.	JRAL-23-205	06/27/2023	11250 W 77th St	Right-of-Way	7,950	
Irish Castle Paving	JRAL-23-207	06/27/2023	7800 Drew Ave	Right-of-Way	20,400	4,205
Elia Paving	JRAL-23-210	06/27/2023	7951 Greenbriar Ct	Right-of-Way	7,189	2,054
Patricia Halikias	JRES-23-077	06/06/2023	6403 Pine Crest Ct	Residential Miscellaneous		78
Mr. & Mrs. Todd Ressa	JRSF-23-034	06/29/2023	7 Shiloh Ct	Residential New Single Family	1,449,163	3,830
<b>TOTAL:</b>	<b>36</b>					

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

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

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

## Occupancy Certificates Issued June 2023

07/06/23

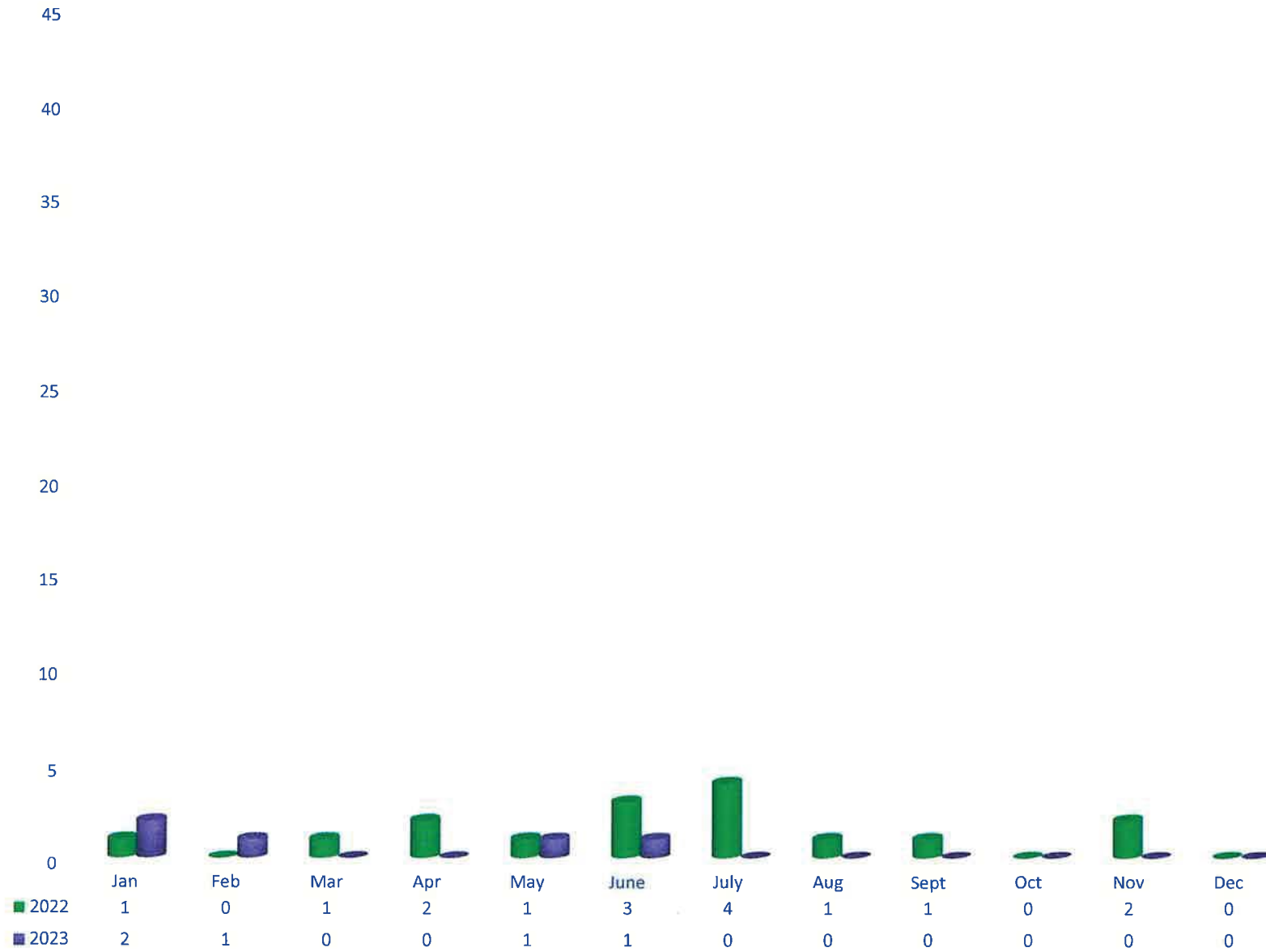
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF23032	06/26/23	Judith & Alexander Toland	6061 Keller Dr
OF23033	06/28/23	Nector Coffee & Eatery outdoor patio	306 Burr Ridge Pkwy

## CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2023

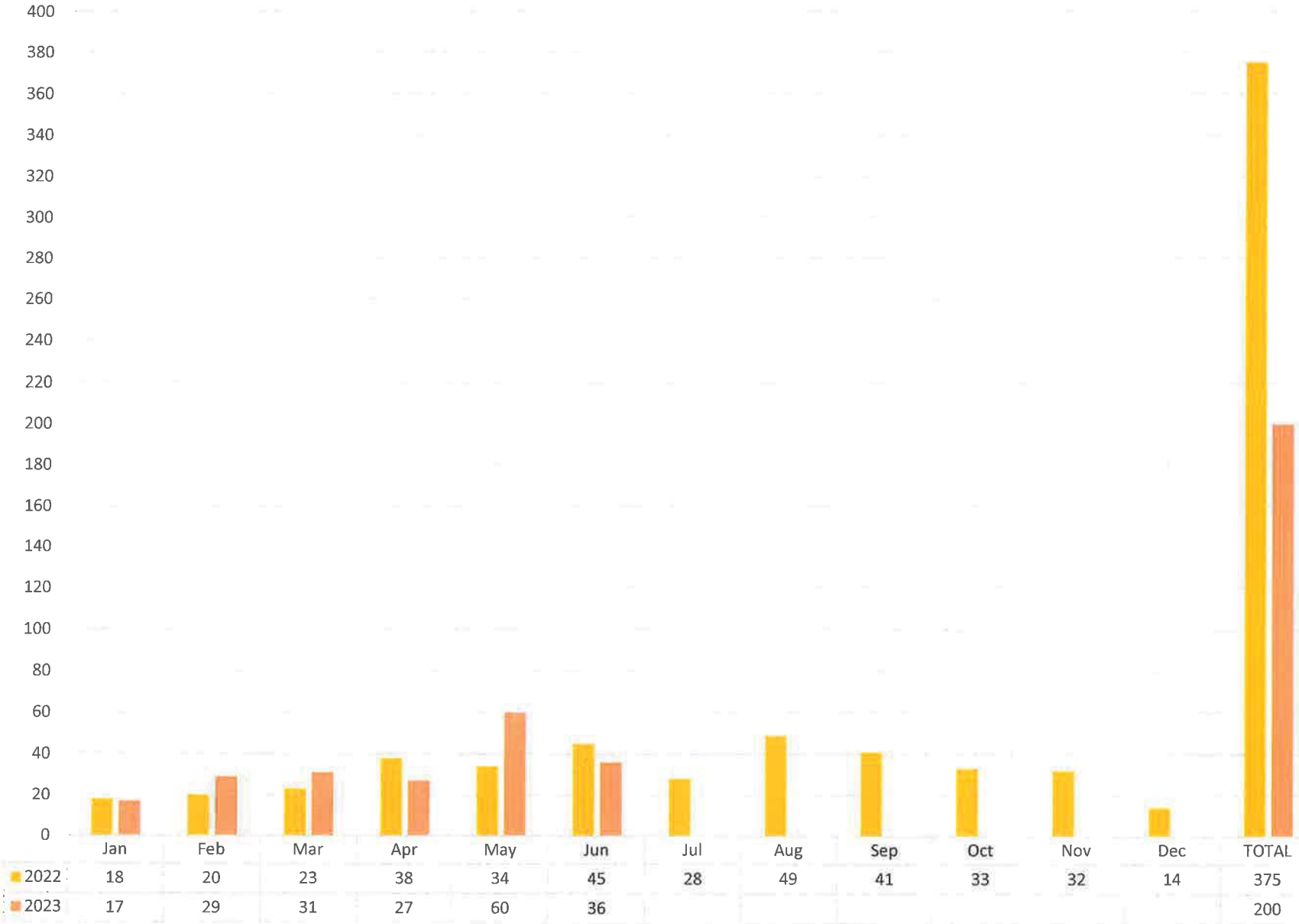
(Does not include miscellaneous Permits)

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	\$0	\$353,333	\$1,227,658
	[1]	[3]	[]	[4]	
MARCH		\$687,150	\$0	\$4,068,375	\$4,755,525
	[]	[6]	[]	[2]	
APRIL	\$0	\$115,350	\$1,300,000	\$0	\$1,415,350
	[]	[2]	[1]	[]	
MAY	\$1,000,000	\$25,500	\$2,000,000	\$294,090	\$3,319,590
	[1]	[2]	[1]	[3]	
JUNE	\$1,449,163	\$121,600		\$50,000	\$1,620,763
	[1]	[2]	[]	[1]	
JULY					
	[]	[]	[]	[]	
AUGUST					
	[]	[]	[]	[]	
SEPTEMBER					
	[]	[]	[]	[]	
OCTOBER					
	[]	[]	[]	[]	
NOVEMBER					
	[]	[]	[]	[]	
DECEMBER					
	[]	[]	[]	[]	
<b>2023 TOTAL</b>	<b>\$5,699,163</b>	<b>\$1,040,800</b>	<b>\$3,300,000</b>	<b>\$4,915,798</b>	<b>\$14,955,761</b>
	[5]	[17]	[2]	[12]	

## Village of Burr Ridge New Housing Permits 2022 Compared to 2023



# Village of Burr Ridge Building Permits Issued 2022 Compared to 2023



## Breakdown of Projects by Project Type

Current Chart Filter: All Records, Permit.DateIssued Between 06/01/2023 AND 06/30/2023

## Projects by Project Type

