



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
MAY 15, 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 MAY 1, 2023 MEETING MINUTES

III. PUBLIC HEARINGS

- A. Z-05-2023: 1400 Burr Ridge Parkway/Portions of Outlots A, C, and D of Lakeside Pointe Subdivision/PINs 18-30-303-016-0000, 18-30-101-048-0000, 18-30-101-045-0000, and 18-30-101-047-0000 (McNaughton Development LLC); PUD Amendment, Special Use, Variations, Preliminary Plan approval, and Findings of Fact [CONTINUED FROM APRIL 17 AND MAY 1, 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.

IV. CORRESPONDENCE

- A. Board Reports**
May 8, 2023
- B. Building Reports**
No Building Report

V. OTHER CONSIDERATIONS

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

May 22 Village Board
Chairman Trzupek is the scheduled representative.

June 5 Plan Commission

**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, 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.

June 12 Village Board

Commissioner Broline is the scheduled representative.

June 19 Plan Commission

There are currently no cases scheduled. The deadline for publication is May 22.

June 26 Village Board

Commissioner Petrich is the scheduled representative.

VIII. ADJOURNMENT

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF MAY 1, 2023

I. ROLL CALL

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

ROLL CALL was noted as follows:

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

ABSENT: 2 – Irwin and McCollian

Commissioner McCollian arrived at 7:02 p.m.

Commissioner Irwin arrived at 7:03 p.m.

Community Development Director Janine Farrell was also present.

II. APPROVAL OF PRIOR MEETING MINUTES – APRIL 17, 2023

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Broline to approve the minutes of the April 17, 2023 meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

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

III. PUBLIC HEARINGS

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

A. Z-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

Chairman Trzupek introduced the case. Director Farrell noted that the petitioner has requested this case be continued until May 15.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner McCollian to continue Z-05-2023 to May 15, 2023.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

Chairman Trzupek stated that the case is being continued since transferring a portion of the outlots of the Lakeside Pointe Subdivision to the corner property would require amending the Declaration and approval by 50% of the homeowners in Lakeside Pointe. Director Farrell confirmed that any change from the 2016 Weekly Homes proposal would require amending the PUD and Plan Commission and Board of Trustees review and approval.

B. Z-02-2023: 60 Shore Drive (Naddaf – Coda Motors); Special Use Amendment, Special Use, and Findings of Fact

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that the request is to amend an existing special use to expand the interior use to 10,100 sq. ft. and an additional special use for the outdoor, overnight storage of vehicles. In 2019, Coda Motors, an online based automobile sales business, was approved for a special use for auto sales but limited to 7,400 sq. ft. of floor area and outdoor display and storage of vehicles was prohibited. The interior space will accommodate existing operations and there is no change in the business plan. Storing vehicles outside requires a special use. Coda Motors would like to store 29 vehicles outside temporarily while they are being prepped for sale before being moved indoors. Coda Motors uses spaces in front of the building which are unmarked for customer parking and moving vehicles in and out of the building for test drives or pick-up.

Chairman Trzupek asked if the petitioner was present and wished to speak. The petitioner was not present.

Chairman Trzupek asked if there was public comment. There was none.

Commissioner Morton confirmed with Director Farrell that outdoor storage or display of vehicles for vehicles for sale is not typical in the Village. Director Farrell noted that vehicles associated with business operations, not for sale, such as Perma-Seal and Tesla were permitted but conditioned to have fencing and screening. Chairman Trzupek noted that M&T Trucking was permitted for truck sales and the temporary outdoor storage of trucks before they are picked up.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton expressed concern about security and recent theft issues within the Village.

Commissioner Stratis confirmed that M&T Trucking was required to have a fence for their storage area. Commissioner Stratis confirmed that the parking needs for the other tenants at 60 Shore Dr. could not be determined since the number of employees working there is unknown. Commissioner Stratis questioned what constituted minor detailing and requested that the proposed advertising condition be elaborated upon so that no inflatables or other advertising devices be allowed. Commissioner Stratis also expressed concerns about theft.

Commissioner Broline questioned the adverse impact to the neighbors with the storage of vehicles outside. Commissioner Broline noted that Shore Dr. is the address of the property and the area with storage borders the front of the property. Commissioner Broline questioned where a fence could be located on the property and if it was possible.

Commissioner Petrich agreed with the other concerns mentioned and could not recommend approval of the outside storage without knowing the needs of the other tenants. If outside storage is granted for one tenant, it should then be allowed for other tenants if they requested it. Commissioner Petrich did not have an issue with the interior expansion.

Commissioner Parrella requested clarification and more information on the interior expansion, security measures, and fencing.

Commissioner McCollan noted that when she visited the site, the cars were not parked in accordance with the parking lot striping and looked haphazard. Commissioner McCollan requested more information on the extent of the maintenance and repairs.

Commissioner Irwin was not in favor of the outdoor storage of vehicles even with fencing. Commissioner Irwin had an issue with the five spaces closest to Shore Dr. which extended near the road.

Chairman Trzupek wanted clarification on the use of the outside spaces, whether they are for staging or maintenance. Director Farrell noted that the vehicles are stored outside until they can be assessed and prepared for sale. Chairman Trzupek supported the interior expansion but was concerned about staging vehicles outside which is not typical in the Village and may take up parking from other tenants in the development.

Commissioner Parrella asked if the petitioners could be present to provide the Commission with more information. Director Farrell stated that she requested that the petitioners be present tonight.

The Commissioners discussed whether to continue the requests or move forward with a vote. The Commissioners generally agreed that they would not support the outdoor storage of vehicles regardless of additional information provided by the petitioner.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to close the public hearing for Z-02-2023.

ROLL CALL VOTE was as follows:

AYES: 8 - Irwin, Parrella, McCollian, Petrich, Broline, Stratis, Morton, and Trzupsek
NAYS: 0 - None

MOTION CARRIED by a vote of 8-0

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to **APPROVE** zoning case 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.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 8-0

After discussion by the Commissioners to add two conditions from the 2019 special use approval to this amended special use request, Commissioner Stratis requested to amend the motion as follows, with the additional conditions:

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to **APPROVE** zoning case 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.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 8-0

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to **DENY** zoning case 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. Staff was directed to amend the Findings of Fact accordingly.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 8-0

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

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that this text amendment was part of the annual zoning review, and the Board of Trustees directed the Plan Commission to hold a public hearing on the topic. The current requirement for a fence around a swimming pool is within the Building Ordinance, Appendix G of the 2012 International Residential Code (IRC), where a “barrier,” a fence, wall, building wall or combination thereof, is required. The Zoning Ordinance references this code by stating, “Fences for Swimming Pools - As regulated in the other codes and ordinances of the Village.” The Building Ordinance also adopted the 2012 International

Swimming Pool and Spa (ISPS) Code which states that the barrier requirement does not apply to swimming pools with a powered safety cover that complies with ASTM F 1346. Director Farrell posed two guiding questions for the Commission; should a fence be required even if the Building Ordinance changes in the future and would only require a powered safety cover and should a fence be required for above-ground pools or is a barrier on top of the pool sufficient.

Chairman Trzupek asked for clarification. Director Farrell noted that there are conflicting regulations in the Building Ordinance and the more restrictive provision, requiring the barrier, applies. Under Building Ordinance regulations, the barrier is required and it would be beneficial to have it more explicated stated in the Zoning Ordinance. In the future, if the powered safety cover is only required under the Building Ordinance and the Commission still desires to have a fence for swimming pools, then it must be explicitly stated within the Zoning Ordinance.

Chairman Trzupek asked for public comment. There was none.

Chairman Trzupek asked for Commissioner discussion.

Commission Irwin asked how the Building Ordinance is updated. Director Farrell stated that a consultant would be retained and that the Board of Trustees is the approving authority. The Plan Commission may be consulted if there is overlap with Zoning Ordinance regulations. Commissioner Irwin supported eliminating the fence requirement as long as a pool has a powered safety cover.

Commissioner McCollian asked about the adoption of the other codes in the Building Ordinance and stated that a fence provides better protection.

Commissioners McCollian and Parrella asked about the powered safety covers and requested more information on the product and if there is a fail-safe.

Commissioner Petrich supported adding the fence requirement to the Zoning Ordinance. The fence could be locally around the pool and not necessarily around the full property.

Commissioner Broline was not familiar with powered safety covers and is in favor of the fence.

Commissioner Stratis supported a fence for safety purposes but having a safety cover should exempt them from the fence requirement. Commissioner Stratis stated that a pond should have a fence. Director Farrell confirmed that a perimeter fence is a requirement for a private pond under existing language.

Commissioner Morton asked whether detention ponds are subject to the fence requirement. Commissioner Morton expressed concern about the fence height in relation to grading for above-ground pools where the barrier is on top of the pool. Commissioner

Morton stated that there are other safety detection systems available and they should be investigated. Director Farrell stated that the provision pertains to private ponds on individual properties, not detention ponds.

There was discussion about barriers on top of above-ground pools, latches and locks for pool fences, powered safety covers, and other safety measures that might be available. The Commissioners confirmed that temporary pools are held to the same standards as permanent pools, with the exception of kiddie pools which are emptied each day.

The Commission requested more information about different safety systems and technologies available.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to continue the public hearing for Z-06-2023 to June 5, 2023.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 8-0

IV. CORRESPONDENCE

There were no Board or Building Reports.

V. OTHER CONSIDERATIONS

There were no other considerations.

VI. PUBLIC COMMENT

There was no additional public comment.

VII. FUTURE MEETINGS

Chairman Trzupek noted that correspondence was received regarding Commissioners' terms and confirmed that Commissioners serve until they are replaced by another individual.

Director Farrell noted that the May 8th Village Board meeting is the swearing-in ceremony and the only item on the agenda will be the Ordinance for the outdoor dining text amendment.

Commissioner McCollian stated that she will not be able to attend the May 15th meeting. Commissioners Stratis and Irwin will not be able to attend the June 5th meeting.

Chairman Trzupsek requested that the May 15th and June 5th meetings be canceled if there are no additional cases added to the agendas and if Z-05-2023 is continued. Commissioner Petrich questioned notification about the continuation of the McNaughton proposal. Director Farrell confirmed that the residents who sent letters were notified about the continuation and would continue to be.

VIII. ADJOURNMENT

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to adjourn the meeting at 8:20 p.m.

ROLL CALL VOTE was as follows:

AYES: 8 - Irwin, Parrella, Petrich, McCollian, Broline, Stratis, Morton, and Trzupsek

NAYS: 0 - None

MOTION CARRIED by a vote of 8-0

Respectfully Submitted:

Janine Farrell, AICP
Community Development Director



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

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

HEARING:

May 15, 2023 (cont. April 17 & May 1)

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Janine Farrell, AICP
Community Development Director

PETITIONER:

John Barry of
McNaughton Development LLC

PETITIONER STATUS:

Contract Purchaser and Owner

PROPERTY OWNERS:

Burr Ridge Key Property LLC &
McNaughton Development LLC

EXISTING ZONING:

R-5 PUD/Residential Planned
Residence District

LAND USE PLAN:

Recommends Office/Hotel

EXISTING LAND USE:

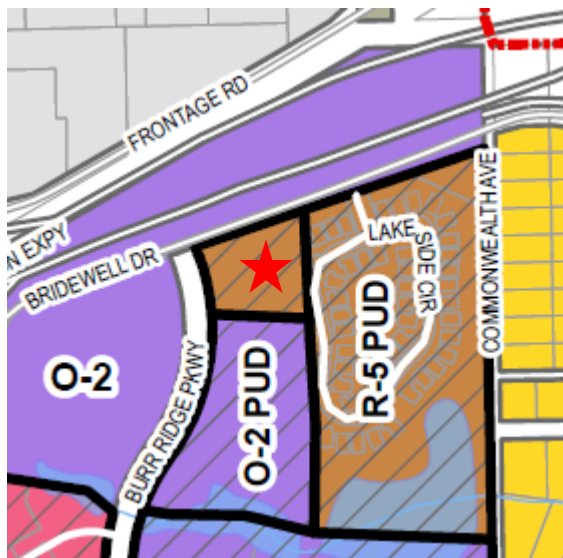
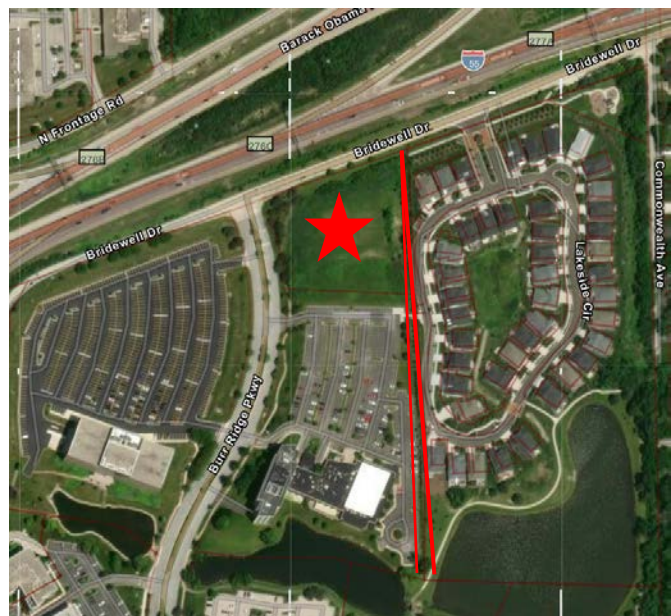
Vacant/unimproved

SITE AREA:

±3.58 Acres

SUBDIVISIONS:

Burr Ridge Corporate Park & Lakeside
Pointe



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

Within the 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 2.8 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. 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. The Declaration of Covenants, Conditions, and Restrictions of Lakeside Pointe of Burr Ridge (referred to as the "Declaration") 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 all the 44 individual residential lots within the Lakeside Pointe Subdivision have been sold and the Homeowner's Association (HOA) officially established, the Lakeside Pointe Subdivision 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 (1) convey a portion of the outlots to the vacant corner parcel or "Villas" parcel and (2) to combine these two subdivisions under one HOA.
- To amend the Declaration, not less than 50% of the owners in Lakeside Pointe Subdivision must approve it. There are 44 homes within the subdivision.
- 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 to meet the 3-acre minimum.



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

- *Variations for a Planned Unit Development (PUD) on a parcel measuring less than 20 acres and less than 800 ft. of lot width:* In the R-5 zoning district, a PUD requires 20 acres of lot area and 800 ft. of lot width minimum. The subject site does not meet these requirements. In 2016 when the Weekly proposal was approved, the entirety of the site combined measured 22.5 acres with about 1,116 ft. of lot width, meeting this minimum requirement. McNaughton's 2017 Lakeside Pointe proposal received approval for

development of the subdivision on less than 20 acres (19.76 acres). In order for the Villas of Lakeside Pointe PUD to be approved on the site, the variations must be approved first. The petitioner responded to the Findings of Fact for the variations, included in Exhibit A.

- *Special use for a PUD:* A PUD in the R-5 zoning district requires special use approval. A PUD is defined as “land...of a size sufficient to create its own environment, controlled prior to its development by a single landowner...to be developed as a single entity, the environment of which is compatible with adjacent land, and the intent of the zoning district or districts in which it is located; the developer or developers may be granted relief from specific land use regulations and design standards and may be awarded certain premiums in return for assurances of an overall quality of development, including any specific features which will be of exceptional benefit to the community as a whole” (Zoning Ordinance section XIV.B). A PUD provides developers flexibility in development and where certain aspects of the strict zoning district standards are varied in exchange for a public benefit. The petitioner responded to the Findings of Fact required for both a special use and a PUD, included in Exhibit A.
- *Preliminary Plan approval of the PUD:* Should the PUD amendments, variations, and special use for a PUD be approved, the petitioner is also requesting Preliminary Plan approval of the PUD. Approval of the preliminary plan is an approval of the concepts and details of the development, the general location of lots, open space, roads, etc. Within 60 days after preliminary plan approval by the Board of Trustees, the Final Plan must be submitted. Final Plan approval goes before the Board of Trustees only; the Board does have the ability to refer the plan to the Plan Commission if it deviates with the preliminary plan. Additional analysis of the Preliminary Plan follows.

Preliminary Plan

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

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

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

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 5 of 6

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

- 15 townhomes or attached residences are proposed. There would be five groups of three homes each. There are three outlots, one for the road (Outlot A), one surrounding the homes as a common area and detention (Outlot B), and one located on Lakeside Pointe as a common area (Outlot C).
- Each home will range from 2,400 sq. ft. to 2,650 sq. ft.
- Gross density is 4.19 units/acre.
- Net density (minus road) is 4.7 units/acre, which includes the small detention pond located on the common area (Outlot B).
- Lot area per dwelling unit is 10,396 sq. ft.
- There are three floorplans available with two options for the end units and only one option for the center unit.
- Deviations from the Zoning and Subdivision Ordinance standards:
 - A 60 ft. setback is required from Bridewell Dr., only a 30 ft. setback is proposed.
 - 30 ft. front yard setbacks are required, only a 20 ft. setback is provided (along the private road). (Zoning Ordinance Section VI.H)
 - 30 ft. rear yard setbacks are required, only a 25 ft. setback is provided to the building with the decks encroaching further. (Zoning Ordinance Section VI.H)
 - Subdivision Ordinance:
 - Right-of-way width for the road is 60 ft., only 28 ft. is proposed. (Section VII.D)
 - A sidewalk is only proposed on one side of the private road when it is required on both sides. (Section VIII.I)

Public Hearing History

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

Public Comment

Public comments are included in Exhibit B.

Findings of Fact and Recommendation

Findings of Fact have been provided which the Plan Commission may adopt if in agreement with those findings. Should the Commission recommend approval of the requests to (1) amend Planned Unit Development Ordinances A-834-21-17 and A-834-20-16, (2) for variations to permit a planned unit development on less than 20 acres and less than 800 ft. of lot width per Zoning Ordinance sections VI.H and XIII.H, (3) a special use for a Planned Unit Development pursuant

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 6

to Zoning Ordinance sections VI.H and XIII.L, (4) preliminary plan approval of the PUD in accordance with Zoning Ordinance section XIII.L.2, and (5) variations from Subdivision Ordinance sections VII.D and (6) VIII.I for minimum street right-of-way width from 60 ft. to 28 ft. and to permit sidewalks on one side of the street instead of both, pursuant to Subdivision Ordinance section III.C, with Findings of Fact, staff recommends the following conditions:

1. The Final Plan shall substantially comply with the Preliminary Plan as included in Exhibit A. Final Plan approval is subject to Zoning Ordinance section XIII.L.2.d.
2. With submission of the Final Plan, a copy of the fully executed landscape easement with the neighboring property to the south shall be provided.
3. 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 and to combine both developments under a single Homeowner's Association (HOA). 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.

Appendix

Exhibit A – Petitioner's materials

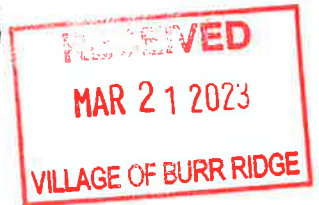
- Petition
- Owner consent
- Executive Summary
- Findings of Fact
- Fiscal impact projections
- Preliminary PUD plan
- Preliminary engineering
- Preliminary stormwater report
- Landscape plan
- AutoTurn exhibit
- Architectural elevations and building materials
- Floor plans

Exhibit B – Public notifications and comments

Exhibit C – Village Engineer memo regarding stormwater



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 LOWRANGE 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

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

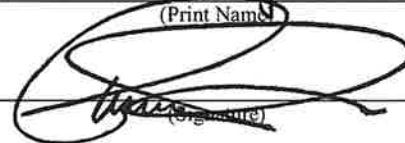
Street Address of Subject Property:

OUTLOTS A, C+D LAKESIDE POINTE

Property Owner or Petitioner:

PAUL R. McNAUGHTON

(Print Name)



(Signature)

The Villas of Lakeside Pointe

Executive Summary

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

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

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

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

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

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

SITE INFORMATION

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

LOT STANDARDS

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

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

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

***As measured across the entire site

ATTACHMENT NO. 1

Property Owner

Parcel A:

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

Burr Ridge Key Property LLC

c/o Greg Scheper

100 E River Circle Parkway

Covington, Kentucky 41011

Parcel B:

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

McNaughton Development LLC

c/o John Barry

11S220 Jackson Street

Burr Ridge, Illinois 60527

ATTACHMENT NO. 2

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



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

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

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

Response:

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

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

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

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

Response:

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

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

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

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

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

School District 204

Total in Nominal Dollars (Year 1 - Year 20)

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

School District 107

Total in Nominal Dollars (Year 1 - Year 20)

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

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

Pleasantdale Park District

Total in Nominal Dollars (Year 1 - Year 20)

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

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

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

McNaughton 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
Total	\$	635,073	\$	0	\$	635,073

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
Total	\$	286,510	\$	0	\$	286,510

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
Total	\$	1,673,098	\$	144,342	\$ 1,528,757

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

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

McNaughton 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
Total K-8 Children Produced					1.031

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
Total 9-12 Children Produced					0.251

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/consumers/consumer-price-index/)

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

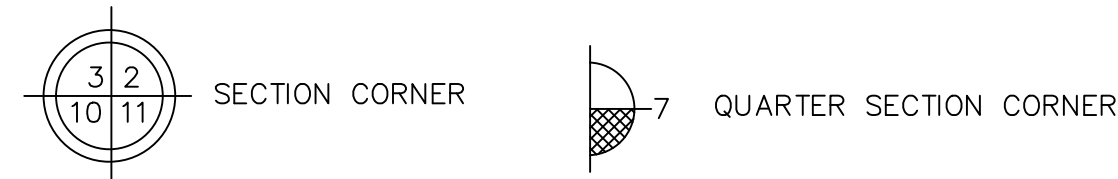
	Year 9		Year 10		Year 11		Year 12		Year 13		Year 14	
Total Annual Number of Students	1.03		1.03		1.03		1.03		1.03		1.03	
Total Operational Cost Per Student	\$	22,111	\$	22,915	\$	23,749	\$	24,613	\$	25,508	\$	26,436
Total Incremental Costs of Students to SD 107 from Development	\$	22,802	\$	23,631	\$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

LEGEND

	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
	ELECTRIC JUNCTION BOX		NON-DECIDUOUS TREE W/ TRUNK SIZE		FOUND PK NAIL
	ELECTRIC VAULT		BUSH		FOUND MAG NAIL
	ELECTRIC SERVICE OUTLET BOX		SOIL BORING HOLE W/ NUMBER		FOUND CUT CROSS
	PAINTED ELECTRIC LINE				FOUND IRON PIPE
	TRANSFORMER PAD				FOUND IRON BAR
			SECTION CORNER		SET TRAVERSE POINT
			QUARTER SECTION CORNER		SET PK NAIL
					SET MAG NAIL
					SET IRON PIPE
					SET CONCRETE MONUMENT WITH BRASS DISC
					SET CONCRETE MONUMENT WITH IRON PIPE

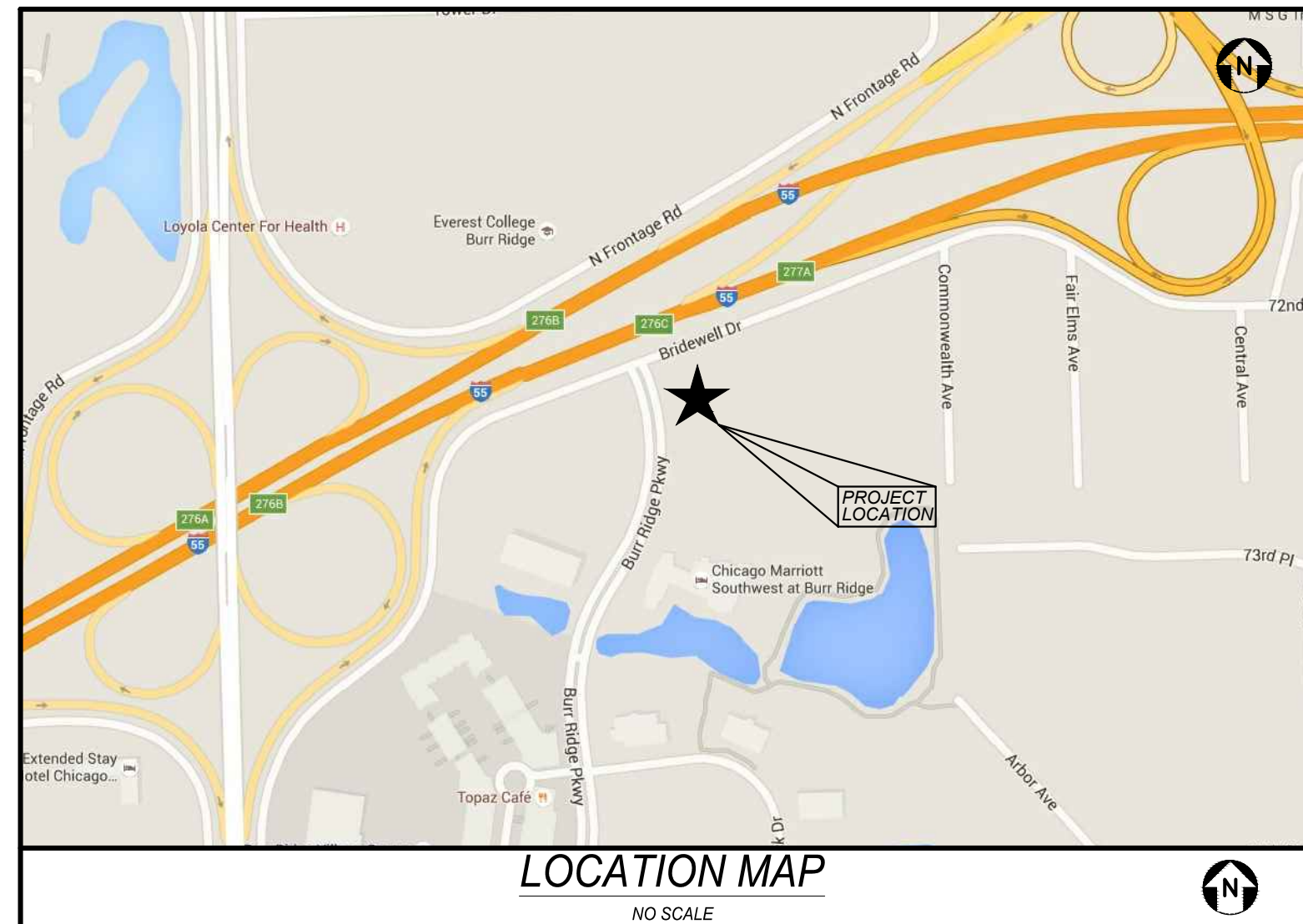


	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EX. & PRO. CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EX. & PRO. BUILDING SETBACK LINE
	SECTION LINE
	EXISTING FENCELINE (CHAIN LINK)
	EXISTING FENCELINE (WOOD)
	EXISTING FENCELINE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

ABBREVIATIONS

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

Villas of Lakeside Pointe Preliminary Plat of PUD



FLOOD HAZARD NOTE

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

BENCHMARK

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

SITE:

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

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

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

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

VILLAGE OF BURR RIDGE BM CHECKS:

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

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

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

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

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

NOTICE OF APPROVAL OF PRELIMINARY PLAT

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

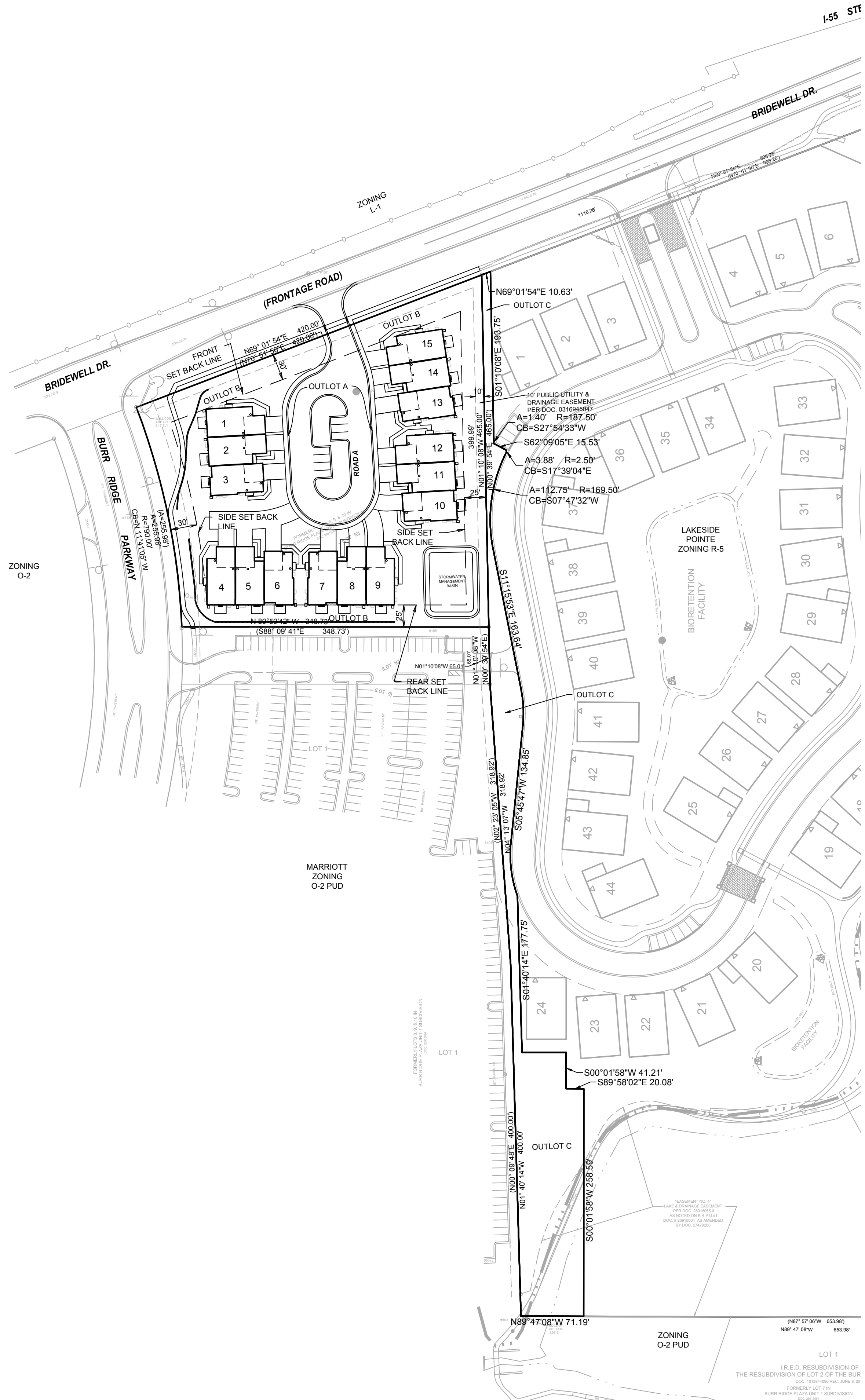
THE BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE, ILLINOIS

DATE: _____

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

[illegible]



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

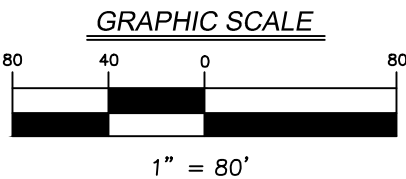
McNaughton Development
11S220 Jackson Street, Suite 101
Burr Ridge, Illinois 60527
630 325 3400
Contact : John Barry


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

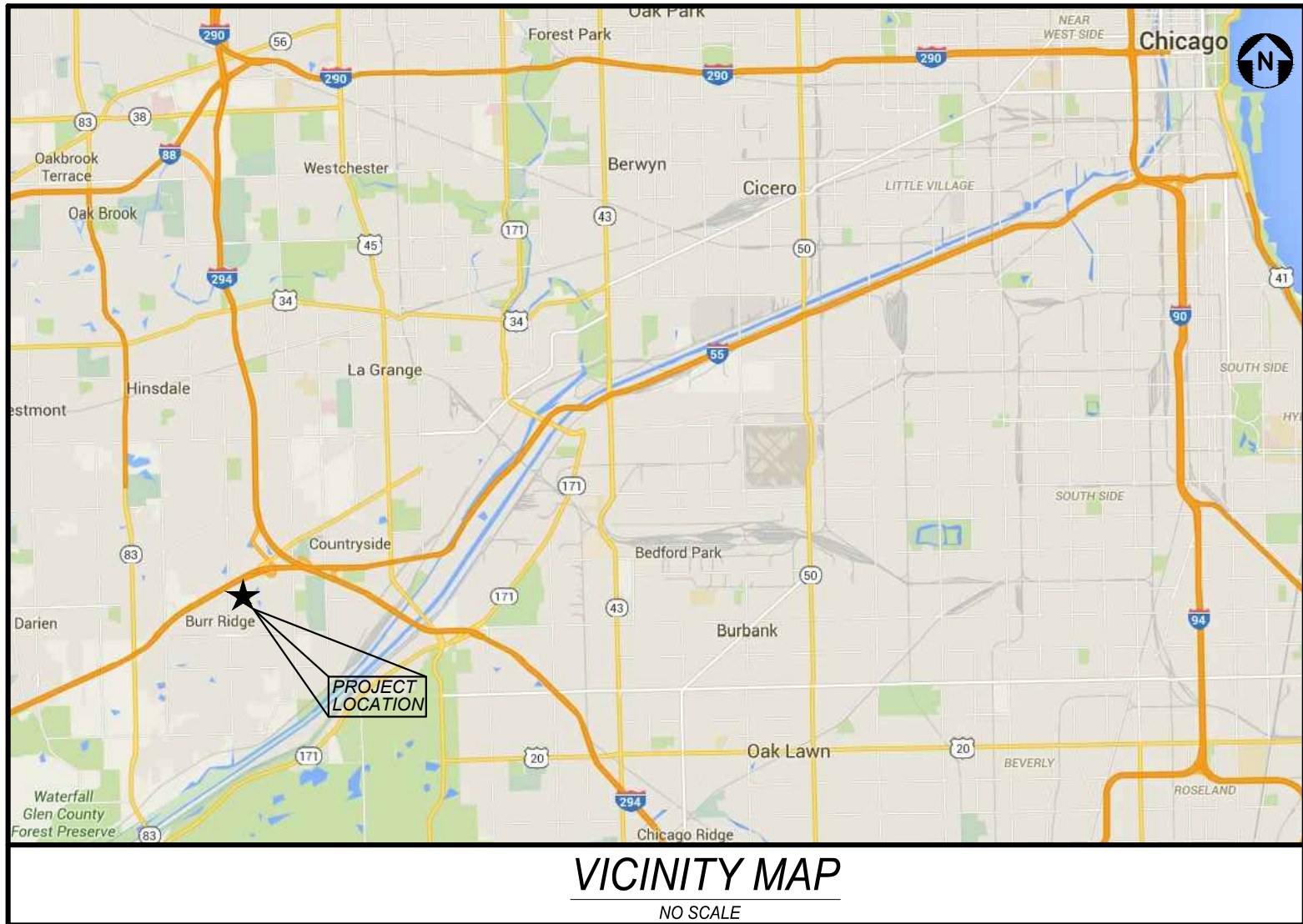
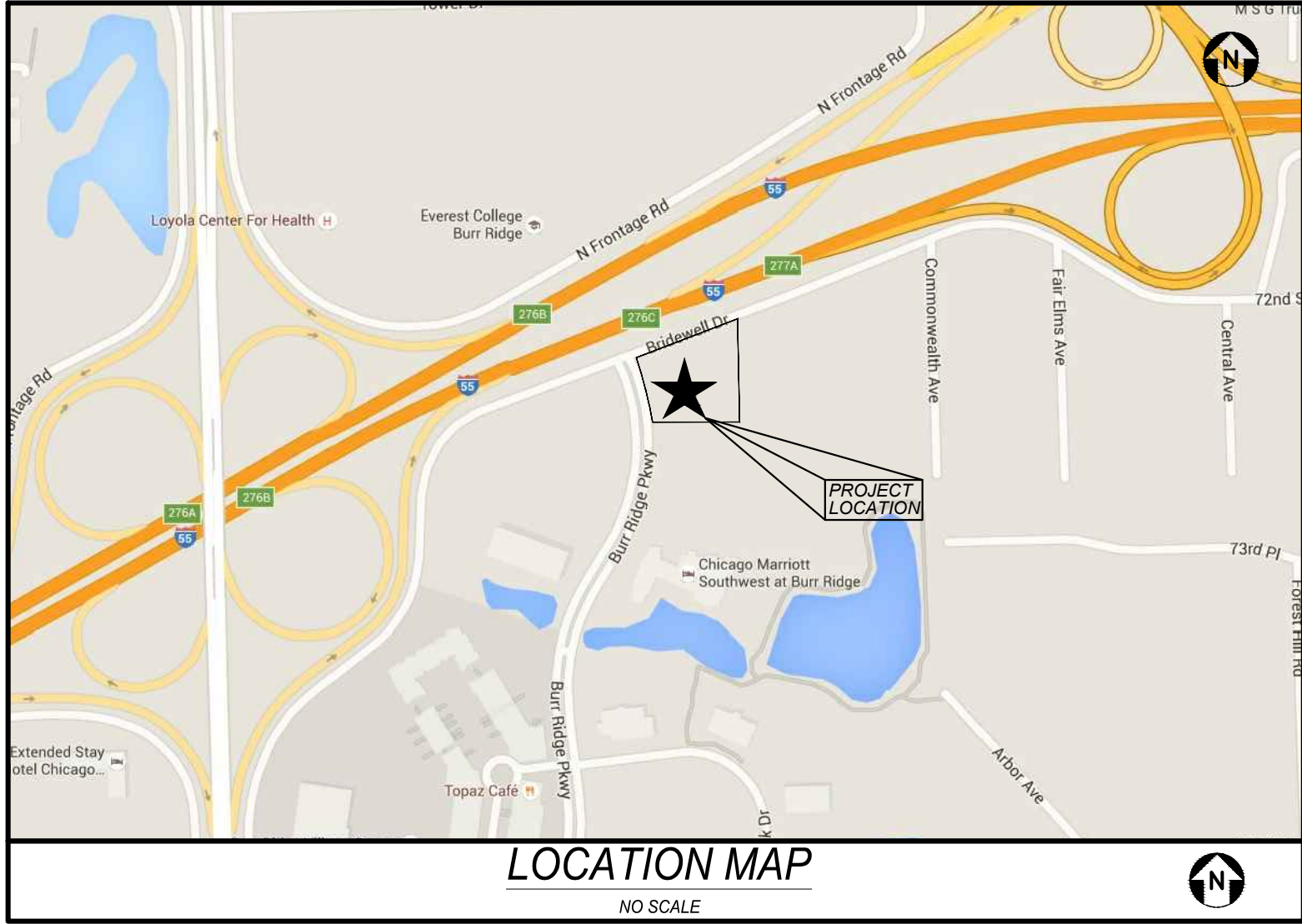
Metz & Company
824 East Maple Street
Lombard, Illinois 60148
630 561 3903
Contact : Randy F. Metz, PLA, CLARB




<div><div>7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com</div></div>	<div>DRAWING NO.</div> <div>1.0</div>		<div>PRELIMINARY PLAT OF P.U.D.</div> <div>THE VILLAS OF LAKESIDE POINTE</div> <div>BURR RIDGE ILLINOIS</div>		ORIGINAL ISSUE DATE: 03-24-2023						REVISIONS			
					PROJECT NO.: 00039 MCN2 S03		NO.		DATE		NO.		DATE	
					PROJECT MANAGER: DLG									
					DESIGNED BY: JAR									
					DRAWN BY: NRS									

PRELIMINARY ENGINEERING PLANS
FOR
S OF LAKESIDE
BURR RIDGE, ILLINOIS

<p><i>PROJECT TEAM</i></p>
<p><i><u>DEVELOPER</u></i></p> <p><i>McNaughton Development</i> <i>11S220 Jackson Street, Suite 101</i> <i>Burr Ridge, Illinois 60527</i> <i>630 325 3400</i> <i>Contact : John Barry</i></p>
<p><i><u>ENGINEER</u></i></p> <p><i>V3 Companies, Ltd.</i> <i>7325 Janes Avenue</i> <i>Woodridge, Illinois 60517</i> <i>630 724 9200</i> <i>Project Manager: Dwayne Gillian, P.E.</i> <i>dgillian@v3co.com</i> <i>Design Engineer: Jack Riendeau</i> <i>Jriendeau@v3co.com</i></p>
<p><i><u>LANDSCAPE ARCHITECT / PLANNER</u></i></p> <p><i>Metz & Company</i> <i>824 East Maple Street</i> <i>Lombard, Illinois 60148</i> <i>630 561 3903</i> <i>Contact : Randy F. Metz, PLA, CLARB</i></p>



<i>INDEX</i>	
<i>CIVIL ENGINEERING PLANS</i>	
<i>0.0</i>	<i>TITLE SHEET</i>
<i>1.0</i>	<i>PRELIMINARY LAYOUT PLAN</i>
<i>2.0</i>	<i>PRELIMINARY GRADING PLAN</i>
<i>3.0</i>	<i>PRELIMINARY UTILITY PLAN</i>

<div></div> <div>7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com</div>	TITLE SHEET		PROJECT NO.: 00039 MCN2 S03		ORIGINAL ISSUE DATE: 03 -24-2023		REVISIONS			
			PROJECT MANAGER:		NO		DATE		DESCRIPTION	
	THE VILLAS OF LAKESIDE POINTE		DESIGNED BY:		NO		DATE		DESCRIPTION	
			JAR		NO		DATE		DESCRIPTION	
			DRAWN BY:		NO		DATE		DESCRIPTION	
BURR RIDGE		ILLINOIS		NO		DATE		DESCRIPTION		

DRAWING NO.

0.0

BENCHMARKS

VILLAGE OF BURR RIDGE BM CHECKS:

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

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

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

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

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

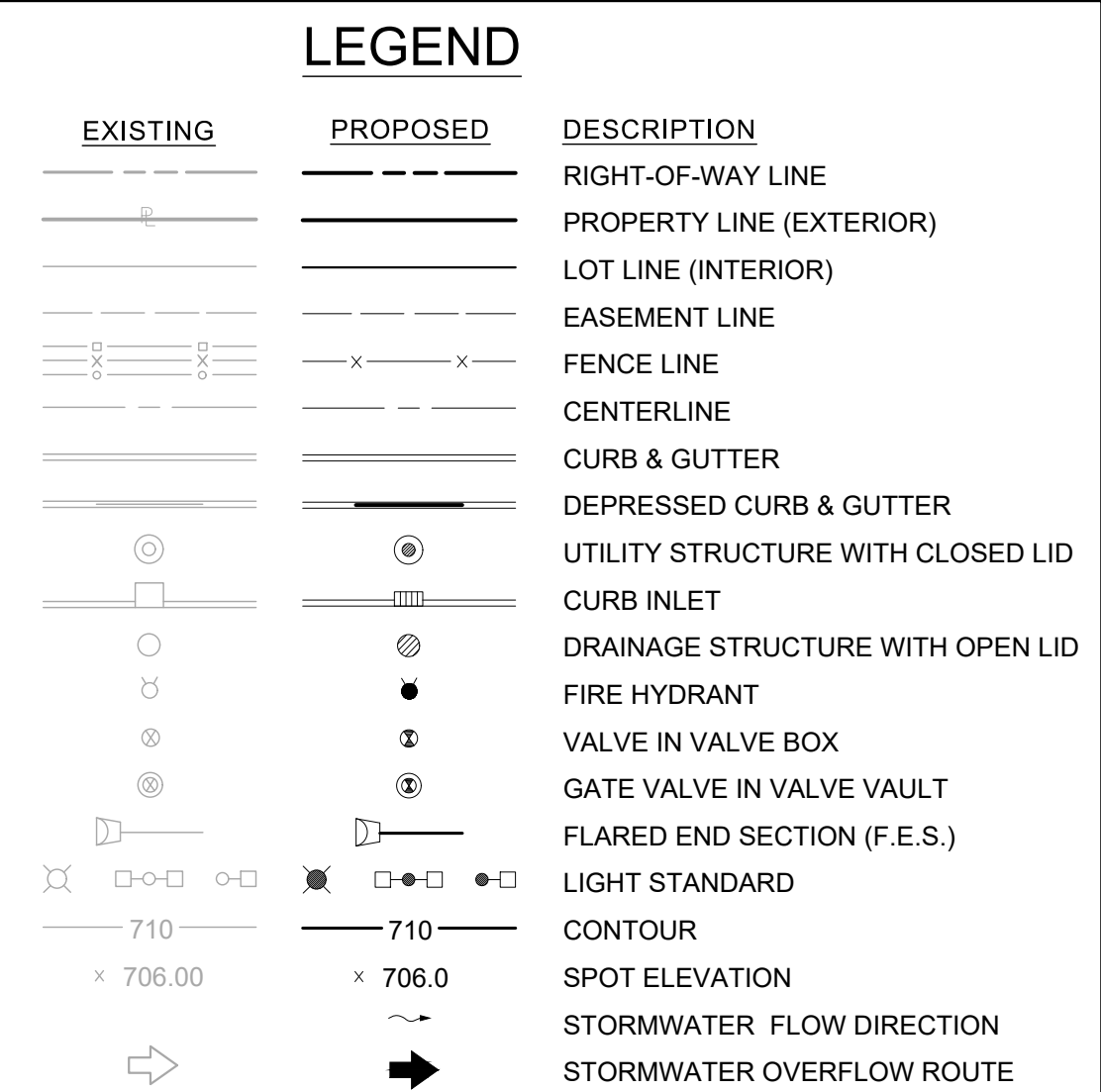
PROFESSIONAL ENGINEER'S CERTIFICATION

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


DATED THIS _____ DAY OF _____, A.D., 2023.

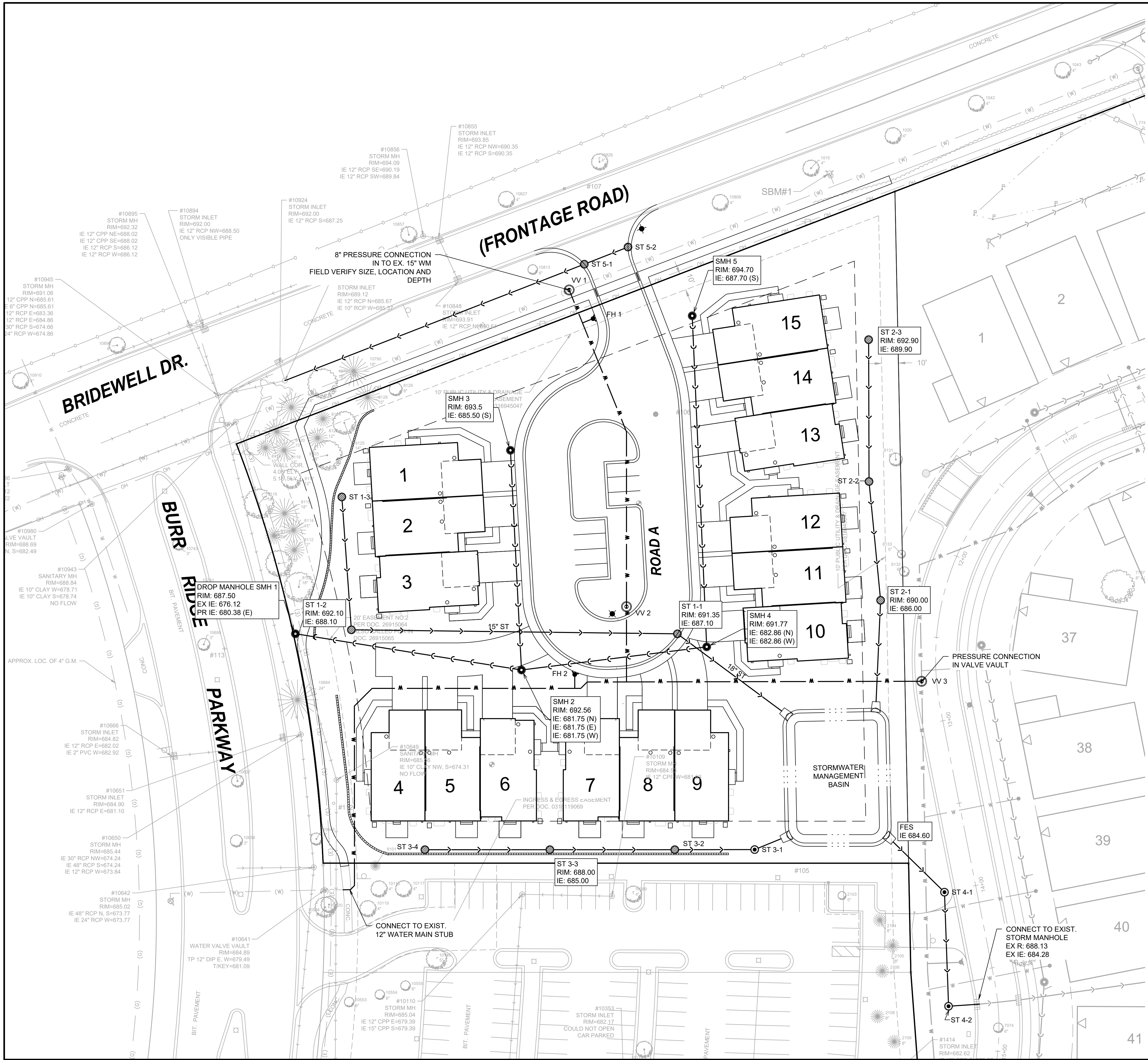
ILLINOIS LICENSED PROFESSIONAL ENGINEER #062-048002
MY LICENSE EXPIRES ON NOVEMBER 30, 2023

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902



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

 <p>7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com</p>	<p>PRELIMINARY GRADING PLAN</p>		<p>PROJECT NO.: 00039.MCN2 S03</p>		<p>ORIGINAL ISSUE DATE: 03 - 24-2023</p>		<p>REVISIONS</p>	
	<p>THE VILLAS OF LAKESIDE POINTE</p>		<p>PROJECT MANAGER: DLG</p>		<p>NO. DATE</p>		<p>DESCRIPTION</p>	
	<p>BURR RIDGE</p>		<p>DESIGNED BY: JAR</p>		<p>NO. DATE</p>		<p>DESCRIPTION</p>	
	<p>ILLINOIS</p>		<p>DRAWN BY: NRS</p>		<p>NO. DATE</p>		<p>DESCRIPTION</p>	
	<p>DRAWING NO.</p>		<p>2.0</p>		<p>NO. DATE</p>		<p>DESCRIPTION</p>	




NOTES:

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

LEGEND

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

<div></div> <div>7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com</div>	<div>PRELIMINARY UTILITY PLAN</div> <div>THE VILLAS OF LAKESIDE POINTE</div> <div>BURR RIDGE ILLINOIS</div>		ORIGINAL ISSUE DATE: 03-24-2023						REV I S I O N S							
			PROJECT NO.: 00039/MCN2 S03		NO.		DATE		DESCRIPTION		NO.		DATE		DESCRIPTION	
			PROJECT MANAGER: DLG													
			DESIGNED BY: JAR													
			DRAWN BY: NRS													
DRAWING NO.		3.0														



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.

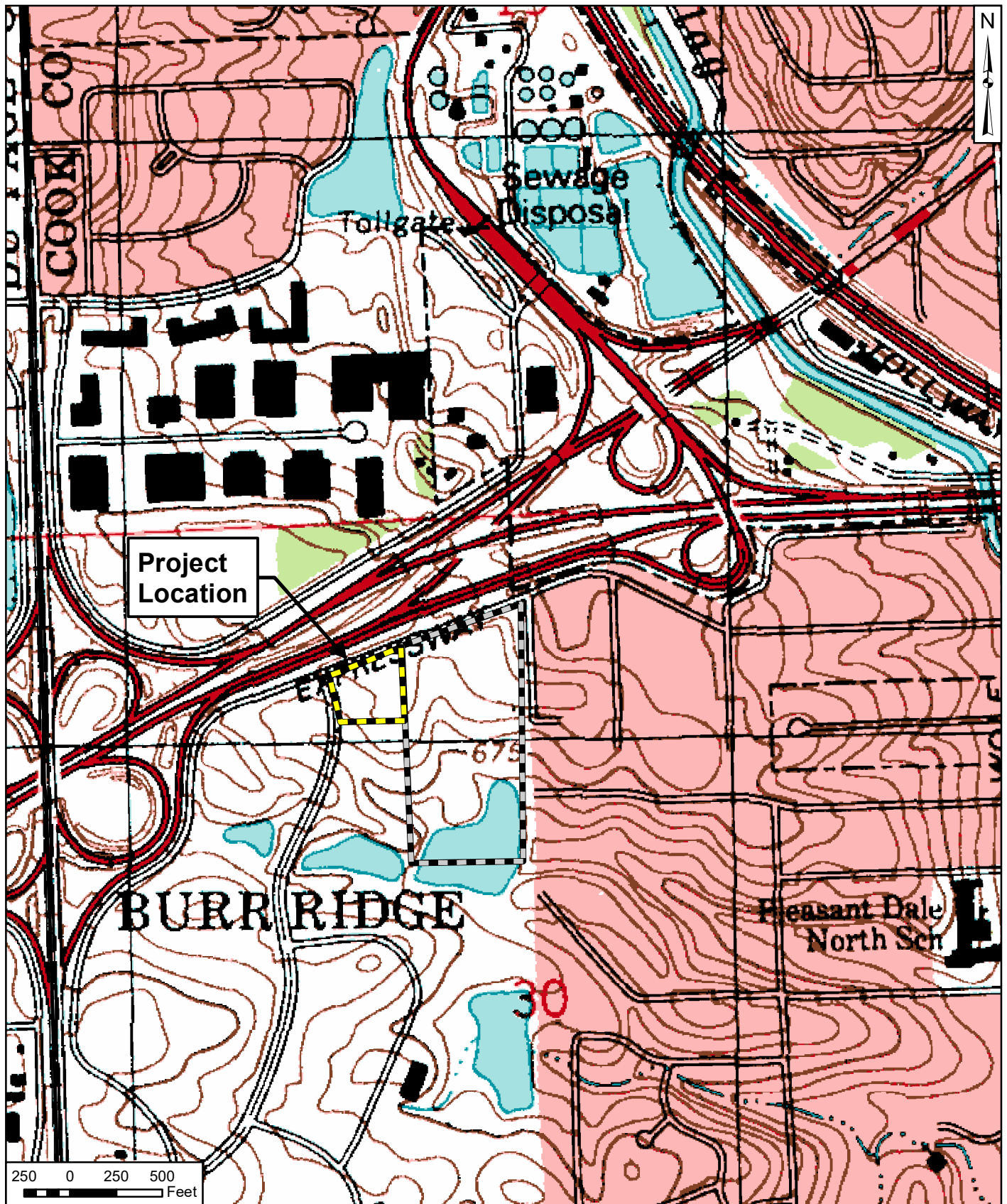
Zone AE floodplain, associated with the pond south of Lakeside Pointe, is present. No development activities will take place in the vicinity of the floodplain.




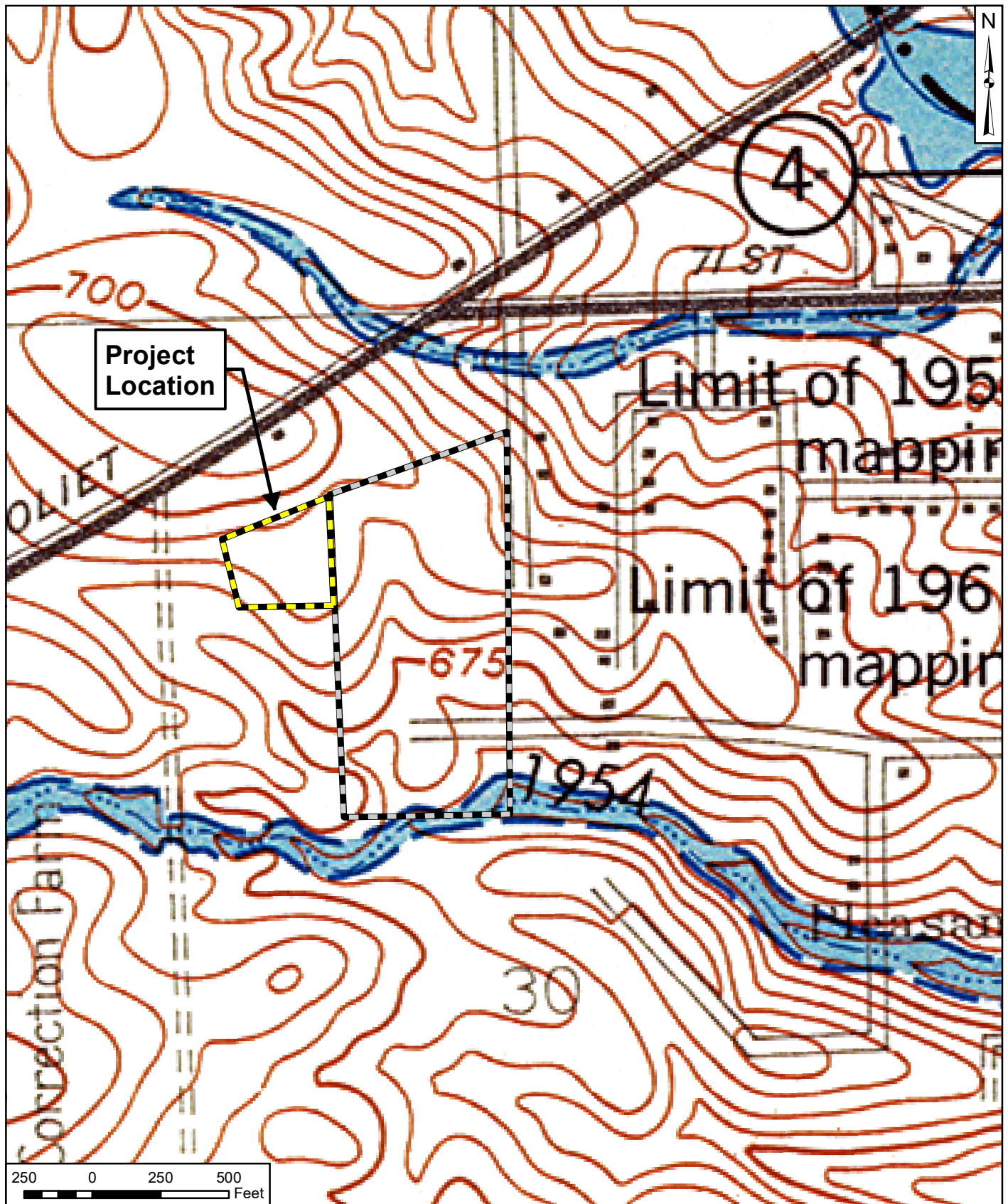
**Project
Location**


250 0 250 500
Feet

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

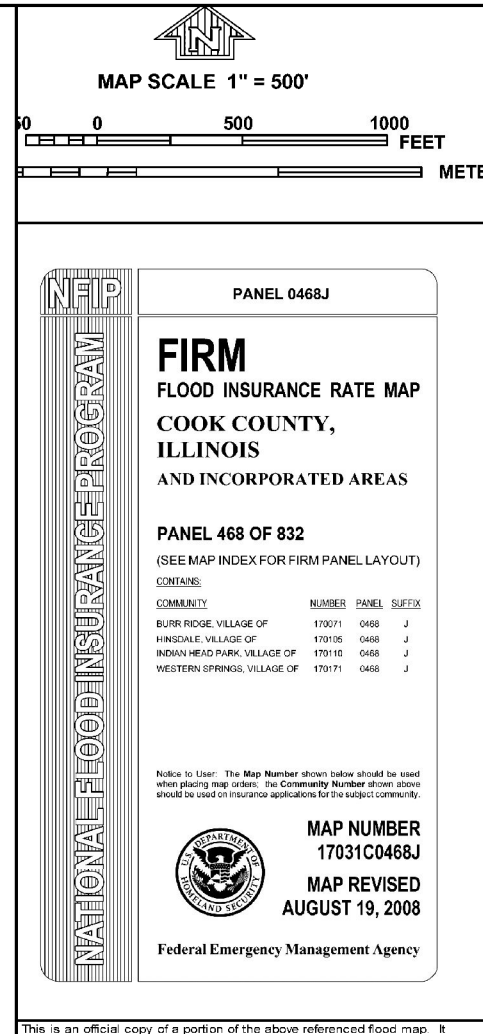
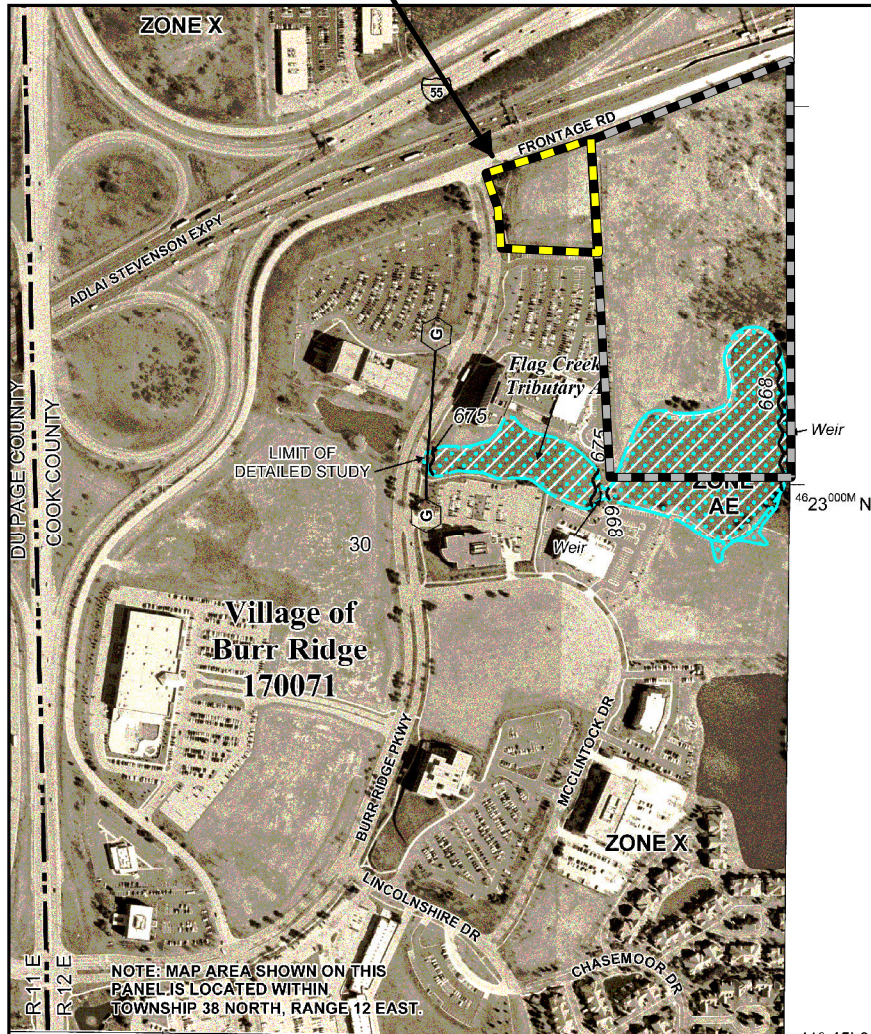


 <div>7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com</div>	PROJECT NO.: 00039.MCN2		CLIENT: McNaughton Development 11S220 Jackson Street Burr Ridge, IL 60527		TITLE: USGS TOPOGRAPHIC MAP		
	CREATED BY: JAR						
	DATE: 03/23/2023		BASE LAYER: USGS Topographic Map Hinsdale Quadrangle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



 <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: USGS HYDROLOGIC ATLAS</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: 3.0</p>
	<p>SCALE: See Scale Bar</p>			

Project Location



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:

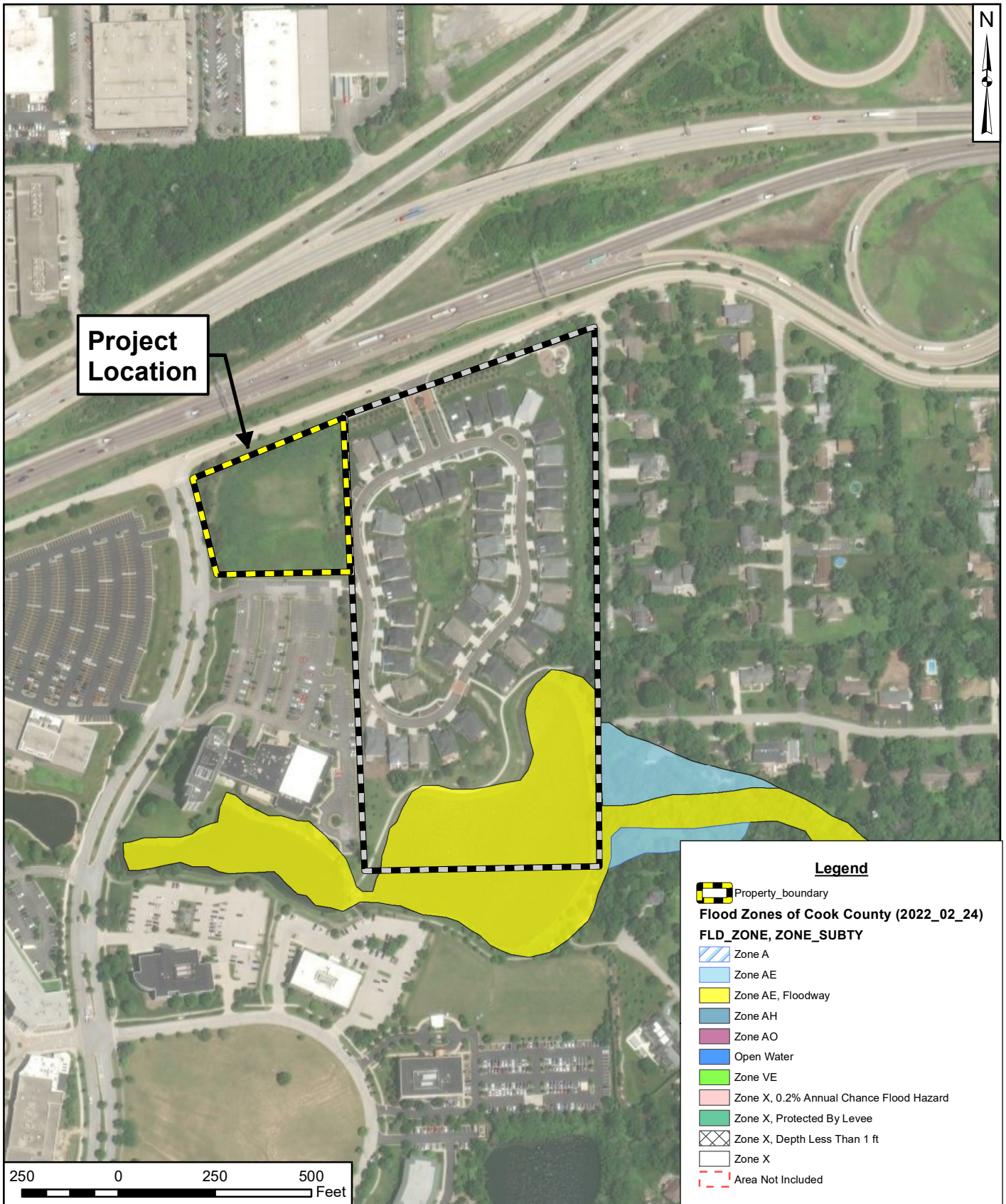
SITE:

FEMA FLOOD INSURANCE RATE MAP (FIRM)

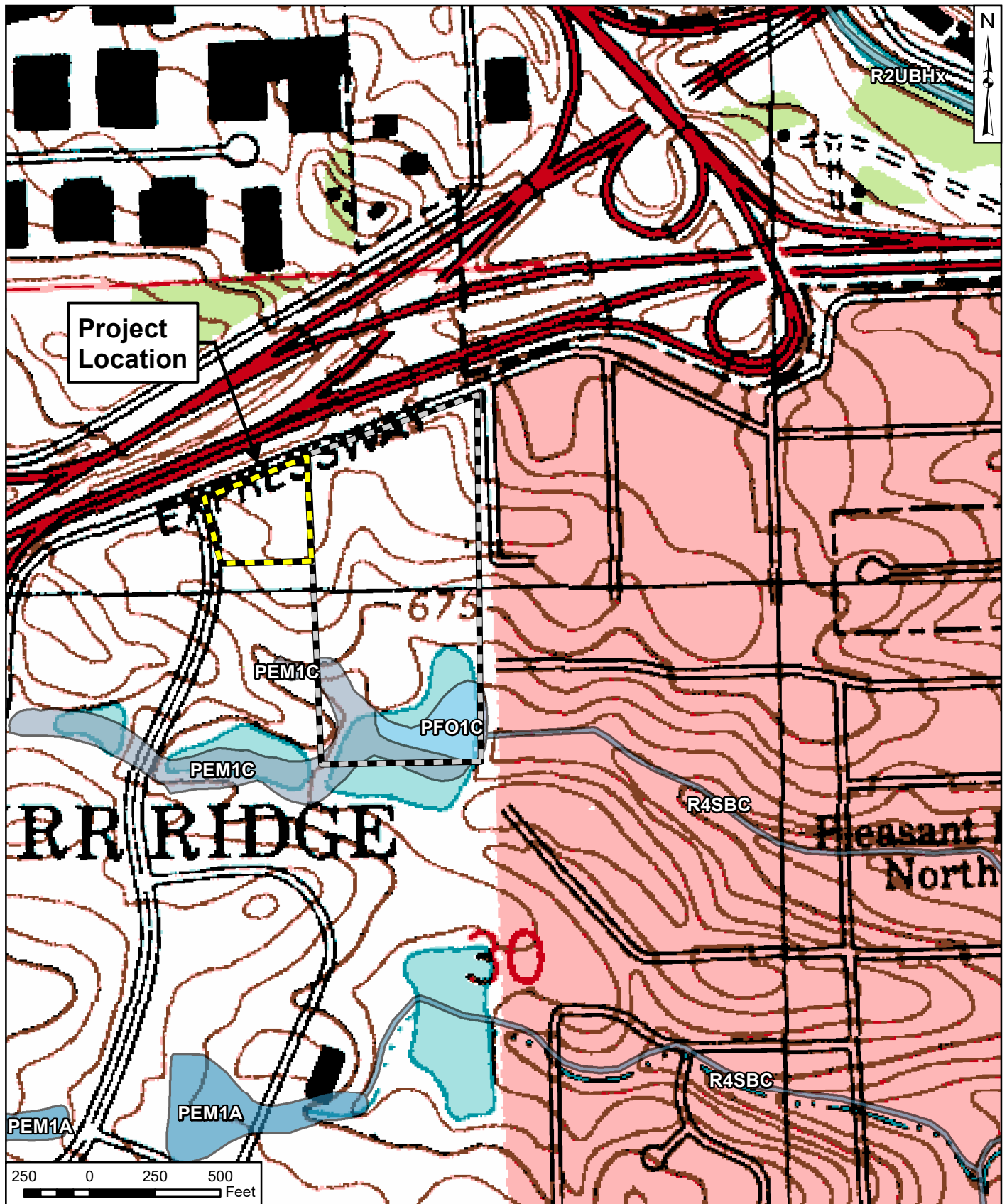
The Villas of Lakeside Pointe
Burr Ridge, Illinois


FIGURE:

4.0



 <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	FLOOD ZONES OF COOK COUNTY, ILLINOIS (2022) MAP	
	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			



 <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: NATIONAL WETLANDS INVENTORY (NWI) MAP	
	CREATED BY: JAR					
	DATE: 03/23/2023		BASE LAYER: USGS Topographic Map Hinsdale Quadrangle (1997)		SITE: The Villas of Lakeside Pointe Burr Ridge, Illinois	FIGURE: 6.0
	SCALE: See Scale Bar					
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:

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

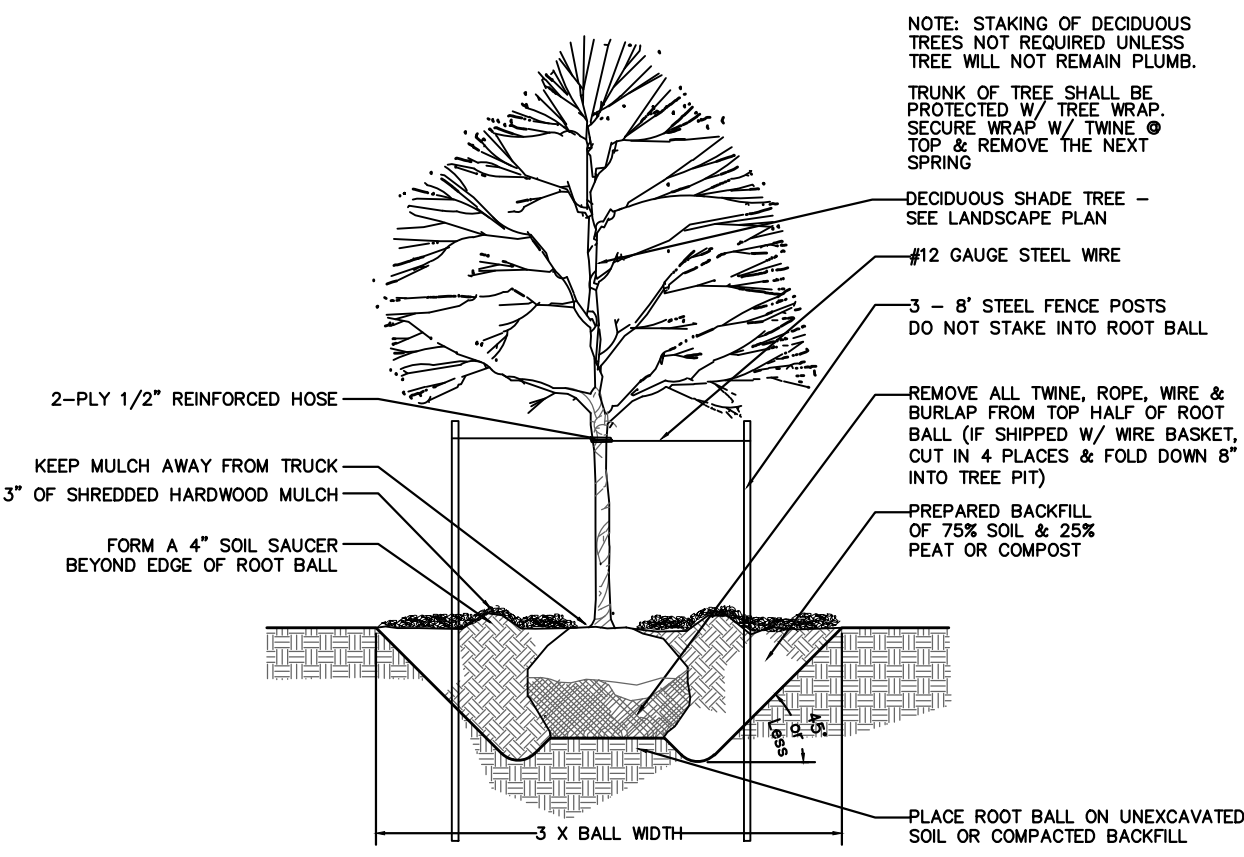
$\text{Remaining surplus} - \text{required additional storage} = \text{on-site storage required}$

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.

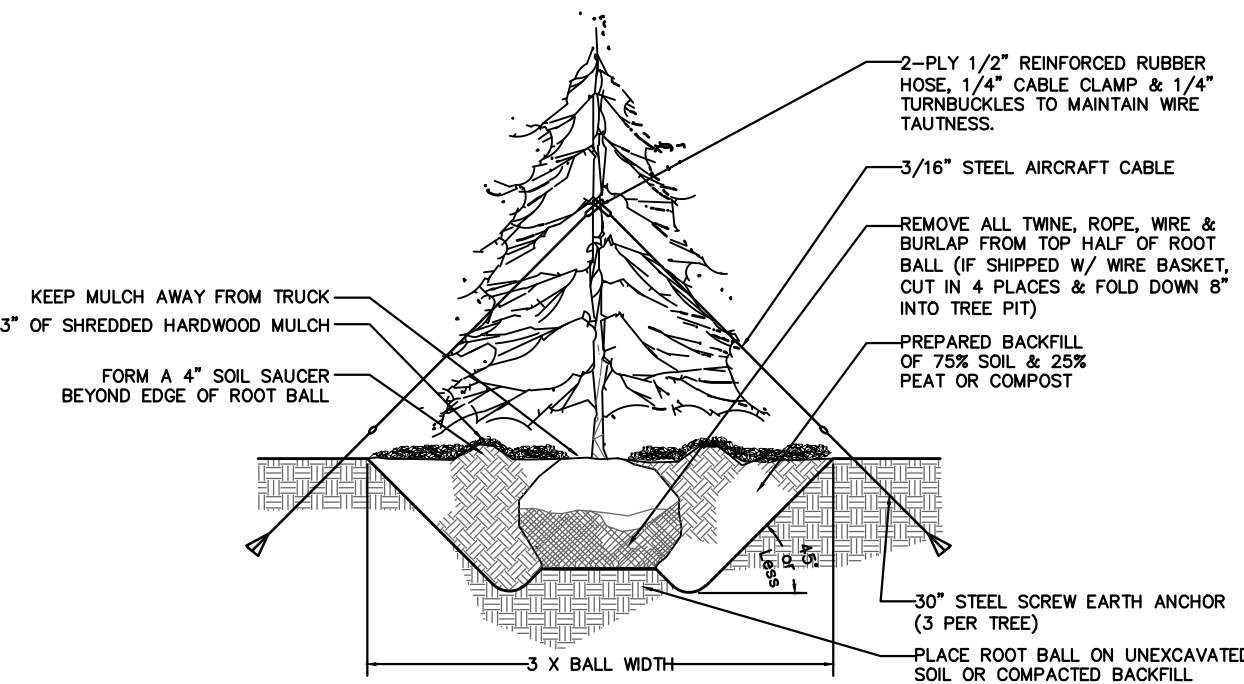
Watershed C: 0.90 Ac-ft of additional surplus is available and may be applied to future developments in Watershed C.

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



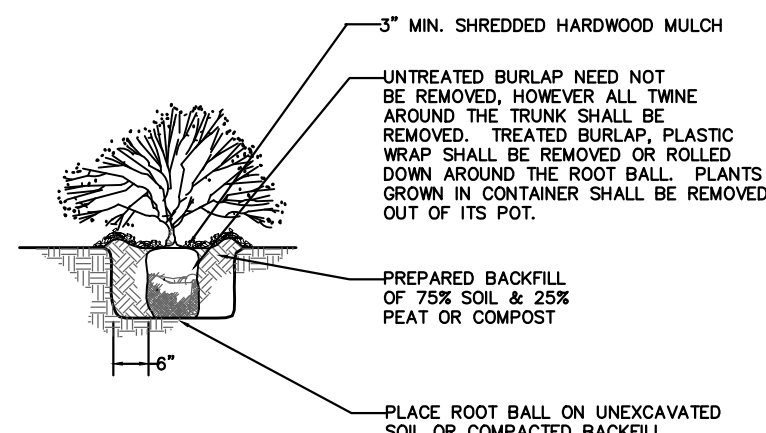
DECIDUOUS TREE

n.t.s.



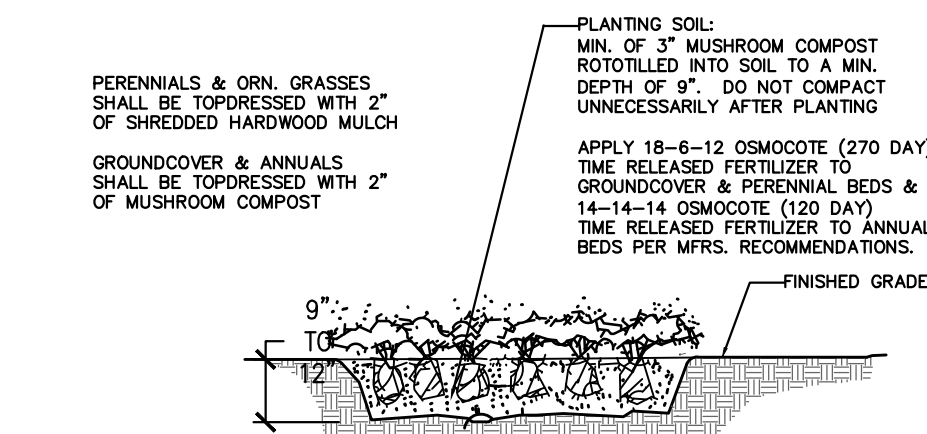
EVERGREEN TREE

n.t.s.



SHRUBS

n.t.s.



ALL BED PLANTINGS SHALL BE INSTALLED WITH TRIANGULAR SPACING

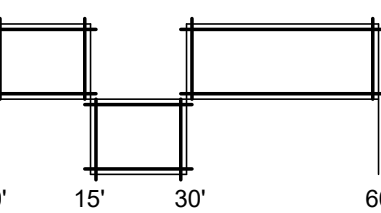
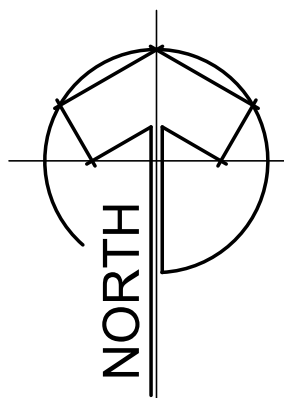
SEE SPECIFIC SPACING DIMENSION ON DRAWINGS

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
DECIDUOUS SHADE TREES				
AFJ	4	Acer f 'Jeffersred'	Autumn Blaze Freeman Maple	3.0" BB
AS	3	Acer saccharum	Sugar Maple	3.0" BB
CO	4	Celtis occidentalis	Hackberry	3.0" BB
GTS	6	Gleditsia t.'Skyline'	Skyline Honeylocust	3.0" BB
GDE	2	Gymnocladus d. 'Espresso'	Espresso Kentucky Coffeetree	3.0" BB
QB	3	Quercus bicolor	Swamp White Oak	3.0" BB
QR	3	Quercus rubra	Red Oak	3.0" BB
TSB	3	Taxodium d. 'Mickelson'	Shawnee Brave Bald Cypress	3.0" BB
UM	4	Ulmus 'Morton'	Accolade Elm	3.0" BB

EVERGREEN TREES

PA	5	Picea abies	Norway Spruce	6' BB
PA	7	Picea abies	Norway Spruce	8' BB
PGD	3	Picea g. 'Densata'	Black Hills Spruce	6' BB
PGD	3	Picea g. 'Densata'	Black Hills Spruce	8' BB
PP	4	Picea pungens	Colorado Green Spruce	6' BB
PP	2	Picea pungens	Colorado Green Spruce	8' BB
PFV	1	Pinus f. 'Vanderwolfs Pyramid'	Vanderwolfs Pyramid Limber Pine	6' BB
PFV	5	Pinus f. 'Vanderwolfs Pyramid'	Vanderwolfs Pyramid Limber Pine	8' BB
PS	3	Pinus strobus	Eastern White Pine	8' BB

DECIDUOUS ORNAMENTAL TREES

BN	2	Betula n. 'Cully'	Heritage River Birch	8' BBcl.
MDW	2	Malus 'Donald Wyman'	Donald Wyman Crabapple	6' BBcl.
MRR	2	Malus 'JFS-KWS'	Royal Raindrops Crabapple	2.5' BB

DECIDUOUS SHRUBS & SHRUB ROSES

AAB	3	Aronia a. 'Brilliantissima'	Red Chokeberry	#5/30"
CR	12	Cornus racemosa	Grey Dogwood	#5/30"
CAH	7	Corylus americana	American Hazelnut	#5/30"

ORNAMENTAL GRASS

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

MATERIAL & LABOR LIST:

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

GENERAL NOTES:

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

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

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

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

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

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

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

Actions taken without the knowledge and 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.

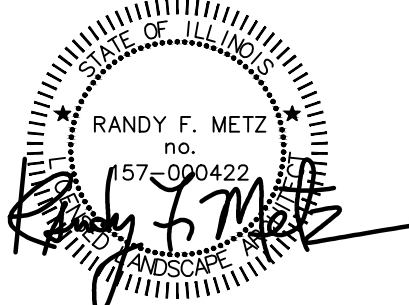
REVISIONS

© Copyright 2023 all rights reserved. The design and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited.

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

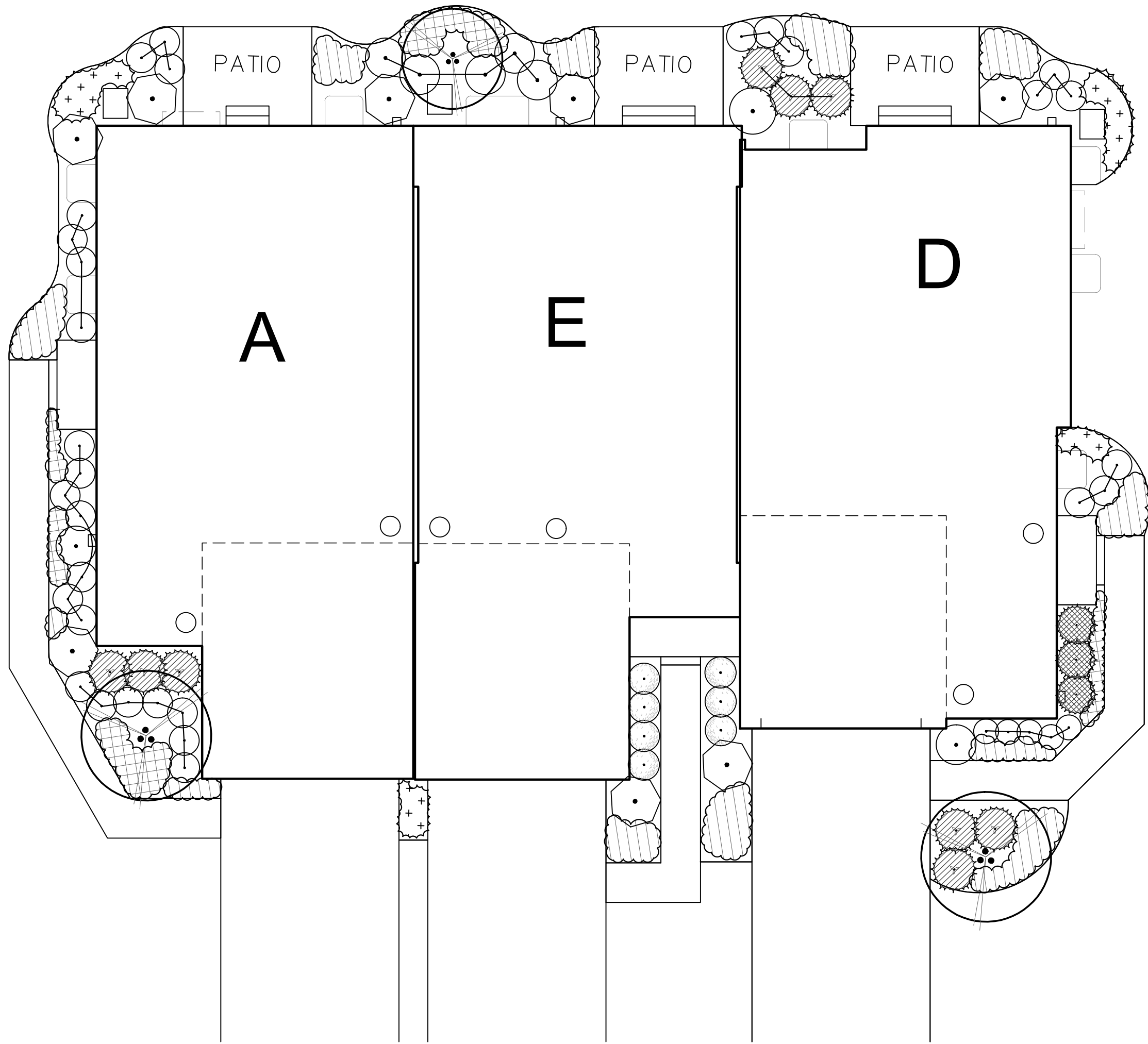
SCALE:

1" = 30'

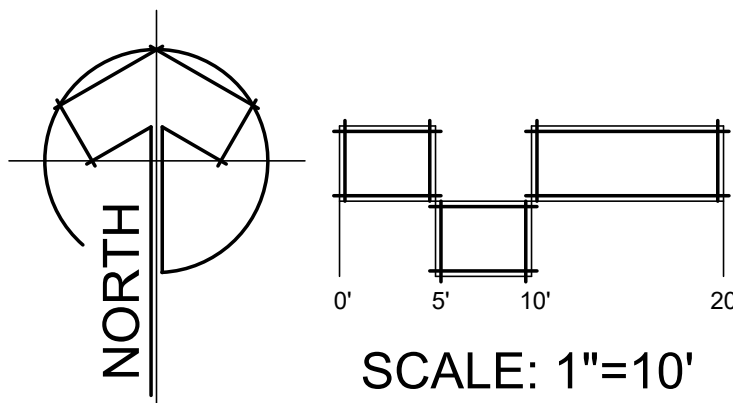
SHEET

L-1.0

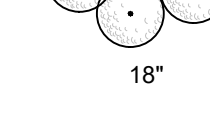
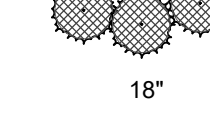
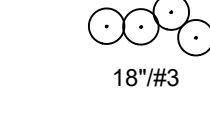
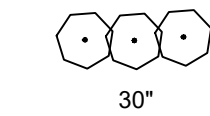
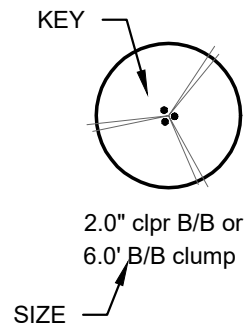
- LEGEND**
- 2.5" to 4" BB - DECIDUOUS SHADE TREES
 - 2.5" or 6" BB - ORNAMENTAL TREES
 - 6' to 10' BB - EVERGREEN TREES
 - 30" to 36" - DECIDUOUS SHRUBS
 - #3 or #5 - DECIDUOUS SHRUBS
 - 24"/#5 - EVERGREEN SHRUBS
 - #3 or #5 - BROADLEAF EVERGREEN SHRUBS
 - #1 - ORNAMENTAL GRASSES
 - #1 - PERENNIALS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



**PROTOTYPICAL FOUNDATION
LANDSCAPE PLAN**



SCALE: 1"=10'



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

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

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

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

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

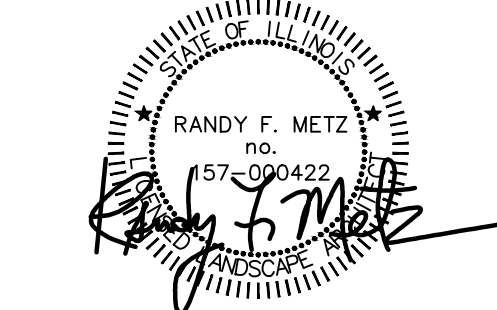
PERENNIALS	
Achillea millefolium sp.	Yarrow
Astilbe chinensis sp.	Astilbe
Coreopsis v. 'Moonbeam'	Moonbeam Coreopsis
Echinacea sp.	Coneflower
Geranium 'Gerwat'	Rozanne Geranium
Geranium s. 'Max Frei'	Max Frei Bloody Cranesbill
Hemerocallis sp.	Daylily
Heuchera sp.	Coralbells
Hosta 'Brother Stefan'	Brother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

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

REVISIONS	

VILLAS @ LAKESIDE POINTE
BURR RIDGE, ILLINOIS

SEAL:



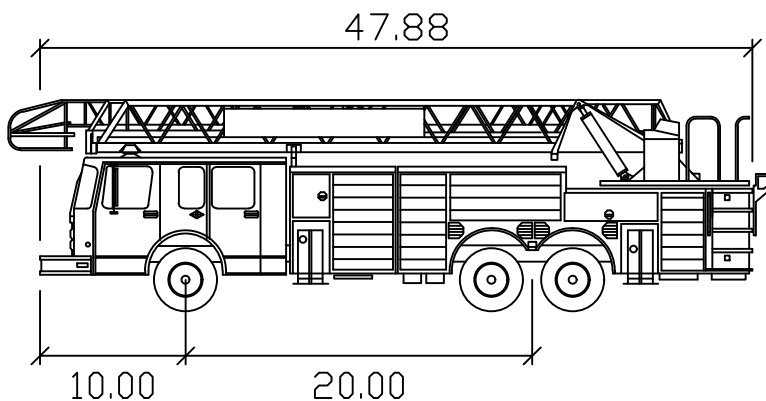
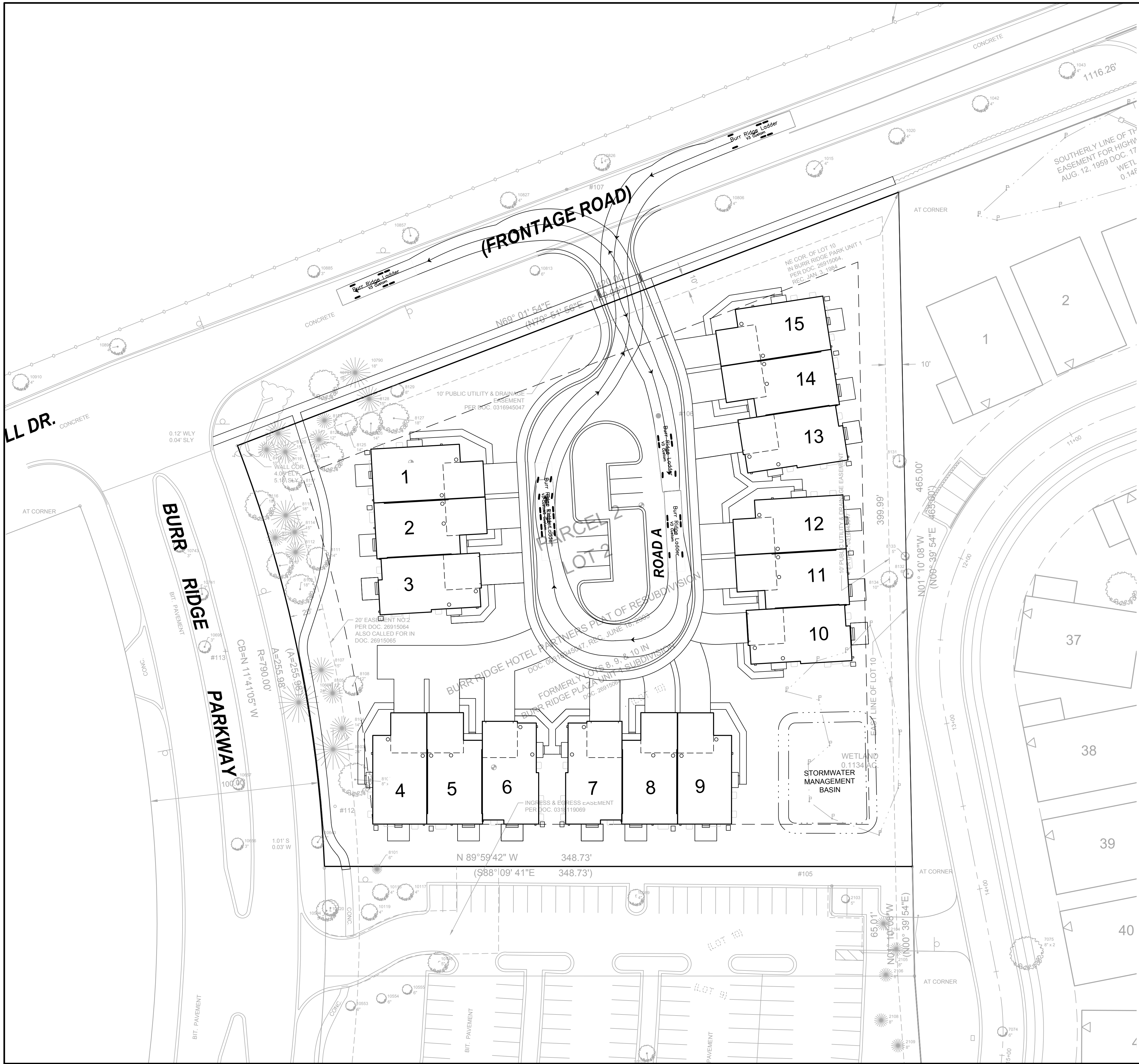
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
www.metz-company.com

**LANDSCAPE
PLAN**

PROJECT NO.:
23-214

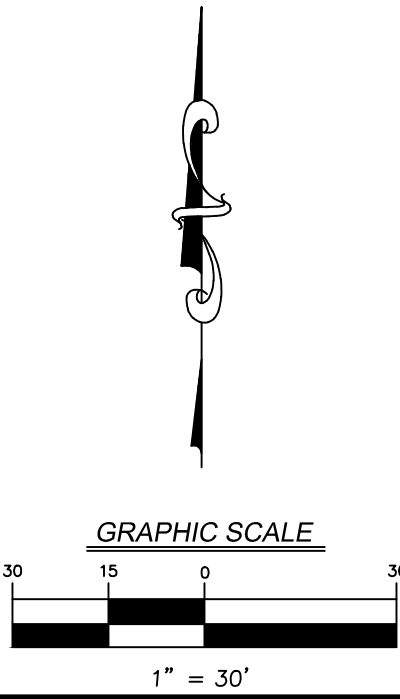
DATE: 2-15-2023
SCALE: 1" = 30' 1" = 10'


SHEET
L-2.0



Burr Ridge Ladder

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



<div><div>7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com</div></div>		FIRE TRUCK EXHIBIT					
		THE VILLAS OF LAKESIDE POINTE					
		BURR RIDGE		ILLINOIS			
PROJECT NO: 00039.MCN2 S03		ORIGINAL ISSUE DATE: 03-23-2023		REVISIONS			
PROJECT MANAGER:		NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
DESIGNED BY: DLG							
DRAWN BY: JAR							
CHECKED BY: NRS							







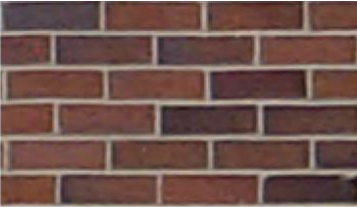




Villas of Lakeside Pointe

Color & Material Legend

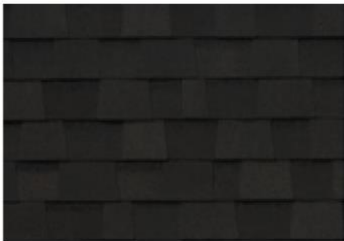
Brick: Old Lancaster



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



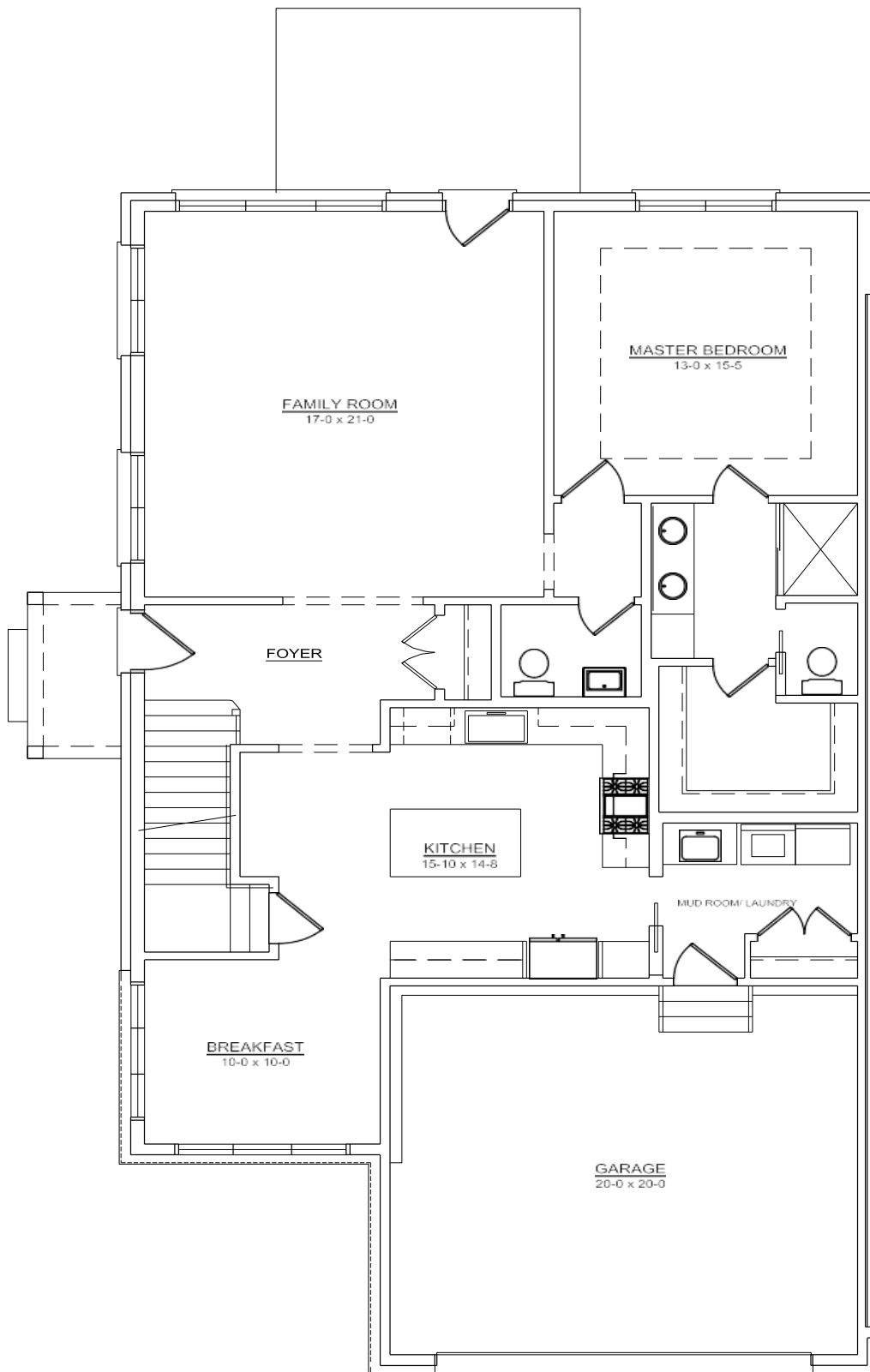
Garage Doors: Metal in Prefinished White



Windows: Pella Encompass in White

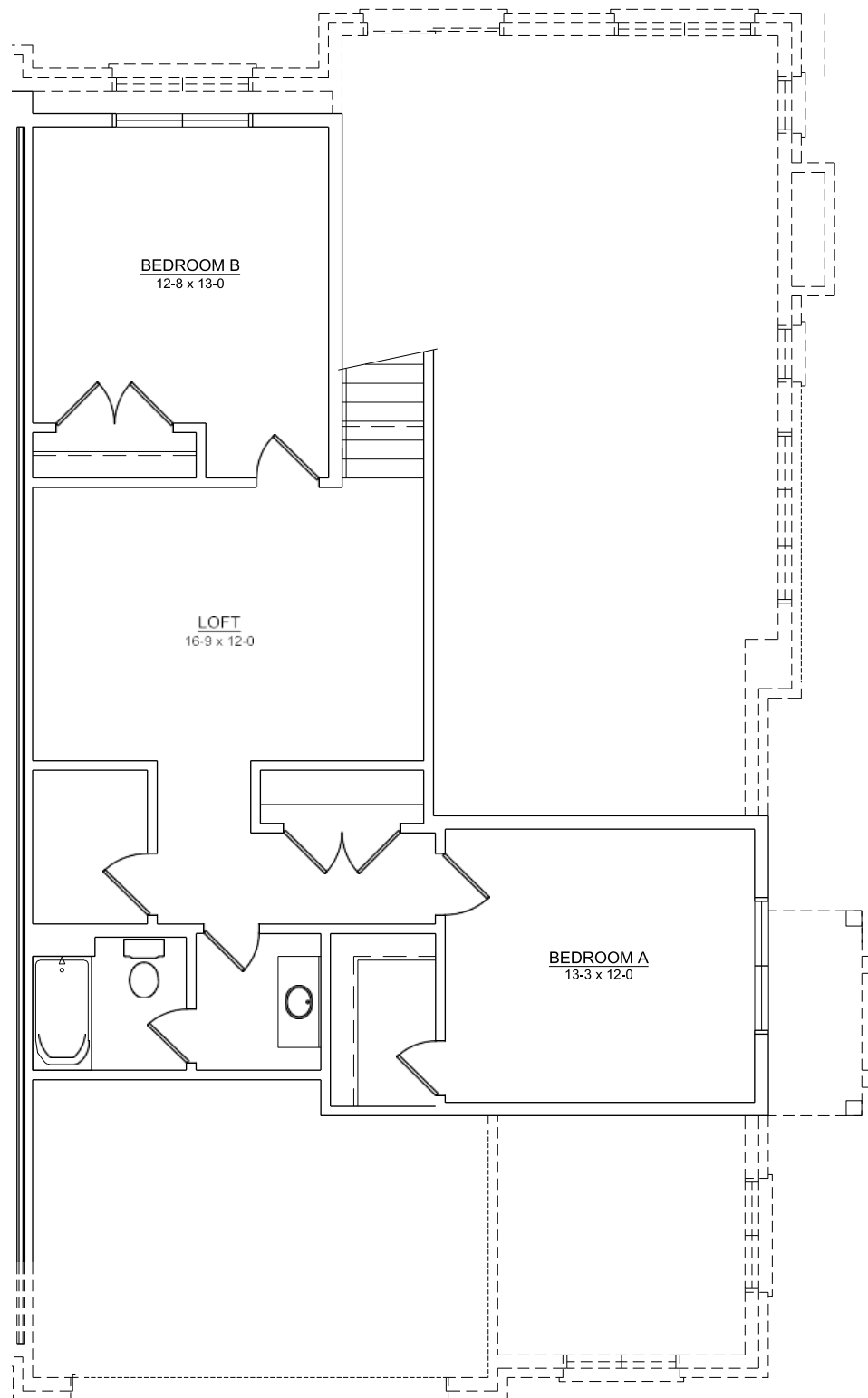


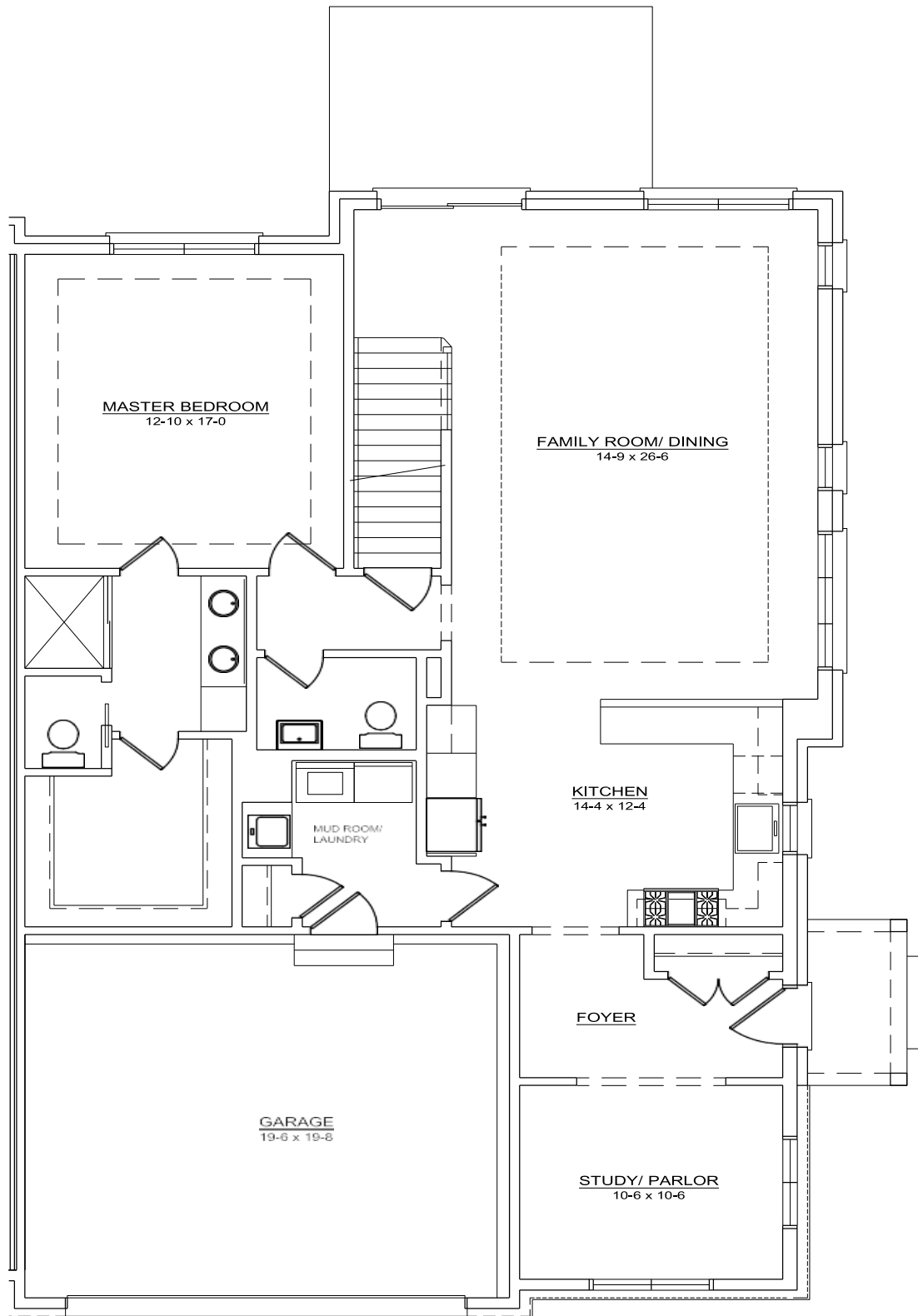
4/6/2023



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

Second Floor



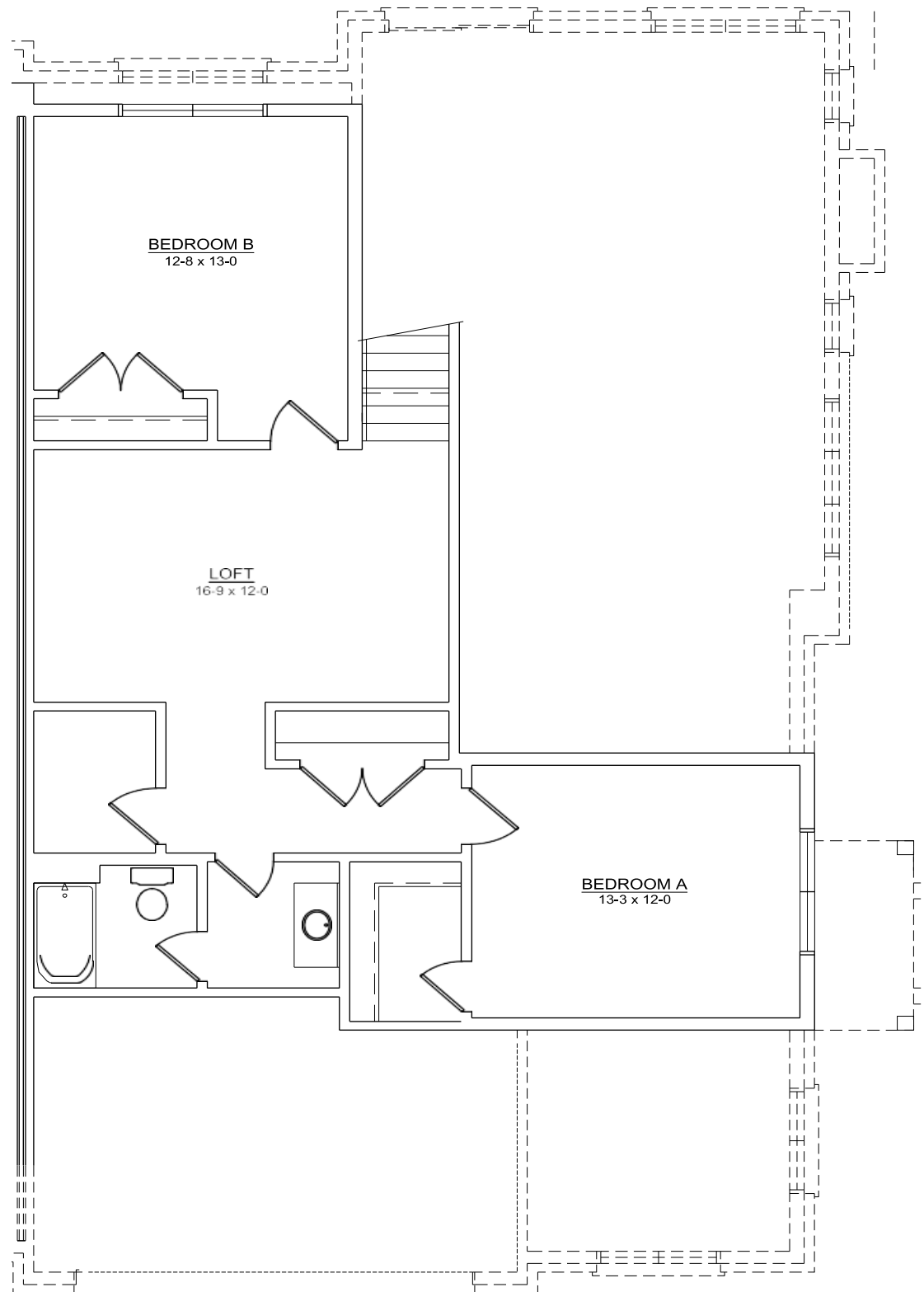


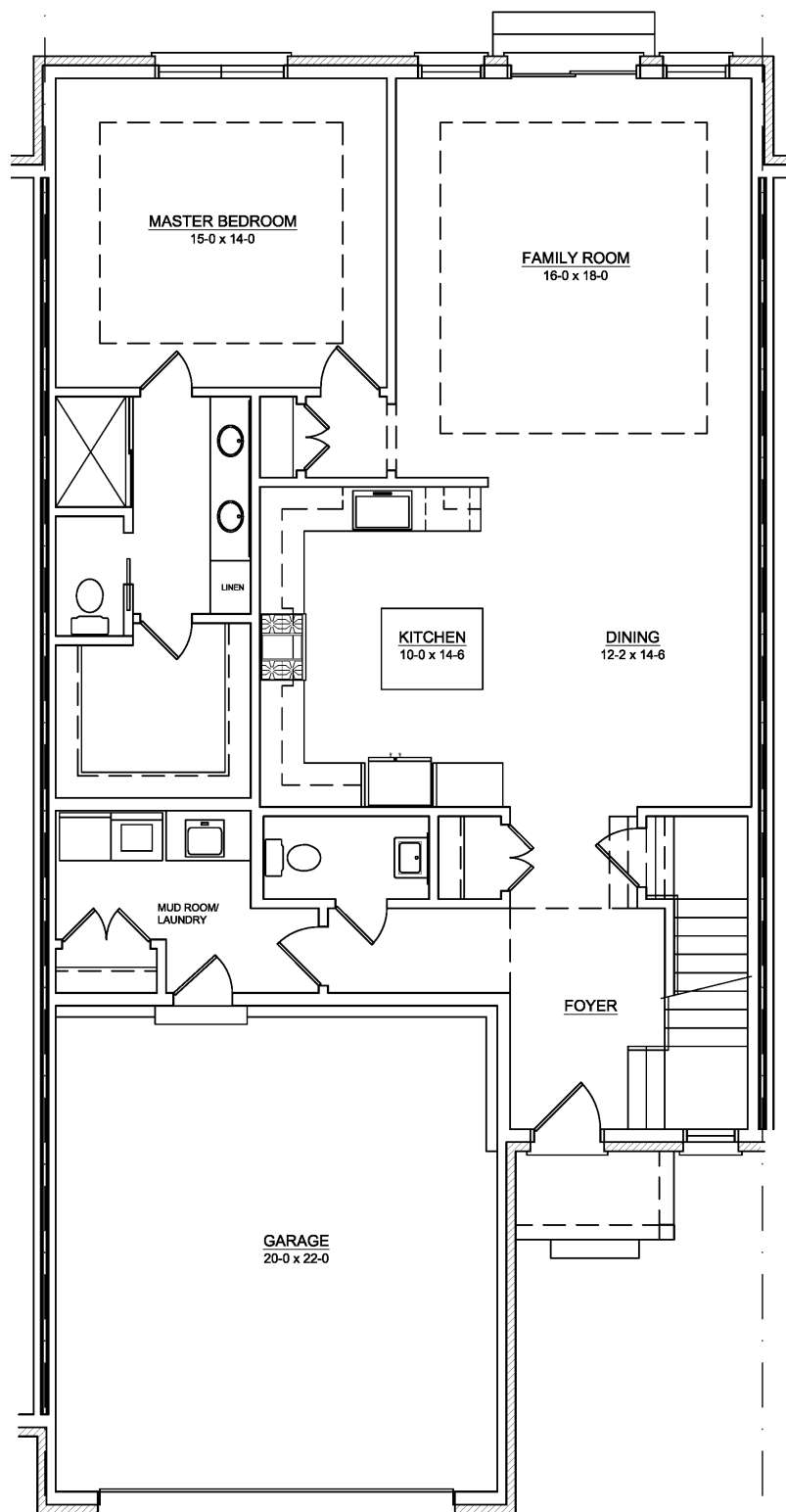
Drexel

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

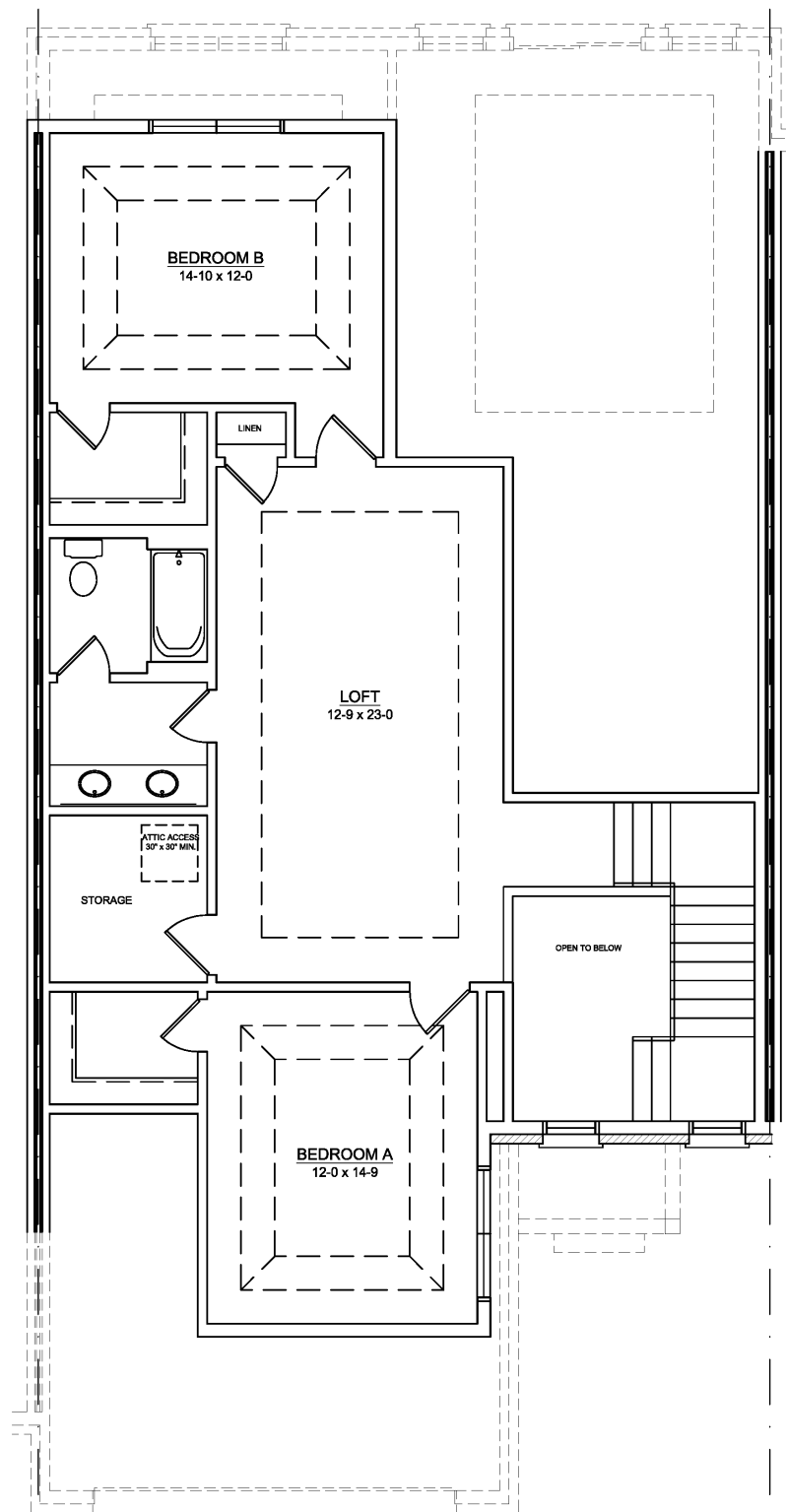


EXHIBIT B



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

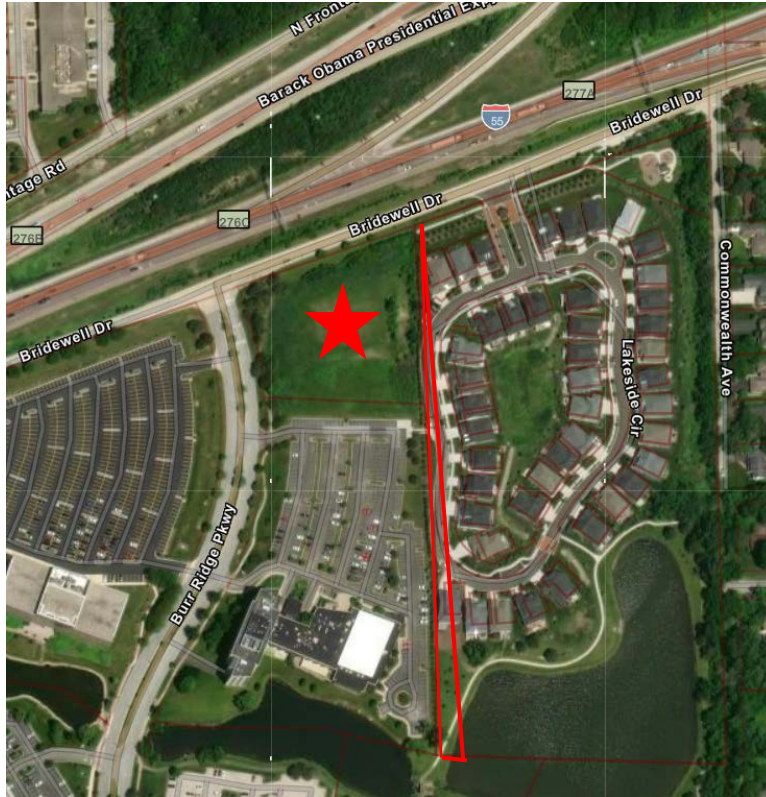
The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider requests by McNaughton Development LLC to amend Planned Unit Development Ordinances A-834-21-17 and A-834-20-16, for variations to permit a planned unit development on less than 20 acres and less than 800 ft. of lot width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

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

Greg Trzupek, Chairman

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



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

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

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

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

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

ACCURATE PARTITIONS
160 TOWER DR
BURR RIDGE, IL 60527

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

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

ALLEN J NIESYTO
7407 ARBOR AV
BURR RIDGE, IL 60527

ANDREW STRZEMP
7234 FAIR ELMS
BURR RIDGE, IL 60527

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

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

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

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

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

BELL ROBERT J
7209 COMMONWEALTH AVE
BURR RIDGE, IL 60527

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

BRUCE BERGLUND
7235 COMMONWEALTH AV
BURR RIDGE, IL 60527

BRVC OWNER LLC
PO BOX 1243
NORTHBROOK, IL 60065

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

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

CAROL A LESTER
7231 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

CESAR VELARDE
1624 W 18TH ST
CHICAGO, IL 60608

CHARLES K PAPP
7276 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

CLARENCE PANKOW
7208 FAIR ELMS
BURR RIDGE, IL 60527

COREY TUMPANE
11510 73RD PL
BURR RIDGE, IL 60527

DAVID STOCK
7321 LAKESIDE CIR
BURR RIDGE, IL 60527

DAWN KLUCHENЕК
7238 LAKESIDE CIR
BURR RIDGE, IL 60527

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

DONALD J HOGLUND
7245 COMMONWEALTH AVE
BURR RIDGE, IL 60527

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

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

GARY NIEDERPRUEM
7307 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

GEORGE S SPINDLER
7344 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

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

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

HOSPITALITY PROP TRUST
255 WASHINGTON ST
NEWTON, MA 02458

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

IGOR TERLETSKY
7430 ARBOR AVE
BURR RIDGE, IL 60527

IREAD LLC
901 MCCLINTOCK DRIVE
BURR RIDGE, IL 60527

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

J YALLAPRAGADA
6120 S ELM ST
BURR RIDGE, IL 60527

JACK F MONSON
7316 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

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

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

JASNA KOSTICH
7217 COMMONWEALTH
BURR RIDGE, IL 60527

JESSICA GARCIA AVITIA
7147 COMMONWEALTH AVE
BURR RIDGE, IL 60527

JOHN BERZANSKIS
7379 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

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

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

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

KATHRYN A DUFFEY
7272 LAKESIDE CIR
BURR RIDGE, IL 60527

KELLY PRALLE TRUST
7227 LAKESIDE CIR
BURR RIDGE, IL 60527

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

LEWIS CHARLES BULLOCK
7213 LAKESIDE CIR
BURR RIDGE, IL 60527

LINDA HAYS
7319 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

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

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

M JHAVERI
P O BOX 1268
MORTON GROVE, IL 60053

MARVIN SASS
7225 COMMONWEALTH AVE
BURR RIDGE, IL 60527

MARYBETH ZINDRICK TTEE
7338 LAKESIDE CIR
BURR RIDGE, IL 60527

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

MICHAEL GLYNN
7343 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

MILAN PETROVIC
7257 LAKESIDE CIR
BURR RIDGE, IL 60527

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

NURUDDIN S RAJWANY
7367 LAKESIDE CIR
BURR RIDGE, IL 60527

PATRICIA N HARRINGTON
7204 LAKESIDE CIR
BURR RIDGE, IL 60527

PAUL PETERSEN
7295 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

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

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

PROCK FAMILY TRUST
7257 COMMONWEALTH AVE
BURR RIDGE, IL 60527

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

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

Resident
7211 LAKESIDE CIR
BURR RIDGE, IL 60527

Resident
7205 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

Resident
7266 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

Resident
7355 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

Resident
7215 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

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

RISING STAR HOLDING
7244 LAKESIDE CIR
BURR RIDGE, IL 60527

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

ROGER A KOEHLER
7415 ARBOR
BURR RIDGE, IL 60527

ROY PIKUS
7296 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

ROY PIKUS
7296 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

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

TCF BANK
1405 XENIUM LN PCC00PD
PLYMOUTH, MN 55441

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

THOMAS BUSSE
7218 FAIR ELMS AV
BURR RIDGE, IL 60527

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

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

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

VLADETA MARKOVIC
7154 FAIR ELMS AVE
BURR RIDGE, IL 60527

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

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

Sincerely



Kristy Tramontana, CCIM, RPA
Senior Asset Manager for the Burr Ridge Park Owners Association
Managed by Edwards Realty Company

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

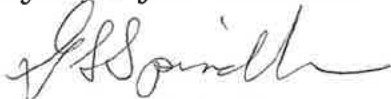
We have been residents of Burr Ridge since 1998 and of Lakeside Pointe since early 2019. For the reasons set forth below we urge the Plan Commission and Zoning Board of Appeals to deny the petition of McNaughton Development LLC to include portions of Outlots A, C, and D of the Lakeside Point subdivision 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 17th hearing and would welcome an opportunity to further discuss our concerns. We may be reached at [REDACTED].

Thank you for your attention.


George Spindler


Jo Spindler

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

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

--

Mary Ryan

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

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

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



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

PREPARED BY AND MAIL TO:

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

**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

LAKE SIDE 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: 

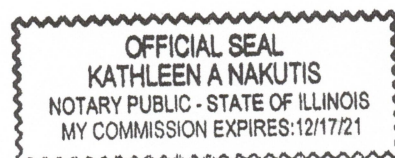
Paul McNaughton

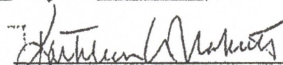
Its: PRESIDENT

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 12th day of OCT., 2018.




Notary Public

M E M O

To: Janine Farrell, A.I.C.P., Director of Community Development
From: David Preissig, P.E., Director of Public Works & Village Engineer
Date: April 12, 2023
Subject: Preliminary Engineering Plans for The Villas of Lakeside Pointe

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

Preliminary Plat

1. Existing property boundaries will be verified by a professional land surveyor. Boundaries shown approximately by Cook County GIS differ slightly in relation to Burr Ridge Parkway and the adjacent Marriott site.
2. Add behind each townhome lot an “Exclusive Deck and Patio Easement” which would contain the proposed patios as shown.
3. Outlot A, if dedicated to street purposes, should encompass the proposed sidewalk including a 12” buffer behind the sidewalk.
4. Provide PIN and easements of the adjacent parcels along all boundaries.

Preliminary Stormwater Management Narrative

5. An existing wetland was identified on this site along its easternmost edge during the 2017 design of Lakeside Pointe. The wetland must be verified, delineated, and rated so that its limits and buffers are considered with the proposed development.
6. In the report, provide analyses of the offsite storm sewers and bioretention ponds to which stormwater runoff is proposed to be discharged. Determine if downstream ponds in Lakeside Pointe must be resized or their restrictors modified to accommodate the increased runoff routed through these ponds. Note that existing contour maps show a substantial portion of this site draining to the Marriott parking lot or Burr Ridge Parkway, with a smaller portion being tributary to the existing wetland.
7. Provide a summary table of “allowable future developments” which have occurred in “Watershed C” since 2008, using the Village’s 2008/2012 memo for “Stormwater Detention in the Burr Ridge Corporate Park” (included in the Stormwater Management Narrative), beginning with “remaining surplus storage as of October 31, 2008”.

8. Updated runoff coefficients for this site must be estimated to account for the new rainfall data provide by ISWS Bulletin 75.
9. Schedule a pre-application meeting with the Metropolitan Water Reclamation District regarding its Watershed Management Ordinance (WMO) and the associated “Legacy-D” permitting of the existing Burr Ridge Corporate Park pond.

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

10. With topography on Bridewell Drive, check the intersection sight distance at the current speed limit+5MPH looking east on Bridewell Dive, to verify the existing crest vertical curve is not a constraint.
11. Proposed sidewalk must be 6’ width behind the curb
12. Identify the proposed curb and gutter type on the outer edge of Road A, which should be a barrier curb. The concrete curb and gutter in R-5 zoning shall be Type B-6.12.
13. Additional site lighting should be considered – post-top luminaires matching those in Lakeside Pointe should be additionally placed at the north end of the interior island and between townhouse clusters as appropriate to better illuminate the roadway and driveways.
14. The existing, decorative stone wall at the corner of Burr Ridge Parkway should be removed, and this corner enhanced with new landscaping. The wall exists in the Village right-of-way over a Village water main. Removing the wall allows the proposed sidewalk to better align with the adjacent streets.
15. On the grading and utility plans, identify the overflow route for the proposed detention pond, which would appear to be onto Lakeside Pointe. Include a baffle-wall restrictor manhole as typical per MWRD details in ST 4-1 to be accessible for maintenance.
16. Identify at each sewer-storm-water main crossing the utility conflict elevations.
17. Include a plan and profile sheet, showing the road profile having a grade less 10%.
18. Proposed water main: Add a valve in vault to the west of the water main T between Lot7/8, add a fire hydrant in the center of the interior island and another near the connection to 12” stub on Burr Ridge Parkway.





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Janine Farrell, AICP
Community Development Director

DATE: May 15, 2023

RE: Board Report

The Board of Trustees took the following actions relative to matters forwarded from the Plan Commission on May 8, 2023:

- **Z-01-2022: Outdoor Dining Text Amendment**
 - The Board approved an Ordinance approving text amendments to the Zoning Ordinance for outdoor dining. The language was unchanged from the Plan Commission recommendation.