



## M E M O

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**To:** Chairperson Guy Franzese  
Members of the Village of Burr Ridge Stormwater Committee

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

**Date:** August 20, 2018

**Subject:** Summaries and Updates for Stormwater Committee

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The following updates are provided for your information in lieu of the Committee's regular meeting of August 14, 2018, that was cancelled:

### **1) STORM SEWER IMPROVEMENT PROJECT ON COUNTY LINE ROAD AT DEER PATH TRAIL**

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At its regular meeting on August 13, 2018, the Village Board of Trustees approved a contract with Unique Plumbing Co., Inc., of Brookfield, Illinois, for the County Line Road at Deer Path Trail Storm Sewer Improvement Project to replace the collapsed pipe between the ponds at Deer Path Trail and its outfall near Hidden Lake Drive. This contract was awarded in the amount of \$286,817.08, with adequate funds available to complete this project in the amended FY18-19 Stormwater Management Fund budget.

Formal permit approval from Cook County is awaiting execution of the required bond and insurance forms by our contractor as well as addressing final County review comments by our consulting engineer. It should be noted that project scope increases became necessary after an early coordination meeting with Cook County staff in June 2018. Cook County required a larger pipe of a different material than anticipated, which increased costs directly, eliminated the option for trenchless construction, and resulted in substantial cost increases for sidewalk replacement, pavement patching and restoration.

A pre-construction meeting with the contractor is scheduled for Thursday, August 23, 2018, with construction anticipated to begin the first week of September 2018. Work should be completed by October 31, 2018. Following the pre-construction meeting, a notice will be sent to affected homeowners on Deer Path Trail, Hidden Lake Drive, and County Line Road.

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## **2) UPDATES REGARDING PROPOSAL TO DEVELOP 7950 DREW AVENUE**

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Two concepts are being considered at the **Plan Commission meeting on August 20, 2018** (meeting at Village Hall, at 7:00 p.m.). Jarper & Associates has continued its petition to develop a P.U.D. at 7950 Drew Avenue, 8.87 acre parcel at the southwest corner of 79th Street and Drew Avenue. At this time, the P.U.D. has been revised from nine units to eight, and the petitioner has also submitted a “by right” subdivision in the event the PUD is rejected. The petitioner is proposing to provide its public benefit by retaining an additional 20% above the required stormwater detention and releasing it at a slower rate, thereby limiting the amount of stormwater that would flow into the abutting wetland.

*Please see an excerpt of petitioner’s documents in Attachment A*

The full submittal by the petitioner is available at:

<http://www.burr-ridge.gov/village-board/planning-commission-zoning-board-of-appeals/>

## **3) STATUS OF FINAL GRADING AND WORK REQUESTED AT 7600 S. COUNTY LINE ROAD (SHIRLEY RYAN ABILITYLAB)**

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On Monday June 25, 2018, the Village Board of Trustees considered a variation for two wall signs at the Shirley Ryan Ability Lab, 7600 S. County Line Road, which was approved. As part of the discussion on this agenda topic, a resident inquired about the developer completing the approved landscaping and drainage items as approved by the Village. The Board requested that staff provide the developer with 4-week deadline of completing this work, which was Wednesday, July 25, 2018. Village staff met with the site engineer and developer on Wednesday, July 11, 2018, at which meeting the corrective steps were defined and detailed.

As was discussed at the May 5, 2018, meeting of the Stormwater Committee, the work included the ditch along the west property line that was lined with a stoned invert. The ditch subgrade had been lowered at the time of construction to provide some infiltration of surface water below the stone invert before flowing into the storm sewer system, which was an improvement not anticipated in the original approved plans. However, landscaping around this ditch needed to be changed, since wood chip mulch placed near the ditch is not an appropriate landscape material around a ditch flowage. The corrective work necessary along the west property line is shown in the plans (*see Attachment B*).

Work was completed before the deadline date and in accordance with requests of Village staff. Village staff will continue to monitor and verify the operation of the storm sewer system intercepting the off-site flows along the west property line.



#### **4) STATUS OF DATABASE UPDATES AND EVALUATION OF STORMWATER STORAGE FACILITIES AND DRAINAGE PROJECTS AND STUDIES**

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As discussed at the May meeting of the Stormwater Committee, one of the strategic goals of the Village Board is to provide the means necessary to ensure adequate maintenance of stormwater storage facilities. These facilities, in either form of wet-bottom and dry-bottom ponds and the open spaces they occupy are known to add value to our homeowners, businesses, and Village neighborhoods generally for both their aesthetic appeal and stormwater benefit. To that end, Village staff committed to fulfilling this goal and initiated the first step necessary to develop a Village-wide evaluation of its stormwater storage facilities.

This first step is the most tedious but also the most critical, and includes an accurate update to the inventory of stormwater storage facilities. This past summer, the engineering intern combed through the 2013 inventory, the Village's existing geographic information system (GIS), as well as the scanned as-built subdivision plans to develop a thorough database. This database now contains 109 retention ponds (wet-bottom) and 87 detention ponds (dry-bottom), for a total of 196 facilities.

The next step in the process will include determining evaluation criteria, which will be discussed at the Stormwater Committee meeting. Other steps will include determining facility ownership and maintenance rights-of-way, as well as geospatial placement and data entry into the GIS system. It should be noted that the Village is currently transitioning its GIS provider; therefore, updated maps may not be produced in time to present to the Committee at its next regular meeting in November.

#### **5) NEXT MEETING**

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The next regular meeting of the Stormwater Committee will be November 13, 2018.

#### **ATTACHMENTS**

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- A: Excerpt from Plan Commission packet for Aug. 20, 2018 - 7950 Drew Ave. P.U.D.*
- B: Shirley Ryan Ability Lab - Rip Rap Modification Exhibit*





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

**Z-04-2018: 7950 Drew (Patera);** Requests special use approval as per Section VI.F.2.h of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development and requests a variation from Section VI.F.3.b(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres; continued from March 5, 2018 and May 7, 2018.

**HEARING DATE:**

August 20, 2018; continued from  
May 7, 2018 and March 5, 2018

**TO:**

Plan Commission  
Greg Trzupsek, Chairman

**FROM:**

Evan Walter  
Asst. to Village Administrator

**PETITIONER:**

Nicholas Patera

**PETITIONER STATUS:**

Development Consultant

**PROPERTY OWNER:**

Anthony Perino  
Jarper Properties

**EXISTING ZONING:**

R-3 Residential

**LAND USE PLAN:**

Recommends Residential Uses

**EXISTING LAND USE:**

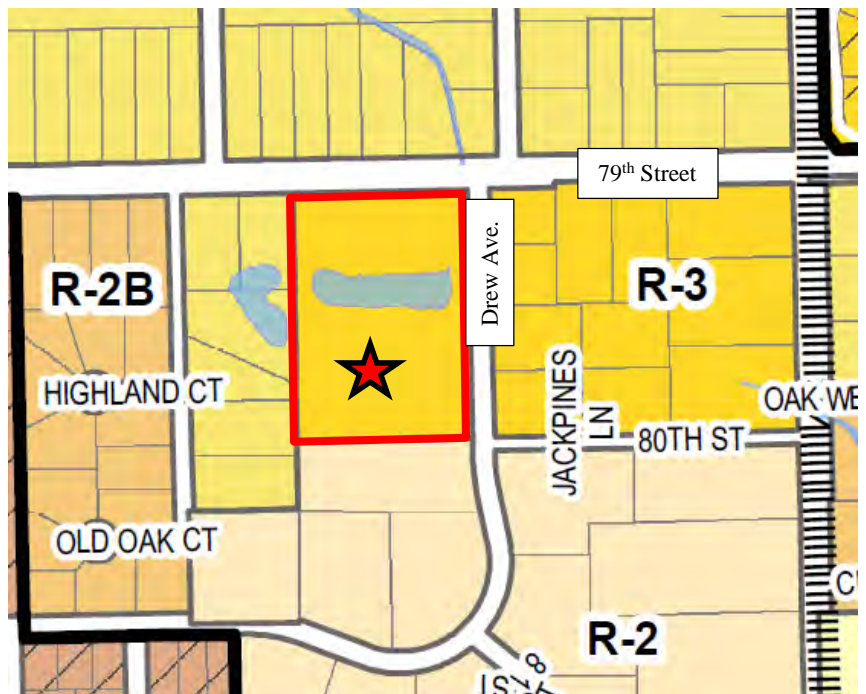
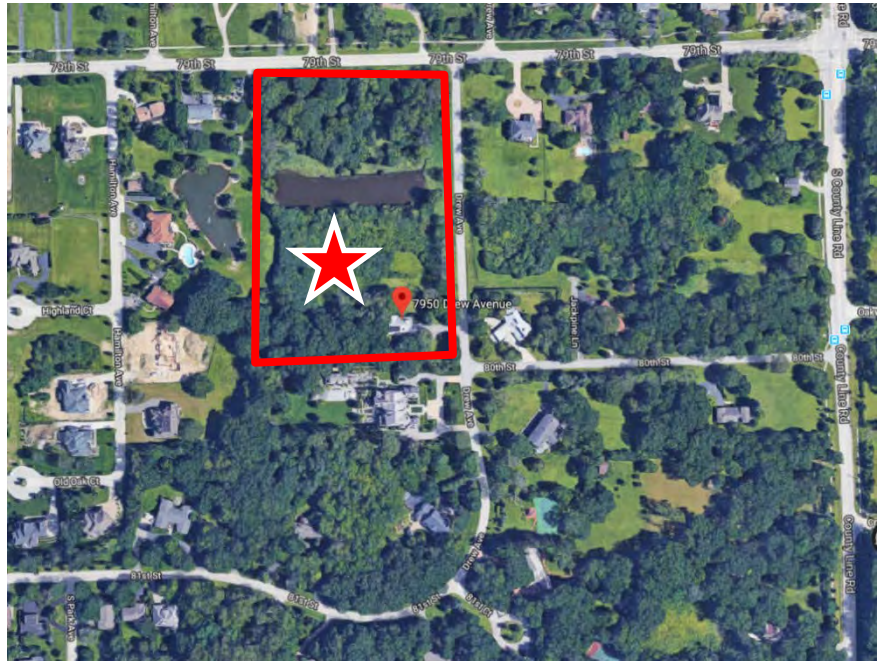
Vacant Single-Family Residential

**SITE AREA:**

8.87 Acres

**SUBDIVISION:**

Korinek's Owners



This petition was previously continued from March 5, 2018 and May 7, 2018. The petition was originally filed as a PUD containing nine units on a private street, but has since been revised to reduce the number of homes from nine to eight. The petitioner has also submitted a preliminary plat of approval for consideration for a “by right” eight-lot subdivision on the August 20 agenda should this PUD be recommended for denial by the Plan Commission. Relative to the revised PUD proposal, staff has identified several items requiring additional clarification.

**Site Plan** - A revised site plan has been submitted which reduces the total number of homes from nine to eight by removing one home from the southern portion of the property. This revision has increased the setback between the nearest home and the south property line from 50 feet to 80 feet as well as to allow the PUD to retain all of the existing mature trees on the southern property line and provide a transition to the south neighboring property.

**Engineering Plan** – While the petitioner has reduced the number of homes shown on the site plan from nine to eight, the petitioner’s engineering plan maintains the same amount of stormwater capacity as was proposed with nine homes, all of which serves as the PUD’s proposed public benefit.

**Architectural Concepts** – The petitioner has included several new concepts regarding the style of homes proposed to be built in the PUD.

**Home Size** – In the proposed PUD, homes of approximately 3,500 square feet will be built, with additional uncounted living space in the basements and garage, bringing the usable total of square footage to well over 5,000 square feet on the primary living, ground floor and second floor areas. Under standard R-3 Residential zoning, property owners would be permitted to build a home no more than 20% the size of their lot; for example, a 4,000 square foot home could be built on a 20,000 square foot lot, with basement and garage areas similarly uncounted. In summary, the proposed homes in the PUD are of comparable size to what could be built under standard R-3 Residential zoning.

**Front Yard Setbacks** – Lots 1, 2, 4, 6, and 7 have front yard setbacks less than the 30 feet required by the R-3 District. The driveway at lot 6 also contains a driveway which is not long enough to accommodate a car without extending into the public right-of-way, which is a violation of the Village’s traffic ordinances. Staff recommends that each property have a front yard setback of at least 20 feet from the property line to the garage entrance to ensure that cars have ample space to park without blocking the street. If the street were made private, there would be no violation of cars blocking rights-of-way with a 20-foot setback as the right-of-way would become an easement.

## **PUBLIC COMMENT**

One resident submitted a letter regarding the proposed development, which is included as Exhibit B. There was also extensive public comment at the prior Plan Commission hearings.

## **FINDINGS OF FACT AND RECOMMENDATION**

The petitioner has prepared findings of fact for the PUD which may be adopted if the Plan Commission is in agreement with those findings. The petition also includes a request for a variation. Below is a recap of these requests.

- **PUD Size:** The petitioner requests a variation to permit a PUD on 8.87 acres rather than the required minimum of 40 acres.

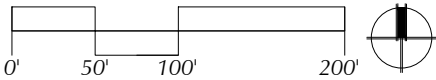
- **Improvements to 79<sup>th</sup> Street and Drew Avenue:** The petitioner proposes no improvements to be made to 79<sup>th</sup> Street or Drew Avenue as these are areas that were either recently improved by the Village or border natural areas. Typically, the Village has required a contribution to the capital fund and a contribution to the Pathway Fund in lieu of required street and sidewalk improvements. Acceptance of a fee in lieu of required street and sidewalk improvements or waiver thereof, will be determined by the Board of Trustees and is not typically addressed by the Plan Commission.

In conclusion, the petitioner is requesting designation of the property as a Planned Unit Development. If this petition is approved, it will represent a preliminary plat approval. The petitioner would then need to prepare final engineering plans for review by Village staff and a final plat of subdivision for approval by the Village Board of Trustees. As previously discussed, the petitioner has also submitted a preliminary plat for consideration to develop an eight-unit “by right” subdivision should the current consideration be recommended for denial. The petitioner has a strong preference seeking commission approval of the PUD plan over the “By Right” plan for greater preservation of open space and creation of a maintenance-free, coordinated neighborhood that is respectful of zoning, neighborhood character and environment.

#### **Appendix**

Exhibit A – Petitioner’s Materials





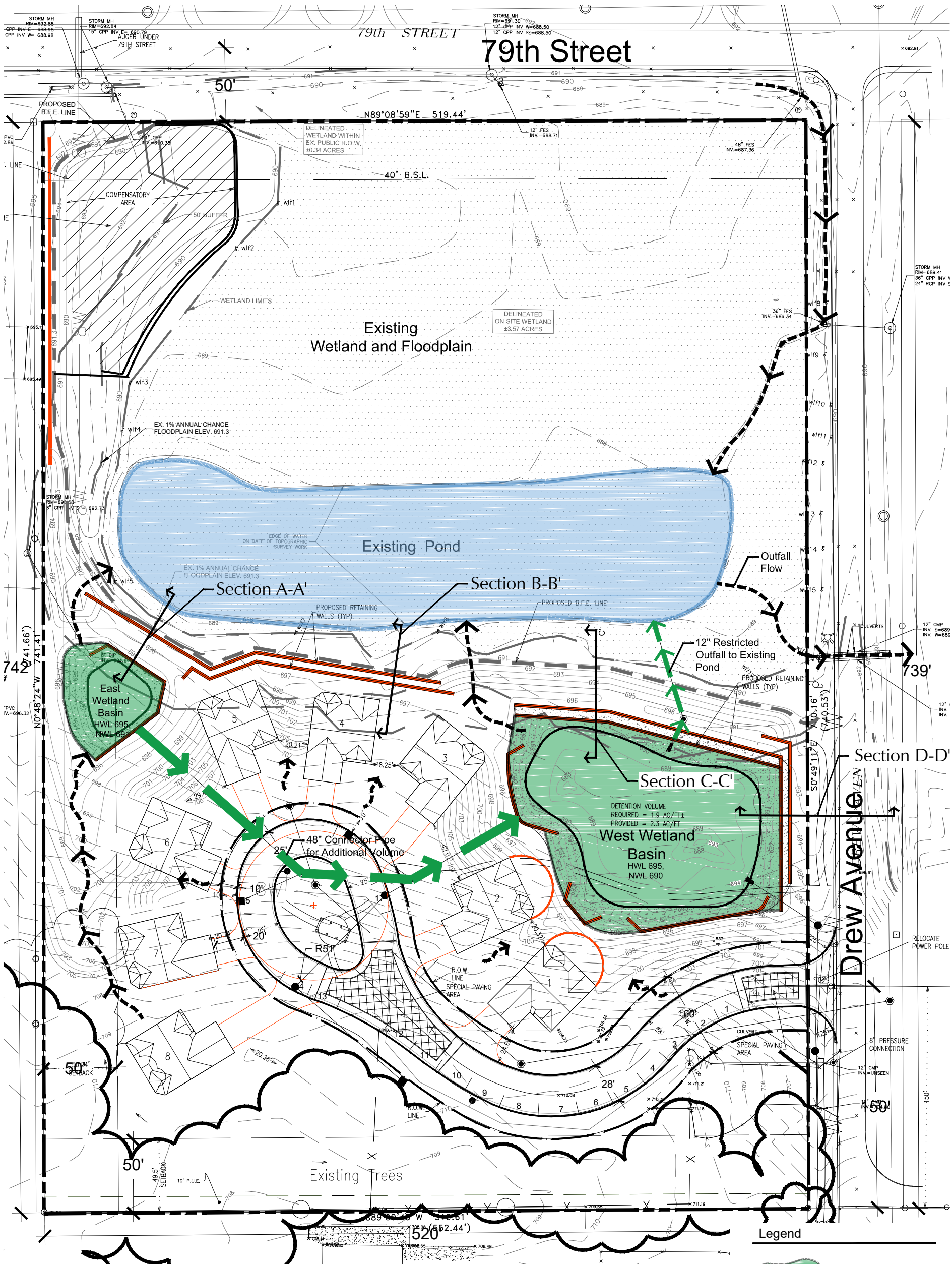
Site Context Plan  
7950 Drew Avenue  
Burr Ridge, IL

SHEET L-6

JARPER PROPERTIES, LLC  
16 W. 231 S. Frontage Road #17  
Burr Ridge, IL 60527  
June 22, 2018



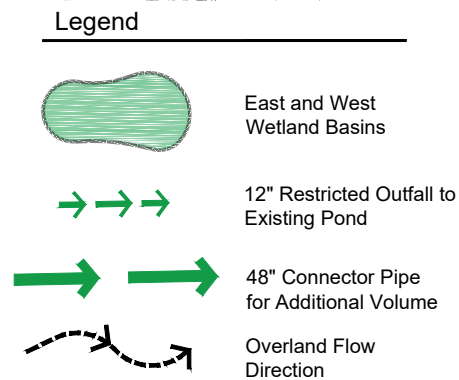
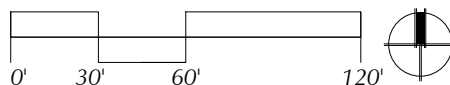




## Stormwater Management

Required Detention Volume = 1.9 acre/feet  
Proposed Detention Volume = 2.3 acre/feet

Additional Volume of Onsite Detention =  
.40 acre/feet or 21% above required volume



Stormwater Management Diagram  
7950 Drew Avenue  
Burr Ridge, IL

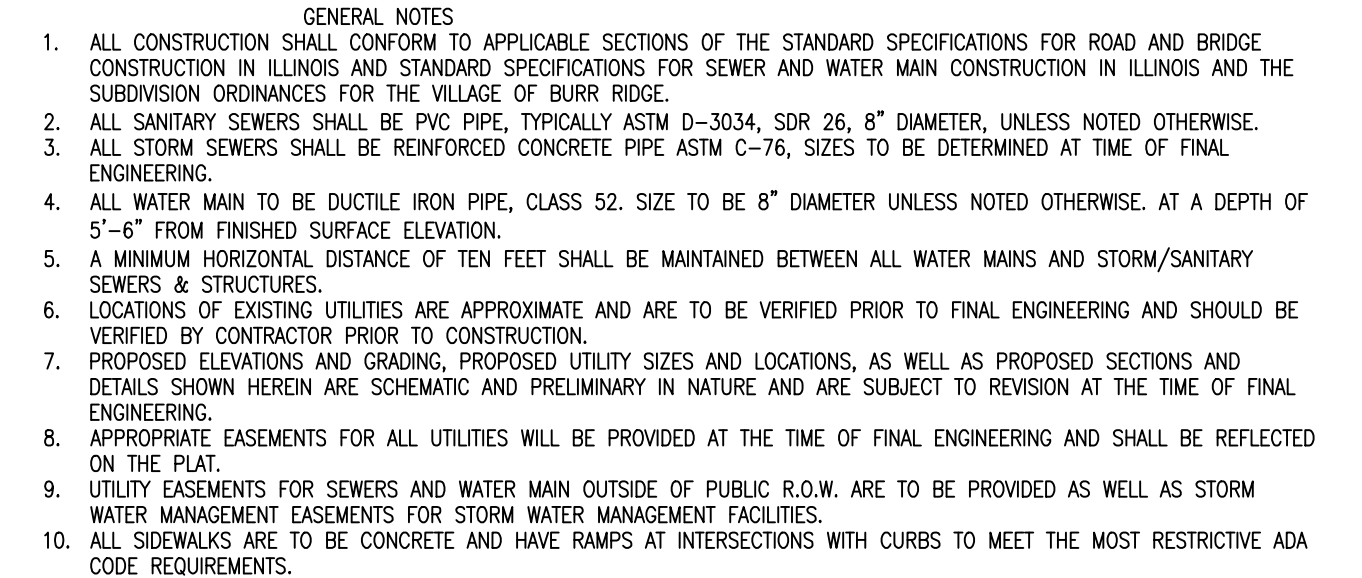
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Burr Ridge, IL 60527

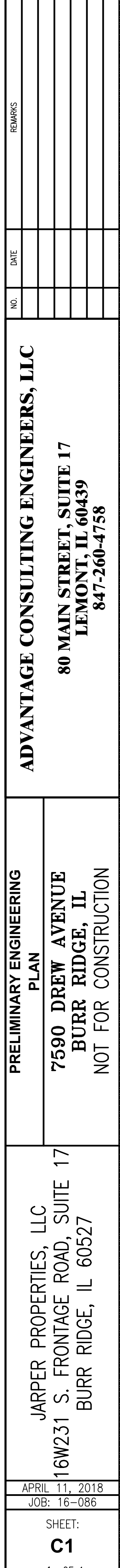
June 22, 2018



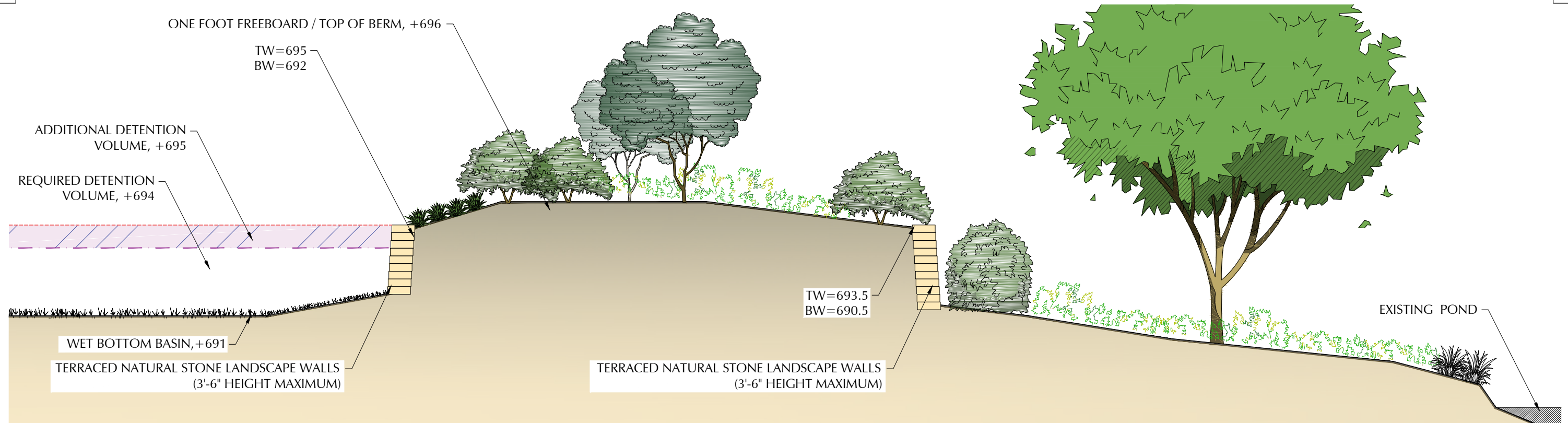




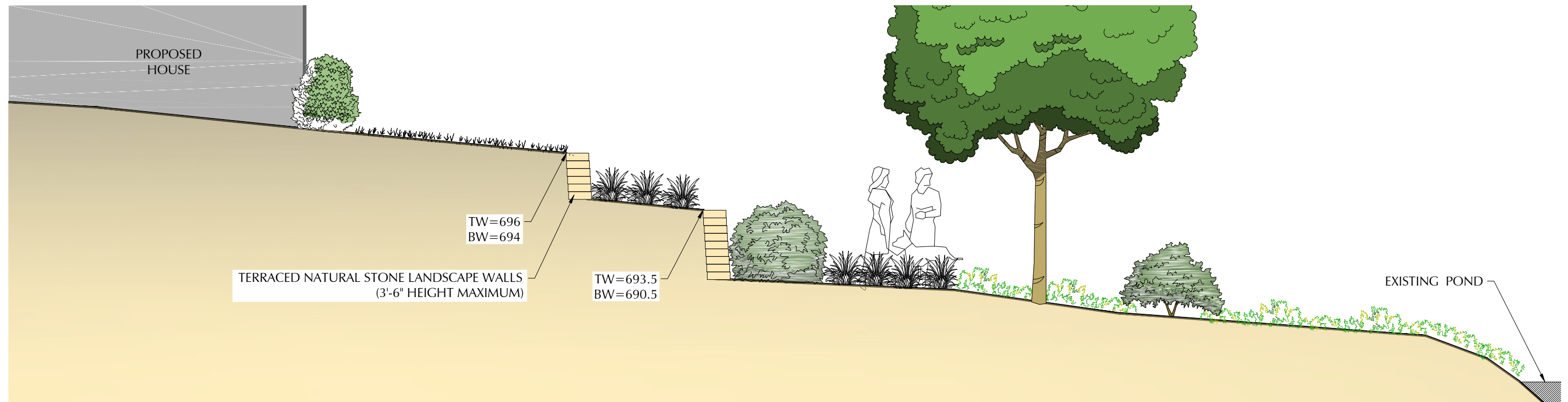
- ### ASPHALT PAVEMENT SECTION







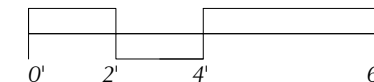
SECTION A-A', EAST WETLAND BASIN TO EXISTING POND



SECTION B-B', PROPOSED HOUSING TO EXISTING POND

Stormwater Management Sections  
7950 Drew Avenue  
Burr Ridge, IL

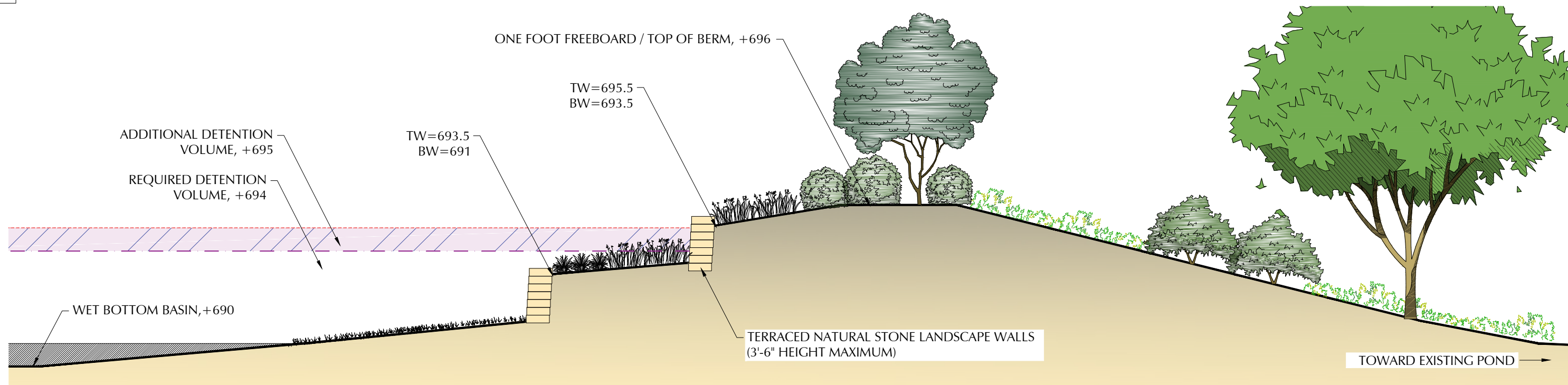
SHEET L-11



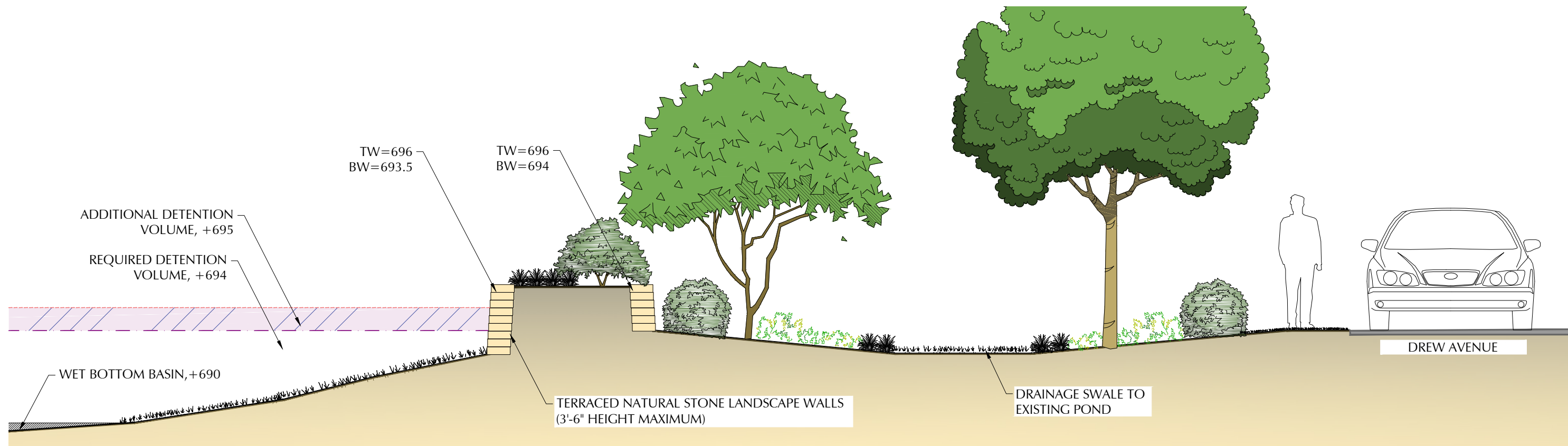
JARPER PROPERTIES, LLC  
16 W. 231 S. Frontage Road #17  
Burr Ridge, IL 60527

June 22, 2018





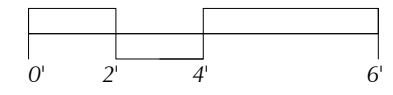
SECTION C-C', WEST WETLAND BASIN TO EXISTING POND



SECTION D-D', EAST WETLAND BASIN TO DREW AVENUE

Stormwater Management Sections  
**7950 Drew Avenue**  
 Burr Ridge, IL

SHEET L-12



JARPER PROPERTIES, LLC  
 16 W. 231 S. Frontage Road #17  
 Burr Ridge, IL 60527

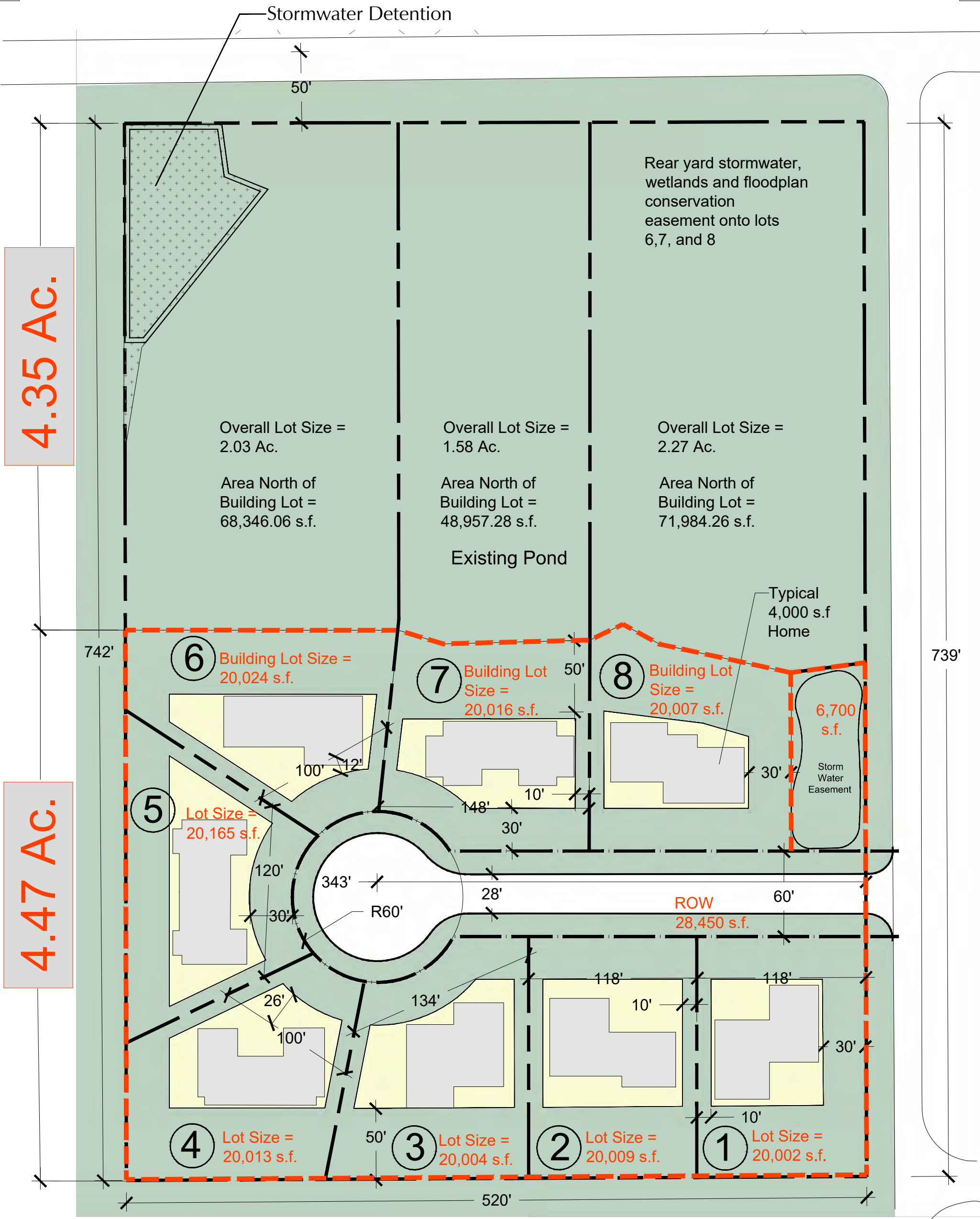
June 22, 2018





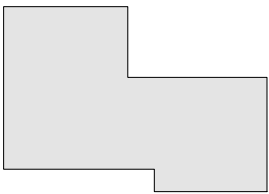
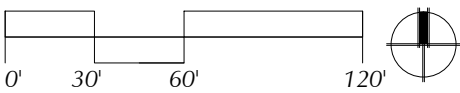
4.35 Ac.

4.47 Ac.



R3 Min. Lot Size = 20,000 s.f.  
Min. Lot Width = 100'

Total Property Area = 8.82 Ac.



Typical 4,000 s.f. Home  
Footprint for Reference

8-Lot R3 Yield Conforming Plan  
Provides for 8 Homes at 4,000 s.f. each; Total 32,000 s.f.  
7950 Drew Avenue

SHEET L-4

Burr Ridge, IL

JARPER PROPERTIES, LLC  
16 W. 231 S. Frontage Road #17  
Burr Ridge, IL 60527

June 22, 2018





Findings of Fact  
**Special Use**  
Burr Ridge Zoning Ordinance

Address:  
7950 Drew Ave. Burr Ridge IL

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

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

Creation of a planned residential cluster development reduces disturbances to the north natural area, wetland and flood plain and provides benefit to the downstream neighbors by controlling storm water runoff that is not presently restricted.

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

The benefit of a compact cluster arrangement for the proposed homes as a planned unit residential development produces 61% less square footage (19,800 sq. ft.) of home area compared to the allowable (32,000 sq. ft.) of home area on the same property of a the conventional R-3 zoning district, it is distinct and unique to this property only. The result of petitioning for a special use will allow a less intensive but high value use compared to the conventional R-3 zoning, therefore the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

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

The location of proposed planned unit development homes are specifically placed to emphasize open space and view preservation of 7.7 acres (87%) of the site. The ability to view natural areas and planned and commonly managed landscape open space area will benefit the use and enjoyment to this development and provide attractive benefit to surrounding neighbors and travelers on 79th and Drew Ave. The proposed homes and open space areas will be maintained and managed in a consistent manner as a maintenance free setting providing enhancement and to neighborhood property values. The open space will be deed restricted and provide an open space buffer to separate the proposed internal road from the

neighboring property to the south as a landscape separation and not impose a requirement for corner lot building setback imposition to the neighboring south property.

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

The establishment of a special use as a planned cluster development allows for the preservation of open space natural area, wetlands, floodplain and views is specific to the 7950 Drew property. Given the unique nature of the property configuration and presence of natural areas, topography, wetland and floodplain, this petition will not act as a catalyst for other properties to justify planned unit development.

The proposed planned development will create enhanced property value and not have detrimental impact to the normal and orderly development and demonstrate an improvement to benefit the surrounding property. Management of the homes and landscape common areas will act as a positive catalyst to show property improvement in a unified, well maintained and coordinated manner.

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

The preliminary engineering of the site as a planned development provides for comprehensive engineering design at one time providing adequate site grading, utility routing and road access that are complementary to the site and surrounding infrastructure.

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

The proposed Drew Ave. access road is offset 150' north of from 80th St. to provide safe ingress and egress separation and clear sight lines. The type of proposed residential floorplan features ground floor as the primary living area intended to produce low density traffic flow to minimize congestion at a level that is suitable for Drew Ave. design capacity as a residential collector street.

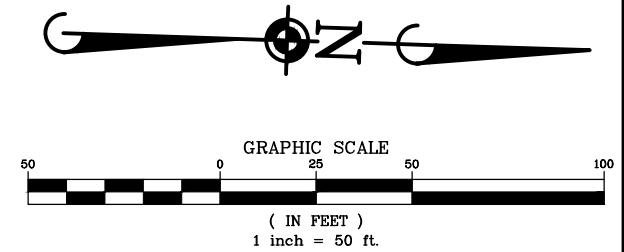
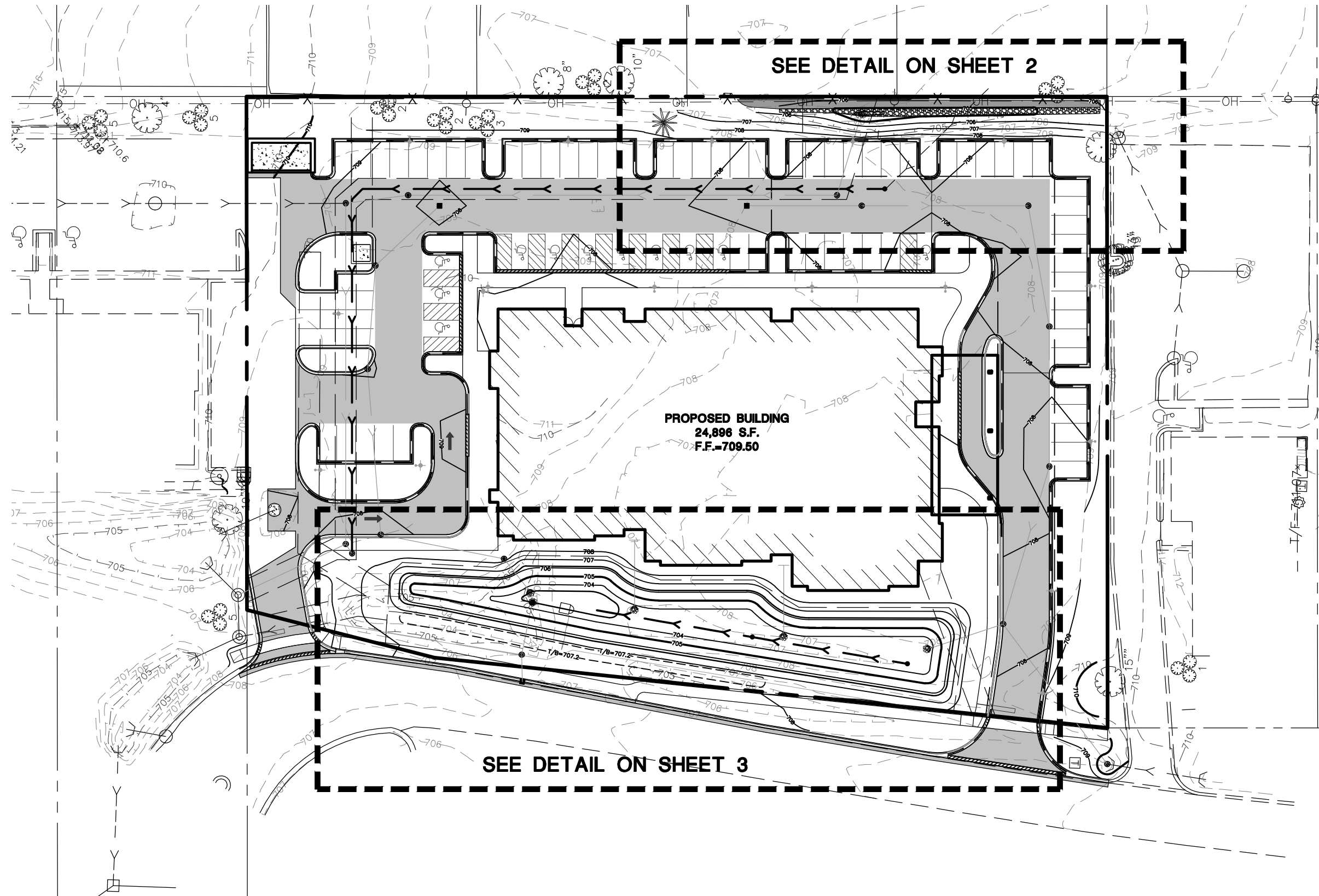
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.**



The proposed use respects underlying residential R-3 zoning density by producing a restrained 19,800 sq. ft. (61% less) of home building area and is less than the allowable 32,000 sq. ft. allowable under conventional R-3 development. The reduced home size and reduced impervious area abides by the Comprehensive Plan recommendations allowing protection of the natural areas, wetlands and floodplain areas. The proposed plan incorporates as a coordinated theme by using native landscape, rural streetscape character and unified neighborhood identifying elements. The proposed residential cluster site plan allows homes to be compact and arranged in a group to create views, enhance natural topography, wetlands and floodplain and to preserve natural wooded and landscaped areas.

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

The special use as a planned unit development provides flexibility that allows for a clustered arrangement of homes with reduced building square footage than otherwise attainable by conventional R-3 standards. This provision allows for compact development and results in providing a greater open area of the site to be preserved in a park like open space setting, managed and maintained in perpetuity by covenants and restrictions for the enhancement of the neighborhood.



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SHEET 1 OF 3

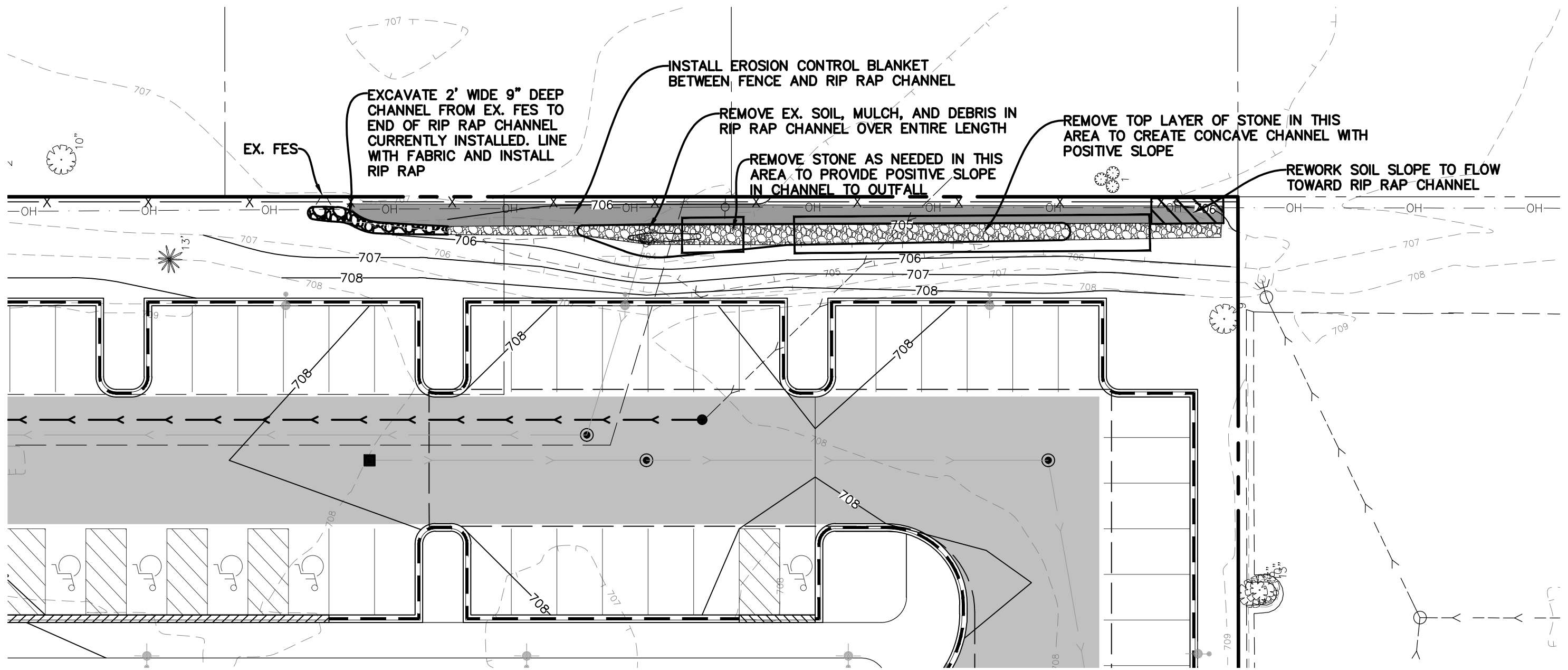
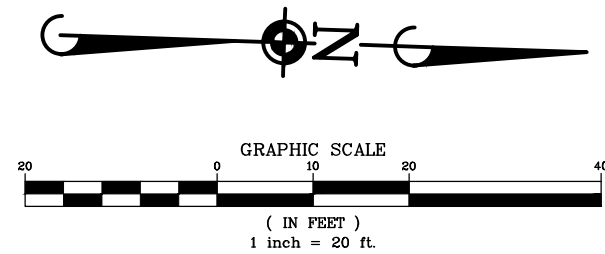
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SHEET 2 OF 3

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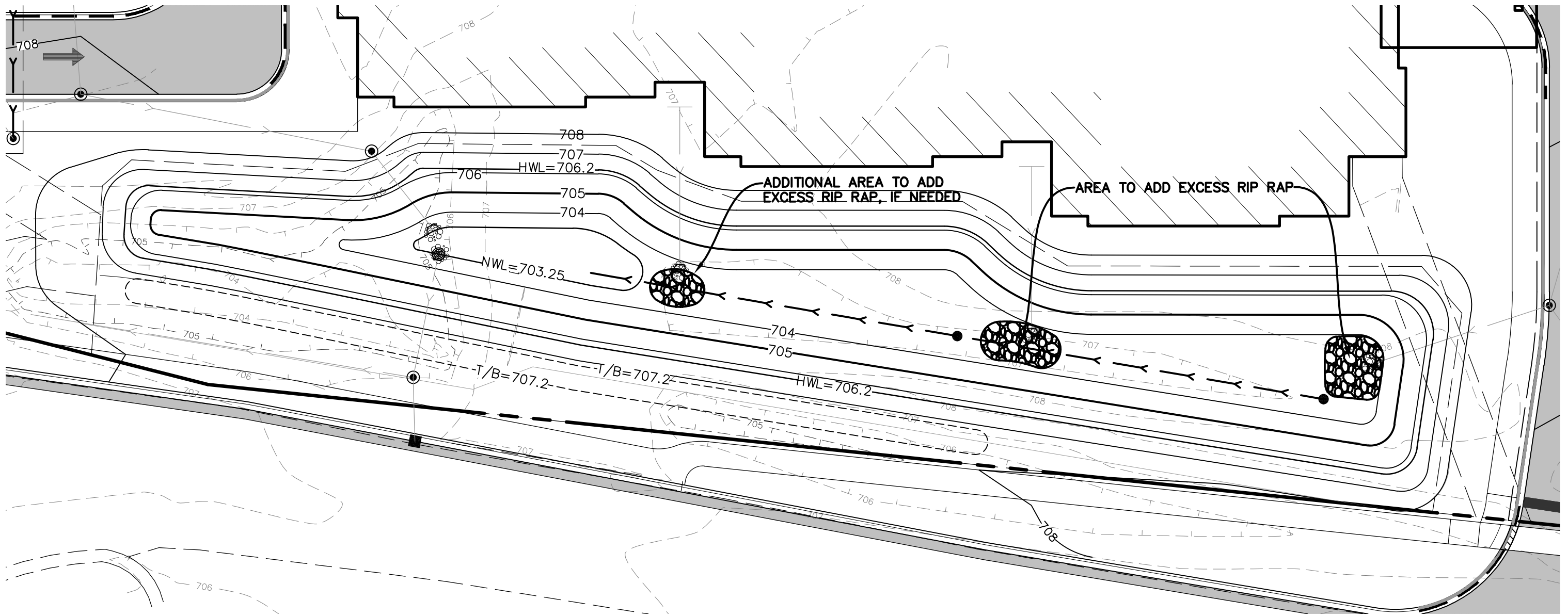
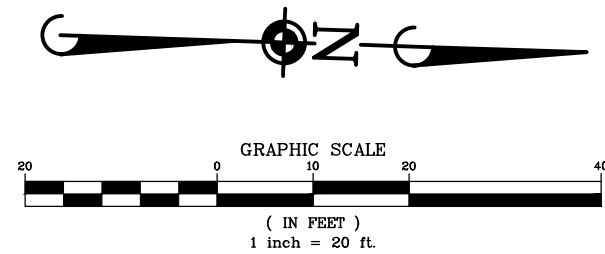
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SHEET 3 OF 3

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