



**REGULAR MEETING
VILLAGE OF BURR RIDGE
PLAN COMMISSION**

**November 21, 2016
7:30 P.M.**

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Robert Grela**

**Luisa Hoch
Greg Scott
Mary Praxmarer
Jim Broline, Alternate**

II. APPROVAL OF PRIOR MEETING MINUTES

A. October 17, 2016 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-12-2016: 7600 and 7630 County Line Road (Med Properties Group); Special Use, Variations, and Findings of Fact; continued from October 17, 2016

Requests the following approvals relative the Burr Ridge Zoning Ordinance to accommodate the razing of two existing buildings and construction of a new building on the subject property: special use approval as per Section VII.B.8-10 for site, landscaping and building elevation plan review; special use approval as per Section VII.C.2.i for the use of the property for a medical office; a variation from Section XI.C.11.a(2)(a) to permit the construction of a parking lot and dumpster enclosure 19.76 feet from the rear lot line rather than the required 30 feet or in lieu thereof, a variation from Section VII.C.5.b(1) to permit a reduction of the front yard building setback; a variation from Section XI.C.11.a(2)(c) to permit the parking lot and shared access drive without the required 8 foot setback from the south side lot line; and a variation from Section XI.C.8 to permit a parking lot drive aisle to encroach into the front yard.

B. Z-14-2016: 7936 Madison Street (Keefer); Special Use and Findings of Fact

Requests special use approval as per Section X.F.2.k of the Burr Ridge Zoning Ordinance to permit outside, overnight storage of five (5) delivery/service vehicles.

C. V-06-2016: 7383 Madison Street (Gofis); Variation and Findings of Fact

Requests variations from Section IV.I.12 of the Burr Ridge Zoning Ordinance to permit the construction of a driveway gate on a lot of 14,600 square feet in area rather than the required 2 acres and with the gates located 3 feet from the front lot line rather than the required setback of 30 feet.

D. Z-13-2016: Zoning Ordinance Text Amendment – Front Yard Walls and Monuments; continued from October 17, 2016

Consideration of an amendment to Section IV.I of the Burr Ridge Zoning Ordinance relative to permitted accessory structures for residential properties and in particular, regulations for architectural entrance structures, walls and masonry piers.

IV. CORRESPONDENCE

- A.** Board Report – October 24, 2016 and November 14, 2016
- B.** Building Reports – August 2016 and September 2016

V. OTHER CONSIDERATIONS

- A. PC-11-2016; Approval of 2017 Plan Commission Meeting Schedule**

VI. FUTURE SCHEDULED MEETINGS

- A. December 5, 2016:** The following public hearings are scheduled:
 - **V-07-2016: 15W241 81st Street; Variation**
 - **Comprehensive Plan Amendment – Public Hearing**
 - **Z-15-2016; Zoning Ordinance Text Amendment – Small Cell Antennas**
- B. December 19, 2016:** The filing deadline for this meeting is November 21, 2016.

VII. ADJOURNMENT

PLEASE NOTE: All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their November 28, 2016 Regular Meeting beginning at 7:00 P.M. Commissioner Hoch is the Plan Commission representative for the November 28, 2016 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
OCTOBER 17, 2016

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 6 – Stratis, Grunsten, Broline, Praxmarer, Scott and Trzupek

ABSENT: 2 – Hoch and Grela

Also present was Community Development Director Doug Pollock and Trustee Guy Franzese.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Grunsten to approve the minutes of the September 19, 2016 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Praxmarer, Grunsten, Stratis, Broline, and Trzupek

NAYS: 0 – None

ABSTAIN: 1 – Scott

MOTION CARRIED by a vote of 5-0.

III. PUBLIC HEARINGS

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

Z-11-2016: 440 Village Center Drive (Portillo/Szczodry); Text Amendment, Special Use and Findings of Fact

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner is seeking zoning approval to open a new business in the Burr Ridge Village Center. The business is a recreational use that would provide golf simulation facilities and would serve alcoholic and non-alcoholic beverages along with pre-packaged snacks. This use is not listed as a permitted or special use in the B-2 District nor in the Village Center Planned Unit Development (PUD). Thus, a text amendment is being requested to add this use to the list of special uses in the B-2 District and in the Village Center PUD. Concurrently, the petitioner is requesting special use approval for this specific business at 440 Village Center Drive.

Chairman Trzupek asked the petitioner to make their presentation. Mr. Ken Portillo said he had nothing to add to the staff report.

Chairman Trzupek asked for public comments and questions. There were no public comments or questions.

Chairman Trzupek asked for comments and questions from the Plan Commission.

Commissioner Scott asked about the closing times of other stores. Mr. Pollock said that most of the other retail stores close at 8 or 9 p.m., that the restaurants close at midnight, and that the PUD Ordinance limits uses in the mixed use building to a 10 p.m. closing time.

Commissioner Praxmarer asked if there would be any retail sales and if there were similar businesses in the area. Mr. Portillo said there would be none or very little. He said they could sell golf balls or gloves. He said there are similar businesses in Elmhurst, Naperville and Orland Park.

In response to Chairman Trzupek, Mr. Portillo said that these others also sell alcoholic beverages.

Commissioner Broline asked about the sales of alcoholic beverages. He asked if the drink sales could be done when the golf simulator is not working. Mr. Portillo said that only golf customers would be served drinks and that the drinks would be sold, not given away.

Commissioner Grunsten asked if drinks would be beer and wine only or if liquor was included. Mr. Portillo said he would like the opportunity to sell liquor as well as beer and wine. Mr. Portillo said that the sales and service of beverages was critical to the business.

Commissioner Stratis asked Mr. Pollock if the business would generate any taxes. Mr. Pollock said that it would be subject to an amusement tax of 5%. In response to Commissioner Stratis, Mr. Portillo said customers could not bring in their own food but they may allow restaurants such as Stix and Stones to deliver food to customers. Mr. Portillo said there would be no exterior advertisement of alcoholic beverage sales.

Commissioner Stratis said he was concerned about the business being a bar rather than an amusement facility. Mr. Portillo said that customers would not be allowed to drink unless they are playing golf. He said the intent was that the beverage sales would be accessory to the golf.

Chairman Trzupek asked if being open until 11 p.m. was critical to the business and confirmed that the management company was aware that the business is proposing to be opened until 11 p.m. He said he was concerned about extending the hours to 11 p.m. and wondered if that was a deal breaker. Mr. Portillo said that he would like to be open to 11 p.m. on Fridays and Saturdays. Chairman Trzupek said he has a problem allowing an 11 p.m. closing.

Commissioner Stratis suggested that the petitioner accept the currently permitted hours of 10 p.m. and after being open for a while and proving that they are a good corporate citizen, they could petition the Village for extended hours. Mr. Portillo said that would be okay.

Chairman Trzupek acknowledged Mr. Mark Thoma who requested to speak. Mr. Thoma asked if they could limit the beverage sales to beer and wine. Mr. Portillo said he would be willing to do so.

Chairman Trzupek asked if the petitioner has seen the conditions for similar businesses in the staff summary. Mr. Portillo said he had and he is okay with those conditions.

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

At 7:40 p.m. a **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Scott to close the hearing for Z-11-2016.

ROLL CALL VOTE was as follows:

AYES: 6 – Grunsten, Scott, Stratis, Praxmarer, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to adopt the petitioner's findings of fact and recommend that the Board amend the Zoning Ordinance and the Village Center PUD to add "Golf Simulation Facility with Sales of Alcoholic and non-Alcoholic Beverages and pre-packaged food and snacks" to the list of special uses in the B-2 District and on the first floor of retail buildings in the Village Center PUD.

ROLL CALL VOTE was as follows:

AYES: 6 – Scott, Stratis, Grunsten, Praxmarer, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to adopt the petitioner's findings of fact and recommend that the Board grant special use approval for a "Golf Simulation Facility with Sales of Alcoholic and non-Alcoholic Beverages and pre-packaged food and snacks" for the property at 440 Village Center Drive subject to the following conditions:

- A. The store shall substantially comply with the submitted floor plan including the limitation to the size of the food and beverage service area.
- B. The use shall be limited to a golf simulation facility with sales of wine, beer, non-alcoholic beverages and pre-packaged food and snacks and at no time shall there be sales of beer or wine to non-golf customers. The special use approval does not include the sales or service of hard liquor.
- C. The establishment must provide the sale of pre-packaged food such as cheese, meats and crackers at all times that service of wine and beer is provided.
- D. The special use permit shall be limited to Kenneth Portillo and Michael Szczodry and shall expire at such time that they no longer own and operate the business at 440 Village Center Drive.
- E. There shall be no advertising of beer and wine sales visible through the storefront window.

ROLL CALL VOTE was as follows:

AYES: 6 – Scott, Stratis, Grunsten, Praxmarer, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-12-2016: 7600 and 7630 County Line Road (Med Properties Group); Special Use, Variations, and Findings of Fact

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner seeks approval to raze the two buildings and construct a single office building. The petition includes the following approvals relative to the Burr Ridge Zoning Ordinance: special use approval for site, landscaping and building elevation plan review; special use approval for the use of the property for a medical office; a variation to permit the construction of a parking lot and dumpster enclosure 19.76 feet from the rear lot line rather than the required 30 feet or in lieu thereof, a variation to permit a reduction of the front yard building setback; a variation to permit the parking lot and shared access drive without the required 8 foot setback from the south side lot line; and a variation to permit a parking lot drive aisle to encroach into the front yard.

Chairman Trzupek asked the petitioner to make their presentation.

Mr. Ed Case introduced himself as the Executive Vice President of Rehabilitation Institute of Chicago (RIC). He said that RIC wants to lease the new building for their unique rehab clinic. He said RIC was started to service military veterans. He said they have grown to serve the general public and are rated as the number one rehabilitation hospital in the country. He said that they service patients from over 70 countries and 48 states. He said the program for this building is currently operated in Willowbrook, but they have outgrown their facility. He said last year they treated 100 patients in the Burr Ridge zip code and 150 in adjacent zip codes. He submitted a brochure that describes RIC's history with the military. Mr. Case introduced Mr. Tom Lee, the architect for the project.

Mr. Lee went through a PowerPoint presentation describing the site plan, landscaping plan and architecture for the building.

Mr. Lance Theis introduced himself as another Architect for the petitioner. He continued the PowerPoint presentation relative to the site design. Mr. Theis also described the traffic study and circulation of traffic. He noted the easements on the property which he said are the primary reason for the variations.

Mr. Lee concluded the petitioner's presentation with a description of the building exterior.

Chairman Trzupek referenced a document submitted by the petitioner showing the number of cars and vans during the entire daytime operation.

Chairman Trzupek asked for public comments and questions.

Mr. Tom Koukal, 122 75th Street, said his concern is with sidewalks. He said there should be a sidewalk in front of this property as there are lots of people who walk on the street in this area.

In response to a question from Chairman Trzupek, Mr. Pollock said that the Pathway Commission would like to see a sidewalk in front of the property but that the Village codes do not require a sidewalk for this development. Mr. Pollock said that a sidewalk could be a condition of the special use if the Plan Commission believes there is a connection between the special use and the need for a sidewalk.

Mr. Theis said there is not enough space between the front lot line and the street and the sidewalk would have to be on private property. Commissioner Stratis asked if that would impact compliance with the green space requirements. Mr. Theis said it would reduce green space below the

minimum. Mr. Pollock said that he believes there may be a way to provide the sidewalk within an easement while accommodating compliance with the required amount of green space.

Ms. Carol Novak, 7508 Drew Avenue, said she likes the architecture but that there is nothing similar in the area. She also expressed concern regarding the access to the site and that the southern driveway would be difficult to maneuver due to the left turn lane on Frontage Road.

Chairman Trzupek asked if the north entrance was exit only and if the south entrance was ingress and egress. Mr. Theis said that the south entrance was ingress and egress and that the total number of parking spaces is reduced by 43 spaces and that the traffic study indicates that access and traffic would actually be improved.

Commissioner Stratis responded that he is struggling with the circulation and wondered about combining the north access with the access to the property to the north.

Mr. Bud Coglianesi, 8680 Heather Drive, stated that he owns the funeral home north of the property. He asked about the floor area which was reported to be about 25,000 square feet for the proposed building and 27,000 square feet for the two existing buildings combined. He said that the mass of the building does not look residential. He said that it was important to enhance the landscaping as a buffer to the residential.

Mr. Andy Paulius, 7523 Drew Avenue, said that the existing landscaping is not very dense and asked about adding a fence or wall along the rear lot line.

Brother Joseph of the Christian Brothers at 7650 County Line Road, asked if the width of the access easement was staying the same. Mr. Theis said it was remaining unchanged.

Ms. Mary Labus, 7612 Drew Avenue, asked why they wanted to build at this location when there is vacant land available elsewhere. Mr. Theis said that this land meets the needs of the petitioner. Ms. Labus said there was too much traffic and too many variations.

Mr. Mark Thoma, 7515 Drew Avenue, said that the proposed building does not fit the T-1 Transitional District. He said it does not look residential and the building is too large as evidenced by the number of variations being requested. He said that the 30 foot rear yard setback should be provided for the parking lot. He said that garbage collects in this rear yard and that the 30 foot setback would allow more space for snow removal. He added that the dumpster location should be closer to the building. Mr. Thoma added that the petitioner has not addressed drainage and he referenced a drainage pipe that runs between the existing building and under the proposed building. He suggested that the hearing be continued until more information about engineering is available.

Ms. Margaret Kukuc, 7603 Drew Avenue, said that the utility company removed some of the landscaping between the properties and that a fence or wall is needed to block headlights.

Ms. Alice Krampits, 7515 Drew Avenue, asked if the petitioner were leasing or buying the property. Mr. Case said that RIC would be leasing from the property owner, Med Properties Group. Ms. Krampits asked about the dumpster and whether there would be any food or medical waste; she asked about closing times and hours of operation; and she asked about the construction schedule and cost. Mr. Case said that there would be food provided for the day patients and that the last patient leaves at 6 p.m. Mr. Matt Campbell of Med Properties Group said they are not open on weekends and that they hope to be under construction in the spring, and the total cost is north of 10 million dollars. Ms. Krampits asked about the floor area ratio. Mr. Pollock said they

are within code which permits 0.24 FAR. In response to Ms. Krampits, Mr. Case said that he anticipates that this building will meet their needs for at least 10 years and that he believes the business will serve the needs of the residents of Burr Ridge.

Ms. Krampits summarized her concerns as follows: the architecture does not fit the area, she is concerned that the building will not be easily re-used when the medical office leaves, that access is backwards, she questioned the need for another rehab facility, that the reduction of the 30 foot rear yard setback is a problem, the location of the dumpster is a problem, that more trees are needed in front of the property, that the building is too large for the property and there is no hardship for the variations, and that the drainage is a problem.

Ms. Sandra Szynal, 7819 Drew Avenue, expressed concerns about drainage and agreed that the access was a problem.

Chairman Trzupsek asked if there were any other questions or comments from the public. There being none, he asked for comments and questions from the Plan Commission.

Commissioner Stratis asked about the roof being a metal seam material and asked if the building would be LEED certified. Mr. Campbell said it is a metal seam roof and that they will be trying for a silver LEED rating.

Commissioner Stratis said he likes the design of the building. He asked about the easement and if it is intended for shared parking. Mr. Theis said it was for shared parking. Commissioner Stratis suggested that the easement be extended to the north entryway so that cars from the south property can egress through that driveway.

Commissioner Stratis said he agrees with the concern about the lack of parking if the building were converted to offices. He said the big issue is the rear parking lot setback but that he would be okay with the reduced setback if a fence is provided. He said he would object to moving the building closer to the front lot line to increase the rear yard setback. Commissioner Stratis said that he would like to see a sidewalk along the frontage road.

Commissioner Grunsten said she agrees that a fence is needed along the west lot line to provide a screen between this property and the residences to the west. She also asked about a sidewalk and whether it could be built with or without a variation. Mr. Pollock responded that he believes there would be a way to grant easements or variations to accommodate the sidewalk due to it being a significant public benefit.

Commissioner Broline said that he believes drainage is the biggest issue. He added that he too would like to see a fence along the west side of the parking lot. He said that the most important aspect of a project like this is to protect the residents.

Commissioner Praxmarer said she sympathizes with the neighbors and their concern with headlights from the parking lot. She said that she does not think the building is a transitional appearance.

Commissioner Scott asked about parking lot lights. Mr. Theis said they have not designed site lighting but would comply with the Village requirements. In response to Commissioner Scott, Mr. Lee said that the peak of the roof on the front of the building is 28 feet and 24 feet on the back of the building.

Commissioner Scott said that at first he did not like the appearance of the building but that it is growing on him. He said he is fine with the 20 foot rear lot setback but that he prefers evergreen plantings over a fence. He asked about locations of the sidewalks in this area. In response, Mr. Pollock said that there is a sidewalk one property to the south and 2 properties to the north and that a sidewalk in this location is a high priority in the Village's pathway and sidewalk plan.

Chairman Trzupek asked about the rooftop equipment and screening and confirmed that the building would have a standing seam metal roof. He said that he likes the building but is not sure if it's residential in character. He said that the standing seam metal roof is not residential in character. He said he wants to be sure that the roof top equipment will fit into the screening area. Chairman Trzupek said that the building is appropriate for the transitional district and that he would not want it to be too residential in appearance. He referenced the Village Hall and Police Station as buildings that are transitional but not residential. He said he would be okay with the appearance if it did not have a metal roof.

Chairman Trzupek added that the drainage and circulation easements should be addressed in more detail that he would like to see the 30 foot parking lot setback but may be okay with a 20 foot setback due to the easement but only if they have a really good separation from the neighbors. He said he would not support moving the building closer to the front lot line. He said that the proposed use is distinct from other rehab clinics so he is not concerned with the need. Chairman Trzupek said that he would like to see the dumpster moved further away from the residences. In regards to traffic, he noted that he is struggling with the traffic pattern and is concerned about having two curb cuts so close together on the north side. He said he would like to see a sidewalk. He concluded that he generally supports the project, that the two variations along the south side are givens due to the existing shared access, he could go either way with the rear yard setback variation, and that in regards to the building he wants to see a different roof and wants to see what they do with the rooftop screening enclosure.

Chairman Trzupek said that he did talk with Commissioner Grela today who expressed concerns about the appearance of the building and was against the rear yard or front yard setback variations.

Chairman Trzupek summarized the hearing. He said that it appears the Commission is generally supportive of the project but with concerns that need to be addressed.

Commissioner Stratis asked about alternatives to the metal roof. Chairman Trzupek said that they do make low pitch shingles. He said that they could raise the pitch of the roof as it is not very tall right now. He said that would accommodate a shingled roof.

Commissioner Stratis said that he would like to see the petitioner take a step back and work on responses to the questions raised, particularly the questions about drainage and engineering. He also asked about a dedicated left turn on frontage road at the north driveway. Mr. Pollock responded that if this hearing is continued, he recommends having the Village's traffic consultant review the traffic study prepared by the petitioner.

Chairman Trzupek summarized the issues as follows: review of traffic study by the Village's traffic consultant, the parking lot setback on the west side, the building including the rooftop screening and roof materials, the dumpster location, stormwater management, a public sidewalk on frontage road, extension of the access easement to the north entryway, and making the north driveway a shared driveway with the neighbor to the north.

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

At 10:11 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to continue the hearing for Z-12-2016 to November 21, 2016.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grunsten, Praxmarer, Scott, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-13-2016: Zoning Ordinance Text Amendment – Front Yard Walls and Monuments

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: Village staff has three pending code enforcement cases involving the construction of masonry piers and decorative driveway walls in front yards. In all three cases, the property owners indicated their desire to seek zoning relief to allow the structures to remain. In response, the Plan Commission and Village Board agreed to staff's recommendation to conduct a public hearing to consider Zoning Ordinance text amendments relative to these structures.

Mr. Pollock referenced photographs provided to the Plan Commission showing monument piers and driveway walls on properties on Drew Avenue and on Lee Court. He said the monument piers on Drew Avenue would be permitted if the lots were 70,000 square feet but the lots are only 40,000 square feet. He said that one amendment to consider is to permit these structures on smaller lots. Mr. Pollock said that the driveway walls for the property on Lee Court would be permitted if the walls did not encroach into the front yard setback.

Chairman Trzupek asked for public comments and questions.

Dr. Iwanetz, 7516 Drew Avenue, said he owns the property in the photograph. He said the piers are located appropriately and are made from brick matching the home. He said the home is set back so far from the street that the piers provide lighting and a place for an address sign. He asked that the Commission consider reducing the minimum lot size for piers to 40,000 square feet.

Mr. Richard Patel, 7616 Drew Avenue, said he was the owner of the newer home on Drew with monument piers. He agreed with Dr. Iwanetz and asked that the Commission consider amending the Zoning Ordinance to reduce the minimum lot size for piers to 40,000 square feet.

Ms. Alice Krampits, 7515 Drew Avenue, said that two of her neighbors have been cited for piers and wondered why they are being cited now. She said that she has talked to other neighbors and they all agreed that the piers should be allowed to remain. She said that the homes in her subdivision are estates and should be allowed to have the monument piers.

Mr. Mark Thoma, 7515 Drew Avenue, asked about the purpose of the code.

Chairman Trzupek asked for comments and questions from the Plan Commission.

Commissioner Scott asked why 70,000 square feet. He said he is not having an issue with changing it to 40,000 square feet.

Commissioner Praxmarer said that she agrees.

Commissioner Broline said there were a couple of questions; one is there an enforcement issue and should the structures be grandfathered, and the second is whether the code should be changed. He said if it is an enforcement issue, it should not be discussed by the Commission. In response to Chairman Trzupek, Commissioner Broline said he would not have a problem reducing the minimum lot area for driveway piers to 40,000 square feet.

Commissioner Grunsten said she is familiar with Drew Avenue and agrees that the driveway piers are beneficial for lighting and addresses and should be permitted.

Commissioner Stratis said he does not object to reducing the lot size to 40,000 square feet but he is concerned about how to regulate the appearance of the structures.

Mr. Pollock responded to the questions about code enforcement. He said that in both cases on Drew Avenue, the Village received complaints about the structures and had to take action to enforce the code. He said that the Village's policy on code enforcement is that the Village staff reacts to complaints and does not actively seek out violations.

In regards to the lot size, Mr. Pollock said that the Plan Commission has previously determined that they do not want to permit these types of structures on smaller lots; and at that time, they determined to draw the line at 70,000 square feet.

Mr. Pollock summarized that it appears the Commission is willing to amend the Zoning Ordinance to accommodate the structures that are the subject of this hearing. He suggested that the Commission continue the hearing and allow staff to prepare a draft amendment for final consideration.

Chairman Trzupek confirmed that there is a consensus to proceed as recommended by staff. There being no further discussion, Chairman Trzupek asked for a motion to continue the hearing.

At 10:48 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to continue the hearing for Z-13-2016 to November 21, 2016.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Grunsten, Praxmarer, Scott, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

IV. CORRESPONDENCE

There was no discussion regarding the Board Report.

V. OTHER CONSIDERATIONS

There were no other considerations on the agenda.

VI. FUTURE SCHEDULED MEETINGS

Mr. Pollock said the November 7, 2016 meeting is not scheduled due to the November 8 election. He said the next scheduled meeting is November 21, 2016.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to **ADJOURN** the meeting at 10:52 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 10:52 p.m.

**Respectfully
Submitted:**


November 21, 2016

J. Douglas Pollock, AICP



VILLAGE OF BURR RIDGE

MEMORANDUM

TO: Burr Ridge Plan Commission - Greg Trzupek, Chairman
FROM: Doug Pollock, AICP, Community Development Director 
DATE: November 17, 2016
RE: Z-12-2016; 7600-7630 County Line Road (Med Properties Group)

Please find attached a letter from the petitioner requesting a continuance of this public hearing to December 5, 2016. The hearing was opened on October 17, 2016 and continued to November 21, 2016. This is the first request for continuance and as per the Plan Commission Rules of Procedure, is to be honored. The request is based on the petitioner's need for more time to prepare revised plans.



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November 7, 2016

VIA E-MAIL

(dpollock@burr-ridge.gov)

J. Douglas Pollock, AICP
Community Development Director
Village of Burr Ridge
7660 County Line Road
Burr Ridge, Illinois 60527

*RE: Continuation of Case No. Z-12-2016: 7600 and 7630 County Line Road
(MedProperties Group)*

Dear Mr. Pollock:

On behalf of the Petitioner, MedProperties Group, I request a continuance of the above-referenced public hearing currently scheduled for November 21, 2016 to the next regularly scheduled meeting of the Burr Ridge Plan Commission on December 5, 2016. Petitioner is requesting additional time to complete preliminary engineering, the review of comments to the traffic study and responses to comments made by the Plan Commission at its meeting on October 17, 2016.

Please let me know if you require anything further. Thank you for your assistance with this request.

Very truly yours,

QUARLES & BRADY, LLP

Robert L. Gamrath III



**VILLAGE OF BURR RIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT AND SUMMARY**

Z-14-2016: 7936 Madison Street (Keefer); Requests special use approval as per Section X.F.2.k of the Burr Ridge Zoning Ordinance to permit outside, overnight storage of five (5) delivery/service vehicles.

Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: November 21, 2016

GENERAL INFORMATION

Petitioner: Karl Keefer, c/o Laundry Services Company, Inc.

Property Owner: I57 McKinley Partnership

Petitioner's Status: Tenant

Land Use Plan: Recommends Light Industrial Uses

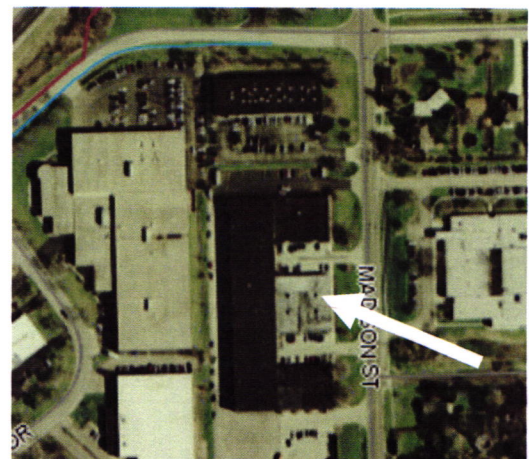


Existing Zoning: GI Planned Unit Development

Existing Land Use: Light Industrial

Site Area: 4.5 Acres

Subdivision: None



SUMMARY

The petitioner seeks special use approval to permit the outside overnight parking of commercial delivery vehicles on the subject property. The Zoning Ordinance limits outside overnight parking of commercial vehicles in a manufacturing district to two vehicles not exceeding 24,000 pounds each parked behind the building. The petitioner is requesting special use approval to permit five such vehicles parked to the side of the building. The subject vehicles are smaller delivery vans for an industrial laundry service. The laundry service is a permitted use.

ZONING HISTORY

Attached is a report of all variation and special use approvals for outside storage of vehicles and trailers. The Village has approved several requests for additional outside storage of vehicles with most of those approvals limited to 5 to 15 such vehicles and with vehicles generally required to be parked behind the building.

FINDINGS OF FACT AND RECOMMENDATIONS

The petitioner has submitted findings of fact which can be adopted if the Plan Commission is in agreement with those findings. If approved, staff recommends that the following conditions:

1. The special use shall be limited to Laundry Services Company and the petitioner and may not be transferred to any other business or land use.
2. There shall be no more than five such vehicles and the vehicles shall be of the type shown on the submitted photograph.
3. The vehicles shall be parked overnight behind (on the west side) of the building during nighttime hours.

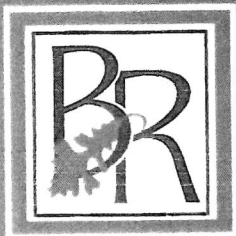
Requests for Outside Storage

Prepared by the Village of Burr Ridge Community Development Department

<i>Petition</i>	<i>Date</i>	<i>Address</i>	<i>Petitioner</i>	<i>PC</i>	<i>BOT</i>	<i>Ordinance</i>
Z 01	1971	1/18/197 15W400 North Frontage Road	Rediehs-Guerra and Fink	Approval	Approved	A-25-03-71
Special Use approval for sales and servicing of road paving equipment with a variation for outside storage of trucks and equipment.						
Z 04	1979	6/22/198 16W020 79th St	General Motors Corporati			A-25-02-80
Construction and operation of a used truck sales facility, including the uncovered display and parking of trucks for sale; outside storage of trucks for sale.						
V 11	1988	3/13/198 140 Tower Dr	Federal Sign	Denial	Denied	A-454-2-89
Variations from the Zoning Ordinance of the Village of Burr Ridge as follows: to permit outside storage on the property not exceeding 41 percent of the building area on the property (it otherwise would be prohibited entirely under Section VIII,B,I of the Zoning Ordinance);						
V 06	1989	12/11/19 341 Shore Dr	Fox Vending, Inc.	Approval	Approved	A-454-18-89
Variation to permit overnight parking of delivery trucks not exceeding 24,000 pounds gross vehicle weight in the parking facilities of Fox Vending, Inc., which otherwise would not be allowed under the off-street parking and off-street loading provisions set forth in Section IX,D,3 of the Burr Ridge Zoning Ordinance.						
V 04	1996	3/11/199 140 Tower Dr	AMS Mechanical System		Approved	A-454-8-96
Petitioner requests a variation for the Subject Property from Section IV.K and Section VIII.B.1 of the Burr Ridge Zoning Ordinance to permit the storage of trailers and fabrication within the trailers, rather than the requirement that use of trailers shall only be incidental to and for the period of time of construction of a building and the requirement that all fabricating in the LI Light Industrial District shall be conducted within completely enclosed buildings.						
V 07	1996	6/24/199 16W210 83rd St	Meaden Screw Products,		Approved	A-454-18-96
Petitioner requests a variation for the Subject Property from Section IV.K of the Village of Burr Ridge Zoning Ordinance to allow a trailer to be parked outside of the building on the subject property, rather than the requirement that trailers shall not be parked or stored in the open on any lot.						
Z 01	1998	6/22/199 15W256 North Frontage Rd	Jeannette Norlock	Approval	Approved	A-834-18-98
Special use approval to allow the outside storage of materials and trucks related to a landscaping contractor business						

<i>Petition</i>	<i>Date</i>	<i>Address</i>	<i>Petitioner</i>	<i>PC</i>	<i>BOT</i>	<i>Ordinance</i>
Z 20	1998	11/9/199 15W320	North Frontage Rd Steka, Inc.	Approval	Approved	A-834-38-98
Special Use for outside storage and display of playground equipment						
Z 01	1999	6/14/199 7000	North Frontage Rd Callaghan Associates, In	Approval	Approved	A-834-14-99
Special use approval as per Section X.F.2.c & e of the Burr Ridge Zoning Ordinance to permit a contractor's office and to permit an outside storage area for the existing businesses.						
Z 01	2000	2/14/200 7650	Grant St ARAMARK Uniform & Ca	Approval	Approved	A-834-4-00
Petitioner requests special use approval as per Section X.F.2 (e) of the Burr Ridge Zoning Ordinance to allow outside storage of delivery trucks (approval limited to a maximum of 11 trucks) to be located to the rear of the principal building. (7600-7650 Grant St - PIN #09-25-302-017 also for this property)						
Z 03	2000	3/13/200 7938	Madison St GNJ Solutions, Inc.	Approval	Approved	A-834-6-00
Petitioner requests special use approval as per Section X.F.2(a) to allow rental of trucks and Section X.F.2(e) to allow outside storage of no more than 4 said trucks or trailers to be located at the rear of the property.						
Z 03	2001	8/27/200 8080	Madison St Loomis, Fargo	Approval	Approved	A-834-27-01
Requests special use approval as per Section X.F.2(e) of the Zoning Ordinance to allow the outside storage of a maximum of 10 delivery vehicles not to exceed 11,500 pounds each to be parked in the rear yard of the property.						
Z 08	2001	7/9/2001 8040	Madison St Lifeline Health Services, I	Approval	Approved	A-834-22-01
Requests special use approval per Section XII.F.2(e) of the Zoning Ordinance to allow the outside storage of 10 commercial delivery vehicles at the rear of the property for Lifeline Health Services, Inc.						
Z 11	2001	10/8/200 360	Shore Dr Royal Office Products	Approval	Approved	A-834-31-01
Request for Special Use approval as per Section X.F.2(e) of the Zoning Ordinance to allow the outside storage of 7 vehicles at the rear of the property.						
V 07	2002	11/25/20 140	Tower Dr AMS Mechanical - John	Denial	Denied	A-834-25-02
Petitioner requests a variation from the Zoning Ord. to allow outside storage of trailers and a pipe rack, Section X.B.5 and X.B.7.						

<i>Petition</i>	<i>Date</i>	<i>Address</i>	<i>Petitioner</i>	<i>PC</i>	<i>BOT</i>	<i>Ordinance</i>
Z 11	2006	5/22/200	Village	Approval	Approved	A-834-19-06
Section IV.K.2 regarding the off-street parking requirements for Trucks, Commercial Vehicles, and Buses in Residential Districts						
Z 10	2010	12/13/20 150	Shore Dr	A+ Home Remodling	Approval	Approved A-834-14-10
Requests Special Use Approval per Section X.F.2.c and I of the Burr Ridge Zoning Ordinance to permit outside storage of a maximum of 15 vehicles consisting of cargo vans and pickup trucks and a maximum of three dump trailers for a roofing and remodeling contractor.						
Z 01	2011	4/11/201 7521	Brush Hill Rd	General Electric Internati	Approval	Approved A-834-08-11
Requests special use approval as per Section X.F.2.i of the Burr Ridge Zoning Ordinance to allow outside, overnight storage of a maximum of 12 trucks and other commercial vehicles in an existing parking lot.						
Z 25	2011	12/12/20 16W505	South Frontage Rd	Hertz Corporation	Approval	Approved A-834-34-11
Requests a special use approval as per Section VIII.C.2.d of the Burr Ridge Zoning Ordinance to permit automobile rental with outside storage of a maximum of 10 rental cars within an existing automobile repair and service facility.						
Z 10	2013	6/24/201 15W308	North Frontage Rd	Richard Bryjak	Approval	Approved A-834-18-13
Requests special use approval as per Section VIII.C.2 of the Burr Ridge Zoning Ordinance to permit an automobile parts powder coating business to operate in the building at 15W308 North Frontage Road and with outside storage of a maximum of 5 vehicles.						
Z 15	2013	8/12/201 16W260	83rd St	Tower Communications	Approval	Approved A-834-21-13
Requests special use approval as per Section X.F.2.j of the Burr Ridge Zoning Ordinance for the outside storage of a maximum of 10 business trucks and utility trailers behind the building.						
Z 16	2013	16W020	79th St	International Motor Grou	Withdrawal	Withdraw
Requests special use approval as per Section X.F.2.a for an automobile and truck and equipment sales, rental, and service business with outside storage of vehicles for sale.						



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527
(630) 654-8181 • Fax (630) 654-8269 • www.burr-ridge.gov

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

Steven S. Stricker
Administrator

Dear Petitioner:

Attached is a description of the procedures and the required forms relative to a request for a zoning variation, rezoning, special use, Planned Unit Development or text amendment. The Village of Burr Ridge Community Development Department has prepared these documents to allow you to proceed through the Village's public hearing process with the least amount of procedural difficulties. These documents are intended for your review but do not replace the need to consult with the Community Development staff throughout the public hearing process.

If you have any questions regarding your request or regarding the public hearing process, please contact the following Community Development staff during regular Village Hall hours;

Village of Burr Ridge
Monday through Friday
8 A.M. to 5 P.M.

Community Development Director
J. Douglas Pollock, AICP
(630) 654-8181, ext. 3000
dpollock@burr-ridge.gov

The Community Development Department staff is available to provide information and guidance throughout the process. A copy of the Village's Zoning Ordinance and more information about the Community Development Department is available on our web site at www.burr-ridge.gov. Your cooperation is greatly appreciated.

Sincerely,

J. Douglas Pollock, AICP
Community Development Director

Attachments



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 7936 S. Madison PIN # _____

GENERAL INFORMATION

PETITIONER: Karl Keefer w/Laundry Services Co., Inc.
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS: 599 Ogden Ave PHONE: 630-327-9329
Lisle, IL 60532 EMAIL: karl@laundryservicescompany.com
FAX: 630-581-9880

PROPERTY OWNER: F.57 McKinley LP STATUS OF PETITIONER: operating business
OWNER'S ADDRESS: 955 Plum Grove Rd, Schaumburg PHONE: 847-706-7151

PROPERTY INFORMATION

Morgan Business Center
SITE AREA: Hinsdale Industrial Pl EXISTING ZONING: C1 PUD GEN. Industrial
EXISTING USE/IMPROVEMENTS: Office and warehouse
SUBDIVISION: Unity Subdivision

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S):

☒ Special Use ☐ Rezoning ☐ Text Amendment ☐ Variation(s)

Outside, overnight parking of five delivery/service vehicles (see attached photo).

Please Provide Written Description of Request - Attach Extra Pages If Necessary

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.

Karl Keefer
Petitioner's Signature

Date Petition is Filed _____



Findings of Fact

8/25/16

Variation from the Village of Burr Ridge Zoning Ordinance

Laundry Services Co., Inc 7936 S. Madison

Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission/Zoning Board of Appeals determine compliance with the following findings. In order for a variation to be approved, the petitioner must respond to and confirm each and every one of the following findings by indicating the 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

Service vans would need to be parked elsewhere and employees would thereby require transportation to and from respective vehicles adding to owner's operating expenses.

- 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.

Current parking restrictions will significantly and negatively impact operations of business

- 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.

This location is a business park with loading docks and not adjacent to any residential housing.

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

The variation is a necessity for managing employees and maintaining efficiency of operations. Plus, employee morale could be negatively affected by having their work day increased for the purpose of assigned vehicle retrieval

- 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.

Laundry Services Co., Inc. is an established business now operating in a community without such an ordinance. This ordinance will impact our decision to move

- 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.

This location ~~services~~ industrial businesses and does not have residential property in the immediate vicinity.

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

This location ~~services~~ industrial businesses and does not have residential properties in the immediate vicinity.

- 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.

If any thing, by adding Laundry Services Co. to the rent rolls of this property, property value will increase and not impact area others.

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

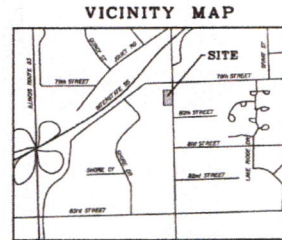
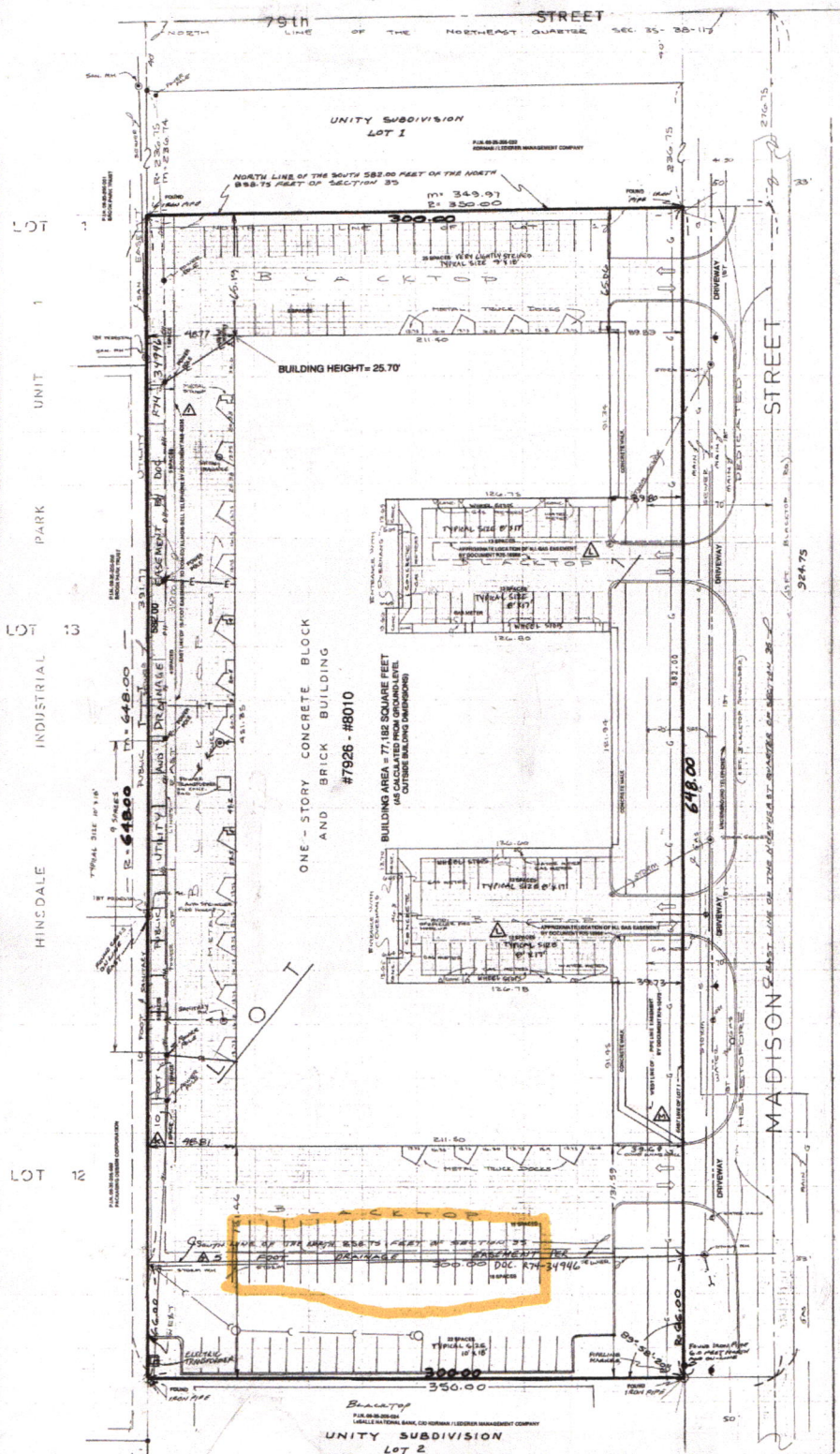
I am not aware of any negative impact Laundry Services Co. will have on any such plan.

(Please transcribe or attach additional pages as necessary.)

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

LOT 1 IN LAKESIDE SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 OF KUELTZ'S ADDITION TO HINSDALE INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE EAST 350.00 FEET OF THE NORTHWEST QUARTER OF SECTION 35 AND ALSO BEING A SUBDIVISION OF THE WEST 300.00 FEET OF THE EAST 350.00 FEET OF THE SOUTH 80.00 FEET OF THE NORTH 924.75 FEET OF THE NORTHWEST QUARTER OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

ALSO DESCRIBED AS:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT ON THE WEST LINE OF MADISON STREET THAT IS 276.75 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN UNITY SUBDIVISION RECORDED AS DOCUMENT 880-06481 THENCE SOUTH ON SAID WEST LINE 648.00 FEET TO THE NORTHEAST CORNER OF LOT 2 IN SAID UNITY SUBDIVISION THENCE WEST, ON THE NORTH LINE OF SAID LOT 2, 300.00 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON THE EAST LINE OF HINSDALE INDUSTRIAL PARK UNIT NO. 1 RECORDED AS DOCUMENT 185-21043 THENCE NORTH, ON THE EAST LINE OF HINSDALE INDUSTRIAL PARK UNIT NO. 1, 648.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN UNITY SUBDIVISION THENCE EAST, ON THE SOUTH LINE OF SAID LOT 1, 300.00 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.



SELECTED ZONING DATA
THE SUBJECT PROPERTY IS ZONED: C-1
URBAN INDUSTRIAL, PLANNED UNIT DEVELOPMENT
PER AMENDMENT TO THE VILLAGE OF BURR RIDGE (850-654-828), THE FOLLOWING RESTRICTIONS APPLY TO THIS SITE:
REAR SETBACK (MINIMUM) 10 FEET
FRONT - 15 FEET
SIDE - 10 FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM FLOOR AREA RATIO - 6.00
FOR FURTHER INFORMATION, CONTACT THE VILLAGE OF BURR RIDGE.

SCHEDULE B SURVEY EXCEPTIONS
THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CHIEF OF RECORDS AND HAS DETERMINED THAT THE FOLLOWING EXCEPTIONS APPLY TO THIS SURVEY:
1. EASEMENT TO COMMONWEALTH EDITION AND ILLINOIS RAIL, BY DOCUMENT 880-06481, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
2. EASEMENT BY DOCUMENT 874-3494 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
3. PUBLIC UTILITY AND EASEMENT BY DOCUMENT 874-3494 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
4. NORTHERN ILLINOIS GAS EASEMENT BY DOCUMENT 875-1688 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
5. EASEMENT BY DOCUMENT 874-3494 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
6. EASEMENT BY DOCUMENT 874-3494 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

1. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF ILLINOIS.
2. THE SURVEY AND THE INFORMATION, COORDINATES AND DISTANCES SHOWN THEREON ARE CORRECT.
3. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
4. THE LAND DESCRIBED IN THE SURVEY IS THE SAME LAND DESCRIBED IN THE TITLE INSURANCE COMPANY'S RECORDS.
5. THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND OTHER IMPROVEMENTS AND OTHER MATTERS SHOWN ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES.
6. THERE ARE NO VISIBLE EASEMENTS OR USES AFFECTING THIS PROPERTY, EXCEPT THOSE SHOWN ON THE SURVEY.
7. THERE ARE NO ENCUMBRANCES ON THE SURVEYED PROPERTY, EXCEPT THOSE SHOWN AND NOTED ON THE SURVEY.
8. THERE ARE NO EASEMENTS OR VISIBLE ENCUMBRANCES ON SAID DESCRIBED PROPERTY, EXCEPT THOSE SHOWN AND NOTED ON THE SURVEY.
9. VISIBLE UTILITY SERVICES FOR THE PREMISES ENTER THE PREMISES THROUGH EXISTING PUBLIC STREETS OR THE SURVEYED PROPERTY, AND THE LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON THE SURVEYED LAND.
10. THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL VISIBLE ABOVE GROUND STORM DRAINAGE SYSTEMS FOR THE COLLECTION OF SURFACE WATER FROM ALL ROOF AND SURFACE DRAINAGE.
11. THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL VISIBLE ABOVE GROUND STORM DRAINAGE SYSTEMS FOR THE COLLECTION OF SURFACE WATER FROM ALL ROOF AND SURFACE DRAINAGE.
12. BY SCALE MEASUREMENT ONLY, BASED UPON THE FLOOD RISK RATE MAP FOR DU PAGE COUNTY, ILLINOIS, AND THE FLOOD RISK RATE MAP FOR THE SUBJECT PROPERTY, I, AS SURVEYOR, HAVE DETERMINED THAT THE SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
13. THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL VISIBLE ABOVE GROUND STORM DRAINAGE SYSTEMS FOR THE COLLECTION OF SURFACE WATER FROM ALL ROOF AND SURFACE DRAINAGE.
14. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT HAVE ANY EASEMENTS OR VISIBLE ENCUMBRANCES ON SAID DESCRIBED PROPERTY, EXCEPT THOSE SHOWN AND NOTED ON THE SURVEY.
15. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED POLYGON.

DATE: 11/11/2020
BY: [Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 000000000
WESTER, MCGRATH & AHLBERG
200 SOUTH WACKER DRIVE, SUITE 500
CHICAGO, ILLINOIS 60601
NAD 83 - NAD 2011

LEGEND	
①	SAFETY WARNING
②	SAFETY WARNING
③	STORM WARNING
④	STORM WARNING
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LAND AREA 18,400 SQUARE FEET - 4.422 ACRES	
PARKING SPACE TABLE THE SUBJECT PROPERTY CONTAINS: 1. 10 REGULAR STIPED PARKING SPACES 2. 10 HANDICAPPED STIPED PARKING SPACES 3. 10 TOTAL STIPED PARKING SPACES	
ALTA/ACSM SURVEY PREPARED FOR: HSA 180 NORTH WACKER DRIVE, SUITE 500 CHICAGO, ILLINOIS 60601 312-332-3555	
DATE: 11-11-2020 BY: [Signature] WESTER, MCGRATH & AHLBERG LTD. Land Surveying and Engineering Since 1806 200 SOUTH WACKER DRIVE CHICAGO, ILLINOIS 60601 312-332-3555	
PROJECT: 7296-8010 MADISON STREET BURR RIDGE, ILLINOIS SCALE: 1" = 30' SHEET: 1 of 1	



LAUNDRY SERVICES
COMPANY, INC.

866-724-1871
VENDED LAUNDRY SOLUTIONS

CMASS Technologies
**COMPUTER REPAIR
& CONSULTING**
630.395.7954 info@cmassli.com

LAUNDRY SERVICES
COMPANY, INC.

VENDED LAUNDRY SOLUTIONS

866-724-1871

Chicago Tribune

Printed: 10/27/2016 1:27:38 PM

Page 1 of 2

Order ID: 4560972

* Agency Commission not included

GROSS PRICE * : \$57.89

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Product(s): SubTrib_Pioneer Doings, Publicnotices.com, classified.chicagotribune.com

AdSize(s): 1 Column,

Run Date(s): Thursday, November 03, 2016

Color Spec. B/W

Preview

GROSS PRICE * : \$57.89

PACKAGE NAME: IL Govt Legal Pioneer Doings

LEGAL NOTICE

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 Hearings beginning at 7:30 p.m. on Monday, November 21, 2016, at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois 60527.

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Karl Keefer on behalf of Laundry Services Company, Inc. for special use approval as per Section X.F.2.k of the Burr Ridge Zoning Ordinance to permit outside, overnight storage of five (5) delivery/service vehicles. The petition number and property address is Z-14-2016: 7936 Madison Street and the Permanent Real Estate Index Number is: 09-35-205-020

2. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Efy and Andrew Gofis for variations from Section IV.I.12 of the Burr Ridge Zoning Ordinance to permit the construction of a driveway gate on a lot of 14,600 square feet in area rather than the required 2 acres and with the gates located 3 feet from the front lot line rather than the required setback of 30 feet. The petition number and property address is V-06-2016: 7383 Madison Street and the Permanent Real Estate Index Number is: 09-25-102-010

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: MIKE STRATIS, DEHN GRUNSTEN, LUISA HOCH, ROBERT GRELA,
GREGORY SCOTT, MARY PRAXMARER, AND JIM BROLINE.
11/3/2016 4560972



NOTICE

Village of Burr Ridge

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

For further information,
please call or visit:

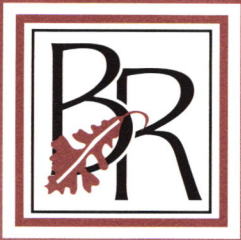
Burr Ridge Village Hall
7660 County Line Road
(630)654-8181, Extension

Ask for Information Re: **Z 14 2016**

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan
Commission Agenda)



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527
(630) 654-8181 • Fax (630) 654-8269 • www.burr-ridge.gov

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

Steven S. Stricker
Village Administrator

October 28, 2016

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

Z-14-2016: 7936 Madison Street; The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Karl Keefer on behalf of Laundry Services Company, Inc. for special use approval as per Section X.F.2.k of the Burr Ridge Zoning Ordinance to permit outside, overnight storage of five (5) delivery/service vehicles. The petition number and property address is **Z-14-2016: 7936 Madison Street** and the Permanent Real Estate the Permanent Real Estate Index Number is: **09-35-205-020.**

A public hearing to consider this petition is scheduled for:

Date: Monday, November 21, 2016
Time: 7:30 P.M. or as soon thereafter as the matter may be heard.
Location: Village of Burr Ridge
Board Room
7660 South County Line Road
Burr Ridge, IL 60527

Additional information is on file and available for public review at the Burr Ridge Village Hall or contact:

Doug Pollock, Community Development Director
(630) 654-8181 ext. 3000
dpollock@burr-ridge.gov

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.

Aspen Investments LLC
314 Sunrise Ave
Willowbrook, IL 60527

HPM Investments LLC
314 Sunrise Ave
Willowbrook, IL 60527

CTLTC B8500963207
10 S. LaSalle Street, Ste 2750
Chicago, IL 60603

Tapan & Bani Biswas
15W675 79th Street
Burr Ridge, IL 60521

School District No. 62
7700 Clarendon Hills
Willowbrook, IL 60527

John & Helen Walker
15W765 80th Street
Burr Ridge, IL 60521

Dawn Boerema
3005 S. Madison Street
Burr Ridge, IL 60521

John J. Janis
9S141 Madison Street
Burr Ridge, IL 60527

Christopher Gregorczyk
9S155 Madison Street
Hinsdale, IL 60521

John & Gail Serafin
240 Bianca Lane
Tuma, TN 38390

He & Ning Li Yuan
9S177 Madison Street
Burr Ridge, IL 60527

Brian R. Sladek
15W737 80th Street
Hinsdale, IL 60521

Patrick & Debra Grealish
15W721 80th Street
Burr Ridge, IL 60527

John & Vivian Egentowich TR
15W703 80th Street
Hinsdale, IL 60521

William Chalupa
15W738 81st St.
Hinsdale, IL 60521

RW & DM Edelhauser
15W720 81st Street
Burr Ridge, IL 60521

Stephen & Margaret Mudjer
15W700 81st Street
Burr Ridge, IL 60521

Matilda Bakalik
c/o Linda Vosnak
9S255 Madison Street
Burr Ridge, IL 60527

Christina M. Rylander
9S227 Madison Ave
Burr Ridge, IL 60527

Richard & Mark Albaugh
15W715 81st Street
Burr Ridge, IL 60527

Marcella L. Thezan
15W737 81st Street
Burr Ridge, IL 60527

Fuschall Family Limited
1415 W. Hwy 54, No. 116
Durham, NC 1415 W. Hwy 54, No. 116
Durham, NC 27707

Mars Snackfood US LLC
C/o Ryan LLC
1 PPG Place Unit 2810
Pittsburgh, PA 15222-5415

SSC Property Holdings, Inc.
Dept. PT-IL-08226
P.O. Box 25025
Glendale, CA 91201

Willowbrook 2012 LLC
C/o Roy Dobrasinovic
50W580 N. Frontage Road, No. 1
Burr Ridge, IL 60527
3CL-Gemini LLC
150 Skokie Blvd, Unit 6000
Northbrook, IL 60062

LDD Properties, LLC
16W020 79th Street
Burr Ridge, IL 60527

Alco Sales & Service Co.
6851 High Grove Blvd
Burr Ridge, IL 60527

Layko Properties
c/o HK Layland Jr.
100 Shore Dr. No. 2
Burr Ridge, IL 60527

M.T. Real Estate Holdings
136 Shore Dr.
Burr Ridge, IL 60527

Dlena Matlasheuka
150 Shore Drive
Burr Ridge, IL 60527-5819

Betsy A Ginger
15 Deer Path Trail
Burr Ridge, IL 60527

Randoph Properties, LLC
51 Shore Drive
Burr Ridge, IL 60527

Packaging Design Corp.
101 Shore Drive
Burr Ridge, IL 60521

Cook Financial, LLC
5600 N. River Road, No. 150
Rosemont, IL 60018

CTLTC MBOB 2929
10 S. LaSalle St., Ste 2750
Chicago, IL 60603

Village of Burr Ridge
1660 S. County Line Road
Burr Ridge, IL 60521

Morgan Realty Partners
10204 Werch Dr., unit 301
Woodridge, IL 60517

7900 Madison LLC
c/o Korman Lederer
3100 Dundee road, No. 116
Northbrook, IL 60062

3040 Madison LLC
c/o Korman Lederer
3100 Dundee road, No. 116
Northbrook, IL 60062

CCC Burr Ridge LLC
c/o Korman Lederer
3100 Dundee road, No. 116
Northbrook, IL 60062
VIP Morgan LLC
970 Oak Lawn Ave
Elmhurst, IL 60126

LaSalle National Bank 101331, CCC BR
c/o Korman Lederer
3100 Dundee road, No. 116
Northbrook, IL 60062
AJB Partnership
116 Shore Dr., unit 1
Burr Ridge, IL 60527

3080 Madison LLC
c/o Korman Lederer
3100 Dundee road, No. 116
Northbrook, IL 60062
Shore 114 LLC
114 Shore Dr., unit 2
Burr Ridge, IL 60527

Lutgarda & S Mical
15W733 79th Street
Burr Ridge, IL 60521

Eric & Joanne Birtch
7921 S. Madison Ave
Burr Ridge, IL 60521

James A. Starha
15W759 79th Street
Hinsdale, IL 60521

Montgomery & Macy Moy
6426 Bentwood Ln
Willowbrook, IL 60527

Steven M. Sliwinski
15W737 79th Street
Hinsdale, IL 60521



**VILLAGE OF BURR RIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT AND SUMMARY**

V-06-2016: 7383 Madison Street (Gofis); Requests variations from Section IV.I.12 of the Burr Ridge Zoning Ordinance to permit the construction of a driveway gate on a lot of 14,600 square feet in area rather than the required 2 acres and with the gates located 3 feet from the front lot line rather than the required setback of 30 feet.

Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: November 21, 2016

GENERAL INFORMATION

Petitioner: Efy and Andrew Gofis

Property Owner: Efy and Andrew Gofis

Petitioner's Status: Property Owner and Residents

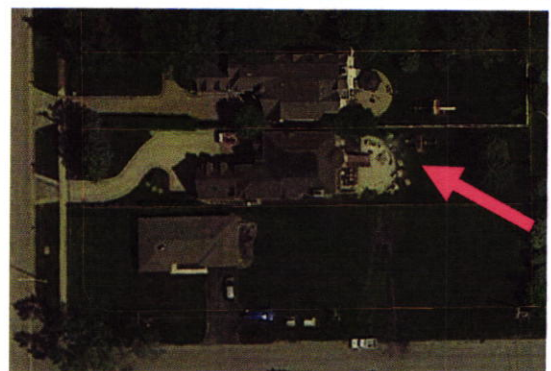
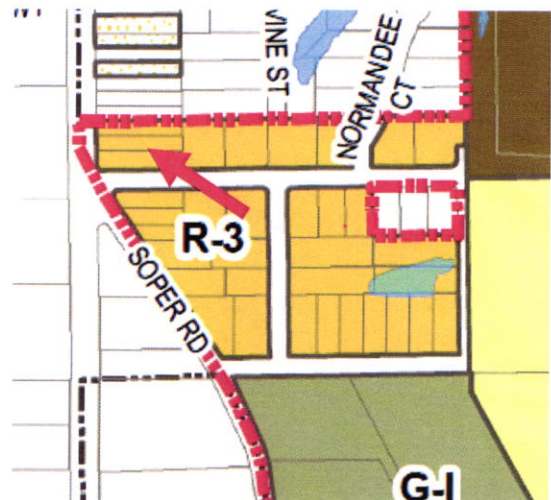
Land Use Plan: Recommends Single-Family Residential Uses

Existing Zoning: R-3 Single Family Residence District

Existing Land Use: Single Family Residence

Site Area: 14,600 square feet

Subdivision: Babson Park West



SUMMARY

The petitioner requests variations to accommodate a driveway gate on a single family residential property. The Zoning Ordinance limits driveway gates to properties that are at least 2 acres in area and requires that the gates be at least 30 feet from the front lot line. The subject property is approximately one-quarter of an acre and the gate is proposed to be located 3 feet from the front lot line.

Zoning History

The property was annexed to the Village in 2010 along with approximately 30 properties in this area on 74th Street, 75th Street, Madison Street, Vine Street and Soper Avenue. The subject property and the property immediately to the north were under construction and nearing completion at the time of annexation. The property to the north had already constructed a driveway gate as permitted by the Du Page County Zoning Ordinance. Thus, the gate for the property to the north was annexed and grandfathered (legally, non-conforming). The owner of the subject property constructed a gate after annexation; staff received a complaint; the owner was notified that the gate was not permitted; and the owner removed the gate.

Findings of Fact

The petitioner's findings of fact are based on the gate being a necessary accommodation under the Americans with Disabilities Act for a child with a disability (autism). Attached is a memorandum from the Village Attorney in response to this claim. In summary, the memorandum states that there is a legal issue for the Board of Trustees to consider relative to providing a zoning accommodation based on the Americans with Disabilities Act, and that the petitioner may present testimony at the public hearing based on this claim. However, the legal issue is one for the Board of Trustees, and the Plan Commission must still consider a zoning variation and make its recommendation based on the standards and findings of fact prescribed by the Zoning Ordinance. The Village Attorney will be in attendance at the public hearing.

KTJ**KLEIN, THORPE & JENKINS, LTD.**

20 N. Wacker Drive, Ste 1660
Chicago, Illinois 60606-2903
T 312 984 6400 F 312 984 6444

DD 312 984 6421
sfuhler@ktjlaw.com

15010 S. Ravinia Avenue, Ste 10
Orland Park, Illinois 60462-5353
T 708 349 3888 F 708 349 1506

www.ktjlaw.com

MEMORANDUM

TO: Village of Burr Ridge
FROM: Klein, Thorpe & Jenkins, Ltd.
RE: Variation Request & ADA/FHAA
Implications

November 17, 2016

PC PROCESS AND CONSIDERATIONS

The application for a driveway gate (variation) in the front yard of this residence along a major thoroughfare would be subject to the traditional considerations and standards the PC uses to analyze a variation. The issue of whether the Americans With Disabilities Act ("ADA") or the Fair Housing Act Amendments ("FHAA") require a certain result is primarily a legal issue (regarding the application of the zoning ordinance), separate and apart from the responsibilities of the PC to consider whether a request for zoning relief meets the existing standards under the Zoning Code. Nevertheless, a full record of all of the issues involved should be made and the commissioners are encouraged to make a full record and develop a reasonable understanding of what it is the applicant is seeking, and the reasons underlying the request, by taking information about, listening to, commenting on or asking questions about the applicant's request for this relief. The formal recommendation of the PC on the request for the variation however would focus on the authority granted under the Zoning Ordinance to consider the standards now in the zoning ordinance. The broader considerations of the PC recommendation on this variation, along with the possible application and impact of federal discrimination law on this variation request, are more directly concerns for the Board of Trustees.

Village of Burr Ridge Zoning Ordinance - Standards for Variations

The Zoning Board of Appeals shall not recommend variations from the regulations of this Ordinance unless it shall make findings based upon the evidence presented to it in each specific case that:

- 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.

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

LEGAL CONSIDERATIONS - FEDERAL LAW

The related legal issues regarding this request for a variation or relief from the zoning restrictions regarding driveway gates in the front yard, based on the disability of the owner's child, are as follows:

Federal Agency Interpretations of ADA (U.S. Department of Justice)

- Local governments can be required to make reasonable modifications to their policies, practices, or procedures to prevent discrimination on the basis of disability. Reasonable modifications have been interpreted to include modifications to local laws, ordinances, and regulations that adversely impact people with disabilities, which can include zoning. 28 C.F.R. § 35.130(b)(7).
- The Department of Justice posits the following practical example of the obligations that a municipality has to consider as "reasonable modifications" under its zoning code, to address a disability-related need:

CASE ILLUSTRATION: A municipal zoning ordinance requires a set-back of 12 feet from the curb in the central business district. In order to install a ramp to the front entrance of a pharmacy, the owner must encroach on the set-back by three feet. Granting a variance in the zoning requirement may be a reasonable modification of town policy.

(A public entity must reasonably modify its policies, practices, or procedures to avoid discrimination. If the public entity can demonstrate, however, that the modifications would fundamentally alter the nature of its service, program, or activity, it is not required to make the modification. 42 U.S.C.A. § 12132)

Federal Courts (ADAAA Requirements)

- The federal appellate court with jurisdiction in this area, the 7th Circuit Court of Appeals, has addressed the issue of relief from zoning standards under the Americans With Disabilities Act. In that matter, an elderly couple asked for zoning relief for the location of their garage, closer to the front of their home (with the need for zoning relief to allow a curb cut for a new driveway at the front of their lot), due to certain disabling conditions that made it more difficult to walk to and from their home. The Court concluded that a public entity must reasonably accommodate a qualified individual with a disability by making changes in its rules, policies, practices or services, when necessary, finding the zoning regulations to be “rules, policies or practices” of the Village of Wilmette. *Dadian v. Village of Wilmette*, 269 F.3d 831 (7th Cir. 2001)
- In determining what constituted a “reasonable accommodation” the Court considered the costs to the Village in granting the front driveway permit, which included zoning and land-use concerns but minor administrative costs, and the needs of the property owners, which included the need for one of the owners to avoid twisting and turning and walking for long distances. The Court heard testimony from an architect and appraiser that an attached, front garage was a better fit (aesthetically and to preserve home value) with the new home design.
- The Court also considered whether there were other, reasonable alternatives to address the couples’ need, that were in compliance with the zoning regulations. The Village had recommended a solution which complied with the zoning ordinance for an attached, rear garage with a turnabout and eliminated the need for a front curb cut. The Court noted however that six of the sixteen homes on the block already had curb cuts (via front or side driveways), so that the property owners’ request was not inconsistent with the purpose behind the ordinance and would not cause a fundamental or unreasonable change to the ordinance. The Court concluded the property owners were not requesting a change to the ordinance itself (for a curb cut that was otherwise prohibited – other owners on the block had front driveways), but were seeking relief from the application of the “hardship exception” required under the zoning ordinance.
- The interests which were weighed and balanced in the case then were the Village's potential permanent loss of property (front yard curb cut) versus the property owners’ needs (the Village asserting that an attached, rear garage with a turnabout would have satisfied their “health” needs and that the property owners should have been made to bear the burden of the resulting decreased home value, and not the Village). Based on the foregoing reasoning, a decision was ultimately rendered for the property owners and against the Village. See *Dadian v. Village of Wilmette*, 269 F.3d 831 (7th Cir. 2001)
- An element of the analysis to be undertaken is to focus on “whether waiver of the rule in the particular case at hand would be so at odds with the purposes behind the rule that it would be a fundamental and unreasonable change.” *Dadian v. Village of Wilmette*, 269 F.3d 831 (7th Cir. 2001)

- The Court concluded that “[a] public entity must reasonably accommodate a qualified individual with a disability by making changes in rules, policies, practices or services, when necessary”, noting that whether a particular request for an accommodation is “reasonable” depends on the specific facts of each case, with a required analysis of the balancing of the cost to the municipality and the benefit to the disabled individual. *Dadian v. Village of Wilmette*, 269 F.3d 831 (7th Cir. 2001)(citing to *Bronk v. Ineichen*, 54 F.3d 425, 429 (7th Cir. 1995); *United States v. Village of Palatine*, 37 F.3d 1230, 1234 (7th Cir. 1994)).
- The relief sought or requested by an individual from certain zoning regulations also has to serve the purpose for which the relief is sought, i.e. the relief must be based on a disability – related need and must be directly related to addressing that need. Personal preference or convenience do not support a need for zoning relief, if the relief is not needed due to a disability-based concern. The Court noted that whether the requested relief is needed for a particular “accommodation” under the zoning regulations requires a “showing that the desired accommodation will affirmatively enhance a disabled plaintiff’s quality of life by ameliorating the effects of the disability.” *Dadian v. Village of Wilmette*, 269 F.3d 831 (7th Cir. 2001) citing *Bronk*, 54 F.3d at 429.

Federal Courts (FHAA Requirements)

- In a case involving a claim under the FHAA, a woman and her daughter (both of whom suffered from muscular dystrophy) sought zoning relief to allow a short paved parking space in front of their house (otherwise not allowed under the Zoning Code). While she could still drive, the mother had difficulty walking, but could traverse short distances with a walker and sometimes used a wheelchair. Her walk was very halting and cautious. She could not raise her feet very far off the ground, and was forced to shuffle her feet. Moving over surfaces which are not smooth is particularly difficult. The daughter also had difficulty walking and navigated by wearing a brace. She needed help from her stepfather to walk from the street up the sidewalk and into their house. Both had difficulty climbing stairs. Locating a paved parking area at the front of the house would assist with entering and leaving their home and getting into their car. Entering and leaving through the front door involved steps which were easier to use. The mother and daughter were already pulling their car up onto the front lawn to park but with certain weather conditions the ground could become muddy, ice or snow covered and very difficult for them.

The Town considered the request for zoning relief and denied it because it would have been in violation of the zoning ordinance's setback requirements. Following the denial, the couple sought legal assistance and an advocacy group filed suit on their behalf. The Court in that matter found that a claim could be brought under the FHAA under the circumstances, noting that the FHAA makes it unlawful to discriminate against “any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection with such dwelling” on the basis of that person's handicap. *Trovato v City of Manchester*, 992 F. Supp. 493 (D.N.H. 1997) The Court noted that while the mother and daughter were not discriminated against in the sale or rental of housing, parking was still a “service or facility in connection with” their property affecting their use and enjoyment of their home and was therefore covered by the FHAA.

The Court found that the proper analysis of the standard for this claim under the FHAA, was whether an accommodation would be "necessary" to afford "equal opportunity" when the mother and her daughter, as plaintiffs, have shown that without such an accommodation, they "will be denied an equal opportunity to enjoy the housing of their choice." On that basis, the Court concluded that, given their disabilities, the mother and daughter would derive great benefit from a parking space in their front yard (due to their disabilities) and without the front parking area their "use or enjoyment" of their home would be adversely impacted.

- Discrimination under the FHAA has been interpreted to include refusing to make reasonable accommodations in "rules, policies, practices, or services" when necessary to afford a person with a handicap "equal opportunity to use and enjoy a dwelling". *Trovato v City of Manchester*, 992 F. Supp. 493 (D.N.H. 1997)
- The Court determined [in the context of zoning] that under the FHAA an accommodation is reasonable unless it requires a fundamental alteration in the nature of a program or imposes undue financial and administrative burdens on a municipality. The FHAA's primary purpose to assist disabled individuals persons is to be balanced against the costs or burdens of compliance incurred by the municipality. The Court therefore determined that the request made by the property owners was reasonable; that asked for permission to build a small parking space near their front entrance. The municipality did not produce any evidence that the request for this parking area would have disrupted the character or nature of the adjacent neighborhood nor was there any evidence of any financial cost or other administrative burden to the municipality if the request for the zoning relief was granted and the parking space was allowed.
- The Court also found relevant and considered whether there were other, reasonable alternatives available to address the need for improved access to the residence and concluded that the zoning relief requested was reasonable as the plaintiffs did not have any other options and the municipality did not offer any other reasonable alternative accommodation that would have addressed the issues being faced by the property owners due to their disabilities.

August 14, 2016

Mr. Doug Pollock
Director, Community Development
Village of Burr Ridge
7660 County Line Road
Burr Ridge, Illinois 60527

Dear Mr. Pollock,

I am writing to request your immediate reconsideration and approval of a driveway gate at my residence at 7383 South Madison in Burr Ridge. My son, Constantine Gofis, was born August 14, 2012. Constantine has been diagnosed with Autism by specialists at Rush University Hospital and University of Chicago Hospital. Both medical centers have been advising my family on care plans and options. Core to our family's care plan for Constantine is to keep him safe, because of his disability he does not have the ability to make decisions about his safety, such as going into the street.

The Americans with Disabilities Act's protections include Autism. The ADA has set many precedents in protecting people with disabilities on both public and private property. In fact, the ADA specifically cites how municipal and city governments can be compelled to protect people with disabilities:

"City governments are required to make reasonable modifications to policies, practices, or procedures to prevent discrimination on the basis of disability. Reasonable modifications can include modifications to local laws, ordinances, and regulations that adversely impact people with disabilities. For example, it may be a reasonable modification to grant a variance for zoning requirements and setbacks. In addition, city governments may consider granting exceptions to the enforcement of certain laws as a form of reasonable modification. For example, a municipal ordinance banning animals from city health clinics may need to be modified to allow a blind individual who uses a service animal to bring the animal to a mental health counseling session." – Citation 28 C.F.R. § 35.130(b)(7).

When we installed a driveway gate at our residence in 2013 someone complained about the gate and the Village of Burr Ridge required us to take it down. My wife and I believe the safety of our son outweighs any complaints. I have videos of trucks using our driveway as a turnaround space, and this is simply not safe for our son.

I have consulted with a national disability advocacy group and the Illinois General Assembly and I believe it is clear that the Village of Burr Ridge has a responsibility to ease its zoning restrictions at my home because of the Americans with Disabilities Act.

I would like to work with you to resolve this matter quickly. My son's physical safety is at stake. Please call me at 708-912-1101 so we can set up a meeting to discuss.

Sincerely,



Andrew Gofis

Cc: Steven Stricker, Village Administrator
Mickey Straub, Village President
Jim Durkin, House Republican Leader
Christine Radogno, Senate Republican Leader

VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING

PLAN COMMISSION/ZONING BOARD OF APPEALS:

Address of Property: 7383 Madison, Burr Ridge, Illinois 60527

Pin #: 09-25-102-010

GENERAL INFORMATION:

Petitioners: Efy and Andrew Gofis

Petitioners' Address: 7383 Madison, Burr Ridge, Illinois 60527

Phone: 708-912-1101

Email: agofis@gmail.com

Property owner: Efy and Andrew Gofis

Status of Petitioner:

Owner's Address: same

Phone: same

PROPERTY INFORMATION:

Site area: 7383 S. Madison St.

Existing zoning:

Existing use/improvements: Residential

Subdivision: Babson Park

DESCRIPTION OF REQUEST:

☐ Special Use ☐ Rezoning ☐ Text Amendment ☒ Variation(s)

We are requesting two variations:

1. Brick pillars to support gates – Stone or brick to support driveway gates
2. Wrought iron gates to be located three or four feet from the property line instead of 30 feet from the property line -- because it's not 2 acres, our setback can't be 30 feet from the public way so that we can use the original pillars erected prior to purchase of home.

These variances are needed to provide safety for our son and end a dangerous situation. Our son Constantine Gofis, was born August 14, 2012. Constantine has been diagnosed with Autism by specialists at Rush University Hospital and University of Chicago Hospital. Both medical centers have been advising our family on care plans and options and discussing home safety concerns. Core to our family's care plan for Constantine is to keep him safe, because of his disability he does not have the ability to make decisions about his safety.

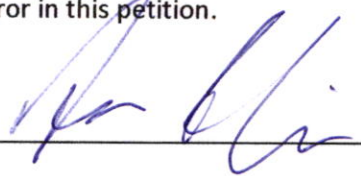
The Americans with Disabilities Act's protections include Autism. The ADA has set many precedents in protecting people with disabilities on both public and private property. In fact, the ADA specifically cites how municipal and city governments can be compelled to protect people with disabilities:

"City governments are required to make reasonable modifications to policies, practices, or procedures to prevent discrimination on the basis of disability. Reasonable modifications can include modifications to local laws, ordinances, and regulations that adversely impact people with disabilities. For example, it may be a reasonable modification to grant a variance for zoning requirements and setbacks. In addition, city governments may consider granting exceptions to the enforcement of certain laws as a form of reasonable modification. For example, a municipal ordinance banning animals from city health clinics may need to be modified to allow a blind individual who uses a service animal to bring the animal to a mental health counseling session." – Citation 28 C.F.R. § 35.130(b)(7).

When we installed a driveway gate at our residence in 2013, someone complained about the gate and the Village of Burr Ridge required us to take it down. We believe the safety of our son and federal disability laws outweigh any complaints. We have videos of trucks using our driveway as a turnaround space, and this is simply not safe for our son. There are often people who drive into our driveway simply to use it as a turnaround.

We have consulted with a national disability advocacy group and the Illinois General Assembly and I believe it is clear that the Village of Burr Ridge has a responsibility to ease its zoning restrictions at my home because of the Americans with Disabilities Act.

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.



Signature

October 24, 2016

Date Petition is Filed

FINDINGS OF FACT

VARIATION FROM THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission/Zoning Board of Appeals determine compliance with the following findings. In order for a variation to be approved, the petitioner must respond to and confirm each and every one of the following findings by indicating the 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

The layout of the property and the street is such that cars and trucks are often using the driveway for a turnaround, creating a significant risk of danger to our son, which creates a great hardship for our family.

- 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

It is clear that in its current location, the property cannot yield a reasonable return because of drivers using our driveway as a turnaround point. Also, it is clear that if there were an accident affecting our son, then it would also result in a hardship to our property values.

- 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

This variance request only applies to homes in the village with children with Autism and where driveways are frequently used as a turnaround in addition to higher speed limits- so the number is very limited.

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

The purpose of the variation request is to make accommodations for my son based on the Americans With Disabilities Act, not for financial gain.

- 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.

We did not create the unsafe situation; the problem is the layout of the property, its location and the dangerous drivers taking advantage of the high number of turnarounds.

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

The answer is exactly the opposite; the variation will increase public welfare and will not affect other property or improvements in the neighborhood.

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

There will be no impact on 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

The proposed variance will not reduce nor affect the supply of light and air to adjacent property or increase congestion of the public streets. The proposed variance will not increase the danger of fire, or impair or create draining problems on adjacent properties. The proposed variance will increase public safety and therefore, can only increase property values in 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.

The proposed variance will not affect the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.

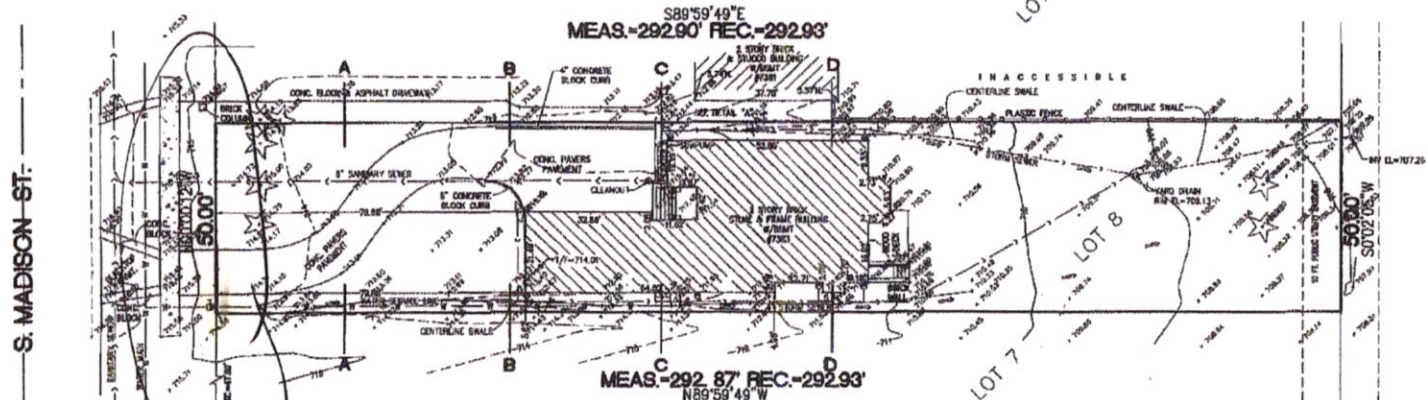
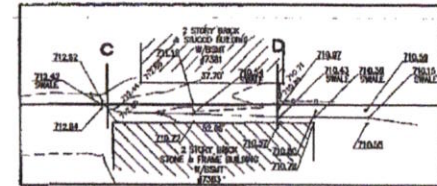
432325 LEMONT RD, LEMONT, ILLINOIS 60438
PHONE: (815) 738-0307 FAX: (630) 738-6880
CHICAGO METRO AREA
PHONE: (773) 581-9477
EMAIL: GILFPOD@BROADCAST.NET



"AS BUILT" PLAN

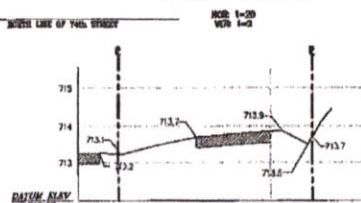
LOT 8 IN BLOCK 3 IN BABSON PARK, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1926 AS DOCUMENT NUMBER 258691, IN DUPAGE COUNTY, ILLINOIS.

DETAIL 'A'

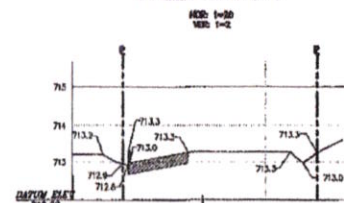


NOTE:
THE DRAINLINE IS A PRIVATE LINE TO BE
MAINTAINED BY THE PROPERTY OWNER(S)

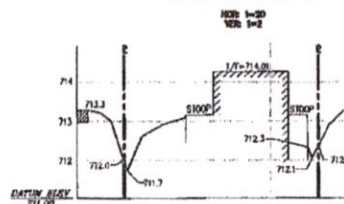
X-SECTION A-A



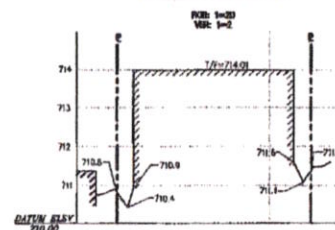
X-SECTION B-B



X-SECTION C-C



X-SECTION D-D









- [illegible]

- PROJECT EDWARDS:
OUT CROSS ON NORTHEAST CORNER BOLT OF FIRE HYDRANT
AT NORTHEAST CORNER OF 74TH AND MARION ST.
ELEVATION.....w710.91

- SCALE 1 INCH EQUALS 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS
THIRTY.

- ORDERED BY: EUGENIUSZ KULONSKI
 DRAWN BY: KD
 SURVEYED BY: ZM
 ORDER NO: 07-340

-  SET BACK PIPE
  IRON PIPE
 + CROSS
 REPAIR/ROAD
 - NOTCH
 CHAIN LINK FENCE
 WOOD FENCE
 IRON FENCE

- ABBREVIATIONS:**
 L = ARC LENGTH
 R = RADIUS
 CH = CHORD LENGTH
 (r) = RECORD VALUE
 (n) = MEASURED VALUE
 P.U.D. = PUBLIC UTILITY & GRASSAGE EASEMENT
 NLY = NORTHERLY
 SLY = SOUTHERLY
 ELY = EASTERLY
 WLY = WESTERLY
 TYP = TYPICAL

- DISCLAIMER NOTICES:
1. TITLE COMMITMENT REPORTS ARE NOT BEING PROVIDED BY THE CLIENT FOR THIS SURVEY.
2. FOR BUILDING (S), EASEMENTS AND OTHER RESTRICTIONS (NOT KNOWN HEREIN) WITHIN 30 YEAR DEED, TITLE COMMITMENT, ORDINANCE, ETC.
3. REVENUES ARE FOR ANALYSIS PURPOSES ONLY AND ARE NOT RELATED TO TRUE OR MARKETED VALUES.
4. SURVEY IS BASED ON FIELD WORK COMPLETED ON DECEMBER 11, 2007 AND JUNE 4, 2008.

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

WE, GEOPOL SURVEYORS, INC. DO HEREBY STATE THAT WE HAVE PREPARED THE BOUNDARY SURVEY EXHIBITED HEREON. THIS PLAN REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

LEWISTON, ILLINOIS JULY 23, 2008

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0032
MY LICENSE EXPIRES 6/30/2008

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ALABAMA MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY."

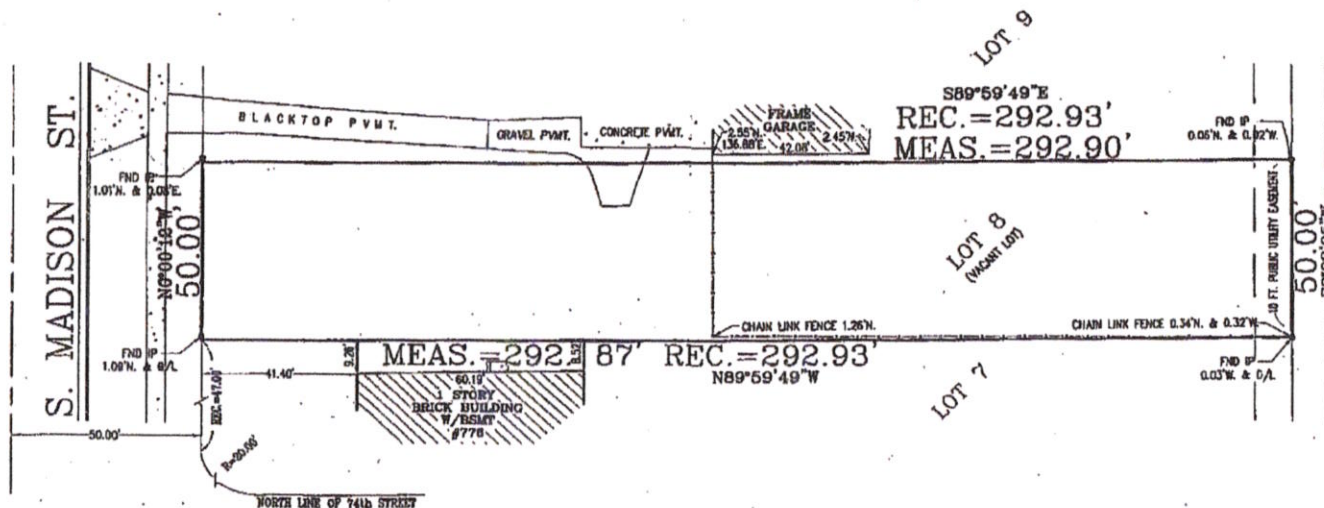




125355 LEMONT RD. LEMONT, ILLINOIS 60439
PHONE: (630) 739-0707 FAX: (630) 739-8080
CHICAGO METRO AREA
PHONE: (773) 581-9477 FAX: (773) 581-5760
EMAIL: GEOPOOL@SLS.POLTEL.US

PLAT OF SURVEY OF

LOT 8 IN BLOCK 3 IN BABSON PARK, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1926 AS DOCUMENT NUMBER 206691, IN DUPAGE COUNTY, ILLINOIS.



—x—x—x— CHAIN LINK FENCE
—o—o—o— WOOD FENCE
—a—o—o— IRON FENCE

FOR BUILDINGS LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE POLICY, ORDINANCE, ETC.

SCALE 1 INCH EQUALS 30 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

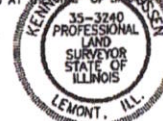
ORDERED BY: EUGENE KULBANSKI
DRAWN BY: A.M.
SURVEYED BY: Z.M.
ORDER NO: 08-082

STATE OF ILLINOIS } ss
COUNTY OF DUPAGE

WE GEOPOOL SURVEYORS, INC. DO HEREBY STATE THIS PLAT HAS BEEN PREPARED FOLLOWING GENERALLY ACCEPTED PROFESSIONAL STANDARDS FOR TITLE SURVEYS, AND THAT THE PLAT OF SURVEY DEPICTED HEREON REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SURVEY.

LEMONT, ILLINOIS FEBRUARY 21, 2008.

Kenneth J. Parnass
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003240
MY LICENSE EXPIRES 11/30/2008





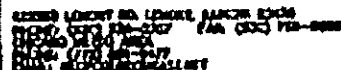
1244 State St., #352
 Lemont, IL 60439
 815/557-7972
www.oclandscapesinc.com
info@oclandscapesinc.com

Residence Landscape Plan

Design by Michael J. Teiber
 Date: 7-11-2013

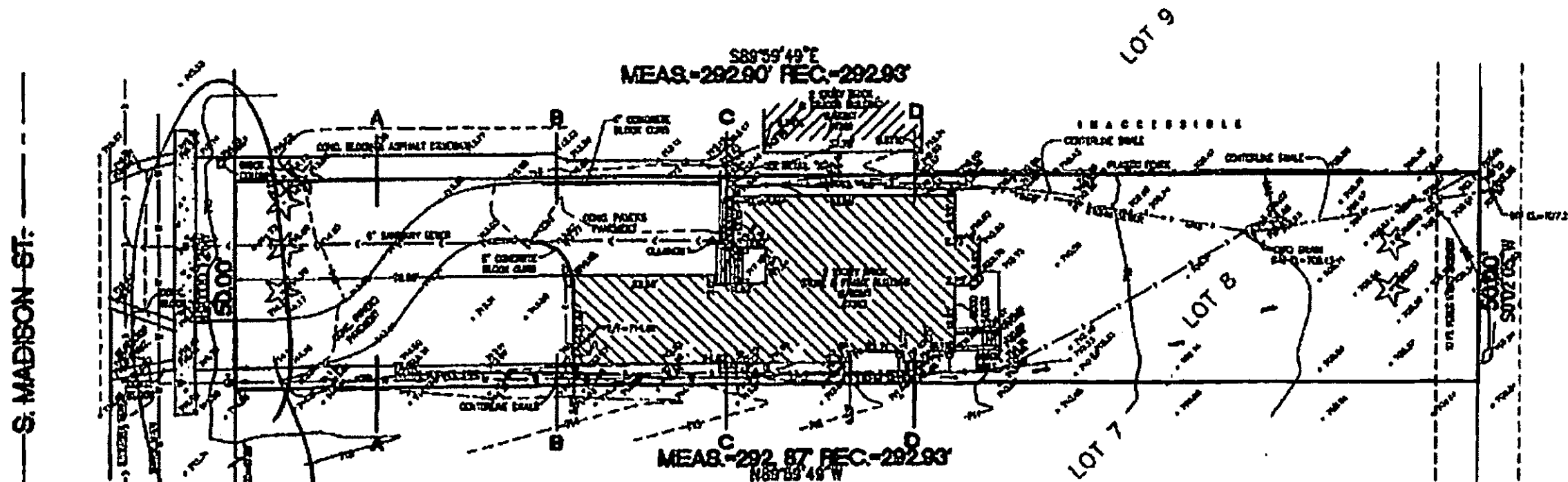
Gofis Residence
 7383 S. Madison
 Burr Ridge, IL 60527

SHEET
 1/1

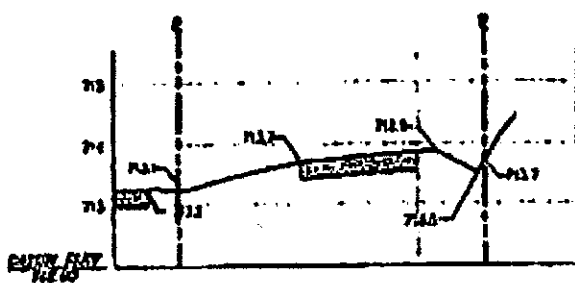


"AS BUILT" PLAN

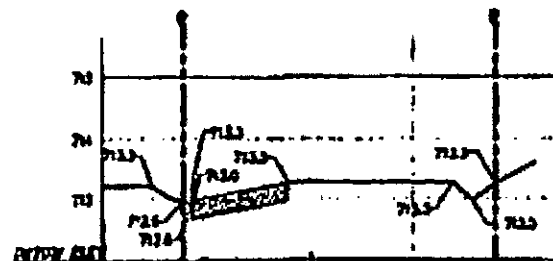
LOT 8 IN BLOCK 8 IN BARSON PARK, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1930 AS DOCUMENT NUMBER 28899, IN DUPAGE COUNTY, ILLINOIS.



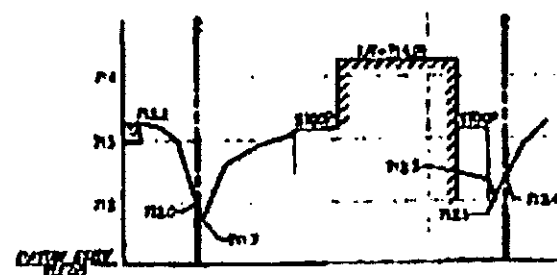
X-SECTION A-A



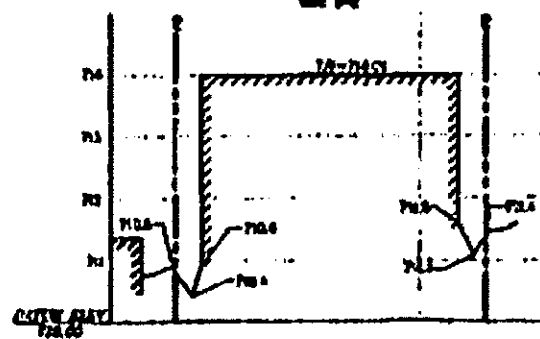
X-SECTION B-B



X-SECTION C-C



X-SECTION D-D



- [illegible]

PLACE OF DISSEMINATION:
CROSSING ON NORTH-WEST CORNER SIDE OF THE HIGHWAY
AT INTERSTATE CORNER OF 10TH AND BURNING ST.
DIRECTION: _____

NOTE: 1. OVER COALS 50 PWT
TECHNIQUE ARE SHOWN IN THE AND OTHER PARTS
QUALITY.

CHECKED BY: KOCHINER, KULANSKY
 CHECKED BY: SM
 RE-ENTER BY: SM
 CHECK NO: 07-340

- [illegible]

Abstract

[illegible]

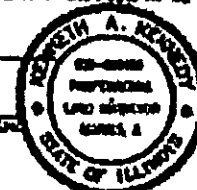
STATE OF ILLINOIS }
COUNTY OF CLACK } ss.

WE, HENRIFF, HENRIFF INC. DO HEREBY STATE THAT WE HAVE PROVIDED THE BOARD OF DIRECTORS OF HENRIFF, HENRIFF INC. WITH ALL INFORMATION THAT WE HAVE AT THE TIME OF THIS STATEMENT.

LEWIS, HARRY - JULY 25, 1900

MEMORANDUM FOR THE DIRECTOR, FBI
FROM: SAC, NEW YORK (100-100000)
SUBJECT: [REDACTED]

"THE PROFESSIONAL SCHOOL COMPARED TO THE LOWEST BLACKS HIGH SCHOOL STANDARDS FOR A COMMUNITY SCHOOL."

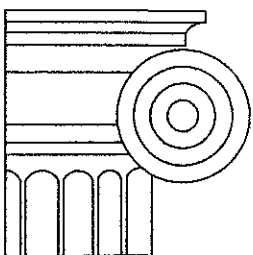


PROPOSED WROUGHT IRON GATE & BRICK POSTS AT: 7383 S. MADISON ST.

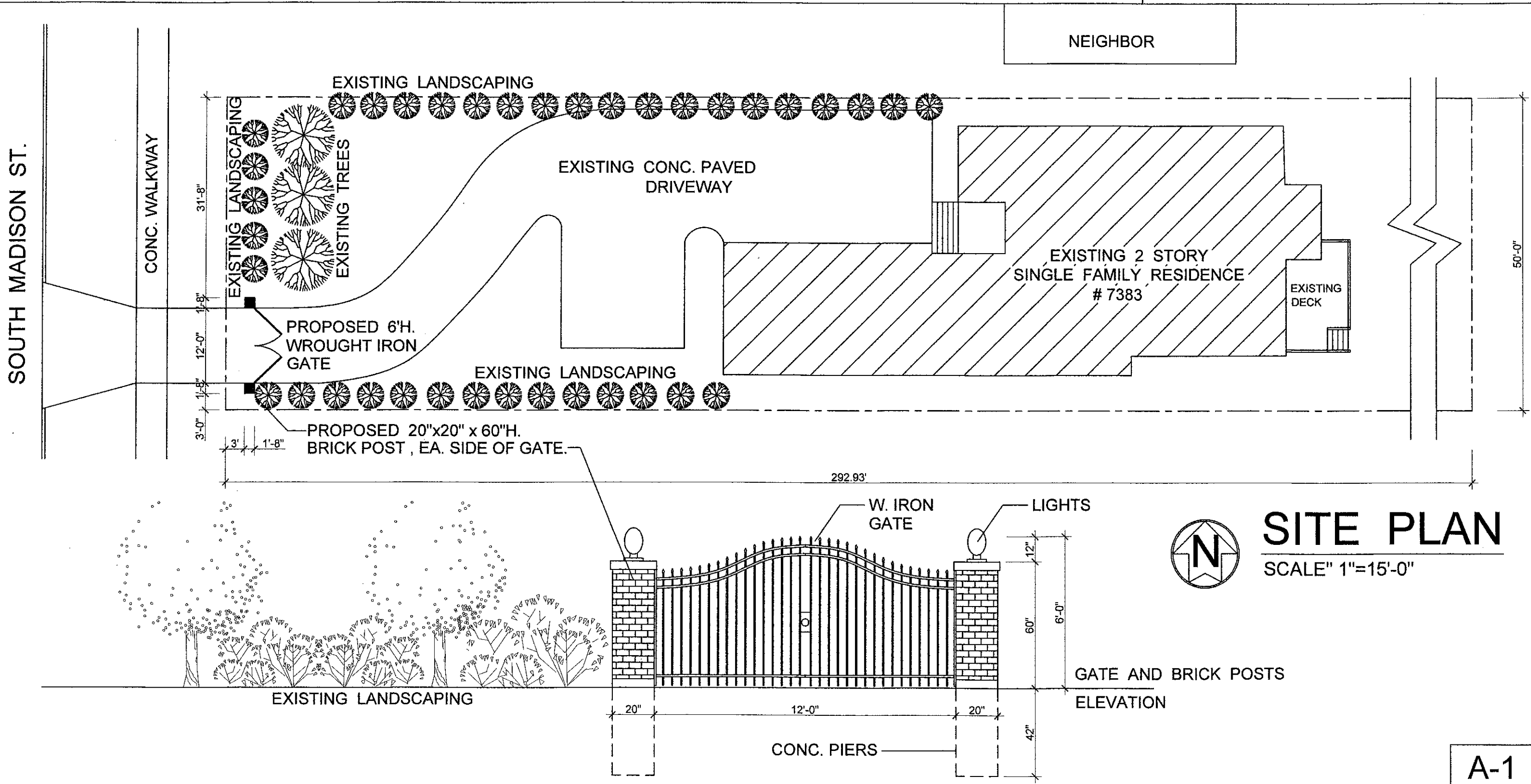
MY HOME

ARCHITECTS & ENGINEERS

2956 W. IRVING PARK RD.
CHICAGO, IL 60618
PH:773-354-2378



MyHomeArchitects@yahoo.com



SITE PLAN
SCALE" 1"=15'-0"

Chicago Tribune

Printed: 10/27/2016 1:27:38 PM

Page 1 of 2

Order ID: 4560972

* Agency Commission not included

GROSS PRICE * : \$57.89

PACKAGE NAME: IL Govt Legal Pioneer Doings

Product(s): SubTrib_Pioneer Doings, Publicnotices.com, classified.chicagotribune.com

AdSize(s): 1 Column,

Run Date(s): Thursday, November 03, 2016

Color Spec. B/W

Preview

GROSS PRICE * : \$57.89

PACKAGE NAME: IL Govt Legal Pioneer Doings

LEGAL NOTICE

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 Hearings beginning at 7:30 p.m. on Monday, November 21, 2016, at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois 60527.

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Karl Keefer on behalf of Laundry Services Company, Inc. for special use approval as per Section X.F.2.k of the Burr Ridge Zoning Ordinance to permit outside, overnight storage of five (5) delivery/service vehicles. The petition number and property address is Z-14-2016: 7936 Madison Street and the Permanent Real Estate Index Number is: 09-35-205-020

2. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Ely and Andrew Gofis for variations from Section M.I.12 of the Burr Ridge Zoning Ordinance to permit the construction of a driveway gate on a lot of 14,600 square feet in area rather than the required 2 acres and with the gates located 3 feet from the front lot line rather than the required setback of 30 feet. The petition number and property address is V-06-2016: 7383 Madison Street and the Permanent Real Estate Index Number is: 09-25-102-010

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: MIKE STRATIS, DEHN GRUNSTEN, LUISA HOCH, ROBERT GRELA,
GREGORY SCOTT, MARY PRAXMARER, AND JIM BROLINE.
11/3/2016 4560972

NOTICE

Village of Burr Ridge

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

For further information,
please call or visit:

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

Ask for Information Re: **1006 2016**

Further details are available at:
www.burr-ridge.gov

(see Public Hearing/Plan
Commission Agenda)

7383

S. Madison St



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527
(630) 654-8181 • Fax (630) 654-8269 • www.burr-ridge.gov

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

Steven S. Stricker
Village Administrator

November 2, 2016

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

V-06-2016: 7383 Madison Street; the Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Efy and Andrew Gofis for variations from Section IV.I.12 of the Burr Ridge Zoning Ordinance to permit the construction of a driveway gate on a lot of 14,600 square feet in area rather than the required 2 acres and with the gates located 3 feet from the front lot line rather than the required setback of 30 feet. The petition number and property address is **V-06-2016: 7383 Madison Street** and the Permanent Real Estate Index Number is: **09-25-102-010**.

A public hearing to consider this petition is scheduled for:

Date: Monday, November 21, 2016
Time: 7:30 P.M. or as soon thereafter as the matter may be heard.
Location: Village of Burr Ridge
Board Room
7660 County Line Road
Burr Ridge, IL 60527

Additional information is on file and available for public review at the Burr Ridge Village Hall or contact:

Doug Pollock, Community Development Director
(630) 654-8181 ext. 3000
dpollock@burr-ridge.gov

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.

Chris Rimbos
 7320 S Madison St #100
 Willowbrook IL 60527-3600

0926209002

Sherman & Margaret Chao
 7320 S Madison St #500
 Willowbrook IL 60527-3604

0926209005

Madison Street Inc
 7320 S Madison St #800
 Willowbrook IL 60527-3607

0926209008

Linda Nielsen
 7320 S Madison St #1100
 Willowbrook IL 60527-3610

0926209011

Ward Frank M Sr Trust
 7320 S Madison St #1400
 Willowbrook IL 60527-3613

0926209014

Greenside Design Build Llc
 7320 S Madison St #300
 Willowbrook IL 60527-3602

092609003

Ksd Enterprises Inc
 7320 S Madison St #600
 Willowbrook IL 60527-3605

0926209006

Michael Moy
 7320 S Madison St #900
 Willowbrook IL 60527-3608

0926209009

James & Diana Malinowski
 10450 Misty Hill Rd
 Orland Park IL 60462-7437

0926209012

Ward Frank M Sr Trust
 7320 S Madison St #1400
 Willowbrook IL 60527-3613

0926209015

Neil & C Blitstein
 15w344 Plainfield Rd
 Burr Ridge IL 60527-5257

0926209004

Urii & Nataliya Guchenia
 7320 S Madison St #700
 Willowbrook IL 60527-3606

0926209007

7320-1000 S Madison Llc
 5945 Bentley Ave
 Willowbrook IL 60527-1913

0926209010

Delta City Construction
 308 E 55th St
 Hinsdale IL 60521-4560

0926209013

Ward Frank M Sr Trust
 7320 S Madison St #1400
 Willowbrook IL 60527-3613

0926209016

William & Cheryl Jachna
8s345 Soper Rd (No Mail)
Burr Ridge IL 60527-5511

0925104008

Joseph & Susan Folkerts
15w715 74th St
Burr Ridge IL 60527-7550

0925104015

David L & Darlene Darroch
7500 Soper Rd
Burr Ridge IL 60527-5511

0925104025

Samuel S Elia
15w678 74th St
Burr Ridge IL 60527-7551

0925107030

Mark & Sheryl Stednitz
4 Normandee Ct
Burr Ridge IL 60527-4000

0925107047

Peter & Judith Mast
150 Inwood Ter
Roswell GA 30075-6864

0925107058

John D Damore
7920 Garfield Ave
Burr Ridge IL 60527-5904

0925108035

Dinas Aleksonis
15w676 75th St
Burr Ridge IL 60527-7570

0925108047

545 Wcp Llc
545 Willowbrook Center Pkwy
Willowbrook IL 60527-8495

0926208004

Willowbrook Business Cntr
7320 S Madison St #100
Willowbrook IL 60527-3600

0926208006

STAPLES®

Michael S Thomas
8s344 S Vine St
Burr Ridge IL 60527-7563

0925104009

Richard A & K P Kozarits
8s336 S Vine St
Burr Ridge IL 60527-7563

0925104023

June Tameling
15w700 75th St
Burr Ridge IL 60527-2303

0925104026

Dan & Debra Rogers
15w650 74th St (No Mail)
Burr Ridge IL 60527-7551

0925107045

Kuragu Charles Ofori
405 N Ashbury Ave
Bolingbrook IL 60440-2103

0925107048

John D Damore
7920 Garfield Ave
Burr Ridge IL 60527-5904

0925108003

Countryside Tr 14-3263
6734 Joliet Rd
Countryside IL 60525-4515

0925108036

Hjr Limited Partnrshp li
7500 S Madison St
Willowbrook IL 60527-5509

0926204047

Wrap Around 565 Llc
8s081 S Vine St
Burr Ridge IL 60527-5514

0926208009

7350 Madison Llc
7350 S Madison St
Willowbrook IL 60527-5643

0926208007

Mark W & Eliza J Elia
15w731 74th St
Burr Ridge IL 60527-7550

0925104014

Peter & Debra Czech
8s331 Soper Rd
Burr Ridge IL 60527-5511

0925104024

Samuel S Elia
15w678 74th St
Burr Ridge IL 60527-7551

0925107024

Jack P Jambrone
856 S Church Rd
Bensenville IL 60106-2978

0925107046

Trust 5716-Wh & Lasalle Bk National Assn
2441 Warrenville Rd #100
Lisle IL 60532-3642

0925107049

John D Damore
7920 Garfield Ave
Burr Ridge IL 60527-5904

0925108004

Tom Sattler
15w667 74th St
Burr Ridge IL 60527-7621

0925108037

Willowbrook Yard Llc
7200 S Madison St
Willowbrook IL 60527-5506

0926207003

7330 Llc
7330 S Madison St
Willowbrook IL 60527-5588

0926208006

Chris Rimbos
7320 S Madison St #100
Willowbrook IL 60527-3600

0926209001

Leslie Santiago
 7217 S Madison St
 Burr Ridge IL 60527-5555

0925101008

Robert A Novelle
 8s160 S Vine St
 Burr Ridge IL 60527-5542

0925101015

Bruce & Diana Terpstra
 7300 S Madison St
 Burr Ridge IL 60527-5513

Trinidad Gallegos
 7305 S Madison St
 Burr Ridge IL 60527-5554

0925102004

Brenda Filippi
 7375 S Madison St
 Burr Ridge IL 60527-5554

0925102007

Andrew & Efy Gofis
 7383 S Madison St
 Burr Ridge IL 60527-5554

0925102010

Mario D & Andrea Pelini
 6412 Lane Ct
 Willowbrook IL 60527-5354

0925102014

Jan Dlugopolski
 15w734 74th St
 Burr Ridge IL 60527-7553

0925102026

Peter Tameling
 7475 Madison St
 Willowbrook IL 60527

0925103009

Daniel & Nehad Leonardson
 15w761 74th St
 Burr Ridge IL 60527-7550

0925104001

Zofia Tyrala
 12640 Briarcliffe Dr
 Lemont IL 60439-4626

0925101009

Wm & Donna Steckel
 15w730 73rd St
 Burr Ridge IL 60527-5563

0925101017

Jeffery & Mary Mc Collum
 7301 S Madison St
 Burr Ridge IL 60527-5554

0925102002

Marvin & C A Greenstadt
 8s239 Madison St
 Burr Ridge IL 60527-5582

0925102005

Brenda Filippi
 7375 S Madison St
 Burr Ridge IL 60527-5554

0925102008

Kenneth S Gardner
 15w776 74th St
 Burr Ridge IL 60527-7553

0925102011

Frank & Maria Filippi
 7375 S Madison St
 Burr Ridge IL 60527-5554

0925102015

Miroljub Miletic
 9053 Oneill Dr
 Burr Ridge IL 60527-6259

0925102027

Peter John Tameling
 7475 S Madison St
 Burr Ridge IL 60527-7614

0925103013

Gary J Tameling
 7425 Soper Rd
 Burr Ridge IL 60527-5679

0925104002

Hariklija Dimitrovska
 10s351 Argonne Ridge Rd
 Willowbrook IL 60527-6006

0925101010

A & R Arafa Alkhudari
 8s180 S Vine St
 Burr Ridge IL 60527-5542

0925101017

Craig R Kocmoud
 7303 S Madison St
 Burr Ridge IL 60527-5554

0925102003

Frank & Maria Filippi
 7375 S Madison St
 Burr Ridge IL 60527-5554

0925102006

Samuel & Shannon Murante
 7381 S Madison St
 Burr Ridge IL 60527-5554

0925102008

Thomas & Marguerite Curtis
 3606 Falcon Ct N
 Rolling Meadows IL 60008-2466

0925102013

Brad & Gina Angeletti
 15w710 74th St (No Mail)
 Burr Ridge IL 60527-7553

0925102023

Mario & Andrea Pelini
 6412 Lane Ct
 Willowbrook IL 60527-5354

0925102028

Peter Tameling
 7475 S Madison St
 Burr Ridge IL 60527-7614

0925103014

Gary J Tameling
 7425 Soper Rd
 Burr Ridge IL 60527-5679

0925104003

1) 7217 S Madison St, Burr Ridge, IL 60527-5555, Dupage County

MLS Photo Indicator:	Yes	MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7217 S Madison St	City:	Burr Ridge
Subdivision:	BABSON PK	Owner Name:	Santiago Leslie
Sale Price:	\$150,000	Recording Date:	08/18/2016
Parcel ID:	0925101008		

2) 7221 Madison St, Hinsdale, IL 60521, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7221 Madison St	City:	Hinsdale
Subdivision:		Owner Name:	Tyrala Zofia
Sale Price:	\$124,000	Recording Date:	03/06/1995
Parcel ID:	0925101009		

3) 7268 S Madison St, Burr Ridge, IL 60527-5555, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7268 S Madison St	City:	Burr Ridge
Subdivision:		Owner Name:	Dimitrovska Hariklija
Sale Price:	\$281,500	Recording Date:	10/13/2004
Parcel ID:	0925101010		

4) 8S160 S Vine St, Burr Ridge, IL 60527-5542, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	SOLD/CLOSED SALE
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	8S160 S Vine St	City:	Burr Ridge
Subdivision:	BABSON PARK	Owner Name:	Novelle Robert A Jr
Sale Price:	\$1,370,000	Recording Date:	04/21/2010
Parcel ID:	0925101015		

5) 15W730 73rd St, Burr Ridge, IL 60527-5563, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	SOLD/CLOSED SALE
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	15W730 73rd St	City:	Burr Ridge
Subdivision:	BABSON PARK	Owner Name:	Steckel Wm/Steckel Donna
Sale Price:	\$778,000	Recording Date:	03/11/2014
Parcel ID:	0925101017		

6) 8S180 S Vine St, Burr Ridge, IL 60527-5542, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	SOLD/CLOSED SALE
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	8S180 S Vine St	City:	Burr Ridge
Subdivision:	BABSON PARK	Owner Name:	Alkhudari A/Alkhudari R Arafa
Sale Price:	\$705,000	Recording Date:	03/15/2013
Parcel ID:	0925101018		

7) 7300 S Madison St, Burr Ridge, IL 60527-5513, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7300 S Madison St	City:	Burr Ridge

Subdivision: **BABSON PARK**
Sale Price: **\$912,000**
Parcel ID: **0925102001**

Owner Name: **Terpstra Bruce/Terpstra Diana**
Recording Date: **07/30/2004**

8) 7301 S Madison St, Burr Ridge, IL 60527-5554, Dupage County

MLS Photo Indicator:
Foreclosure Indicator:
Address: **7301 S Madison St**
Subdivision: **BABSON PARK**

MLS Listing Indicator:
Distressed Sale Indicator:
City: **Burr Ridge**
Owner Name: **Mc Collum Jeffery/Mc Collum Mary**
Recording Date: **05/01/1979**

Sale Price: **\$54,600**
Parcel ID: **0925102002**

9) 7303 S Madison St, Burr Ridge, IL 60527-5554, Dupage County

MLS Photo Indicator:
Foreclosure Indicator:
Address: **7303 S Madison St**
Subdivision:
Sale Price: **\$118,000**
Parcel ID: **0925102003**

MLS Listing Indicator:
Distressed Sale Indicator:
City: **Burr Ridge**
Owner Name: **Kocmoud Craig R**
Recording Date: **02/27/1996**

10) 7305 S Madison St, Burr Ridge, IL 60527-5554, Dupage County

MLS Photo Indicator:
Foreclosure Indicator:
Address: **7305 S Madison St**
Subdivision:
Sale Price: **\$260,000**
Parcel ID: **0925102004**

MLS Listing Indicator: **EXPIRED**
Distressed Sale Indicator:
City: **Burr Ridge**
Owner Name: **Gallegos Trinidad**
Recording Date: **01/09/2006**

11) 8S239 Madison St, Burr Ridge, IL 60527-5582, Dupage County

MLS Photo Indicator:
Foreclosure Indicator:
Address: **8S239 Madison St**
Subdivision:
Sale Price: **\$77,000**
Parcel ID: **0925102005**

MLS Listing Indicator:
Distressed Sale Indicator:
City: **Burr Ridge**
Owner Name: **Greenstadt Marvin/Greenstadt C A**
Recording Date: **08/01/1985**

12) 7375 S Madison St, Burr Ridge, IL 60527-5554, Dupage County

MLS Photo Indicator:
Foreclosure Indicator:
Address: **7375 S Madison St**
Subdivision:
Sale Price:
Parcel ID: **0925102006**

MLS Listing Indicator:
Distressed Sale Indicator:
City: **Burr Ridge**
Owner Name: **Filippi Frank/Filippi Maria**
Recording Date:

13) 7375 S Madison St, Burr Ridge, IL 60527-5554, Dupage County

MLS Photo Indicator:
Foreclosure Indicator:
Address: **7375 S Madison St**
Subdivision:
Sale Price:
Parcel ID: **0925102007**

MLS Listing Indicator:
Distressed Sale Indicator:
City: **Burr Ridge**
Owner Name: **Filippi Brenda**
Recording Date: **08/01/1990**

14) 7375 S Madison St, Burr Ridge, IL 60527-5554, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7375 S Madison St	City:	Burr Ridge
Subdivision:		Owner Name:	Filippi Brenda
Sale Price:		Recording Date:	08/01/1990
Parcel ID:	0925102008		

15) 7381 S Madison St, Burr Ridge, IL 60527-5554, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	SOLD/CLOSED SALE
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7381 S Madison St	City:	Burr Ridge
Subdivision:		Owner Name:	Murante Samuel/Murante Shannon
Sale Price:	\$577,500	Recording Date:	08/27/2012
Parcel ID:	0925102009		

16) 7383 S Madison St, Burr Ridge, IL 60527-5554, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	SOLD/CLOSED SALE
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7383 S Madison St	City:	Burr Ridge
Subdivision:		Owner Name:	Gofis Andrew/Gofis Efy
Sale Price:	\$550,000	Recording Date:	10/02/2012
Parcel ID:	0925102010		

17) 15W776 74th St, Burr Ridge, IL 60527-7553, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	SOLD/CLOSED SALE
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	15W776 74th St	City:	Burr Ridge
Subdivision:	BABSON PARK	Owner Name:	Gardner Kenneth S
Sale Price:	\$218,000	Recording Date:	11/19/2013
Parcel ID:	0925102011		

18) 8S224 Vine St, Hinsdale, IL 60521, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	8S224 Vine St	City:	Hinsdale
Subdivision:		Owner Name:	Curtis Thomas/Curtis Marguerite
Sale Price:		Recording Date:	11/23/1994
Parcel ID:	0925102013		

19) 8S240 S Vine St, Burr Ridge, IL 60527-7562, Dupage County

MLS Photo Indicator:	Yes	MLS Listing Indicator:	EXPIRED
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	8S240 S Vine St	City:	Burr Ridge
Subdivision:		Owner Name:	Pelini Mario D/Pelini Andrea
Sale Price:	\$838,000	Recording Date:	11/09/2005
Parcel ID:	0925102014		

20) Vine St, Burr Ridge, IL 60527, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	EXPIRED
Foreclosure Indicator:		Distressed Sale Indicator:	

Address:	Vine St	City:	Burr Ridge
Subdivision:		Owner Name:	Filippi Frank/Filippi Maria
Sale Price:		Recording Date:	
Parcel ID:	0925102015		

21) 15W710 74th St, Burr Ridge, IL 60527-7553, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	SOLD/CLOSED SALE
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	15W710 74th St	City:	Burr Ridge
Subdivision:	BABSON PARK	Owner Name:	Angeletti Brad/Angeletti Gina
Sale Price:	\$635,000	Recording Date:	03/22/2010
Parcel ID:	0925102023		

22) 15W734 74th St, Burr Ridge, IL 60527-7553, Dupage County

MLS Photo Indicator:	Yes	MLS Listing Indicator:	ACTIVE
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	15W734 74th St	City:	Burr Ridge
Subdivision:		Owner Name:	Dlugopolski Jan
Sale Price:		Recording Date:	
Parcel ID:	0925102026		

23) 15W733 73rd St, Burr Ridge, IL 60527, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	15W733 73rd St	City:	Burr Ridge
Subdivision:		Owner Name:	Miletic Miroljub
Sale Price:	\$210,000	Recording Date:	10/25/2004
Parcel ID:	0925102027		

24) 15W727 73rd St, Burr Ridge, IL 60527-5501, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	SOLD/CLOSED SALE
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	15W727 73rd St	City:	Burr Ridge
Subdivision:		Owner Name:	Pelini Mario/Pelini Andrea
Sale Price:	\$130,000	Recording Date:	04/08/2011
Parcel ID:	0925102028		

25) 7425 S Madison St, Burr Ridge, IL 60527-7612, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7425 S Madison St	City:	Burr Ridge
Subdivision:	TAMELINGS ASSMT	Owner Name:	Tameling Peter
Sale Price:		Recording Date:	07/28/1998
Parcel ID:	0925103009		

26) 7475 S Madison St, Burr Ridge, IL 60527-7614, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7475 S Madison St	City:	Burr Ridge
Subdivision:	TAMELINGS ASSESSMENT	Owner Name:	Tameling Peter John
Sale Price:		Recording Date:	
Parcel ID:	0925103013		

27) 7475 S Madison St, Burr Ridge, IL 60527-7614, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7475 S Madison St	City:	Burr Ridge
Subdivision:		Owner Name:	Tameling Peter
Sale Price:		Recording Date:	
Parcel ID:	0925103014		

28) 15W761 74th St, Burr Ridge, IL 60527-7550, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	SOLD/CLOSED SALE
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	15W761 74th St	City:	Burr Ridge
Subdivision:	BABSON PARK	Owner Name:	Leonardson Daniel/Leonardson Nehad
Sale Price:	\$515,000	Recording Date:	04/10/2007
Parcel ID:	0925104001		

29) 7425 Soper Rd, Burr Ridge, IL 60527-5679, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7425 Soper Rd	City:	Burr Ridge
Subdivision:		Owner Name:	Tameling Gary J
Sale Price:	\$12,000	Recording Date:	01/01/1983
Parcel ID:	0925104002		

30) 7425 Soper Rd, Burr Ridge, IL 60527-5679, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7425 Soper Rd	City:	Burr Ridge
Subdivision:		Owner Name:	Tameling Gary J
Sale Price:	\$12,000	Recording Date:	
Parcel ID:	0925104003		

31) 8S345 Soper Rd, Burr Ridge, IL 60527-5511, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	8S345 Soper Rd	City:	Burr Ridge
Subdivision:		Owner Name:	Jachna William/Jachna Cheryl
Sale Price:	\$193,000	Recording Date:	10/16/1998
Parcel ID:	0925104008		

32) 8S344 S Vine St, Burr Ridge, IL 60527-7563, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	8S344 S Vine St	City:	Burr Ridge
Subdivision:		Owner Name:	Thomas Michael S
Sale Price:	\$140,000	Recording Date:	09/27/1993
Parcel ID:	0925104009		

33) 15W731 74th St, Burr Ridge, IL 60527-7550, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	

Address:	15W731 74th St	City:	Burr Ridge
Subdivision:	TAMELING-ROD RESUB	Owner Name:	Elia Mark W/Elia Eliza J
Sale Price:	\$265,000	Recording Date:	04/19/2000
Parcel ID:	0925104014		

34) 15W715 74th St, Burr Ridge, IL 60527-7550, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	15W715 74th St	City:	Burr Ridge
Subdivision:	TAMELING-ROD RESUB	Owner Name:	Folkerts Joseph/Folkerts Susan
Sale Price:		Recording Date:	
Parcel ID:	0925104015		

35) 8S336 S Vine St, Burr Ridge, IL 60527-7563, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	8S336 S Vine St	City:	Burr Ridge
Subdivision:		Owner Name:	Kozarits Richard A/Kozarits K P
Sale Price:		Recording Date:	
Parcel ID:	0925104023		

36) 8S331 Soper Rd, Burr Ridge, IL 60527-5511, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	8S331 Soper Rd	City:	Burr Ridge
Subdivision:	UZZARDOS OF CONSOLIDATION	Owner Name:	Czech Peter/Czech Debra
Sale Price:	\$193,000	Recording Date:	10/16/1998
Parcel ID:	0925104024		

37) 8S361 Soper Rd, Burr Ridge, IL 60527, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	8S361 Soper Rd	City:	Burr Ridge
Subdivision:		Owner Name:	Darroch David L/Darroch Darlene
Sale Price:	\$250,000	Recording Date:	07/14/1999
Parcel ID:	0925104025		

38) 15W700 75th St, Burr Ridge, IL 60527-2303, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	15W700 75th St	City:	Burr Ridge
Subdivision:		Owner Name:	Tameling June
Sale Price:		Recording Date:	
Parcel ID:	0925104026		

39) 15W678 74th St, Burr Ridge, IL 60527-7551, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	15W678 74th St	City:	Burr Ridge
Subdivision:	BABSON PARK	Owner Name:	Elia Samuel S
Sale Price:		Recording Date:	
Parcel ID:	0925107024		

40) Vine St, Burr Ridge, IL 60527, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	Vine St	City:	Burr Ridge
Subdivision:		Owner Name:	Elia Samuel S
Sale Price:		Recording Date:	
Parcel ID:	0925107030		

41) 15W650 74th St, Burr Ridge, IL 60527-7551, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	15W650 74th St	City:	Burr Ridge
Subdivision:		Owner Name:	Rogers Dan/Rogers Debra
Sale Price:		Recording Date:	
Parcel ID:	0925107045		

42) 1 Normandee Ct, Burr Ridge, IL 60527, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	ACTIVE
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	1 Normandee Ct	City:	Burr Ridge
Subdivision:		Owner Name:	Jambrone Jack P
Sale Price:		Recording Date:	
Parcel ID:	0925107046		

43) 4 Normandee Ct, Burr Ridge, IL 60527-4000, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	4 Normandee Ct	City:	Burr Ridge
Subdivision:	BABSON PARK	Owner Name:	Stednitz Mark/Stednitz Sheryl
Sale Price:		Recording Date:	
Parcel ID:	0925107047		

44) Normandee Ct, Burr Ridge, IL 60527, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	SOLD/CLOSED SALE
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	Normandee Ct	City:	Burr Ridge
Subdivision:	74 COURT ASSESSMENT	Owner Name:	Ofori Kuragu Charles
Sale Price:	\$345,000	Recording Date:	07/31/2007
Parcel ID:	0925107048		

45) 6 Normandee Ct, Burr Ridge, IL 60527, Dupage County

MLS Photo Indicator:	Yes	MLS Listing Indicator:	ACTIVE
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	6 Normandee Ct	City:	Burr Ridge
Subdivision:	74TH COURT ASSESSMENT	Owner Name:	Trust 5716-Wh/Lasalle Bk National Assn
Sale Price:		Recording Date:	
Parcel ID:	0925107049		

46) 8S211 S Vine St, Burr Ridge, IL 60527-7571, Dupage County

MLS Photo Indicator:	Yes	MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	

Courtesy Of Andrew Gofis, Midwest Real Estate Data, LLC

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Results Grid/Map

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Address:	8S211 S Vine St	City:	Burr Ridge
Subdivision:	74TH COURT ASSESSMENT	Owner Name:	Mast Peter/Mast Judith
Sale Price:	\$1,053,000	Recording Date:	05/23/2007
Parcel ID:	0925107058		

47) Vine St, Burr Ridge, IL 60521, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	Vine St	City:	Burr Ridge
Subdivision:		Owner Name:	Damore John D
Sale Price:	\$159,750	Recording Date:	04/19/1988
Parcel ID:	0925108003		

48) Vine St, Burr Ridge, IL 60521, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	EXPIRED
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	Vine St	City:	Burr Ridge
Subdivision:		Owner Name:	Damore John D
Sale Price:		Recording Date:	12/01/1987
Parcel ID:	0925108004		

49) 15W675 74th St, Burr Ridge, IL 60527, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	EXPIRED
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	15W675 74th St	City:	Burr Ridge
Subdivision:		Owner Name:	Damore John D
Sale Price:		Recording Date:	
Parcel ID:	0925108035		

50) 15W671 74th St, Burr Ridge, IL 60527-7621, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	SOLD/CLOSED SALE
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	15W671 74th St	City:	Burr Ridge
Subdivision:	BABSON PARK	Owner Name:	Countryside Tr 14-3263
Sale Price:	\$150,000	Recording Date:	03/20/2013
Parcel ID:	0925108036		

51) 15W667 74th St, Burr Ridge, IL 60527-7621, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	15W667 74th St	City:	Burr Ridge
Subdivision:		Owner Name:	Sattler Tom
Sale Price:	\$200,000	Recording Date:	11/18/2002
Parcel ID:	0925108037		

52) 15W676 75th St, Burr Ridge, IL 60527-7570, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	SOLD/CLOSED SALE
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	15W676 75th St	City:	Burr Ridge
Subdivision:		Owner Name:	Aleksonis Dinas
Sale Price:	\$600,000	Recording Date:	12/08/2009
Parcel ID:	0925108047		

53) 7500 S Madison St, Willowbrook, IL 60527-5509, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7500 S Madison St	City:	Willowbrook
Subdivision:		Owner Name:	Hjr Limited Partnrshp II
Sale Price:		Recording Date:	01/16/1998
Parcel ID:	0926204047		

54) 7200 S Madison St, Willowbrook, IL 60527-5506, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7200 S Madison St	City:	Willowbrook
Subdivision:	THEIDELS RESUB	Owner Name:	Willowbrook Yard LLC
Sale Price:		Recording Date:	
Parcel ID:	0926207003		

55) 545 Willowbrook Center Pkwy, Willowbrook, IL 60527-8495, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	545 Willowbrook Center Pkwy	City:	Willowbrook
Subdivision:	WILLOWBROOK CORPORATE CENTER 02	Owner Name:	545 Wcp LLC
Sale Price:		Recording Date:	
Parcel ID:	0926208002		

56) 565 Willowbrook Center Pkwy, Willowbrook, IL 60527-5512, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	565 Willowbrook Center Pkwy	City:	Willowbrook
Subdivision:	MADISON BUS PARK PH 01	Owner Name:	Wrap Around 565 LLC
Sale Price:	\$2,750,000	Recording Date:	03/25/2010
Parcel ID:	0926208004		

57) 7330 S Madison St, Willowbrook, IL 60527-5588, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7330 S Madison St	City:	Willowbrook
Subdivision:	MADISON BUS PARK PH 01	Owner Name:	7330 LLC
Sale Price:	\$4,100,000	Recording Date:	08/11/2016
Parcel ID:	0926208005		

58) Willowbrook Ctr, Willowbrook, IL 60521, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	Willowbrook Ctr	City:	Willowbrook
Subdivision:	WILLOWBROOK CORP CNTR	Owner Name:	Willowbrook Business Cntr
Sale Price:		Recording Date:	
Parcel ID:	0926208006		

59) 7350 S Madison St, Willowbrook, IL 60527-5643, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	

Address:	7350 S Madison St	City:	Willowbrook
Subdivision:	WILLOWBROOK CORP CNTR	Owner Name:	7350 Madison LLC
Sale Price:	\$4,200,000	Recording Date:	01/06/2010
Parcel ID:	0926208007		

60) 7320 S Madison St #100, Willowbrook, IL 60527-3600, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7320 S Madison St #100	City:	Willowbrook
Subdivision:	7320 S MADISON ST CONDO	Owner Name:	Rimbos Chris
Sale Price:	\$262,000	Recording Date:	07/01/2005
Parcel ID:	0926209001		

61) 7320 S Madison St #200, Willowbrook, IL 60527-3601, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7320 S Madison St #200	City:	Willowbrook
Subdivision:	7320 S MADISON ST CONDO	Owner Name:	Rimbos Chris
Sale Price:	\$252,000	Recording Date:	07/01/2005
Parcel ID:	0926209002		

62) 7320 S Madison St #300, Willowbrook, IL 60527-3602, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7320 S Madison St #300	City:	Willowbrook
Subdivision:	7320 S MADISON ST CONDO	Owner Name:	Greenside Design Build LLC
Sale Price:	\$163,333	Recording Date:	03/17/2016
Parcel ID:	0926209003		

63) 7320 S Madison St #400, Willowbrook, IL 60527-6080, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7320 S Madison St #400	City:	Willowbrook
Subdivision:	7320 S MADISON ST CONDO	Owner Name:	Blitstein Neil/Blitstein C
Sale Price:	\$215,000	Recording Date:	12/28/2010
Parcel ID:	0926209004		

64) 7320 S Madison St #500, Willowbrook, IL 60527-3604, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7320 S Madison St #500	City:	Willowbrook
Subdivision:	7320 S MADISON ST CONDO	Owner Name:	Chao Sherman/Chao Margaret
Sale Price:	\$140,000	Recording Date:	09/03/2013
Parcel ID:	0926209005		

65) 7320 S Madison St #600, Willowbrook, IL 60527-3605, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7320 S Madison St #600	City:	Willowbrook
Subdivision:	7320 S MADISON ST CONDO	Owner Name:	Ksd Enterprises Inc
Sale Price:	\$298,000	Recording Date:	07/15/2005
Parcel ID:	0926209006		

66) 7320 S Madison St #700, Willowbrook, IL 60527-3606, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7320 S Madison St #700	City:	Willowbrook
Subdivision:	7320 S MADISON ST CONDO	Owner Name:	Guchenia Urii/Guchenia Nataliya
Sale Price:	\$242,500	Recording Date:	06/10/2005
Parcel ID:	0926209007		

67) 7320 S Madison St #800, Willowbrook, IL 60527-3607, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7320 S Madison St #800	City:	Willowbrook
Subdivision:	7320 S MADISON ST CONDO	Owner Name:	Madison Street Inc
Sale Price:	\$242,000	Recording Date:	06/21/2005
Parcel ID:	0926209008		

68) 7320 S Madison St #900, Willowbrook, IL 60527-3608, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7320 S Madison St #900	City:	Willowbrook
Subdivision:	7320 S MADISON ST CONDO	Owner Name:	Moy Michael
Sale Price:	\$242,000	Recording Date:	07/06/2005
Parcel ID:	0926209009		

69) 7320 S Madison St #1000, Willowbrook, IL 60527-3609, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7320 S Madison St #1000	City:	Willowbrook
Subdivision:	7320 SOUTH MADISON STREET CONDO	Owner Name:	7320-1000 S Madison LLC
Sale Price:	\$200,000	Recording Date:	12/30/2014
Parcel ID:	0926209010		

70) 7320 S Madison St #1100, Willowbrook, IL 60527-3610, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7320 S Madison St #1100	City:	Willowbrook
Subdivision:	7320 S MADISON ST CONDO	Owner Name:	Nielsen Linda
Sale Price:	\$335,000	Recording Date:	07/20/2005
Parcel ID:	0926209011		

71) 7320 S Madison St #1200, Willowbrook, IL 60527-3611, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	
Address:	7320 S Madison St #1200	City:	Willowbrook
Subdivision:	7320 S MADISON ST CONDO	Owner Name:	Malinowski James/Malinowski Diana
Sale Price:	\$197,500	Recording Date:	01/27/2010
Parcel ID:	0926209012		

72) 7320 S Madison St #1300, Willowbrook, IL 60527-3612, Dupage County

MLS Photo Indicator:		MLS Listing Indicator:	
Foreclosure Indicator:		Distressed Sale Indicator:	

Courtesy Of Andrew Gofis, Midwest Real Estate Data, LLC

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Results Grid/Map

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Address: **7320 S Madison St #1300**
Subdivision: **7320 S MADISON ST CONDO**
Sale Price: **\$256,000**
Parcel ID: **0926209013**

City: **Willowbrook**
Owner Name: **Delta City Construction**
Recording Date: **07/26/2005**

73) 7320 S Madison St #1400, Willowbrook, IL 60527-3613, Dupage County

MLS Photo Indicator:
Foreclosure Indicator:

MLS Listing Indicator:
Distressed Sale Indicator:

Address: **7320 S Madison St #1400**
Subdivision: **7320 S MADISON ST CONDO**
Sale Price: **\$248,500**
Parcel ID: **0926209014**

City: **Willowbrook**
Owner Name: **Ward Frank M Sr Trust**
Recording Date: **06/14/2005**

74) 7320 S Madison St #1500, Willowbrook, IL 60527-3614, Dupage County

MLS Photo Indicator:
Foreclosure Indicator:

MLS Listing Indicator:
Distressed Sale Indicator:

Address: **7320 S Madison St #1500**
Subdivision: **7320 S MADISON ST CONDO**
Sale Price: **\$248,500**
Parcel ID: **0926209015**

City: **Willowbrook**
Owner Name: **Ward Frank M Sr Trust**
Recording Date: **06/14/2005**

75) 7320 S Madison St #1600, Willowbrook, IL 60527-3615, Dupage County

MLS Photo Indicator:
Foreclosure Indicator:

MLS Listing Indicator:
Distressed Sale Indicator:

Address: **7320 S Madison St #1600**
Subdivision: **7320 S MADISON ST CONDO**
Sale Price: **\$248,500**
Parcel ID: **0926209016**

City: **Willowbrook**
Owner Name: **Ward Frank M Sr Trust**
Recording Date: **06/14/2005**



Courtesy Of Andrew Gofis, Midwest Real Estate Data, LLC

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Results Grid/Map

Generated on 09/19/2016

Page 12 of 12



**VILLAGE OF BURR RIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT AND SUMMARY**

Z-13-2016; Zoning Ordinance Text Amendment; Consideration of an amendment to Section IV.I of the Burr Ridge Zoning Ordinance relative to permitted accessory structures for residential properties and in particular, regulations for architectural entrance structures, walls and masonry piers.

Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: November 21, 2016, continued from October 17, 2016

SUMMARY

At the last meeting, the Plan Commission directed staff to prepare a draft amendment relative to driveway walls and architectural entrance structures. The following is recommended text for amending the Zoning Ordinance based on the Plan Commission's previous discussion:

Section IV.I.5 Architectural Entrance Structures

Architectural entrance structures, on a lot not less than ~~70,000~~ **40,000** square feet in area, are permitted in a front, side or rear buildable area and are also permitted in the required front yard. *Architectural entrance structures must comply with the following terms and conditions:*

- a. Architectural entrance structures shall be located adjacent to the primary entrance drive to the property and the number of structures shall not exceed two; one on each side of the driveway.*
- b. Each architectural entrance structures may not exceed six feet in height measured from the ground level at the lowest grade level within five feet of either side of the structure. A light fixture may be added above the six foot height limit not exceeding 18 inches.*
- c. The foot print of an architectural entrance structure shall not exceed four square feet except that wing walls not exceeding four feet in height and three feet in length shall be permitted.*
- d. The primary materials for architectural entrance structures are limited to masonry brick, natural stone, or similar materials.*
- e. Architectural entrance structures are subject to the issuance of a permit and must be provided with a foundation and structural elements as required by the Village building codes.*
- f. Architectural entrance features at an entrance to a subdivision are permitted as regulated by the Village of Burr Ridge Subdivision Ordinance.*

Section IV.I.38 Walls and Masonry Piers (Residence Districts)

In Residence Districts only, solid architectural walls of compatible building material as the principal building shall be permitted as follows:

d. Driveway Seat Walls; Driveway seat walls, not more than 24 inches in height from drive floor to the top of wall and not more than 42 inches measured within 2 feet of the base of the wall shall be permitted in association with driveways in permitted locations as per Section IV.I.2. Driveway seat walls may ~~not project into~~ ***be located in*** the required front yard ***provided they are setback a minimum of 20 feet from the front lot line*** and ~~must be setback at least 2 feet from the side property line.~~

RECOMMENDATION:

If the Plan Commission is in agreement with this draft, a recommendation may be forwarded to the Board of Trustees to amend the Zoning Ordinance accordingly.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: November 17, 2016

RE: Board Report for November 21, 2016 Plan Commission Meeting

At its October 24, 2016 and November 14, 2016 meetings, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-11-2016: 440 Village Center Drive (Portillo\Szczodry); The Board of Trustees concurred with the Plan Commission and approved Ordinances amending the B-2 District and the Village Center PUD and granting a special use for a golf simulation facility with sales of alcoholic and non-alcoholic beverages and pre-packaged food and snacks for the property at 440 Village Center Drive.

11/17/2016

Permits Applied For August 2016



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-16-251	08/05/2016	7040 High Grove Blvd	Executive Construction Inc	235 Fencel Ln. Hillside IL 60162	Com Alteration
JCA-16-264	08/29/2016	8350 MADISON ST	Nafe Group, Inc.	200 W. Madison St. Chicago IL 60606	Com Alteration
JCPM-16-268	08/30/2016	221 SHORE CT	Solutions Mechanical, LLC	71 Kendall Point Dr. Oswego IL 60543	Com Mechanical Permit
JDEK-16-266	08/23/2016	8121 Ridgpointe Dr	D & M Outdoor Living Spaces	P.O. Box 54 Western Springs IL 60558	Deck Permit
JDEK-16-318	08/30/2016	11998 Crosscreek CT	JDS Home Builders, Inc	16W528 Bluff Rd Burr Ridge IL 60527	Deck Permit
JELV-16-246	08/03/2016	8734 Johnston Rd	Nationwide Lifts	108 Dutch St. Sandwich IL 60548	Elevator
JELV-16-249	08/04/2016	11561 W 87th St.	DME Access, Inc	1717 Industrial Dr. Montgomery IL 60538	Elevator
JGEN-16-258	08/22/2016	202 Ambriance	Standa Construction, Inc.	1771 E. Toughy Av. Des Plaines IL 60018	Generator
JPAT-16-241	08/01/2016	11432 Ridgewood Ln	CMS Landscape	5719 Pershing Av. Downers Grove IL 60516	Patio Permit
JPAT-16-252	08/09/2016	161 Carriage Way	Dave Lemons	17W054 Washington Bensenville IL 60106	Patio Permit
JPAT-16-257	08/15/2016	8448 Walredon Ave	Outsideview Brick Paving	14032 s. Shoshoni Dr. Homer Glen IL 60491	Patio Permit
JPAT-16-261	08/26/2016	15 Lake Ridge Club Dr	Benito's Landscaping	1441 Schramm Dr. Westmont IL 60559	Patio Permit
JPAT-16-270	08/31/2016	Tartan Ridge	Interlocking Pavers, Inc.	P.O. Box 730 Elburn IL 60119	Patio Permit
JPR-16-255	08/01/2016	ROWs DuPage Locations	AT&T	1000 Commerce Dr. Oak Brook IL 60523	ROW Permit
JPR-16-259	08/23/2016	ROWs DuPage Locations	Pir Tano		ROW Permit
JPR-16-260	08/25/2016	ROWs Ck Cty Locations	Bongi Construction Corp.	1821 Hicks Rd Rolling Meadows IL 60008	ROW Permit
JPR-16-262	08/23/2016	ROWs DuPage Locations	Meade Electric	9550 W. 55th St. McCook IL 60525	ROW Permit

11/17/2016

Permits Applied For August 2016



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPS-16-250	08/04/2016	545 Village Center Dr.	Design & Signs by Anderson	124 N. Bloomington St. Streator IL 61364	Sign Permit
JRAL-16-187	08/01/2016	11341 W 72nd St	Lamantia Construction	9100 Ogden Ave Brookfield IL 60513	Residential Alteration
JRAL-16-189	08/29/2016	36 Deer Path Trail	Peerless Fence & Supply	33W401 Roosevelt Rd West Chicago IL 60185	Fence Permit
JRAL-16-242	08/01/2016	7856 Forest Hill Rd	BMF Remodeling	30 Stonehill Rd. Oswego IL 60543	Residential Alteration
JRAL-16-248	08/04/2016	7904 Bucktrail Dr	Home Depot	33W401 Roosevelt Rd West Chicago IL 60186	Fence Permit
JRAL-16-256	08/12/2016	6108 Woodcreek Ct	The Kitchen Studio of Glen Ell	522 Crescent Blvd. Glen Ellyn IL 60137	Residential Alteration
JRAL-16-267	08/30/2016	6545 County Line Rd	Mariani Landscape	300 Rockland Road Lake Bluff IL 60044	Fence Permit
JRAL-16-269	08/31/2016	1545 Garywood Dr	American Inrepcos	31W154 91st St. Naperville IL 60564	Residential Alteration
JRDB-16-245	08/10/2016	7924 Bucktrail Dr	Mark Cabana	7924 Bucktrail Dr. Burr Ridge IL 60527	Residential Detached Building
JRPE-16-239	08/01/2016	6447 Shady Lane	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit
JRPF-16-271	08/31/2016	8734 Johnston Rd	Rosebrook Pools, Inc.	543 North Avenue Libertyville IL 60048	Pool and Fence
JRSF-16-247	08/03/2016	132 Ashton Dr.	A & E Luxury Homes	4995 Keller St Lisle IL 60532	Residential New Single Family
JRSF-16-253	08/09/2016	8010 Bucktrail Dr.	Charleston Building & Develo	800 W. 5th Av. Naperville IL 60540	Residential New Single Family
JTRLR-16-243	08/01/2016	100 Harvester Dr.	Prominence Hospitality Group,	2480 Bushwood Dr. Elgin IL 60124	Construction Trailer
TOTAL:	31				

11/17/2016

Permits Issued August 2016



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
J-16-160	08/17/2016	8025 Bucktrail Dr	McNaughton Brothers Constr	16W347 83rd St. Burr Ridge IL 60527	Residential New Single Family \$581,850	3,879
JCA-16-180	08/08/2016	545 Village Center Dr.	Tieman Builders, Inc.	1237 Tonti St La Salle IL 61301	Com Alteration \$301,200	4,016
JCMSC-16-134	08/16/2016	100 Harvester Dr.	NF Demolition	16050 Jeans Road Lemont IL 60439	Commercial Miscellaneous	
JCMSC-16-227	08/09/2016	999 McClintock Dr	FCL Builders, Inc	1150 Spring Lake Dr. Itasca IL 60143	Commercial Miscellaneous	
JCPM-16-178		15W 660 79TH ST	AMS Mechanical Systems	140 Tower Dr Burr Ridge IL 60527	Com Mechanical Permit	
JDEK-16-116	08/03/2016	16W 341 94th PL	Andrzej Tkacz	16W341 94th Pl. Burr Ridge IL 60527	Deck Permit	
JDEK-16-236	08/24/2016	425 Bennacott Ln	D&M Outdoor Living Spaces	P.O. Box 54 Western Springs IL 60558	Deck Permit	
JDS-16-168	08/09/2016	7785 Wolf Rd	Adam Lester	609 S. Oakwood Av Willow Springs IL 60480	Demolition Structure	
JGEN-16-238	08/25/2016	803 Burr Ridge Club Dr	Mountineer Electric Co.	41 Dineff Rd. Lemont IL 60439	Generator	
JPAT-16-137	08/08/2016	7760 WOLF RD	Andy Kwak	7760 Wolf Rd. Burr Ridge IL 60527	Patio Permit	
JPAT-16-218	08/02/2016	11236 W 74th St	Ultimate Remodelers, Inc.	209 N. Highland Lombard IL 60148	Patio Permit	
JPAT-16-241	08/18/2016	11432 Ridgewood Ln	CMS Landscape	5719 Pershing Av. Downers Grove IL 60516	Patio Permit	
JPAT-16-261	08/26/2016	15 Lake Ridge Club Dr	Benito's Landscaping	1441 Schramm Dr. Westmont IL 60559	Patio Permit	
JPR-16-202	08/11/2016	ROWs DuPage Locations	Meade Electric	9550 W. 55th St. McCook IL 60525	ROW Permit	
JPR-16-203	08/11/2016	ROWs Ck Cty Locations	Meade Electric	9550 W. 55th St. McCook IL 60525	ROW Permit	
JPR-16-254	08/16/2016	Bucktrail Dr.	Nicor Gas	90 N. Finley Rd. Glen Ellyn IL 60137	ROW Permit	

11/17/2016

Permits Issued August 2016



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JPR-16-255	08/15/2016	ROWs DuPage Locations	AT&T	1000 Commerce Dr. Oak Brook IL 60523	ROW Permit	
JPR-16-259	08/24/2016	ROWs DuPage Locations	Pir Tano		ROW Permit	
JPR-16-260	08/26/2016	ROWs Ck Cty Locations	Bongi Construction Corp.	1821 Hicks Rd Rolling Meadows IL 60008	ROW Permit	
JPS-16-141	08/02/2016	15W 300 South Frontage R	J&S Electric & Sign	101 E Illinois Aurora IL 60505	Sign Permit	
JPS-16-250	08/31/2016	545 Village Center Dr.	Design & Signs by Anderson	124 N. Bloomington St. Streator IL 61364	Sign Permit	
JRAD-16-212	08/19/2016	69 Deer Path Tr	Northstar Property Services	419 Grand Blvd Park Ridge IL 60068	Residential Addition \$65,550	437
JRAL-16-145	06/30/2016	6 Tartan Ridge Rd	Look Sharp Construction	3515 Vernon Av Brookfield IL 60513	Residential Alteration \$51,000	680
JRAL-16-187	08/18/2016	11341 W 72nd St	Lamantia Construction	9100 Ogden Ave Brookfield IL 60513	Residential Alteration \$107,925	1,439
JRAL-16-189	08/29/2016	36 Deer Path Trail	Peerless Fence & Supply	33W401 Roosevelt Rd West Chicago IL 60185	Fence Permit	
JRAL-16-215	08/12/2016	1132 Woodview Rd	Spyglass Builders, LLC	17243 Buck Dr Orland Park IL 60467	Residential Alteration \$118,200	1,576
JRDB-16-126	08/18/2016	11810 Crosscreek CT	Darius Sriubas	13175 Oak Ridge Trl Palos Heights IL 60463	Residential Detached Building	
JRDB-16-151	08/03/2016	11309 W 72nd St	Steele & Loeber Lumber, Inc	801 Mannheim Rd. Bellwood IL 60104	Residential Detached Building	
JRDB-16-184	08/03/2016	11430 W 73RD PL	Nick Kiouis	11430 W. 73rd Pl. Burr Ridge IL 60527	Residential Detached Building	
JRDB-16-223	08/04/2016	10S 135 Madison ST	Cut Above Landscaping	670 Vandustrial Dr. Westmont IL 60559	Residential Detached Building	
JRDB-16-245	08/26/2016	7924 Bucktrail Dr	Mark Cabana	7924 Bucktrail Dr. Burr Ridge IL 60527	Residential Detached Building	
JRES-16-216	08/01/2016	8000 S Wolf Rd	Atlas Restoration	11441 Melrose Av Franklin Park IL 60131	Residential Miscellaneous	

11/17/2016

Permits Issued August 2016



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRPE-16-199	08/22/2016	11747 Briarwood Ct	Current Electrical Contractors,	1946-D Leigh Rd. Glenview IL 60026	Res Electrical Permit	
JRPE-16-237	08/26/2016	Highland Fields Subdiv	Pro Electric Generators, Inc.	1533 Herbert St. Downers Grove IL 60515	Res Electrical Permit	
JRPF-16-213	08/23/2016	11555 W 87th St.	Platinum Poolcare Aquatech, L	300 Industrial Ln. Wheeling IL 60090	Pool and Fence	
JRSF-15-210	08/22/2016	9161 Garfield Av	RRK Builders, Inc.	909 Euclid Av. Elmhurst IL 60126	Residential New Single Family \$502,050 3,347	
JRSF-16-159	08/17/2016	8050 Bucktrail Dr	McNaughton Brothers Constr	16W347 83rd St. Burr Ridge IL 60527	Residential New Single Family \$651,900 4,346	
JRSF-16-162	08/23/2016	7785 Wolf Rd	Adam Lester	609 S. Oakwood Av Willow Springs IL 60480	Residential New Single Family \$596,400 3,976	
JRSF-16-226	08/30/2016	8030 Bucktrail Dr	McNaughton Brothers Constr	16W347 83rd St. Burr Ridge IL 60527	Residential New Single Family \$1,002,900 6,686	
TOTAL:	39					

11/17/16

Occupancy Certificates Issued August 2016



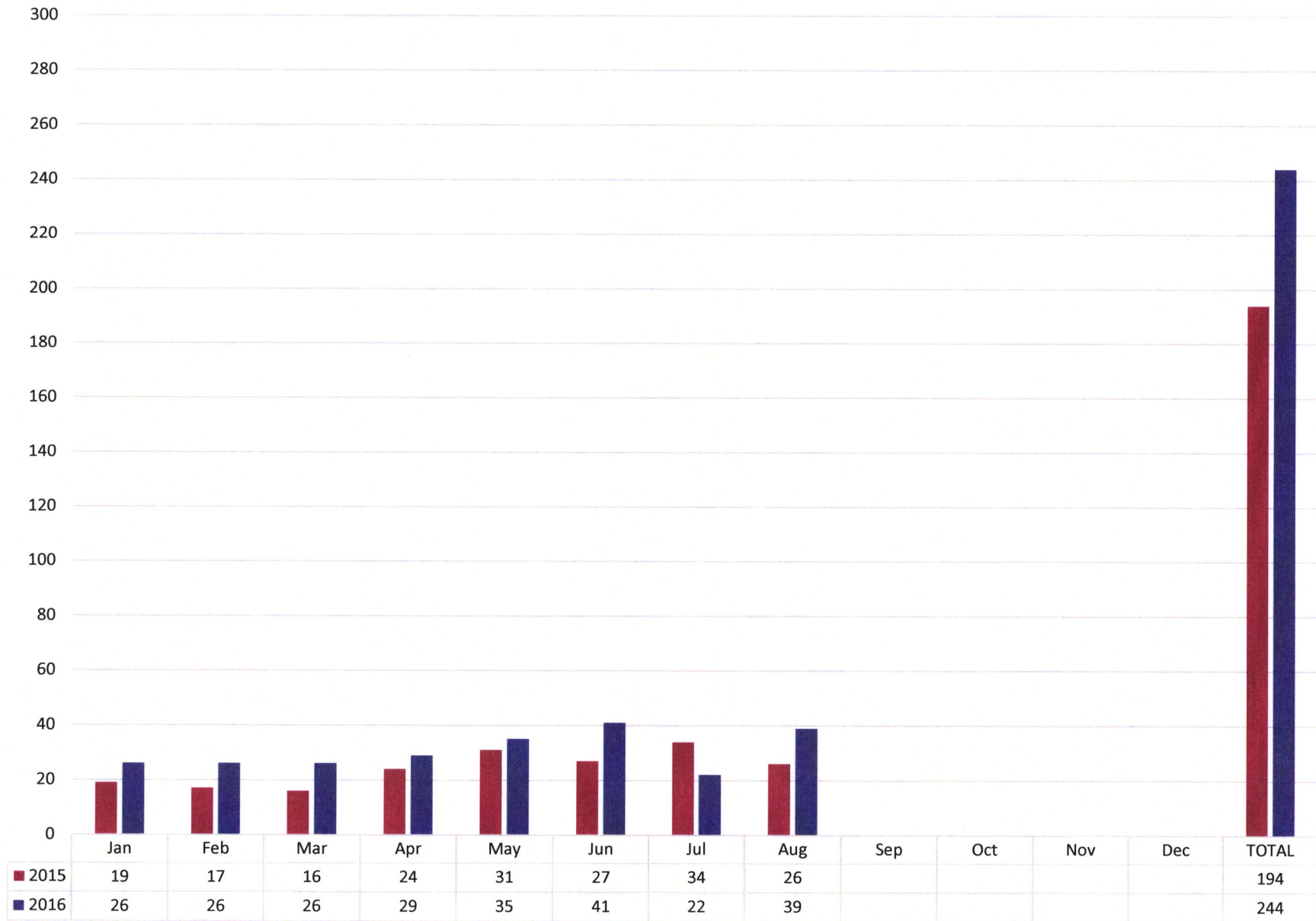
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF16022	08/03/16	ATI Physical Therapy	120 Burr Ridge Pkwy
OF16024	08/19/16	Hetal Kumar Patel	202 Ambriance
OF16025	08/12/16	Richard & Ann Marie Morley	69 Tomlin Cir

MONTHLY SURVEY OF BUILDING PERMITS - 2016

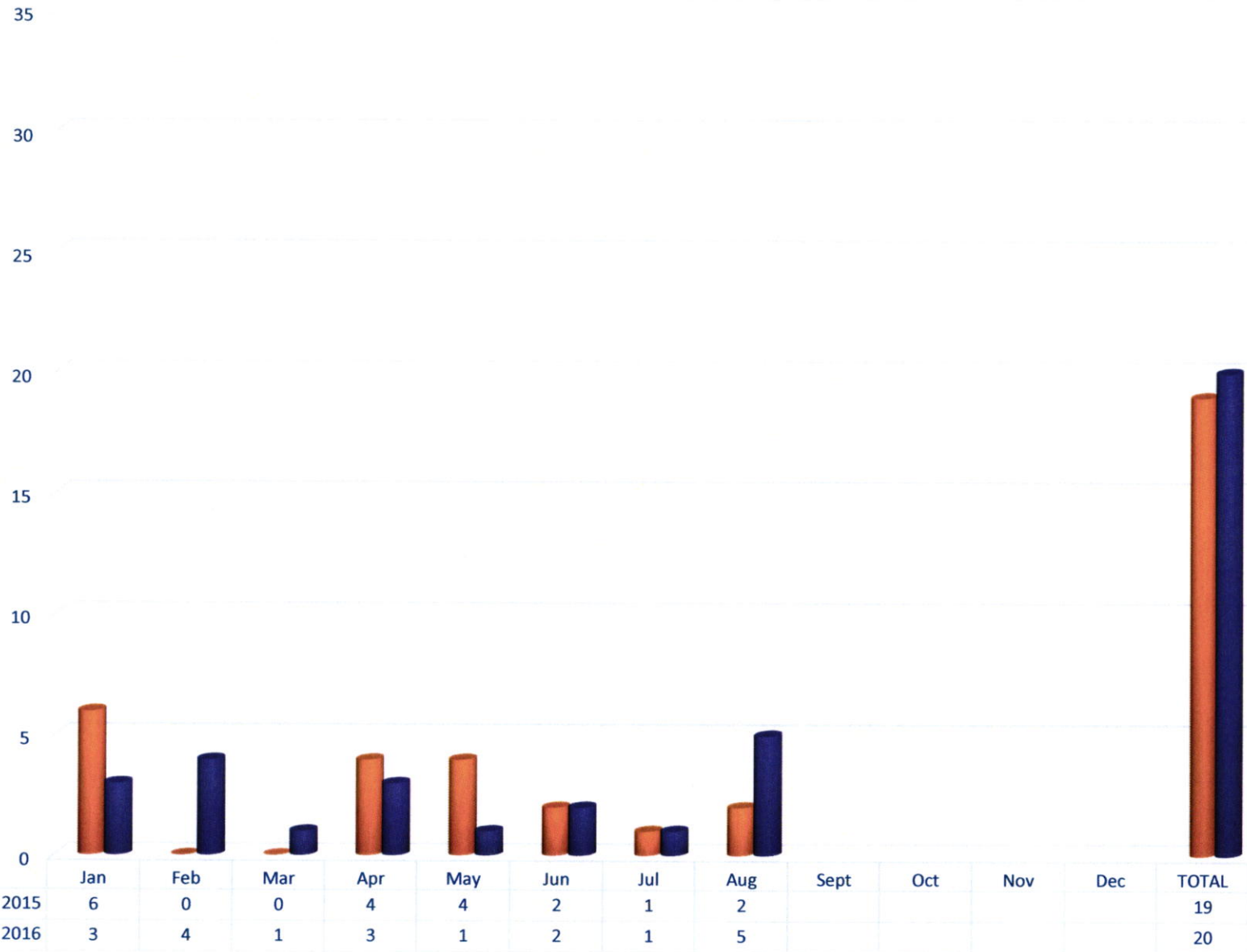
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$2,622,600	\$715,875		\$737,914	\$4,076,389
	[3]	[8]		[2]	
FEBRUARY	\$2,808,000	\$513,975	\$112,500	\$4,500	\$3,438,975
	[4]	[5]	[1]	[1]	
MARCH	\$787,200	\$0		\$1,788,371	\$2,575,571
	[1]			[2]	
APRIL	\$1,889,100	\$639,975		\$637,246	\$3,166,321
	[3]	[6]		[3]	
MAY	\$558,750	\$386,700		\$83,712	\$1,029,162
	[1]	[5]		[1]	
JUNE	\$988,050	\$411,000		\$317,291	\$1,716,341
	[2]	[6]		[2]	
JULY	\$1,014,150	\$29,400		\$376,557	\$1,420,107
	[1]	[1]		[2]	
AUGUST	\$3,335,100	\$342,675		\$301,200	\$3,978,975
	[5]	[4]		[1]	
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
2016 TOTAL	\$14,002,950	\$3,039,600	\$112,500	\$4,246,791	\$21,401,841
	[20]	[35]	[1]	[12]	

Village of Burr Ridge Building Permits Issued 2016 Compared to 2015



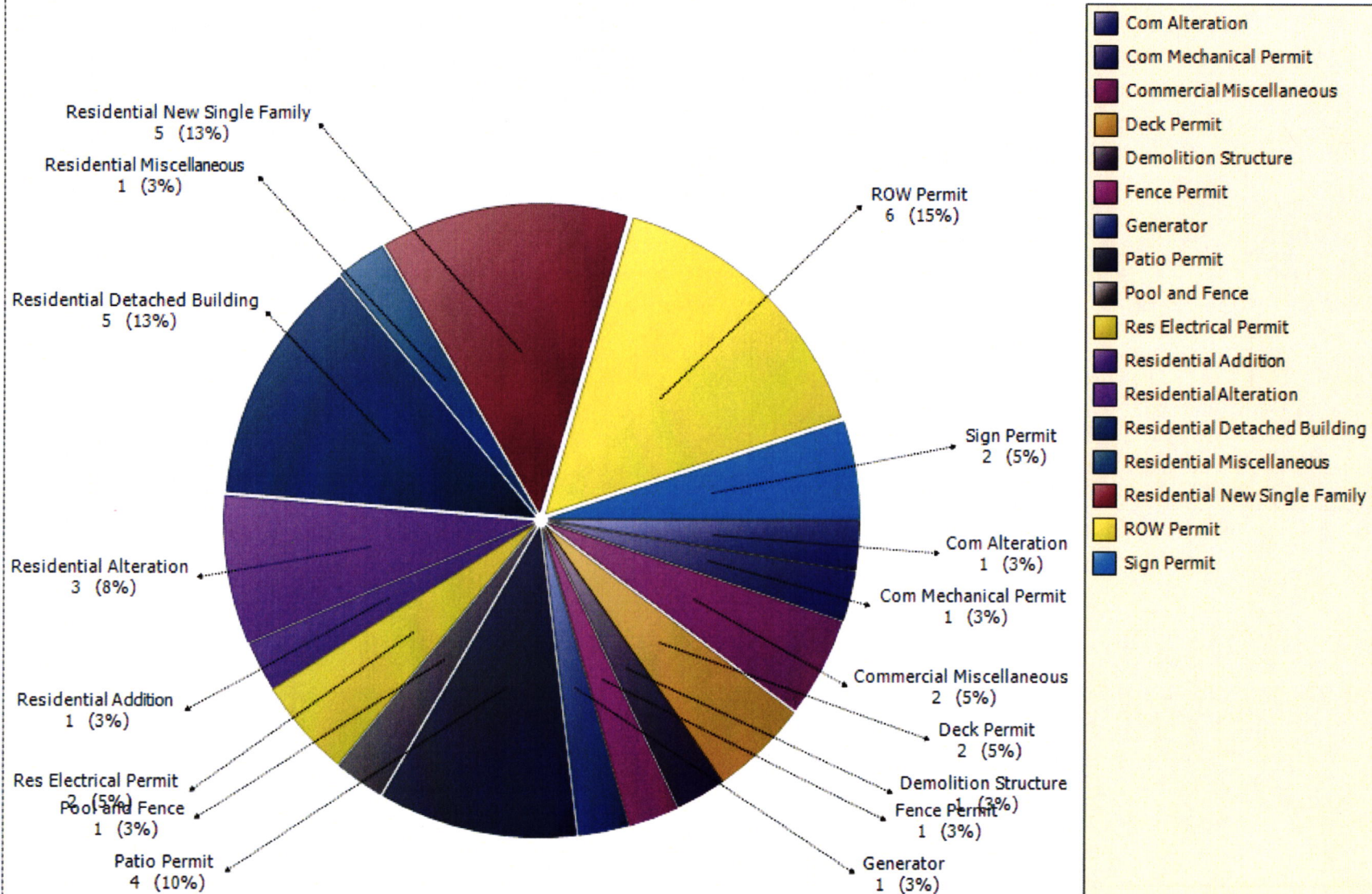
Village of Burr Ridge 2016 New Housing Starts Compared to 2015



Breakdown of Projects by Project Type

Current Chart Filter: All Records, Permit.DateIssued Between 08/01/2016 AND 08/31/2016

Permits by Permit Type



11/17/2016

Permits Applied For September 2016



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-16-276	09/06/2016	16W 485 South Frontage RD	Simon Batistich	16W475 South Frontage Rd Burr Ridge IL 60527	Com Alteration
JCA-16-285	09/14/2016	6240 COUNTY LINE RD	Chicago Cabinet Co.	18445 Thompson Ct Tinley Park IL 60477	Com Alteration
JCA-16-288	09/16/2016	1333 Burr Ridge Pkwy	Victor Construction Co., Inc	3750 Industrial Ave Rolling Meadows IL 60008	Com Alteration
JDEK-16-290	09/16/2016	58 Deer Path Trail	Decks Unlimited	4250 S. St. Rte 53 Braceville IL 60407	Deck Permit
JDEK-16-299	09/28/2016	9141 Garfield Av	Overstreet Builders, Inc.	4327 Wingterberry Av Naperville IL 60564	Deck Permit
JELV-16-298	09/28/2016	6280 Grant St	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator
JPAT-16-280	09/09/2016	716 Tomlin Dr	King's Landscaping	16W280 Jeans Rd. Lemont IL 60439	Patio Permit
JPAT-16-293	09/26/2016	9141 Garfield Av	L&S Landscaping	521 White Oak Rd. Bolingbrook IL 60440	Patio Permit
JPR-16-263	09/06/2016	8800 County Line Rd.	Ben Shipper	8800 County Line Rd. Burr Ridge IL 60527	ROW Permit
JPR-16-273	09/01/2016	162 Circle Ridge Dr	F & J Paving Inc	P O Box 35026 Elmwood Park IL 60707	ROW Permit
JPR-16-275	09/06/2016	15W 770 SHEPHARD LN	Richards Asphalt	Worth IL 60482	ROW Permit
JPR-16-277	09/07/2016	15W 537 87TH ST	Irish Castle Paving	9723 S Kingsbury Ct Palos Hills IL 60465	ROW Permit
JPR-16-279	09/09/2016	7615 Drew Ave	Blue Jay Services, Inc.	409 Broadview Av Hillside IL 60162	ROW Permit
JPR-16-281	09/12/2016	ROWs DuPage Locations	Meade, Inc.	9550 W. 55th St. La Grange IL 60525	ROW Permit
JPR-16-282	09/12/2016	ROWs DuPage Locations	Meade, Inc.	9550 W. 55th St. La Grange IL 60525	ROW Permit
JPR-16-283	09/12/2016	ROWs Ck Cty Locations	Meade, Inc.	9550 W. 55th St. La Grange IL 60525	ROW Permit
JPR-16-286	09/15/2016	7230 Giddings Ave			ROW Permit

11/17/2016

Permits Applied For September 2016



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPR-16-289	09/16/2016	16W 348 95TH PL	Elia Paving	P.O. Box 580 Hinsdale IL 60522	ROW Permit
JPR-16-295	09/27/2016	15W 611 79TH ST	Power Plumbing Heating & Co	8800 47th St. Brookfield IL 60513	ROW Permit
JPR-16-297	09/21/2016	151 Shore Ct.	Pir Tano		ROW Permit
JPS-16-274	09/02/2016	7035 High Grove Blvd	John Fitzgerald	7035 High Grove Blvd Burr Ridge IL 60527	Sign Permit
JRAD-16-287	09/16/2016	8725 Aintree Ln	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Addition
JRAL-16-244	09/08/2016	8704 Polo Ridge CT	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential Alteration
JRAL-16-265	09/20/2016	362 Countryside Ct	Peerless Fence & Supply	33W401 Roosevelt Rd West Chicago IL 60185	Fence Permit
JRAL-16-291	09/21/2016	4 Shenandoah Ct	On Target Carpentry & Builder	2418 Forest View Av River Grove IL 60171	Residential Alteration
JRAL-16-294	09/23/2016	6977 Fieldstone Dr	America's Backyard	1909 Briggs St. Joliet IL 60433	Fence Permit
JRAL-16-296	09/27/2016	5 Bay Rum Ct	Homeowner	Burr Ridge IL 60527	Residential Alteration
JRDB-16-284	09/13/2016	10S 501 GLENN DR	Homeowner	Burr Ridge IL 60527	Residential Detached Building
JRES-16-272	09/01/2016	11555 W 87th St.	Terrain Landscape Contractors	P.O. Box 1200 Westmont IL 60559	Residential Miscellaneous
JRES-16-292	09/22/2016	6886 Fieldstone Dr	Homeowner	Burr Ridge IL 60527	Residential Miscellaneous
JRPE-16-278	09/01/2016	7765 Forest Hill Rd	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit
JRSF-16-300	09/30/2016	8385 Waterview Ct.	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family
TOTAL:	32				

11/17/2016

Permits Issued September 2016



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	
					Value & Sq Ftg	
JCA-16-233	09/06/2016	835 McClintock Dr	Waner Enterprises, Inc	10150 Virginia Avenue Chicago Ridge IL 60415	Com Alteration \$388,150	4,844
JCA-16-251	09/09/2016	7040 High Grove Blvd	Executive Construction Inc	235 Fencel Ln. Hillside IL 60162	Com Alteration \$450,811	5,626
JCMSC-15-278	09/06/2016	150 Harvester Dr.	BJF Estancia I, LLC	150 Harvester Dr #120 Burr Ridge IL 60527	Commercial Miscellaneous	
JCMSC-16-106	09/07/2016	7055 High Grove	Fox Valley Electric & Construc	2007 Bull Ridge Dr. McHenry IL 60050	Commercial Miscellaneous	
JDEK-16-266	09/27/2016	8121 Ridgpointe Dr	D & M Outdoor Living Spaces	P.O. Box 54 Western Springs IL 60558	Deck Permit	
JDS-16-166	09/12/2016	15W 116 79TH ST	Riordan Signature Homes	P.O. Box 119 Western Springs IL 60558	Demolition Structure	
JELV-16-246	09/15/2016	8734 Johnston Rd	Nationwide Lifts	108 Dutch St. Sandwich IL 60548	Elevator	
JELV-16-249	09/06/2016	11561 W 87th St.	DME Access, Inc	1717 Industrial Dr. Montgomery IL 60538	Elevator	
JGEN-16-228	09/20/2016	15W 305 91ST ST	Illinois Designers & Builders, I	7614 Linden Oak Darien IL 60561	Generator	
JPAT-16-270	09/21/2016	Tartan Ridge	Interlocking Pavers, Inc.	P.O. Box 730 Elburn IL 60119	Patio Permit	
JPAT-16-280	09/27/2016	716 Tomlin Dr	King's Landscaping	16W280 Jeans Rd. Lemont IL 60439	Patio Permit	
JPR-15-214	09/30/2016	15W 580 North Frontage R	Compass Holding LLC	15W580 North Frontage Rd. Burr Ridge IL 60527	ROW Permit	
JPR-16-262	09/29/2016	ROWs DuPage Locations	Meade Electric	9550 W. 55th St. McCook IL 60525	ROW Permit	
JPR-16-273	09/14/2016	162 Circle Ridge Dr	F & J Paving Inc	P O Box 35026 Elmwood Park IL 60707	ROW Permit	
JPR-16-275	09/29/2016	15W 770 SHEPHARD LN	Richards Asphalt	Worth IL 60482	ROW Permit	
JPR-16-281	09/28/2016	ROWs DuPage Locations	Meade, Inc.	9550 W. 55th St. La Grange IL 60525	ROW Permit	

11/17/2016

Permits Issued September 2016



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JPR-16-282	09/28/2016	ROWs DuPage Locations	Meade, Inc.	9550 W. 55th St. La Grange IL 60525	ROW Permit	
JPR-16-283	09/28/2016	ROWs Ck Cty Locations	Meade, Inc.	9550 W. 55th St. La Grange IL 60525	ROW Permit	
JPR-16-297	09/30/2016	151 Shore Ct.	Pir Tano		ROW Permit	
JPS-16-175	09/02/2016	16W 601 South Frontage R	Corporate Identification Soluti	5563 N. Elston Av. Chicago IL 60630	Sign Permit	
JPS-16-235	09/14/2016	7650 Lincolnshire Dr	City Lights, Ltd.	9993 Virginia Av. Chicago Ridge IL 60415	Sign Permit	
JRAD-16-165	09/15/2016	8224 Windsor	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Addition \$43,500	290
JRAD-16-193	09/19/2016	7611 Drew Ave	Derek Swanson	39W291 Fabyan Pkwy Geneva IL 60134	Residential Addition \$66,000	440
JRAL-16-119	09/06/2016	11513 Ridgewood Ln	CJ Squared, Inc.	5704 Peck Av Countryside IL 60525	Residential Alteration \$60,450	806
JRAL-16-155	09/27/2016	116 CARRIAGE WAY DR	Tasi Mitev	116 Carriage Way Dr. Burr Ridge IL 60527	Residential Alteration \$6,000	80
JRAL-16-225	09/12/2016	151 Ashton Dr	D&S Edificio, LLC	1531 Forest Ave. River Forest IL 60305	Residential Alteration \$28,950	386
JRAL-16-244	09/09/2016	8704 Polo Ridge CT	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential Alteration \$189,675	2,529
JRAL-16-248	09/09/2016	7904 Bucktrail Dr	Home Depot	33W401 Roosevelt Rd West Chicago IL 60186	Fence Permit	
JRAL-16-256	09/26/2016	6108 Woodcreek Ct	The Kitchen Studio of Glen Ell	522 Crescent Blvd. Glen Ellyn IL 60137	Residential Alteration \$25,200	336
JRAL-16-267	09/16/2016	6545 County Line Rd	Mariani Landscape	300 Rockland Road Lake Bluff IL 60044	Fence Permit	
JRDB-16-192	09/19/2016	7611 Drew Ave	Derek Swanson	39W291 Fabyan Pkwy Geneva IL 60134	Residential Detached Building	
JRDB-16-217	09/19/2016	7340 Hamilton Ave	Blue Sky Builders	424 Ogden Avenue Downers Grove IL 60515	Residential Detached Building	

11/17/2016

Permits Issued September 2016



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JRDB-16-284	09/28/2016	10S 501 GLENN DR	Homeowner	Burr Ridge IL 60527	Residential Detached Building
JRES-16-272	09/20/2016	11555 W 87th St.	Terrain Landscape Contractors	P.O. Box 1200 Westmont IL 60559	Residential Miscellaneous
JRES-16-292	09/30/2016	6886 Fieldstone Dr	Homeowner	Burr Ridge IL 60527	Residential Miscellaneous
JRPE-16-230	09/21/2016	807 Ambriance	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit
JRPE-16-239	09/21/2016	6447 Shady Lane	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit
JRPE-16-278	09/21/2016	7765 Forest Hill Rd	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit
JRSF-16-167	09/12/2016	15W 116 79TH ST	Riordan Signature Homes	P.O. Box 119 Western Springs IL 60558	Residential New Single Family \$945,600 6,304
JRSF-16-253	09/27/2016	8010 Bucktrail Dr.	Charleston Building & Develo	800 W. 5th Av. Naperville IL 60540	Residential New Single Family \$693,000 4,620
TOTAL:	40				

11/17/16

Occupancy Certificates Issued September 2016



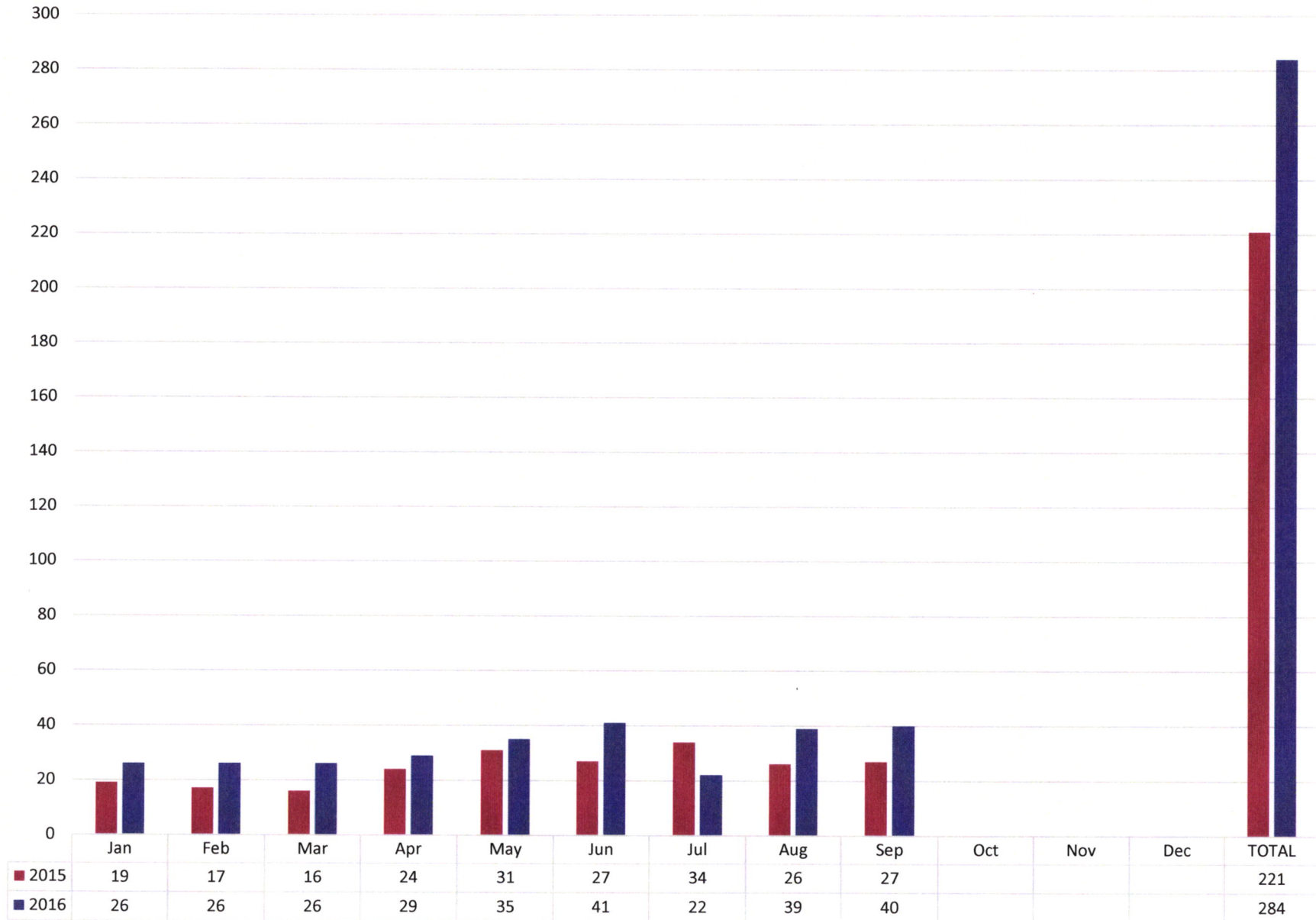
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF16026	09/19/16	Aladdin & Dalia Nassar	6977 Fieldstone Dr
OF16027	09/22/16	Mufadal & Johara Moosabhoy	15W 440 63rd St
OF16028	09/26/16	Kelley Cawley Boutique	545 Village Center Dr.
OF16030	08/31/16	John & Ellen Benish	301 Burr Ridge Club Dr

MONTHLY SURVEY OF BUILDING PERMITS - 2016

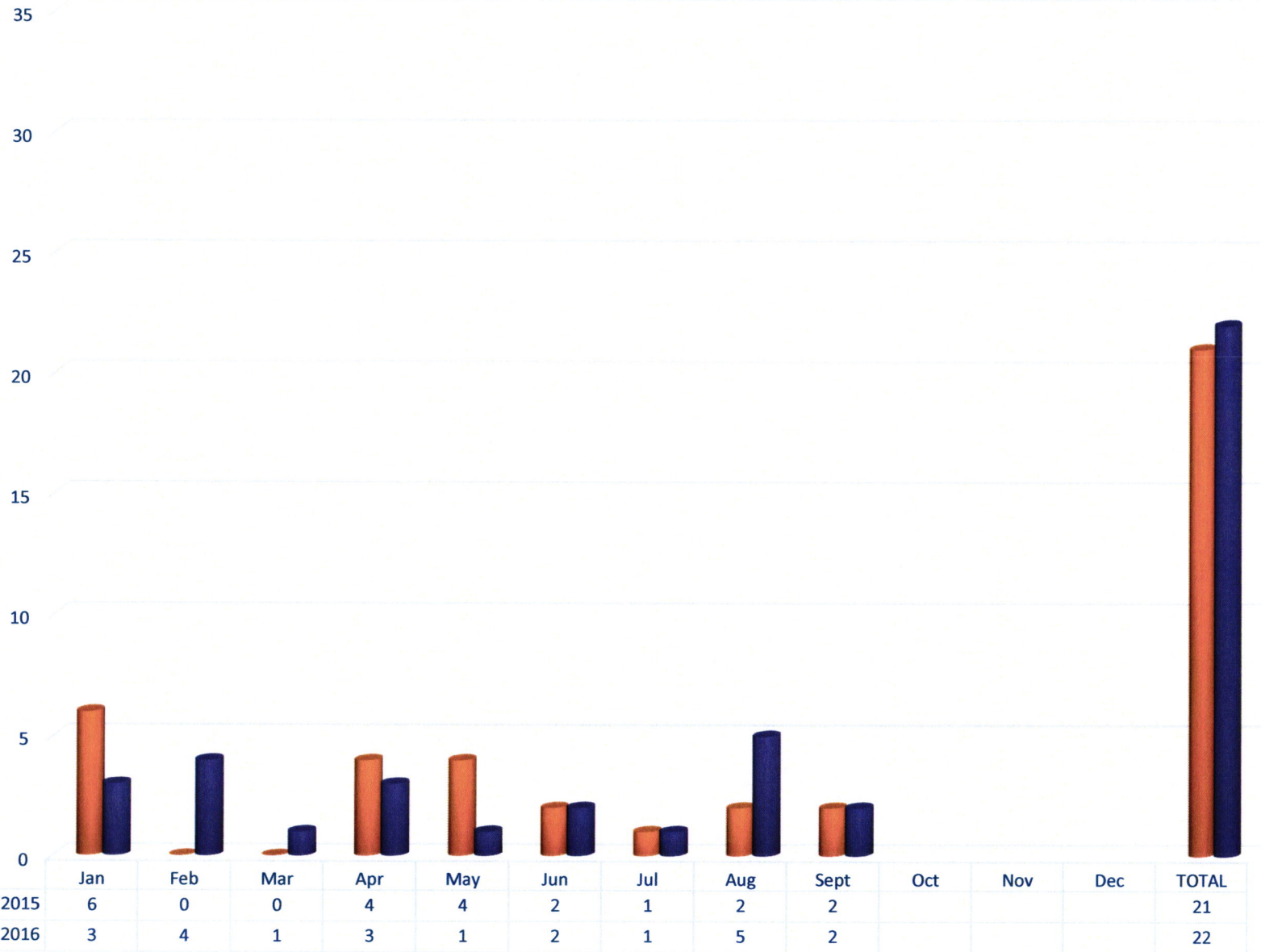
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$2,622,600	\$715,875		\$737,914	\$4,076,389
	[3]	[8]		[2]	
FEBRUARY	\$2,808,000	\$513,975	\$112,500	\$4,500	\$3,438,975
	[4]	[5]	[1]	[1]	
MARCH	\$787,200	\$0		\$1,788,371	\$2,575,571
	[1]			[2]	
APRIL	\$1,889,100	\$639,975		\$637,246	\$3,166,321
	[3]	[6]		[3]	
MAY	\$558,750	\$386,700		\$83,712	\$1,029,162
	[1]	[5]		[1]	
JUNE	\$988,050	\$411,000		\$317,291	\$1,716,341
	[2]	[6]		[2]	
JULY	\$1,014,150	\$29,400		\$376,557	\$1,420,107
	[1]	[1]		[2]	
AUGUST	\$3,335,100	\$342,675		\$301,200	\$3,978,975
	[5]	[4]		[1]	
SEPTEMBER	\$1,638,600	\$419,775		\$838,961	\$2,897,336
	[2]	[7]		[2]	
OCTOBER					
NOVEMBER					
DECEMBER					
2016 TOTAL	\$15,641,550	\$3,459,375	\$112,500	\$5,085,752	\$24,299,177
	[22]	[42]	[1]	[14]	

Village of Burr Ridge Building Permits Issued 2016 Compared to 2015



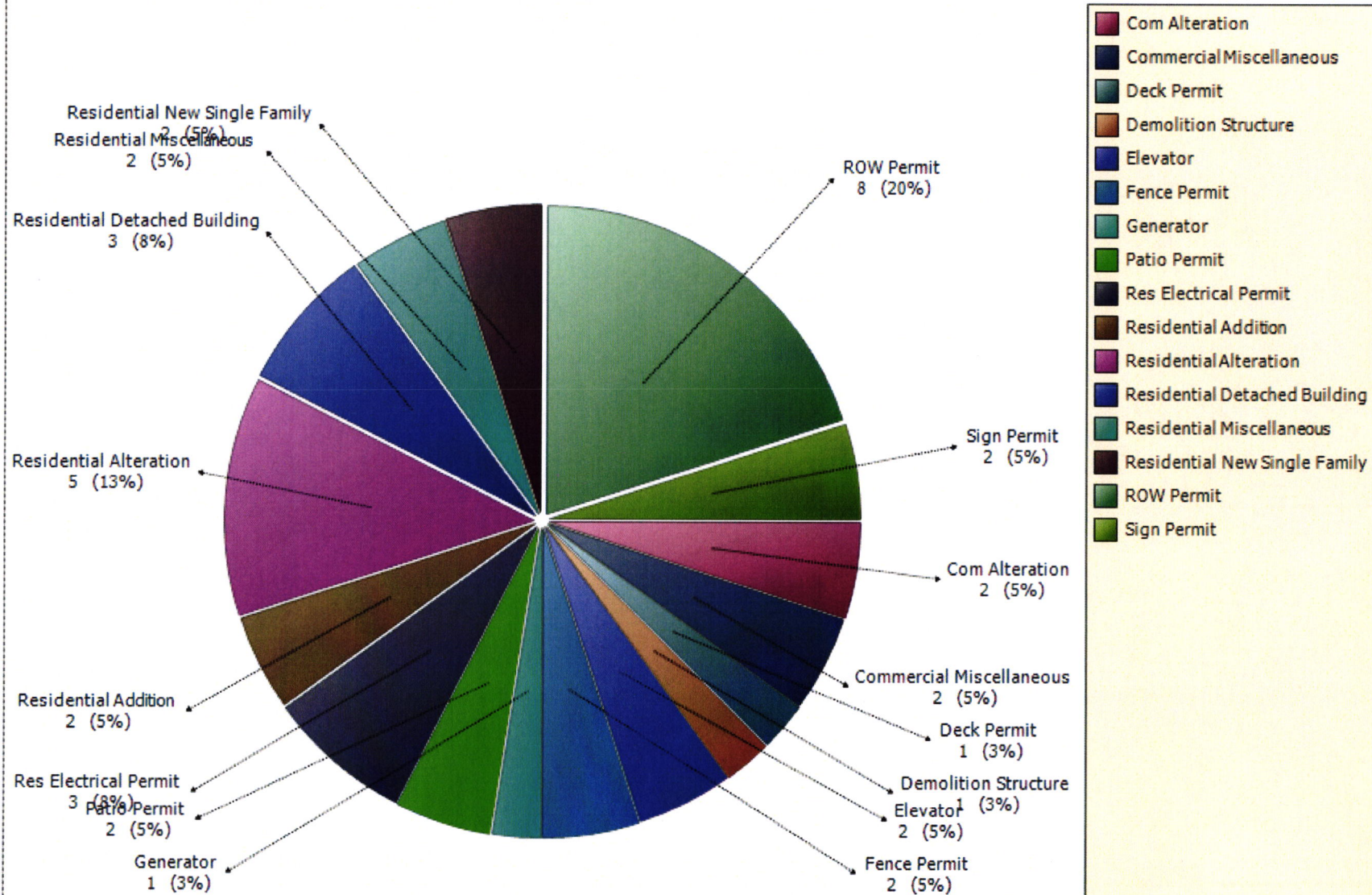
Village of Burr Ridge 2016 New Housing Starts Compared to 2015



Breakdown of Projects by Project Type

Current Chart Filter: All Records, Permit.DateIssued Between 09/01/2016 AND 09/30/2016

Permits by Permit Type





2017 Plan Commission Meeting Schedule

Date	Meeting	Commision Representative
2-Jan	No Meeting	
9-Jan	Board of Trustees	
16-Jan	Plan Commission	
23-Jan	Board of Trustees	Grela
6-Feb	Plan Commission	
13-Feb	Board of Trustees	Trzupek
20-Feb	Plan Commission	
27-Feb	Board of Trustees	Stratis
6-Mar	Plan Commission	
13-Mar	Board of Trustees	Broline
20-Mar	Plan Commission	
27-Mar	Board of Trustees	Grunsten
3-Apr	Plan Commission	
10-Apr	Board of Trustees	Hoch
17-Apr	Plan Commission	
24-Apr	Board of Trustees	Scott
1-May	Plan Commission	
8-May	Board of Trustees	Praxmarer
15-May	Plan Commission	
22-May	Board of Trustees	Grela
5-Jun	Plan Commission	
12-Jun	Board of Trustees	Trzupek
19-Jun	Plan Commission	
26-Jun	Board of Trustees	Stratis

Date	Meeting	Commision Representative
3-Jul	No Meeting	
10-Jul	Board of Trustees	
17-Jul	Plan Commission	
24-Jul	Board of Trustees	Broline
7-Aug	Plan Commission	
14-Aug	Board of Trustees	Grunsten
21-Aug	Plan Commission	
28-Aug	Board of Trustees	Hoch
4-Sep	No Meeting	
11-Sep	Board of Trustees	
18-Sep	Plan Commission	
25-Sep	Board of Trustees	Scott
2-Oct	Plan Commission	
9-Oct	Board of Trustees	Praxmarer
16-Oct	Plan Commission	
23-Oct	Board of Trustees	Grela
6-Nov	Plan Commission	
13-Nov	Board of Trustees	Trzupek
20-Nov	Plan Commission	
27-Nov	Board of Trustees	Stratis
4-Dec	Plan Commission	
11-Dec	Board of Trustees	Broline
18-Dec	Plan Commission	
26-Dec	Board of Trustees	Grunsten