



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

**September 15, 2014  
7:30 P.M.**

**I. ROLL CALL**

**Greg Trzupek, Chairman**

**Mike Stratis  
Dehn Grunsten  
Robert Grela  
Luisa Hoch**

**Greg Scott  
Mary Praxmarer  
Prashant Sheth, Alternate**

**II. APPROVAL OF PRIOR MEETING MINUTES**

- A. August 18, 2014 Plan Commission Regular Meeting

**III. PUBLIC HEARINGS**

- A. **V-03-2014: 15W281 91st Street (Sedlacek); Variation and Findings of Fact, continued from July 21, 2014 and August 18, 2014**

Requests a variation from Section IV.H.4 of the Burr Ridge Zoning Ordinance to permit the construction of an accessory building (a garage) 3 feet from the rear lot line rather than the required 10 feet and 3 feet from the west side lot line rather than the required 17 feet.

- B. **Z-09-2014: Zoning Ordinance Text Amendment; Accessory Building Setbacks, continued from July 21, 2014 and August 18, 2014**

Consideration of an amendment to Section IV.H.4 of the Burr Ridge Zoning Ordinance increasing the required rear and side yard setbacks for larger accessory buildings in residential districts.

- C. **Z-12-2014: 16W030 83<sup>rd</sup> Street (Next Level Baseball); Special Use and Findings of Fact**

Requests special use approval as per Section X.F.2.f of the Burr Ridge Zoning Ordinance to permit an indoor private athletic club in an existing building.

**IV. CORRESPONDENCE**

- A. Board Report – August 25 and September 8, 2014  
B. Building Report – July 2014 and August 2014

**V. OTHER CONSIDERATIONS**

- A. **Z-10-2014: 15W320 North Frontage Road (Vanderwerk); Findings of Fact**

**VI. FUTURE SCHEDULED MEETINGS**

- A. **October 6, 2014:** The filing deadline for this meeting is September 15, 2014.
- B. **October 20, 2014:** The filing deadline for this meeting is September 29, 2014

**VII. ADJOURNMENT**

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**PLEASE NOTE:** All recommendations from the Plan Commission 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 September 22, 2014 Regular Meeting beginning at 7:00 P.M. Commissioner Grunsten is the Plan Commission representative for the September 22, 2014 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**

**VILLAGE OF BURR RIDGE**

**MINUTES FOR REGULAR MEETING OF**

**AUGUST 18, 2014**

**1. 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:** 5 – Stratis, Hoch, Scott, Sheth, and Trzupek

**ABSENT:** 3 – Grunsten, Praxmarer, and Grela

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

**2. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to approve minutes of the July 21, 2014 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Stratis, Hoch, Scott, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 1 - Sheth

**MOTION CARRIED** by a vote of 4-0.

**3. PUBLIC HEARINGS**

Chairman Trzupek asked all persons in attendance who may speak at any of the public hearings to stand and affirm to tell the truth. Chairman Trzupek affirmed all those who stood.

Chairman Trzupek suggested that the order of the public hearings be changed so that V-03-2014 be conducted first. The Plan Commission agreed by consensus.

**A. V-03-2014: 15W281 91st Street (Sedlacek); Variation and Findings of Fact**

Chairman Trzupek asked Mr. Pollock to provide a summary of this hearing.

Mr. Pollock stated that the petitioner has asked for a continuance to the September 15, 2014 meeting so they can do some further surveying work related to the driveway and research the cost of paving the driveway.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to continue the hearing for V-03-2014 to September 15, 2014.

**ROLL CALL VOTE** was as follows:



**AYES:** 5 – Stratis, Scott, Hoch, Sheth, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

Chairman Trzupek suggested that due to the length of the agenda that the hearing for the text amendment be continued. The Commission agreed to take that hearing out of order and consider a continuance at this time.

**a. Z-09-2014: Zoning Ordinance Text Amendment; Accessory Building Setbacks**

Chairman Trzupek asked if there was any discussion or comments regarding the recommendation to continue this hearing. There being none, he asked for a motion.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to continue the hearing for Z-09-2014 to September 15, 2014.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Hoch, Scott, Sheth, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

**B. Z-10-2014: 15W320 North Frontage Road (Vanderwerk); Text Amendment and Special Use**

Chairman Trzupek asked Mr. Pollock to provide a summary of this hearing.

Mr. Pollock summarized the request as follows: The petitioner seeks to open a business in one of three buildings on the subject property. The business would occupy 1,000 square feet of the building known as 15W320 North Frontage Road. The proposed business is the retail sales of fishing, hunting and firearms. The Zoning Ordinance currently does not list firearm sales as a permitted or special use in any district and the petitioner seeks to add firearm sales as a special use in the B-2 District and approval of firearm sales at this location.

Chairman Trzupek asked for the petitioner for their presentation.

Mr. Jerry Vanderwerk stated that he owns a firearm sales and training business on Madison Street in unincorporated Du Page County. He said that he would like to sell hunting and fishing supplies and firearms at this location in Bur Ridge. He said his business has experienced no problems at its current location on Madison Street.

Chairman Trzupek asked Mr. Vanderwerk to describe his business and the percentages that would be hunting supplies, fishing supplies, and firearms.



Mr. Vanderwerk said that right now his primary business is training people for concealed carry permits. He said his customers go to Midwest Guns in Lyons or Bass Pro Shop to purchase guns and those Villages get all the sales taxes.

Chairman Trzupek asked for questions and comments from the public.

Mrs. Bhurcri, 7237 Garfield Avenue, said she was against firearm sales at this location because it is next to a residential neighborhood.

Mr. Mark Anton, 7340 Giddings, said that he has been in law enforcement for 23 years and knows that a firearm sales business on I-55 will attract customers from the city and will lead to straw purchases – legal purchases that are then transferred to persons who cannot legally purchase guns. He said this would lead to undesirable persons in their neighborhood.

Mr. Davila, 124 79<sup>th</sup> Street, said that most unscrupulous people will not travel to a gun shop to buy guns but instead will purchase them through other means. He said most customers will be local residents who want to purchase guns for legitimate uses.

Mr. Ted Martin said he owns 15W320 North Frontage Road. He asked the audience to raise their hands if they own a gun. He said the petitioner has had no problems in his current location on Madison Street.

Mrs. Anton, 7340 Giddings, said that the current business location is all commercial and is not next to residential. She said she is worried about safety in the neighborhood and that property values would be adversely affected by a gun shop in the neighborhood.

Mr. Vanderwerk said that everyone should look at his past performance. He said that since 1982 he has only had one gun trace call. He added that people can go to other places and buy guns.

Mrs. Marilou McGirr, 15W567 60<sup>th</sup> Place, said that Burr Ridge is not the place for a gun shop. She asked what is the argument for a gun shop and how does it meet the requirements for a special use. She said she does not object to guns but does object to gun sales in a residential area.

Mrs. Linda Bedoe, 15W321 73<sup>rd</sup> Street, said that she was a 35 year resident of the area and wants to keep the area safe. She said a gun sales store in the neighborhood scares her. She said her husband was a hunter but she does not think guns should be allowed in a residential area.

Mrs. Jason, 7339 Giddings, said she lives two houses away from the property. She said there are lots of kids in the area and a park in the area. She said she is not willing to take a chance with a gun shop in the neighborhood.

Mr. Vanderwerk asked if people think the guns will fly off the shelves by themselves and hurt people.

Mr. Mark Brunell of Willowbrook, said that the Village of Willowbrook had a similar request and they changed their code to prohibit gun stores along IL 83 or I-55. He said the proposed location in Willowbrook was denied because it was too close to schools.

Mr. Davila asked what the residents think they are protecting the children from.

Mrs. Leah Jason, 7340 Park Avenue, said a gun shop in a residential neighborhood is a concern. She said even if this business owner were reputable, she would be concerned that he could sell the business to someone who is not.

Mr. Mark Thomas, 7515 Drew Avenue, asked if there would be a shooting range, what percentage of the business would be gun sales versus fishing and other supplies, and what kind of security would be provided. Mr. Vanderwerk said there would not be a range, that currently 100% of his business is gun sales but he would hope to take that down to 30 to 40%, and that an alarm system and other security would be provided.

Mr. Mark Fournier, 7219 Park Avenue, said he is not against guns but feels a gun shop is not appropriate in a residential area. He said there is too much risk for the residents.

Chairman Trzupek asked if there was anyone else in attendance who wanted to speak. There being none, he asked for questions and comments from the Plan Commission.

Commissioner Stratis asked about the current volume of gun sales at the existing business and asked how this small facility of 1,000 square feet could accommodate fishing, hunting and firearm sales. Mr. Vanderwerk said that he currently does about \$300,000 in sales but would hope to increase that significantly. He said his business is small and that 1,000 square feet is sufficient. Commissioner Stratis concluded that he is opposed to firearms sales next to a residential area.

Commissioner Hoch said she agreed that firearm sales should not be located next to residential areas.

In response to Commissioner Sheth, Mr. Vanderwerk said that his current business is 100% guns. Commissioner Sheth said that firearm sales next to a residential area is not appropriate.

Commissioner Scott asked if the petitioner would be willing to split the business and limit the gun sales to the existing location. Mr. Vanderwerk said he could not because he is a one man shop and cannot handle both locations for retail sales.

Chairman Trzupek asked staff about other uses along North Frontage Road and in particular the property to the east that is zoned for office use. Mr. Pollock said that those properties were rezoned to the T1 District for office uses with the idea that this frontage area would provide a transition between I-55 and the residential neighborhood. Chairman Trzupek said he sees the proposed use as a step backward relative to that plan. He said that this location is not appropriate for the proposed use.



Chairman Trzupek asked if there were any additional comments from the Plan Commission, the petitioner or the public. There being none, he asked for a motion to close the hearing.

At 8:20 p.m., a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to close the hearing for Z-10-2014.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Hoch, Scott, Sheth, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

Commissioner Stratis said that he is not in favor of the special use at this location and is not prepared to determine where firearm sales may best be located in the Village. Mr. Pollock suggested that the Commission proceed with consideration of the text amendment and special use requested by the petitioner and that if it is denied, the Commission may request authorization from the Board to review the Zoning Ordinance and determine how best to classify firearm sales.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to recommend denial of a text amendment to add fishing, hunting and firearm sales to the list of special uses in the B-2 District as requested by Z-10-2014, to direct staff to prepare findings of fact in support of this recommendation, and to request direction from the Village Board to review the Zoning Ordinance to determine how to classify firearm sales.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Scott, Hoch, Sheth, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

Chairman Trzupek suggested that the Commission consider a motion regarding the special use in case the Board decides to approve the text amendment.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend denial of a special use for fishing, hunting and firearm sales as requested by Z-10-2014 and to direct staff to prepare findings of fact in support of this recommendation.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Hoch, Scott, Sheth, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

### **C. Z-11-2014: 11411 German Church Road; Rezoning and Findings of Fact**

Chairman Trzupek asked Mr. Pollock to provide a summary of this hearing.

Mr. Pollock summarized the request as follows: The subject property was annexed into the Village in 2013 along with other properties to the south. Upon annexation the default zoning is the R-1 District. A prior petition requested rezoning from the R-1 Single Family Residential District to the R-3 Single-Family Residential District. The Plan Commission



did not recommend the R-3 District but instead recommended that the Board of Trustees consider the R-2B District. The Board of Trustees concurred with the Plan Commission, the property owner withdrew their request for R-3 zoning and the Board directed staff to schedule a hearing for the R-2B District.

Chairman Trzupek said that he wanted to make it clear to everyone that stormwater and flooding is not an issue for discussion at this hearing. He said that there is no plat being presented at this time and that regardless of which zoning district is ultimately approved, the same stormwater management requirements will be imposed on the property.

Chairman Trzupek asked for questions and comments from the property owner.

Mr. Ramy Shenouda said that he is a resident of Willow Springs and he represents the property owner. He said that he is concerned that the Plan Commission's recommendation not to approve the R-3 was based on misinformation from the Willow Springs Mayor. He said the lots on the other side of Buege Lane are not 30,000 square feet. He said that the owner of that property told him it was approved for five lots at 17,250 square feet each. He said that it defies logic to zone the subject property for 30,000 square foot lots given the surrounding zoning.

Chairman Trzupek said he disagrees that the Plan Commission may have been influenced by misinformation at the previous public hearing. He said the Commission made their recommendation on facts regarding the surrounding zoning and the Comprehensive Plan.

Mr. Bob Sodikoff, Attorney for the property owner, said that this is a transitional property and that the transition should be from the north and east where there are lower density lots. He said that he knows the Commission can only consider the R-2B District but he asked that the Commission comment on and suggest that the Board reconsider the R-3 District.

Chairman Trzupek asked for comments and questions from the public.

Mr. Zed Frances, 8237 Greystone Court, said he and the other homeowners in the Bridle Path Subdivision support the R-2B District for this property.

Mr. Bill Huff, 7 Buege Lane, said he owns two properties in the area. He said he is concerned about maintaining his property value and thinks 30,000 square foot lots are okay.

Mr. Mike McGrath said he is the Village Attorney for the Village of Willow Springs. He introduced Mr. Bill Murray, Village Administrator for Willow Springs, and Mr. Alan Nowaczyk, Mayor of Willow Springs. He said that the Ruzika property on the west side of Buege Lane was approved for four lots. He said he agrees with the R-2B zoning for the subject property.

Mayor Nowaczyk said that the west side of the street will have wide lots so they will be appear to be larger.

Mr. Tom Kaptor said he was the Chairman of the Willow Springs Plan Commission and a resident of the immediate area. He said he supports the R-2B District zoning. He said he has watched with envy how Burr Ridge manages development and does not compromise its standards.

Mr. Eric Hanson, 11 Buege Lane, said that each parcel on the south side of Buege Lane was one acre or more. He said he appreciates being annexed to Burr Ridge and he referenced the mission statement of the Village as support for the R-2B zoning. He said

Buege Lane is similar to Steepleside which is zoned R-2A has been very successful and is next to smaller lots in Willow Springs.

Mr. Mohamed Alattar, 8285 Greystone Court, said he does not want to lose the investment in his homes due to smaller lots being allowed in the area.

There being no further questions or comments from the public, Chairman Trzupek asked the Commission for questions and comments.

Commissioner Scott said he is comfortable with the R-2B District for this property based on surrounding Burr Ridge zoning and the Comprehensive Plan.

Commissioner Sheth said he agrees and has no further comments.

Commission Hoch referenced the Comprehensive Plan which encourages new lots to be 30,000 square feet or larger and said she supports the R-2B District zoning.

Commissioner Stratis said that the testimony about the property owners dealings with Willow Springs and the testimony about stormwater management did not have any bearing on his vote at the last hearing regarding the proposed R-3 District. He said he appreciates Mr. Sodikoff's view of the transition in this area between zoning and lot sizes but he believes the more relevant transition is from the Burr Ridge lots to the south. He cited the Comprehensive Plan and the Burr Ridge lots to the south as the conclusive reasons he supports the R-2B District for this property.

Chairman Trzupek said he also supports the R-2B District based on the same considerations.

Chairman Trzupek read a statement from Commissioner Grela indicating he supports the proposed R-2B District.

At 9:00 p.m., a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to close the hearing for Z-11-2014.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Hoch, Scott, Sheth, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to recommend to adopt the findings of fact as presented by staff and recommend that the Board rezone the subject property from the R-1 District to the R-2B District as per Z-11-2014.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Scott, Stratis, Hoch, Sheth, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

Chairman Trzupek asked if any of the Commissioners wanted to make any comments for the Board of Trustee's consideration about the potential for R-3 District zoning for this property. There were no comments offered.



**4. CORRESPONDENCE**

There were no questions or comments regarding the Board Report or the Building Report.

**5. OTHER CONSIDERATIONS**

**A. S-06-2014: 74-324 Burr Ridge Parkway (County Line Square); Sign Variation**

Chairman Trzupek asked Mr. Pollock to summarize this request.

Mr. Pollock said that the owner of County Line Square wants to use blade signs similar to the ones in the Village Center. He said blade signs are small sign mounted perpendicular to the façade of the building and intended for pedestrians. He asked the Commission to determine if the signs are okay, if they should all be the same, if every store should be allowed to have a blade sign and if the height on the building is okay.

Mr. Bob Garber, owner of County Line Square was present. Mr. Garber said that he has received lots of complements from customers and from store owners about the blade signs. He said he would like them to all be the same.

Commissioner Stratis said he supports the signs and believes they should all be the same design given the uniform architecture of County Line Square.

Commissioner Hoch said the signs are beautiful and add to the shopping center.

Commissioner Sheth agreed.

Commissioner Scott said he agreed as well and agrees that the signs should all use the same design.

Mr. Pollock suggested that instead of approving a variation it would be more appropriate to amend the Sign Ordinance to add blade signs as a conditional sign in the business districts and to grant conditional sign approval for County Line Square. He said the conditional sign approval could establish conditions relative to the design of the blade signs and the number of signs.

In response to questions from Mr. Pollock, the Commission agreed that the height of the signs in County Line Square are okay, that each store should have the opportunity to have a blade sign, and that all of the signs should have the same basic design although font style and color may differ.

There being no further discussion, Chairman Trzupek asked for a motion.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend an amendment to the Sign Ordinance to add blade signs as a conditional sign in the Business Districts as described in the written staff report.



**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Hoch, Scott, Sheth, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend conditional sign approval for blade signs in County Line Square subject to the following conditions:

- a. The blade signs shall comply with the regulations of the amended Section 55.06.B.9 of the Sign Ordinance.
- b. The blade signs shall comply with the submitted sign plans except that the font on the signs may vary from one sign to another.
- c. Approval is given for a maximum of one blade sign per storefront.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Hoch, Scott, Sheth, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

#### **6. FUTURE SCHEDULED MEETINGS**

Chairman Trzupek noted that the next scheduled meeting of the Plan Commission is September 15, 2014.

#### **7. ADJOURNMENT**

A **MOTION** was made by Commissioner Sheth and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 9:25 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:25 p.m.

**Respectfully  
Submitted:**

**September 15, 2014**

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J. Douglas Pollock, AICP



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

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**V-03-2014; 15W181 91<sup>st</sup> Street (Sedlacek); Requests a variation from Section IV.H.4 of the Burr Ridge Zoning Ordinance to permit the construction of an accessory building (a garage) 3 feet from the rear lot line rather than the required 10 feet and 3 feet from the west side lot line rather than the required 17 feet.**

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**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:** September 15, 2014, continued from July 21, 2014 and August 18, 2014

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**SUMMARY**

The public hearing for this petition was continued to August 18 and again to September 15 to allow the petitioner to provide a more detailed survey and site plan, to provide a copy of the easement for the driveway, and to permit the petitioner to consider options regarding paving the driveway. Revisions to this petition include the following;

- The revised site plan removes the request for a rear yard setback variation. The proposed setback is 10 feet which is the required minimum setback for a detached accessory building.
- The petitioner had septic service locate the precise parameters of the septic field and mark those parameters on the site plan.
- The easement agreement indicates that the petitioner has perpetual access to the property via the easement located on the adjacent property.
- Staff has determined that a variation for the interior side yard setback is needed for the proposed 3 foot side yard setback but that the required setback is 8.3 feet rather 10 feet.
- The petitioner's attorney has submitted a letter proposing that the petitioner would post a \$2,500 bond to guarantee the paving of the driveway within 24 months after the variation is approved.

**Findings of Fact and Recommendation**

The petitioner has submitted findings of fact which may be adopted if the Plan Commission is in agreement with those findings. The petitioner's findings state that there is no garage on the property and a garage is essential for the continued use of the property as a single-family residence. The findings further state that a hardship exists due to the location of septic field on the property and the cost of relocating the septic field. The petitioner's findings also note the location of other garages on adjacent property as evidence that the variation will not alter the character of the neighborhood.

# *BORLA, NORTH & ASSOCIATES, P.C.*

6912 S. Main Street  
Suite 200  
Downers Grove, IL 60516  
P: (630) 969-3903  
F: (630) 969-3931

September 5, 2014

Burr Ridge Planning Commission  
7660 County Line Road  
Burr Ridge, IL 60527

RE: *15W281 91st Street, Burr Ridge, Illinois*

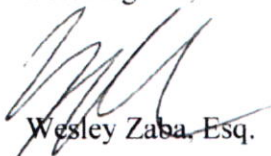
Dear Planning Commission:

As you are aware, our office is currently representing the owner of the above-referenced property in his effort to obtain a variance in order to construct a garage on the premises, which is scheduled for hearing on September 15, 2014. We understand that pursuant to Section XI.C.9.b(2) of the village code, the property owner will be required to improve the driveway with an all-weather hard surface. However, assuming the variance request is approved by the board, my client would like to delay the improvement of the driveway until after the garage is constructed in order to reduce the wear and tear during the construction process.

Accordingly, my client is proposing the following solution to the Board. Upon approval of the variance requested, my client would have a twenty-four (24) month deadline, during which the driveway would have to be improved in compliance with the code. This will allow my client to defray the cost over a short period of time and allow him to avoid unnecessary wear and tear. Additionally, my client would be willing to tender \$2,500 to the Village of Burr Ridge as bond to secure his performance of the above-mentioned obligation, which would be returned to him upon completion. Obviously, my client is willing to discuss alternative options with the Board in order to achieve the desired objective and is open to negotiation.

Please feel free to contact me with any questions related to this matter at the above contact information.

Best Regards,



Wesley Zaba, Esq.



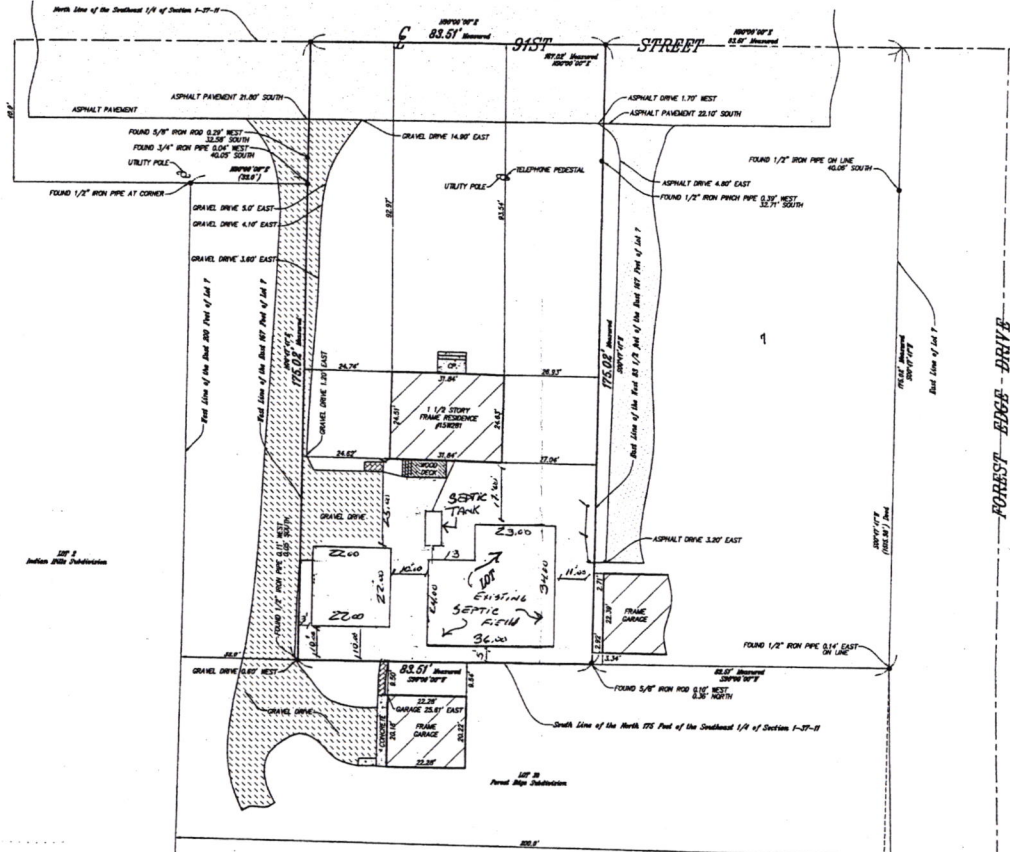
**NELSON SURVEYORS, LLC**  
418 S. CASS AVENUE  
WESTMONT, ILLINOIS 60559  
NELSONSURVEYORSLLC.COM  
(815) 436-8520 OFFICE  
(815) 436-8528 FAX

● MONUMENT FOUND  
 ○ MONUMENT SET  
 (SUL) RECORD DIMENSION  
 PUE PUBLIC UTILITY EASEMENT  
 DE DRAINAGE EASEMENT  
 CP CONCRETE PORCH

THE WEST  $1\frac{1}{2}$  FEET OF THE EAST 80 FEET OF THE NORTH 800 FEET OF THE FOLLOWING DESCRIBED TRACT: THE EAST 800 FEET, PRELIMINARY AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF LOT 17 OF ASSESSMENT DIVISION OF THE SOUTH PLAT OF SECTION 16 AND 18, LAY OUT OF SECTION 16 AND 18, LAY OUT OF THE SANITARY DISTRICT OF CHICAGO, IN TOWNSHIP 36 NORTH, RANGE 14 EAST, OF THE THIRD PRINCIPAL MERIDIAN, LAYING NORTHERLY OF THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

THE TRACT, BOUNDARY, FORMER AND SANTA FE RAILROAD COMPANY TRUCK IS 346.7 FEET EAST OF THE NORTH AND SOUTH CENTER SECTION LINE OF SAID SECTION 16, MEASURED AT RIGHT ANGLES THEREOF; THENCE NORTH 89° 53' 35" WEST 107.3 FEET TO THE NORTHERLY LINE OF THE TRACT; THENCE NORTHEASTERLY 558.83 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 16, 1551.38 FEET SOUTH OF THE EAST CENTER SECTION LINE; THENCE SOUTH 89° 53' 35" WEST TO THE NORTHERLY LINE OF THE TRACT; THENCE NORTHEASTERLY 558.83 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 16, 1551.38 FEET SOUTH OF THE EAST CENTER SECTION LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF RIGHT-OF-WAY TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 15W281 91ST STREET



By CARL'S SEPTIC SERVICE, INC.  
20 W. 335. So. FRONTAGE Rd.  
LEMONT, IL 60439.  
630-739-1495.

Kang. Lind 8-6-2014

8-5-2014  
No MALFUNCTIONS Found

6-6-2017  
No MALFUNCTIONS. Fanned

First line of the SE 1/4 of Section 4-27-18

First line of Lot 7 of Assessment Division

1456.70' Road

107.45' Road

*Northerly Right of Way Line of the Abilene, Pecos and Santa Fe Railway Company*

1995

NOTES:  
THIS COPY NOT VALID WITHOUT ENGINEER SEAL  
ALL DISTANCES ARE IN FEET AND DECIMAL PLACES THEREOF.  
INCLUDING LINES AND EASEMENTS AND SHOWS ONLY THOSE THAT ARE  
IN RECORDS OF THE MAPS COMPANY THE LOCAL AGENCIES.  
INCLUDING LINES, AND EASEMENTS TO SHOW RECORDS OF THE MAPS  
ON THIS PLAT.  
GIVING THE SMALL ALTERNATIVE FOR ANYTHING, GETTING ALONE  
AND ALTERNATIVE FOR OTHER RECORDS COMPANY ALL PROJECTS ALONE TO  
CONSTRUCTION AND IMPROVE ALL RECORDS OF THE MAPS.  
DO NOT ASK FOR DISTANCES FROM SCALES MEASUREMENTS HAVE BEEN

STATE OF ALABAMA) ss.  
COUNTY OF ALABAMA)

I, MICHAEL J. BROWN, AN ELIGIBLE PROFESSIONAL LAND SURVEYOR, DO SOLEMNLY CERTIFY THAT I HAVE REVIEWED THE FOREGOING RECORDING INSTRUMENT, AND THAT THE PLAT HEREON SHOWN IS A CORRECT REPRESENTATION OF SAID SURVEY, ALL NECESSARILY BEING CONFORMED TO THE STANDARD OF AN ELIGIBLE PLATSMAN;

RECEIVED STANDARD FOR A JOURNALIST SOCIETY  
 MAY 6 2014  
 RECEIVED  
 JOURNALIST SOCIETY  
 JOURNALIST SOCIETY

PREPARED FOR		ALLAN ALONCI LAW
DATE		MAY 6, 2014
SCALE	1"=20'	DRAWN BY: M/JN
JOB#	14-65	FLR BK/PG: 81-74

TOTAL AREA 14,613.91 SQ. FEET

NY LICENSE EXPIRES NOVEMBER 30, 2014



Chicago Title Insurance Company

**WARRANTY DEED  
INDIVIDUAL TO INDIVIDUAL  
ILLINOIS STATUTORY**

THE GRANTORS, KENNETH J. RULE and CYNTHIA A. RULE, husband and wife, of 15W287 91<sup>st</sup> Street, of the Village of Burr Ridge, County of DuPage, State of Illinois, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS in hand paid, CONVEY and WARRANT to GARY SEDLACEK, a single man, of 1044 Ripple Ridge Drive, of the City of Darien, County of DuPage, State of Illinois, all interest in the following described Real Estate situated in DuPage County in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

**SUBJECT TO:** general real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.\*

Permanent Real Estate Index Number: 10-01-401-004-0000

Address of Real Estate: 15W281 91<sup>st</sup> Street, Burr Ridge, Illinois 60527

Dated this 15 day of May, 2014

Kenneth Rule  
KENNETH J. RULE

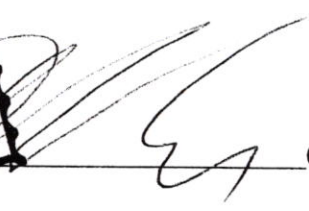
Cynthia A. Rule  
CYNTHIA A. RULE

STATE OF ILLINOIS       )  
                                      )  
COUNTY OF DU PAGE     )       ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, KENNETH J. RULE and CYNTHIA A. RULE, husband and wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of May, 2014



 (Notary Public)

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**Prepared By:** Allan C. Alongi  
Law Offices of Allan C. Alongi  
3 Golf Avenue  
Clarendon Hills, Illinois 60514

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**Mail To:**  
Robert V. Borla  
Borla, North & Associates, P.C.  
6912 Main Street  
Suite 200  
Downers Grove, Illinois 60516

**Name & Address of Taxpayer:**  
Gary Sedlacek  
15W281 91<sup>st</sup> Street  
Burr Ridge, Illinois 60527



THE WEST 83 1/2 FEET OF THE EAST 167 FEET OF THE NORTH 175 FEET OF THE FOLLOWING DESCRIBED TRACT: THE EAST 200 FEET, MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF LOT 7 OF THE ASSESSMENT DIVISION OF THE SOUTH HALF OF SECTION 1 AND 2 AND ALL OF SECTIONS 11 AND 12, LYING NORTH OF THE PROPERTY OF THE SANITARY DISTRICT OF CHICAGO, IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED AS FOLLOWS; BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY WHICH IS 345.7 FEET EAST OF THE NORTH AND SOUTH CENTER SECTION LINE OF SAID SECTION 1, MEASURED AT RIGHT ANGLES THERETO; THENCE NORTH ALONG A LINE PARALLEL TO THE NORTH AND SOUTH CENTER SECTION LINE OF SAID SECTION 1, 167.49 FEET; THENCE NORTHEASTERLY 550.63 FEET TO A POINT WHICH IS 1515.38 FEET SOUTH OF THE EAST AND WEST CENTER SECTION LINE; THENCE SOUTH 197.33 FEET TO THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF SAID ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF RIGHT-OF-WAY TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

RECORDER OF DuPAGE COUNTY  
AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS)

)SS.

COUNTY OF DuPAGE)

Alan Monge, being duly sworn on oath, states that  
resides at 9 Golt, Clarendon Hills, IL

A) ☒ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land no being a part of a larger tract of land; or

B) ☐ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.

2. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.

3. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public facilities which does not involve any new streets or easements of access.

4. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

5. The conveyance is of land for highway or other public purpose, or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

6. The conveyance is made to correct descriptions in prior conveyances.

7. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.

8. The sale is of a single lot of less than 5 acres when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that he makes this Affidavit for the purpose of inducing the Recorder of DuPage County, Illinois, to accept the attached deed for recording.

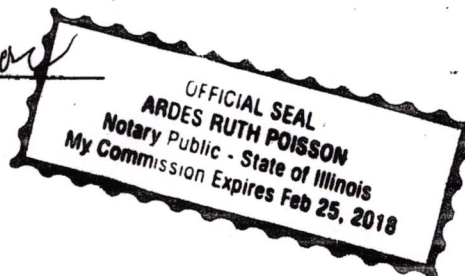
[Signature]  
Signature of Affiant

\_\_\_\_\_  
Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME

this 15 day of May, 2014

Ardes Ruth Poisson  
Signature of Notary Public





## **Findings of Fact**

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 law was enforced.

CONFIRMED. Because of the physical conditions of the property and the locations of the lot lines and septic tank, in order for the property owner to install a garage on the property and comply with the strict letter of the law, he would need to have the septic tank relocated on the property and landscape his yard again after completion, which would cost in excess of \$10,000, in addition to the cost of installing the garage itself. The cost and hassle of pursuing this course of action is more than a mere inconvenience to the property owner, but presents a particular hardship to the owner.

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.

CONFIRMED. In this district, a garage is essential for a property to yield a reasonable return, and under the current conditions allowed in this zoning district, the construction and installation of one would not be feasible due to the unique circumstances of the property and the particular hardship detailed above.

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.

CONFIRMED. The use and location of the septic tank relative to the particular characteristics of the subject property do not apply to properties, in general, in the same zoning classification. In fact, the only other property with similar characteristics to the best of Petitioner's knowledge is located directly next to the subject property, and that property owner has constructed a garage on his property identical in location to what the property owner is seeking in this case.

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

CONFIRMED. The property owner is seeking a variance in this case to construct a garage for the protection and safekeeping of his vehicles and personal property. It is not the intent of the property owner to seek such a variance 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.

CONFIRMED. The current applicable zoning regulations were effective long before the property owner purchased the subject property. The difficulty or hardship was not caused by the present owner nor anyone currently having an interest in the property. Instead, the Ordinance itself

caused the hardship as an owner of this property could not construct a garage while still complying with such regulations without incurring great financial costs and hassle.

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.

CONFIRMED. As mentioned previously, the property located next door the subject property has constructed a garage in the same location on their property relative to their lot lines as Petitioner is seeking in this case, without any detriment or injury to properties or improvements in the neighborhood. Therefore, granting Petitioner's request in this case will have the same lack of detriment or injury to neighboring properties.

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

CONFIRMED. The character of the neighborhood will remain the same whether or not this petition is approved. As stated before, the circumstances and hardship associated with the subject property is not applicable to other properties in the area except the next door neighbor, who has already constructed such a garage. Therefore, the neighboring properties will continue to be used as they are now and no special privileges will be granted to the owner of the subject property that would be denied to neighboring owners.

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 street, 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.

CONFIRMED. The construction of the garage according to the variance sought would still be within the property owner's lot, and approximately three feet from the lot line itself. Therefore, it would not affect the light or air of the adjacent property, increase the danger fire, or create drainage problems on adjacent properties. The issue of an increased congestion of the public street is not applicable as it would be located a fair distance from the street and would not affect traffic or street safety. Finally, there has been no evidence or claims that the construction of the similar neighboring garage has diminished or impaired property values within the locality, therefore, it would not happen if this petition was granted as well.

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

CONFIRMED. Petitioner has found no evidence or section that granting the petitioner's request would violate the Comprehensive Plan of the Village or any other development codes, as it would just offer the property owner the opportunity to construct the garage nearer the lot line than currently allowed by the zoning regulations.





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

**Z-12-2014: 16W030 83rd Street (Next Level Baseball); Requests special use approval as per Section X.F.2.f of the Burr Ridge Zoning Ordinance to permit an indoor private athletic club in an existing building.**

**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:** September 15, 2014

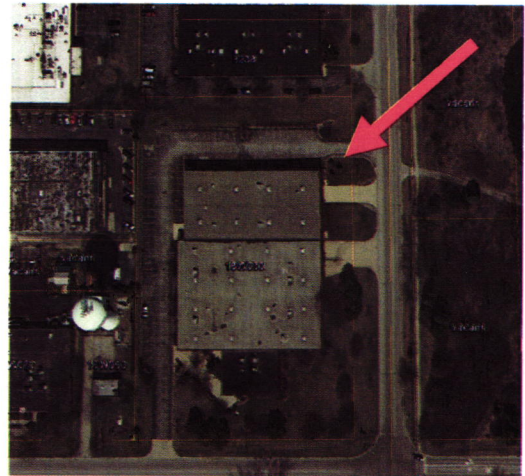
**GENERAL INFORMATION**

**Petitioner:** Next Level Baseball, LLC,  
d/b/a Team DeMarini

**Property Owner:** Popcorn Palace

**Petitioner's Status:** Proposed Lessee

**Land Use Plan:** Recommends Light  
Industrial Uses

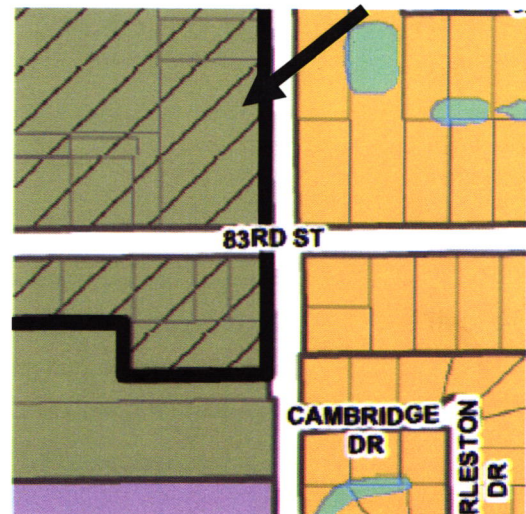


**Existing Zoning:** GI General Industrial  
District

**Existing Land Use:** Light Industrial – food  
processing and packaging

**Site Area:** 53,000 square feet

**Subdivision:** Hinsdale Industrial Park



## **SUMMARY**

The petitioner requests special use approval to operate a private athletic training facility in an existing building. The facility would train youth baseball players that are members of a travel league baseball organization, Team DeMarini. Team DeMarini includes several baseball teams organized by age groups that participate in travel team tournaments. There are approximately 175 youth baseball players that would use this facility. Hours of operation would be from 3:30 to 9 pm Mondays through Fridays and 9 am to 9 pm on Saturdays and Sundays. Employees will include five baseball coaches and two fitness trainers.

The building is occupied and owned by Popcorn Palace who manufactures and processes snack food. The baseball training facility would occupy 9,200 square feet of the 44,000 square foot building. Popcorn Palace would continue to operate in the remainder of the building.

## **Compliance with the Zoning Ordinance**

The Zoning Ordinance lists "Indoor Private Athletic Training and Practice Facilities, exceeding 5,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public" as a special use in the GI District. The same land use is listed as a permitted use when occupying 5,000 square feet or less. The proposed use would occupy 9,200 square feet, be completely indoors, located in a permanent building, and its use would be limited to members of the Team DeMarini baseball teams.

Parking would be shared with the existing business. There are approximately 75 parking spaces on the property. Popcorn Palace has a maximum occupancy of 30 employees. Team DeMarini anticipates a maximum occupancy of 20 players plus employees. The Zoning Ordinance does not list a specific parking requirement for Indoor Private Athletic Training and Practice Facilities. Therefore, the required parking would be determined as a condition of the special use approval.

## **Compatibility with Surrounding Zoning and Development**

The property is bounded by other light industrial uses and the GI District to the north, south, and west. On the opposite side of Madison Street is the R-3 Single-Family Residence District. Madison Street is the border line between the Hinsdale Industrial Park and a residential area.

## **Findings of Fact and Recommendations**

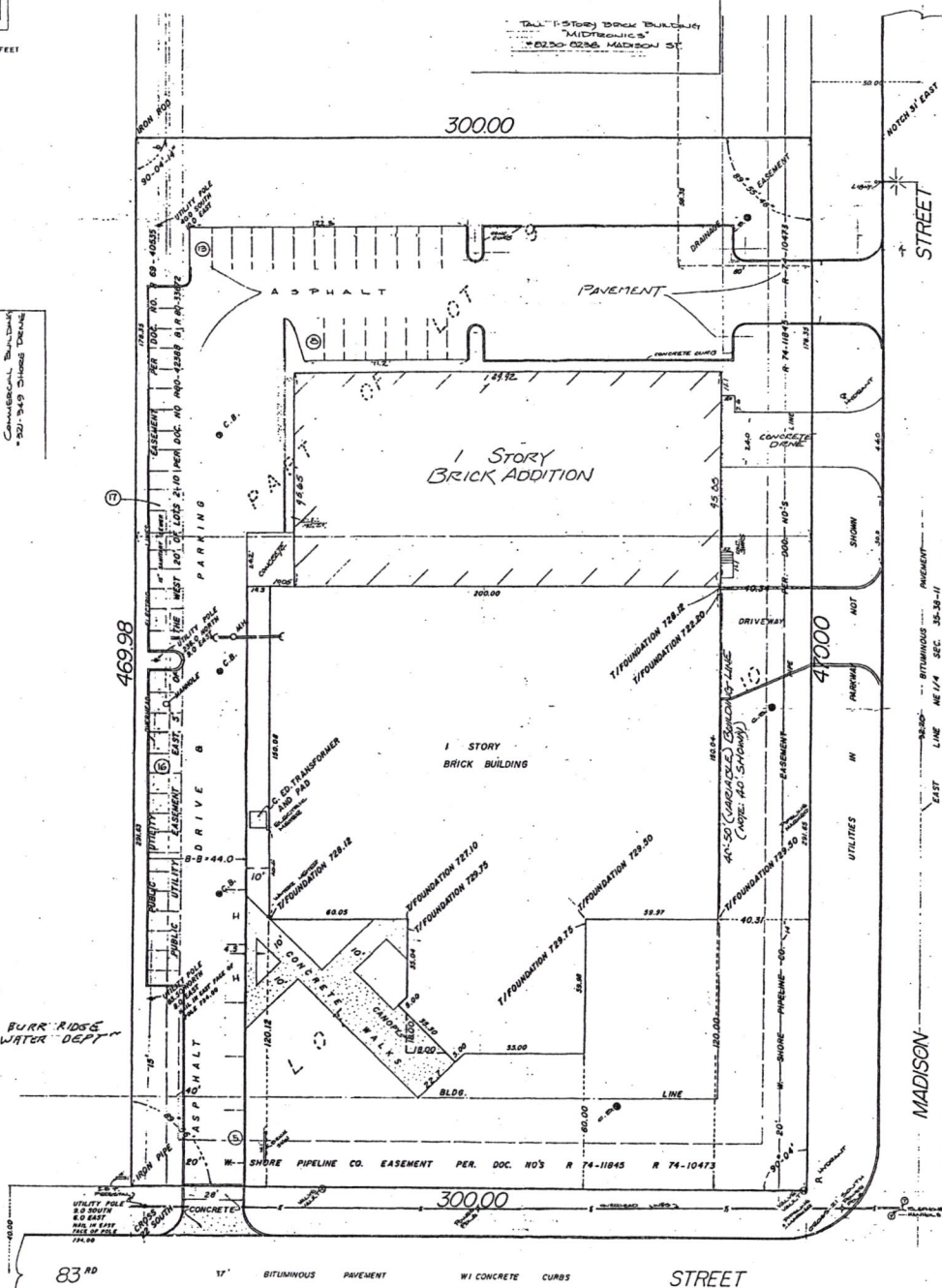
The petitioner has submitted findings of fact for the special use which may be adopted if the Plan Commission is in agreement with those findings. If the Commission recommends approval of this special use, the following conditions should be considered:

1. The special use approval shall be limited to the petitioner and not transferable to another entity.
2. The special use approval shall be limited to 9,200 square feet of the building with maximum occupancy limited to 30 people.
3. The Private Athletic Training and Practice Facility shall comply with the submitted business plan.



1 INCH-25 FEET

2-Story Brick  
Commercial Building  
521-349 Shore's Drive



WALTERSCHEID, INC.  
ADDRESS: 16W030 83<sup>rd</sup> STREET  
SURVEYED FOR: CRAIG-STEVEN'S DEVELOPMENT CO.  
ORDERED BY: \_\_\_\_\_  
ORDER NO. 2949  
BOOK 112 PAGE 63

[illegible]

I HEREBY CERTIFY THAT THIS SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE ILLINOIS SURVEYORS' BOARD OF REGULATION AND WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 AND INCLUDES ITEMS 1,2,3,4, AND SHOWS THE SIZE AND LOCATION OF THE LOT, 7.4, 10, 11, 12 AND 13, (APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE PROPERTY) OF TABLE "A" THEREOF.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND SURVEYS OF ALTAVCSM LAND TITLE SURVEYS, AND ALSO THERE ARE NO VISIBLE ENCRACHEMENTS OR PROJECTIONS OTHER THAN SHOWN.

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BY: M. D. Stuebe  
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PROF. DESIGN FORM #184-003766

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DATE: FEB. 20, 1997  
PER. JUDY Z. PUGH (PERSONAL) ILLINOIS REGISTERED LAND SURVEYOR #1702



U.S. TRUSTEE UNDER TRUST AGREEMENT DATED  
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 ON

THIS IS TO CERTIFY THAT THIS MAP AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS OF SURVEYORS IN 1926 AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS, AND THAT THE SURVEY WAS COMPLETED AND THE MAP WAS OFFICIALLY ESTABLISHED AND ADOPTED BY THE CHICAGO BAR ASSOCIATION, ILLINOIS REGISTERED LAND SURVEYORS ASSOCIATION, ILLINOIS STATE BAR ASSOCIATION, ILLINOIS PROFESSIONAL LAND SURVEYORS IN 1949.

STONELAKE SURVEY COMPANY

\_\_\_\_\_, 1986.

June

DAY OF \_\_\_\_\_

THIS 30th

ARTH, ILLINOIS

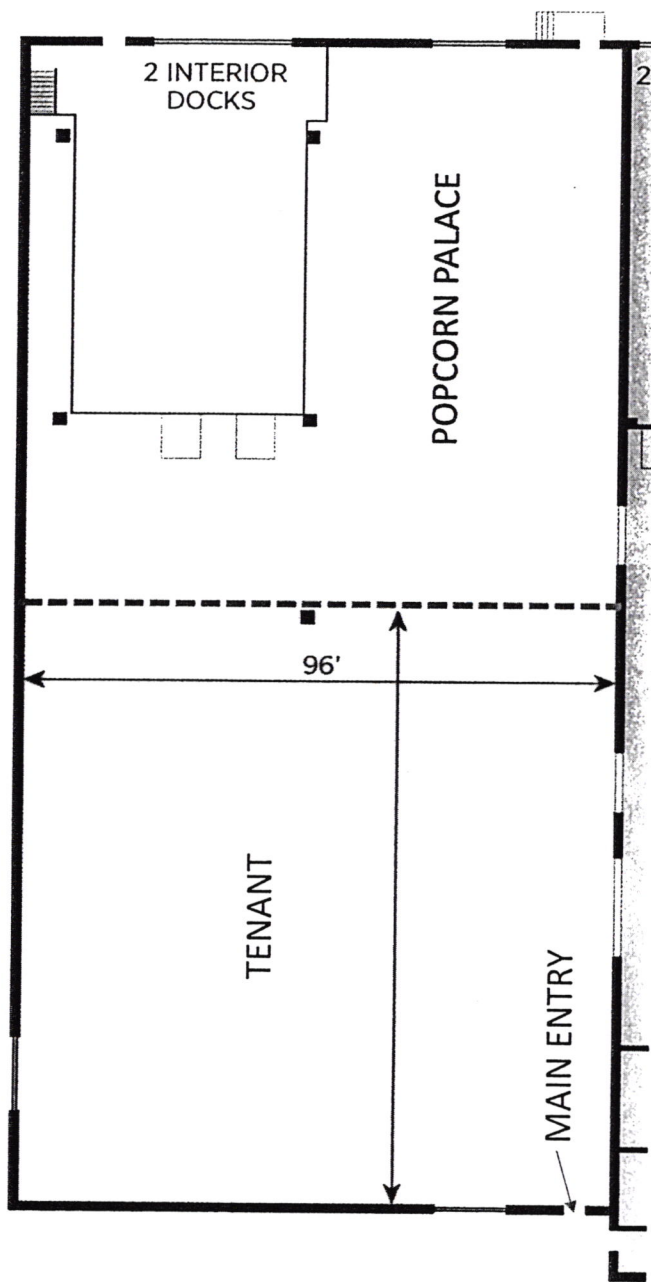
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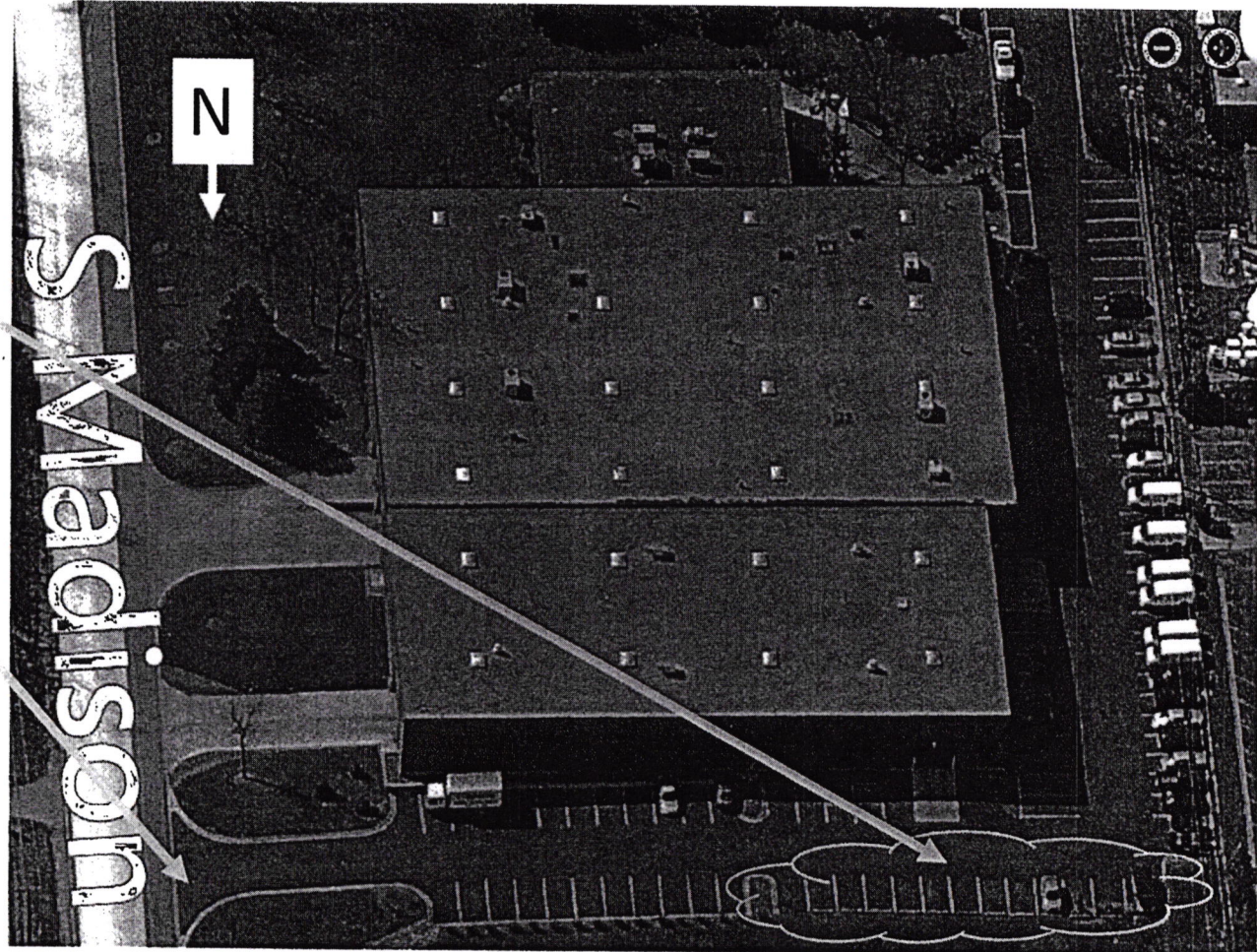


LOCATION MAP





- Tenant Parking (13 Spaces)
- Tenant Entrance from Madison







## FINDINGS OF FACT

### FOR A SPECIAL USE PERMIT PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings. In order for a special use 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. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.

The proposed use of a baseball training facility provides a service to the area children. The clientele for the baseball organization generally reside in the Burr Ridge, Western Springs, Hinsdale area and there currently is no other baseball training facility in the area. The closest such facility is in Darien and there is a small one in the LaGrange, McCook area but not big enough to serve this travel baseball organization.

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

The training facility will provide healthy exercise for children interested in baseball training and will be generally in after school evening hours and will not pose any negative impact on the Burr Ridge area.

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

The facility will not impact other uses and enjoyment of other properties and will provide a healthy environment for kids to practice in the fall and winter months along with fitness training throughout the year.

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

The facility use will not impede on normal development and improvement and will add to the district by providing a currently unavailable service in the district.

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

The facility will have adequate utilities, access roads off of Madison and will not cause any traffic or parking issues.

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

The facility will have its main access off of Madison and the hours of operation are after school and evenings. The parties have agreed upon a designated parking area that is more than sufficient for the intended volume of clientele.

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

The proposed is not contrary to the objectives of the Comprehensive Plan and adds a positive service to the area residents.

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

The use will conform to the applicable regulations of the district and the owners are excited to bring the greatly needed facility to the area.

(Please transcribe or attach additional pages as necessary)



### Next Level Baseball LLC d/b/a Team DeMarini Baseball

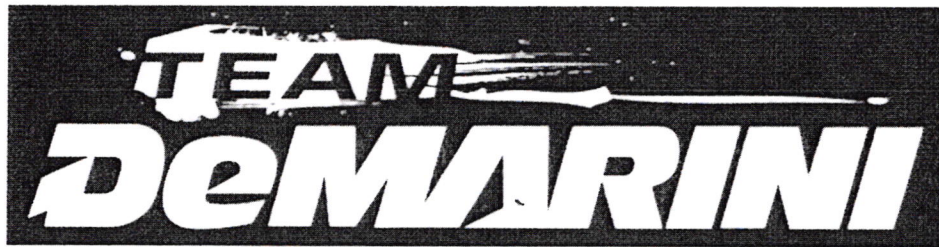
Next level baseball LLC d/b/a Team DeMarini Baseball is a travel baseball organization sponsored by Demarini. Demarini is the industry leader in youth, high school and College level aluminum, composite and BBCOR baseball bats for both men and women. DeMarini is owned by Wilson Sporting Goods. Through the DeMarini sponsorship and support, former professional baseball players Jared Koutnik, Dan Brewer, Ryan Crowley and Ryan Curry have formed a travel baseball organization that trains and develops youth baseball players to become the best they can be both on the field and in the classroom. With a predominant number of the players in the youth program (ages 10-14) residing in the Burr Ridge, Western Springs, Hinsdale, IL area, and the organization has endeavored to have a location for fall and winter training in the area. The organization previously used a Fall and Winter training facility in Lemont, IL, and due to the success of the organization, outgrew the facility. This coupled with the desire to make the drive closer for the majority of its players; the location in Burr Ridge represents the perfect spot for this business. Also, there exists a real need for this business in the area, as the only other facilities in the vicinity are in Darien and a small place in LaGrange that simply is too small and limited for the organization. Enclosed herein is a summary of the Organizations mission and goals, bios on the principles, and summaries of the Youth, Junior High and High School Programs.

The business at the facility will be predominantly to service the approximate 175 youth and high school players in the DeMarini organization and will be open Monday through Friday 3:30pm – 9:00pm and Saturdays and Sundays 9:00am-9:00pm in the fall and winter months. The spring and summer hours are much less with hours of operation varying on need and weather (as most teams will be outside). The staff to be employed at the facility will be five (5) former professional baseball players and one to two (1 to 2) fitness trainers.





Wilson

[Home Plate](#) [About Us](#) [College Commits](#) [DeMarini Teams](#) [DeMarini Staff](#) [MLB Draft](#) [Exposure](#) [more...](#)

Team DeMarini Baseball was formed as a National Exposure Baseball Organization dedicated to fulfilling the needs of the elite baseball player. It is an "Official" DeMarini prospect baseball program designated to represent Wilson/DeMarini in the United States. Our organization promotes the learning of baseball at a higher level, which will allow the players in our organization to receive quality instruction from current and former major and minor league ball players and coaches. These dedicated coaches work with our players year round, and their contacts with college coaches and professional scouts help assure that all players in our program gain maximum exposure at both the college and professional levels.

The importance of school and academic commitment is continuously emphasized at all levels of our program. The organization is dedicated and designed to promote self-esteem and self-confidence, yet never losing focus on the importance of team concept. The idea that members of a team function together as a complete unit, consistently lifting each other to a higher level, is incorporated into every aspect as we develop, build and refine individual skills.

Team DeMarini coaches encourage the fundamental understanding of game strategy, as well as physical play by, not only spending time at practice with skill drills, but also instructing players on the principles of baseball. This enables the student player to develop both physically and mentally.

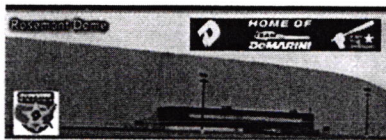
#### Contact Us



#### E-News Sign Up



#### Facilities



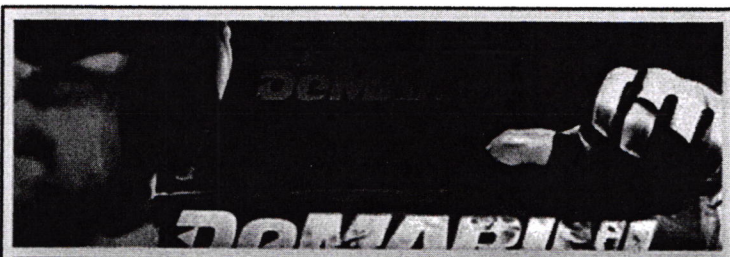
#### DeMarini Coaching Staff



#### DeMarini Teams



#### Exposure



#### Mission Statement:

To insure each player on Team DeMarini is provided the professional training and instruction with particular emphasis placed on developing their skills and knowledge of the game. Each player on Team DeMarini will be taught the necessary qualities they must possess to play high school and collegiate baseball.

#### Commitment:

Commitment to our program means a commitment to structured training in the gym, weight room, both in season (June-August) and off-season (November-March). Baseball skills are also emphasized year round to maintain that competitive edge that only consistent practice affords. DeMarini supports this commitment of the athletes with the latest state of the art equipment the game has to offer.

Our "Next Level" training facility is staffed and equipped to provide the professional training and instruction to teach and develop the talent of EACH committed player. In turn, each player will have the opportunity to showcase their talent, skill and hard work by playing against the very best competition in front of college recruiters and pro scouts throughout the country.

#### Goal:

To provide our players the opportunity to maximize their skills and ability. Equally important is our commitment to help each individual grow to become the best young man he can be to compete in life. Every athlete who plays for Team DeMarini and commits to our philosophy will not only achieve all of which he is capable on the field but also those intrinsic skills that will make him successful in life. We are not only preparing players to compete at the high school level but at the collegiate and professional level, as well. We believe that when our young men combine talent, knowledge, work ethic, discipline and mental toughness, nothing is beyond their reach and the "Next Level" is always around the corner!

TEAM DEMARINI  
NEXT LEVEL TRAINING ACADEMY

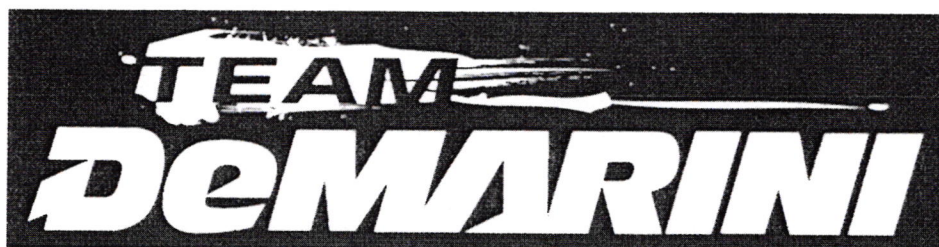
#### Website Links

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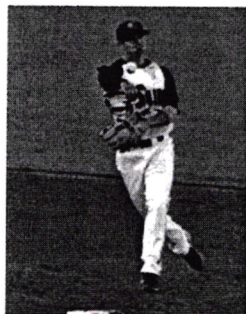
## JARED KOUTNIK



Jared grew up in the Milwaukee, WI area where he attended Nathan Hale High School. Jared was a 2 sport star in basketball and baseball. Jared earned All-State honors as a SS his junior and senior year. He went to play at Triton College before transferring to Michigan State University. His career at MSU led to his professional career with the New York Yankees from 2001 - 2006.

- Selected in the 8th round of the MLB Draft by the New York Yankees in 2001
- New York Penn League Champion 2001
- Florida State League Champion 2004
- Florida State League All-Star 2004
- Player of the month honors (multiple years between 2001-2006)
- Has coached elite high school players for 7+ years
- Has coached 100+ players who have gone on to play at the collegiate level
- Head of Team DeMarini

## RYAN CURRY



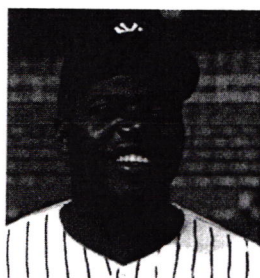
Ryan grew up in the Chicagoland area and attended Downers Grove South High School where he was an All-State SS. Ryan was a scholarship athlete at Bradley University under long time Braves Coach Dewey Kalmer. Ryan holds the all-time hits record at Bradley University. His career at Bradley then led him to a professional career in the Miami Marlins organization from 2007 - 2012.

### Pro Career:

- Selected in the 21st round of the MLB Draft by the Miami Marlins in 2007
- 2007 Jamestown Position Player of the Year
- 2008 South Atlantic League Player of the Month
- 2010 Voted Best 2nd Basemen in AA
- 2010 Southern League Champ
- 2010 Arizona Fall League player for manager Don Mattingly
- Head of Youth Program & Player Development of Team DeMarini

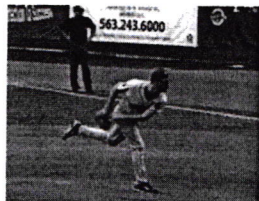
## CHARLIE HAYES

Charlie was drafted straight out of high school by the San Francisco Giants. Growing up, baseball gave Charlie a chance to learn and develop into the person that he is today. Charlie was actually drafted as a pitcher and while in the Pioneer Rookie League he quickly moved over to third base and outfield. In Charlie's 14 Major League seasons he mostly anchored 3rd base, but was versatile enough to play just about every other position on the field.



- Played 7 seasons before getting his first opportunity in the MLB
- Got official call up in September of 1988 for the Philadelphia Phillies
- Started in AAA in 1989 but soon after was back in the big leagues to take over 3B honors for retired Mike Schmidt
- Over the following season Charlie played for the Giants, Phillies, and Rockies before landing in New York
- 1996 Charlie became World Champion with the New York Yankees
- All-Time Moment - Charlie caught the final out in the 1996 World Series and Joe Torre described it as his favorite moment in Yankee Stadium
- Charlie played a few more years with the Yankees before a few final season with the Giants, Brewers, and final season with the Houston Astros in 2001
- Head of Texas DeMarini - Team Hayes
- Head of Big League Baseball Academy in Houston, TX - <http://bigleaguebaseballacademy.com/>

## RYAN CROWLEY



Ryan grew up in the Chicagoland area where he attended Morton West High School and was an All-State Pitcher. Excelling on the mound Ryan was drafted in the 36th Round by the Chicago White Sox, but did not sign. Ryan then attended Northwest Florida State College as a scholarship athlete. His college career then led to his current role as a starting pitcher in the Anaheim Angels organization.

### Pro Career:

- Selected in the 19th round of the MLB Draft by the Los Angeles Angels in 2011
- 2012 Cedar Rapids Kernels Pitcher of the Month
- 2012 Finished 4th in strikeouts in the entire Los Angeles Angels organization
- 2013 Midwest League All-Star
- 2013 MiLB Organizational All-Star
- 2013 Finished 2nd in ERA for entire LA Angels farm system (3.28)
- 2013 Finished 4th in strikeouts for entire LA farm system (123)
- 2013 Finished 4th in WHIP in LA Angels farm system (1.17)

## DAN BREWER

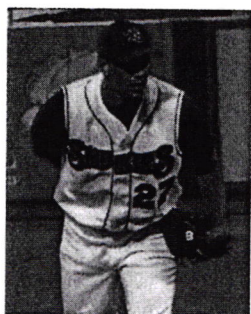


Dan grew up in the Chicagoland area and attended Lyons Township High School where he was an All-State SS. Dan went to Bradley University on a baseball scholarship where he excelled and broke Bradley University records as a freshman and more throughout his 3 year Bradley career. His college career led him to his current professional career with the New York Yankees and now the Atlanta Braves.

### Pro Career:

- Selected in the 8th round of the MLB Draft by the NY Yankees in 2008
- 2009 South Atlantic League All Star
- 2009 Florida State League Champion
- 2009 Florida State League Player of the Week
- 2010 MiLB Organizational All-Star
- 2012 Carolina League Champ

## MATT WILKINSON



Matt was born and raised in Australia. Played cricket and baseball at a high level in his youth, ultimately chose baseball after a scholarship offer to play college baseball. He attended Triton College and then moved on at Southern Illinois University - Edwardsville. Senior year Matt achieved 1st Team All-Conference and All-Region and 3rd Team All-American. This led Matt to his career with the Arizona Diamondbacks.

- Selected in the MLB Draft by the Arizona Diamondbacks in 2001
- Played 7 years from 2001 - 2008
- 2002 finished 2nd lowest in walks to innings pitched in all of Minor League Baseball
- 2003 Led the Midwest League in saves (30)
- Career finished with 67 total saves and ERA 3.60
- 2001 Represented Team Australia in the World Cup in Taiwan

## BRENT KITTEL

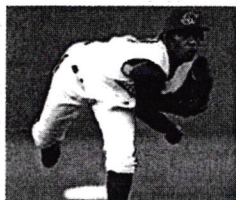
Brent grew up in the Chicagoland area where he attended Downers Grove North High School. Brent excelled as a 2 way player both on the mound and in the middle infield. Brent went on to play college baseball at Illinois State University which eventually led Brent to his professional baseball career both in the USA and overseas.





- Played for the San Diego Stars for 12 seasons
- Played in Italy for 3 years
- Played in Australia for 3 years
- Played in Germany for 2 years
- Played in South Korea for 1 year
- Coached at the collegiate level for 5 years
- Has been coaching elite high school players for the past 12 years and counting

## TYREE HAYES



Tyree was born in Mesa, Arizona but moved to Tomball, Texas where he attended Tomball High School. Tyree excelled on the mound as a hard throwing right hander. Tyree's high performance throughout high school gained high interest across the country from college coaches and MLB Scouts. Tyree went on to play professionally for 7 seasons.

- Selected in the 8th round of the MLB Draft by the Tampa Bay Rays in 2006
- Played 5 season for the Tampa Rays organization from 2006 - 2010
- Moved over to the Cincinnati Reds organization where he pitched for 1 more year in 2011
- Played 2 more years professionally in Evansville and Rockford from 2011-2012
- Current professional Coach for Team DeMarini

### Website Links

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## Tweets

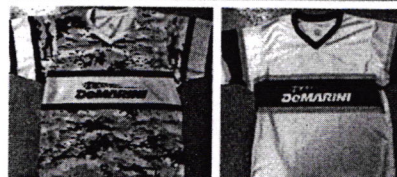
[Follow](#)



**Team DeMarini™** @DeMariniElite 8 Jun  
15u team demarini black verse team demarini gold in semi finals  
[Expand](#)



**Scott Halas** @BLBA\_Baseball 30 May  
@BLBAbaseball 17U National Team Jerseys are in and looking sweet! Season opens up on June 16th pic.twitter.com/DLxCIRdk2r  
Retweeted by Team DeMarini™



Tweet to @DeMariniElite

## Prospect Contact Form

Email \*

Name \*

First

Last



**TEAM**  
**DeMARINI**  
15U GOLD

**TEAM**  
**DeMARINI**  
14U

**TEAM**  
**DeMARINI**  
13U

**TEAM**  
**DeMARINI**  
12U BLACK

**TEAM**  
**DeMARINI**  
12U GOLD

**TEAM**  
**DeMARINI**  
10U

Class \*

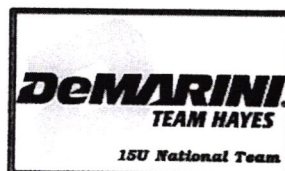
CHOOSE ONE

Comment \*

Phone Number

 -  - 

Submit



### High School Exposure Program

The DeMarini High School program was created to not only provide our high school players national "exposure" to college coaches and pro scouts, but also help inform our student athletes about the transition from high school to college and how to implement a plan to achieve their goals of being the



best student athlete they can be.



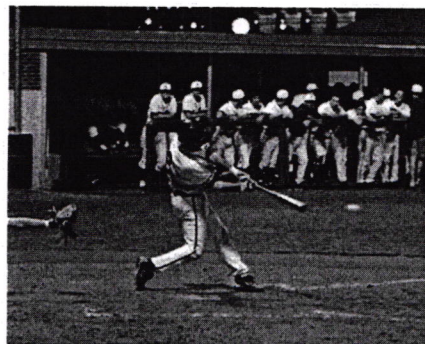
Recruiting has changed rapidly in the game of baseball. It is vitally important to be proactive in your approach and start earlier than in past years. The sooner you begin the recruiting process, create a plan and follow through with those plans, the greater likelihood will be your chances of receiving an academic and/or athletic scholarship.

We will start the planning and education with our freshman 15U teams and carry it through the final stages of our 17U Junior teams. The DeMarini staff will help each player through this often confusing process and help each family map out their plan of attack.

One critical aspect that sets the DeMarini program apart from other teams is our creation of a national travel circuit of five elite teams from around the country. This circuit of teams will travel as a group to, not only the DeMarini schools, but also many other top college programs in the country. It will provide the universities the opportunity to stay close to home with their that they will see some of the most talented athletes and



### Junior High School Program

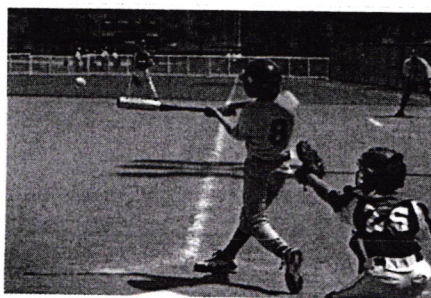


The DeMarini Junior High program is designed to help prepare our players for the next level in their career, "High School"! During the course of their next two years at the middle school level, Team DeMarini 13U and 14U teams will focus and prepare themselves for an opportunity to be selected for their local high school teams. The winter workouts become very important for these players as they not only continue to work on their fundamentals and skills in the game of baseball, but also increase the level and intensity of their workout sessions. A larger emphasis on the mental approach

and the correct way to play the game will be emphasized, as well as the start of conditioning, strength and fundamental training.

Our 13U and 14U teams will continue the DeMarini tradition of establishing themselves as a national power by playing in elite tournaments and top competition through out Illinois and the country. At the 14U level, we will introduce the players to the showcase process by entering them in a couple of Junior High showcase events through out the year. This will help these younger players become familiar with the showcase process and better prepare them for high school tryouts and future showcases as they enter their high school years.

### Youth Program



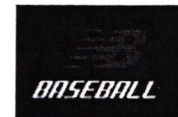
The DeMarini youth program is designed to "expose" our teams and players to the "Elite" level of travel baseball by matching them up against the other elite programs in our state and throughout the country. Our main focus for these young ball players will be to teach them the correct way to play the game and enforce the baseball fundamentals needed in the field and at the plate to assure that they are successful and ready to move onto the

"Next Level". Team DeMarini will have our youth teams enter the elite tournaments in the state as well as a few out of state tournaments, which will allow our youth program to gain some national

exposure at the younger levels. In addition to these tournaments each team will decide on whether or not they will play in an Illinois Travel League or only play against some elite teams.

Website Links

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

**Z-09-2014; Zoning Ordinance Text Amendment; Consideration of an amendment to Section IV.H of the Burr Ridge Zoning Ordinance to consider modification to the required setbacks for accessory residential buildings.**

**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:** September 15, 2014, continued from July 21, 2014 and August 18, 2014

**SUMMARY**

The Plan Commission continued the public hearing for this text amendment for further consideration and information to be provided by staff. The Plan Commission asked staff to research the number of larger accessory buildings that may be impacted if the required rear yard setback was increased. Below is a table listing accessory residential buildings that exceed 1,000 square feet. This list is based on existing Village records and may not be complete. However, staff is confident that this list includes most if not all larger accessory buildings.

**Detached Accessory Buildings Exceeding 1000 square feet  
Residential Districts From 1999 – Present**

Permit Number	Date Issued	Description	Address
10-054	9/29/2010	Pool House	8000 Drew Ave
13-041	8/21/2013	Garage	15W241 81st St.
13-060	6/25/2013	Detached Garage	8335 County Line Rd
13-161	9/24/2013	Detached Garage	6545 County Line Rd

Also attached are site plans that show the location of each of these four buildings. All of these buildings, except the one at 15W241 81<sup>st</sup> Street, have substantial setbacks from the rear lot line far exceeding the minimum 10 foot requirement.

**Recommendation**

The Plan Commission discussed several alternatives including leaving the minimum 10 foot rear yard setback without any changes. It appears, however, that the setback could be changed without impacting more than one building (the building at 15W241 81<sup>st</sup> Street). Another alternative is to require a rear yard setback equal to the side yard setback for any building exceeding 1,000 square feet. Such an amendment would require rear yard setbacks for accessory buildings as follows:

<b><u>Zoning:</u></b>	<b><u>Minimum Lot Area</u></b>	<b><u>Proposed Rear Yard Setback</u></b>
R-1	5 Acres	20 feet
R-2	2 Acres	20 feet
R-2A	40,000 square feet	15 feet
R-2B	30,000 square feet	17 feet
R-3	20,000 square feet	10 feet

Further direction from the Plan Commission is requested.



The following tables were provided in the staff report for the July 21, 2014 meeting.

Maximum permitted floor area for detached accessory buildings by zoning district:

<b><u>Zoning:</u></b>	<b><u>Minimum Lot Area</u></b>	<b><u>First Accessory Building</u></b>	<b><u>Second Accessory Building</u></b>
R-1	5 Acres	3,000 square feet	3,000 square feet
R-2	2 Acres	2,500 square feet	2,500 square feet
R-2A	40,000 square feet	0.0475 (4.75%) FAR & 2,500 square feet maximum	750 square feet
R-2B	30,000 square feet	0.0475 (4.75%) FAR & 2,500 square feet maximum	750 square feet
R-3	20,000 square feet	Combined area not to exceed 3.75% of lot area and 1,500 square feet; minimum permitted floor area of 750 square feet for non-conforming lots less than 20,000 square feet.	

Examples of how the above regulations would apply to various lot sizes in various districts:

<b><u>Zoning:</u></b>	<b><u>Actual Lot Area</u></b>	<b><u>First Accessory Building</u></b>	<b><u>Second Accessory Building</u></b>
R-2A or R-2B	60,000 square feet	2,500 square feet (maximum)	750 square feet
R-2A or R-2B	45,000 square feet	2,137.5 square feet (40,000 x 4.75%)	750 square feet
R-2A or R-2B	40,000 square feet	1,900 square feet	750 square feet
R-2A or R-2B	35,000 square feet	1,662.50 square feet	750 square feet
R-2A or R-2B	30,000 square feet	1,425 square feet	750 square feet
R-2A or R-2B	20,000 square feet	950 square feet	750 square feet
R-3	30,000 square feet	1,125 square feet in 1 building or split between 2 buildings (30,000 x 3.75%).	
R-3	20,000 square feet	750 square feet in 1 building or split between 2 buildings (20,000 x 3.75%).	
R-3	15,000	750 square feet in 1 building or split between 2 buildings (Minimum regardless of lot size).	





# PLAT OF SURVEY

LOT 18 IN STONEWEDGE ESTATES, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 13, 1981, AS DOCUMENT NO. 181-3032, IN DUPAGE COUNTY, ILLINOIS.  
COMMONLY KNOWN AS: 15W 241 81ST STREET, BURR RIDGE, ILLINOIS

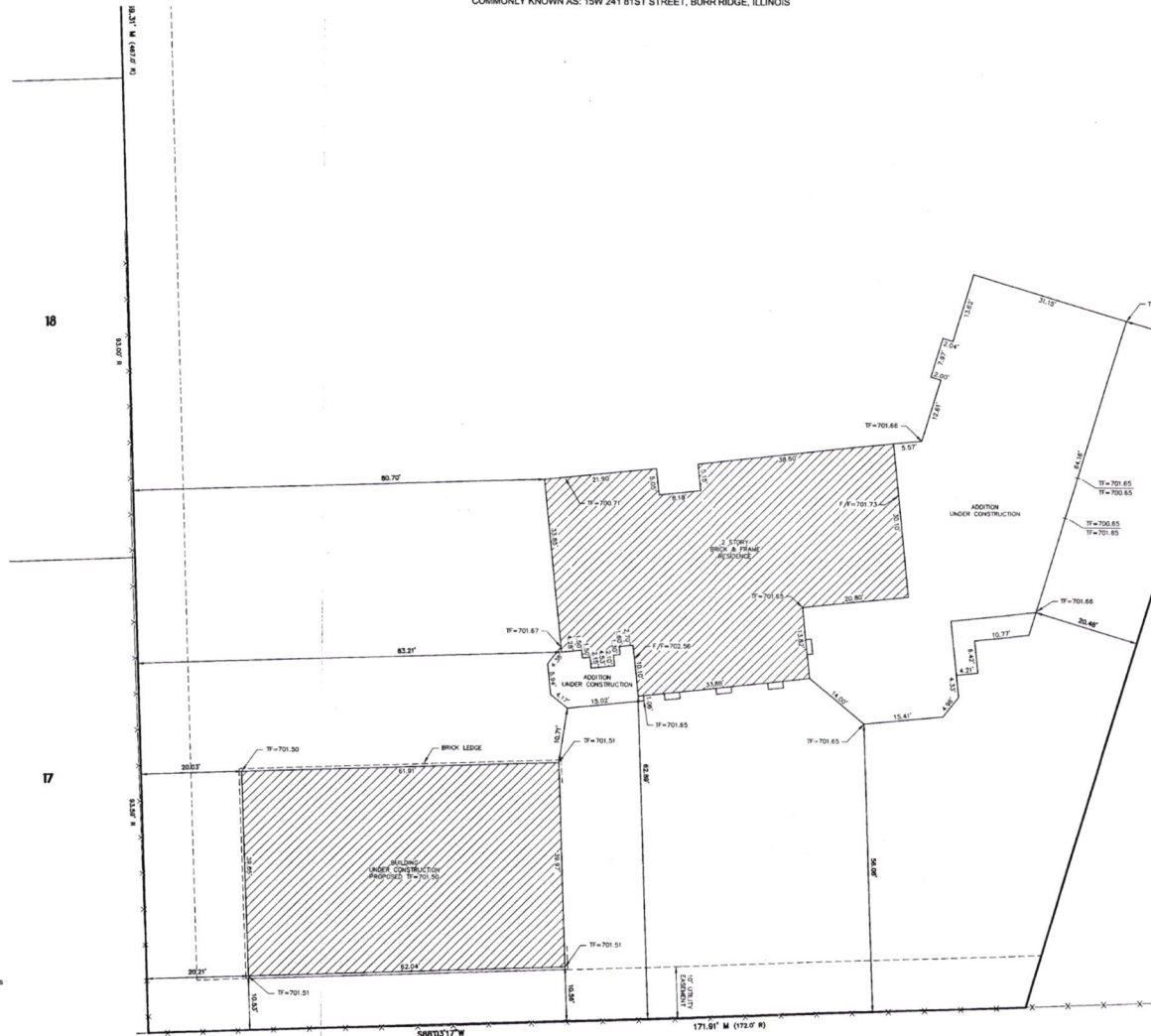
13-040 + 041  
15W241 81ST ST

SPOT SURVEY

RECEIVED  
JAN 24 2014  
TALAGE OF BURR RIDGE

APPROVED  
VILLAGE OF BURR RIDGE  
DATE 1-15-14  
BY *James Anderson*  
1-13-14  
*Long P. Leach*

SCALE: 1" = 10'  
BASIS OF BEARING - ASSUMED



## LEGEND

M = MEASURED DIMENSION  
R = RECORDED DIMENSION

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ORDERED BY: ROY S. HALL, INC.

NOTE: COMPARE ALL MONUMENTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE. UNDERNOSES ARE BOUNDARY LINES AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. IF A BOUNDARY LINE IS FOUND TO BE IN DISAGREEMENT WITH A RECORDED SUBDIVISION PLAT, REFER TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.

## CONTROL BENCHMARK

VILLAGE OF BURR RIDGE CONTROL MONUMENT: BM #108  
SET MONUMENT LOCATED AT THE NORTHWEST CORNER OF THE SOUTH FRONTAGE ROAD AND 76TH STREET.  
ELEVATION 709.33

## SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
WE, **ITECH CONSULTANTS, INC.** HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME.  
DATED 12th DAY OF December A.D. 2013  
*Mark S. Stinson*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2587  
MY LICENSE EXPIRES/RENEWS 11-30-2014



**ITECH CONSULTANTS, INC.**  
ENGINEERS / SURVEYORS  
1989 UNIVERSITY LANE, SUITE D, Lisle, IL 60532  
TEL: (630) 964-5656 FAX: (630) 964-5052  
E-MAIL: CAD@ITECHCONSULTANTS.COM  
ILLINOIS REGISTRATION NO. 184-001040

REVISED: 12-23-13  
PREPARED: 10-2-13

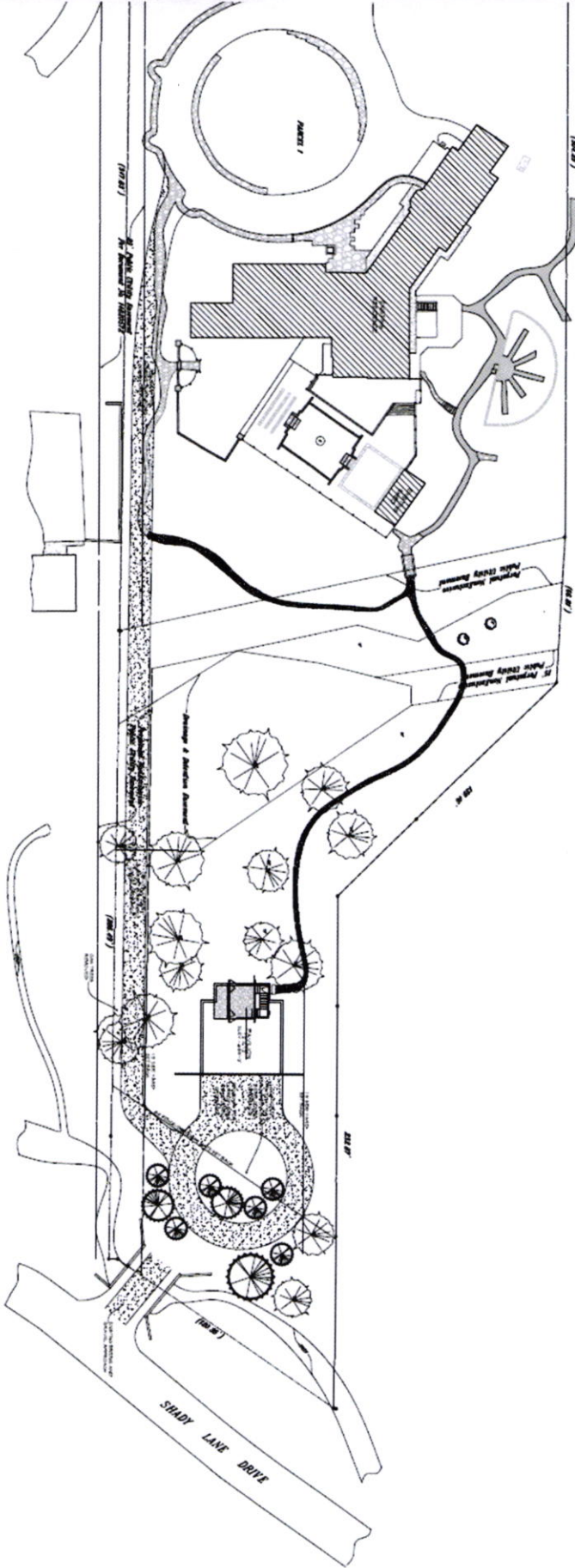
SHEET No. 1 of 1 JOB No.: 6701

241 81ST

**AVENUE**

18





THE BECKER RESIDENCE  
 6545 SOUTH COUNTY LINE ROAD  
 BURNING WOOD, IL


DRIVEWAY &  
 DRIVEWAY GATE PLAN  
 PERCUTENT ZONING  
 02.12.7



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Doug Pollock, AICP 

**DATE:** September 11, 2014

**RE:** Board Report for September 15, 2014 Plan Commission Meeting

At its August 25, 2014 and September 8, 2014 meetings the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

**Z-11-2014: 11411 German Church Road;** The Board of Trustees concurred with the Plan Commission and approved an Ordinance rezoning this property to the R-2B District.

**Z-10-2014: 15W320 North Frontage Road (Vanderwerk);** The petitioner withdrew this request prior to consideration by the Board of Trustees.

**S-06-2014: 74-324 Burr Ridge Parkway (County Line Square);** The Board of Trustees concurred with the Plan Commission and approved Ordinances amending the Sign Ordinance and granting conditional sign approval for blade signs at County Line Square.



09/11/2014

## Permits Applied for July 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-14-173	07/08/2014	16W 30 83RD ST	C H Construction	5415 S California Ave Chicago IL 60632	Com Alteration
JCA-14-196	07/14/2014	601 Burr Ridge Pkwy	LTF Construction Company, L	2902 Corporate Pl Chanhassen MN 55317	Com Alteration
JCA-14-197	07/18/2014	101 Burr Ridge Pkwy	Pepper Construction	411 Lake Zurich Rd. Barrington IL 60010	Com Alteration
JCA-14-198	07/17/2014	106 Burr Ridge Pkwy	Andy Hyunh	6300 Kingery Hwy Willowbrook IL 60527	Com Alteration
JCA-14-224	07/30/2014	16W 289 W 83RD ST	ACOA, Ltd.	125 S Wheeling Rd. Wheeling IL 60090	Com Alteration
JCPE-14-189	07/11/2014	8320 Madison St	Fire & Security Systems, Inc.	516 W. Campus Dr Arlington Heights IL 60004	Com Electrical Permit
JDS-14-188	07/18/2014	7930 Garfield Av	St. Mark Coptic Orthodox Chu	15W455 79th St Burr Ridge IL 60527	Demolition Structure
JELV-14-202	07/16/2014	21 Ambriance	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator
JGEN-14-211	07/22/2014	6307 ELM ST	E. T. Mansell Construction, In	160 E. Wend, Ste A Lemont IL 60439	Generator
JPAT-14-187	07/10/2014	11513 Ridgewood Ln	Walsh Landsacpe	23940 W. Andrew Rd Plainfield IL 60544	Patio Permit
JPAT-14-200	07/17/2014	11794 Shag Bark Ct	BSC - Kramer Group LLC	127 N Mill St Naperville IL 60540	Patio Permit
JPAT-14-201	07/17/2014	9381 Garfield Ave	Luke Lobo	16311 W Lakeside Dr Lockport IL 60441	Patio Permit
JPAT-14-217	07/24/2014	15W 463 87TH ST	Cedar Point Renovations, Inc	10638 Great Plains Dr Huntley IL 60142	Patio Permit
JPCT-14-184	07/07/2014	16W 50 83rd ST	CCSI	2649 Gardner Rd. Broadview IL 60155	Cell Tower
JPF-14-186	07/10/2014	249 Lakewood Cir	Cedar Rustic Fence Co.	99 Republic Av. Joliet IL 60435	Fence Permit

09/11/2014

## Permits Applied for July 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPF-14-211	07/23/2014	8750 Polo Ridge Ct.	Antonio & Patricia Schiappa	8750 Polo Ridge Ct. Burr Ridge IL 60527	Fence Permit
JPF-14-223	07/30/2014	349 Tamerton Pkwy	Angelique Arflack	349 Tamerton Pkwy Burr Ridge IL 60527	Fence Permit
JPR-14-172	07/01/2014	1480 Tomlin Dr	James M Burns	1480 Tomlin Dr Burr Ridge IL 60527	ROW Permit
JPR-14-179	07/03/2014	1348 Laurie Ln	Gerald King	1348 Laurie Ln Burr Ridge IL 60527	ROW Permit
JPR-14-180	07/07/2014	125 Tower Dr	M & J Asphalt Paving Compan	3124 South 60th Ct Cicero IL 60804	ROW Permit
JPR-14-183	07/08/2014	11435 Circle Dr	Athanasios Tom Bubaris	11435 Circle Dr Burr Ridge IL 60527	ROW Permit
JPR-14-191	07/15/2014	7650 County Line Rd	Christian Brothers of The Mid	7650 County Line Rd Burr Ridge IL 60521	ROW Permit
JPR-14-192	07/15/2014	8129 Kathryn Ct	Ray Tareghian	8129 Kathryn Ct Burr Ridge IL 60527	ROW Permit
JPR-14-193	07/15/2014	8720 Aintree Ln	Irish Castle Paving	9723 S Kingsbury Ct Palos Hills IL 60465	ROW Permit
JPR-14-203	07/18/2014	461 Kirkwood Cove	Gary Clemens	461 Kirkwood Cove Burr Ridge IL 60527	ROW Permit
JPR-14-206	07/25/2014	6211 Cove Creek Ct	Comcast	5N301 Medinah Rd. Addison IL 60101	ROW Permit
JPR-14-207	07/21/2014	1449 Tomlin Dr	Boswell Blacktop Paving	12108 W 167th St HOMER GLEN IL 60491	ROW Permit
JPR-14-208	07/21/2014	457 W 91st St.	LaVerne Kwilosz	457 W 91st St Burr Ridge IL 60527	ROW Permit
JPR-14-213	07/23/2014	8212 Garfield Ave	Marjorie O'Connor	8212 Garfield Av. Burr Ridge IL 60527	ROW Permit
JPR-14-214	07/22/2014	Garfield Ave	M & J Asphalt Paving Compan	3124 South 60th Ct Cicero IL 60804	ROW Permit



09/11/2014

## Permits Applied for July 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPR-14-215	07/24/2014	Carriage Way Dr	Black Diamond Paving, Inc.	1905 Marketview Dr Yorkville IL 60560	ROW Permit
JPS-14-204	07/25/2014	BR Pkwy (Cty Ln Sq)			Sign Permit
JRAL-14-219	07/28/2014	6110 Garfield Ave	Kevin & Ann Garvin	740 S Oak St Hinsdale IL 60521	Residential Alteration
JRAL-14-220	07/30/2014	7633 Woodland Ln	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRAL-14-222	07/23/2014	192 Pheasant Hollow DR	TR Knapp Architects	320 N Main St. Lombard IL 60148	Residential Alteration
JRDB-14-190	07/14/2014	8426 Meadowbrook Dr	Kazimierz Leja	8426 Meadowbrook Burr Ridge IL 60527	Residential Detached Building
JRDB-14-209	07/22/2014	9381 Garfield Ave	Joe Buonavolanto	9381 S Garfield St Burr Ridge IL 60527	Residential Detached Building
JRPE-14-182	07/07/2014	15W 663 79TH ST	Baum, Rolf & Denise	15W663 79Th St Burr Ridge IL 60527	Res Electrical Permit
JRPE-14-218	07/25/2014	15W 90 60th ST	Brighter Electric, Inc.	5945 Bentley Av. Willowbrook IL 60527	Res Electrical Permit
JRSF-14-175	07/14/2014	8674 Johnston Rd	A&E Luxury Homes	4995 Keller St. Lisle IL 60532	Residential New Single Family
JRSF-14-185	07/10/2014	280 Dartmouth Ct	Ted Builders, Inc	536 Ridgemoor Dr. Willowbrook IL 60527	Residential New Single Family
JRSF-14-194	07/15/2014	7911 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family
JRSF-14-195	07/15/2014	8061 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family
JRSF-14-199	07/16/2014	7917 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family
JRSF-14-205	07/18/2014	9207 Garfield Av	Matthews Custom Homes Inc	836 Stratford Ln Downers Grove IL 60516	Residential New Single Family

09/11/2014

## Permits Applied for July 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRSF-14-210	07/22/2014	7512 Drew Ave	Stanislaw Mikos	631 67th Pl Willowbrook IL 60527	Residential New Single Family
JRSF-14-221	07/30/2014	3 Norman Ct	JDS Home Builders, Inc	16W528 Bluff Rd Burr Ridge IL 60527	Residential New Single Family
JRSF-14-225	07/31/2014	8069 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family
<b>TOTAL:</b>	<b>48</b>				



09/11/2014

## Permits Issued July 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	Value & Sq Ftg	
JCA-14-069	07/02/2014	8040 Madison St	Morgan Harbour Co.	10204 Werch Dr. 301 Woodridge IL 60517	Com Alteration	\$1,587,122	37,130
JCA-14-120	07/07/2014	7075 Veterans Blvd.	Ostrander Construction, Inc	2001 Butterfield Road, Suite 1120 Downers Grove IL 60515	Com Alteration	\$41,700	278
JCMSC-14-099	07/17/2014	15W 455 79TH ST	Refaat Malek	15 W 455 79th Burr Ridge IL 60527	Commercial Miscellaneous		
JDS-14-161	07/10/2014	9476 Fallingwater Dr E	Affiliated Restoration Contract	2140 W Fulton St Chicago IL 60612	Demolition Structure		
JDS-14-188	07/18/2014	7930 Garfield Av	St. Mark Coptic Orthodox Chu	15W455 79th St Burr Ridge IL 60527	Demolition Structure		
JELV-14-105	07/18/2014	16W 455 South Frontage R	Colley Elevator Co.	226 William St. Bensenville IL 60106	Elevator		
JELV-14-109	07/18/2014	16W 485 South Frontage R	Colley Elevator Co.	226 William St. Bensenville IL 60106	Elevator		
JGEN-14-114	07/15/2014	8426 Meadowbrook Dr	Kazimierz Leja	8426 Meadowbrook Burr Ridge IL 60527	Generator		
JPAT-14-153	07/09/2014	8811 Grant St	Prairie Path Pavers	500 E. Cossitt Avenue LaGrange IL 60525	Patio Permit		
JPCT-14-149	07/18/2014	7501 Brush Hill Rd	Mark Korso, LCC Law	10700 W higgins Rd., ste 240 ROSEMONT IL 60018	Cell Tower		
JPF-14-139	07/02/2014	9381 Garfield Ave	Aqua Pools, Inc.	13445 W 159th St. Homer Glen IL 60491	Fence Permit		
JPPL-14-138	07/02/2014	9381 Garfield Ave	Aqua Pools, Inc.	13445 W 159th St. Homer Glen IL 60491	Pool Permit		
JPR-13-149	07/17/2014	710 W 74th St.	Brad & Gina Angeletti	15W710 74th St. Burr Ridge IL 60527	ROW Permit		
JPR-14-134	07/07/2014	8781 Polo Ridge Ct	Kathleen M McDermott	8781 Polo Ridge Ct Burr Ridge IL 60527	ROW Permit		
JPR-14-158	07/01/2014	11310 W 73rd Pl	Robert & Karen Forman	11310 W. 73rd Pl Burr Ridge IL 60527	ROW Permit		
JPR-14-167	07/09/2014	1450 Tomlin Dr	Boswell Blacktop Paving	12108 W 167th St HOMER GLEN IL 60491	ROW Permit		

09/11/2014

## Permits Issued July 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JPR-14-169	07/09/2014	8473 Clynderven Rd	Michael Thiel	8473 Clynderven Rd Burr Ridge IL 60527	ROW Permit	
JPR-14-172	07/16/2014	1480 Tomlin Dr	James M Burns	1480 Tomlin Dr Burr Ridge IL 60527	ROW Permit	
JPR-14-180	07/17/2014	125 Tower Dr	M & J Asphalt Paving Compan	3124 South 60th Ct Cicero IL 60804	ROW Permit	
JPR-14-192	07/23/2014	8129 Kathryn Ct	Ray Tareghian	8129 Kathryn Ct Burr Ridge IL 60527	ROW Permit	
JPR-14-203	07/30/2014	461 Kirkwood Cove	Gary Clemens	461 Kirkwood Cove Burr Ridge IL 60527	ROW Permit	
JPR-14-206	07/29/2014	6211 Cove Creek Ct	Comcast	5N301 Medinah Rd. Addison IL 60101	ROW Permit	
JPS-14-150	07/08/2014	8040 Madison St	Parvin Clauss Sign Co	165 Tubeway Dr Carol Stream IL 60188	Sign Permit	
JRAD-14-084	07/09/2014	2 Carriage Pl	Village Carpentry & Remodeli	1065 Zygmund Circle Westmont IL 60559	Residential Addition	
					\$170,550	1,137
JRAL-14-023	07/03/2014	119 79th St	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration	
					\$25,500	340
JRAL-14-122	07/08/2014	7926 Savoy Club Ct.	Function Basement Design	1602 Cavalier Ct Wheaton IL 60189	Residential Alteration	
					\$168,750	2,250
JRAL-14-144	07/25/2014	8725 Aintree Ln	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration	
					\$18,750	250
JRAL-14-164	07/09/2014	116 CARRIAGE WAY DR	Hector Kim Garcia	6900 Golfview Dr Countryside IL 60525	Residential Alteration	
					\$6,075	81
JRAL-14-165	07/15/2014	15W 540 60TH PL	RLC Development and Constr	6201 S Grant St Burr Ridge IL 60527	Residential Alteration	
					\$5,400	72
JRDB-14-107	07/02/2014	7154 Fair Elms Ave	Vladeta Markovic	7154 Fair Elms Ave Burr Ridge IL 60527	Residential Detached Building	
JRDB-14-110	07/28/2014	11349 W 71st St	Joe Tamborski	11349 W 71st St Burr Ridge IL 60527	Residential Detached Building	
JRDB-14-141	07/07/2014	11332 W 72nd St	Helga Dekold	11332 72nd St Burr Ridge IL 60527	Residential Detached Building	

09/11/2014

## Permits Issued July 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg
JRES-14-137	07/17/2014	8301 Fars Cove	Anthony Romeo	8301 Fars Cove Burr Ridge IL 60527	Residential Miscellaneous
JRPE-14-119	07/15/2014	8426 Meadowbrook Dr	Kazimierz Leja	8426 Meadowbrook Burr Ridge IL 60527	Res Electrical Permit
JRPE-14-160	07/08/2014	8501 Clynderven Rd	Encore Electric, Inc	509 Bridle Avenue Wheaton IL 60187	Res Electrical Permit
JRPE-14-168	07/17/2014	112 Carriage Way Dr.	Pro Electric Generators, Inc.	1523 Herbert St. Downers Grove IL 60515	Res Electrical Permit
JRSF-14-151	07/25/2014	7908 SAVOY CLUB CT	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family \$389,550 2,597
JRSF-14-152	07/25/2014	7944 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family \$450,000 3,000
<b>TOTAL:</b>	<b>38</b>				



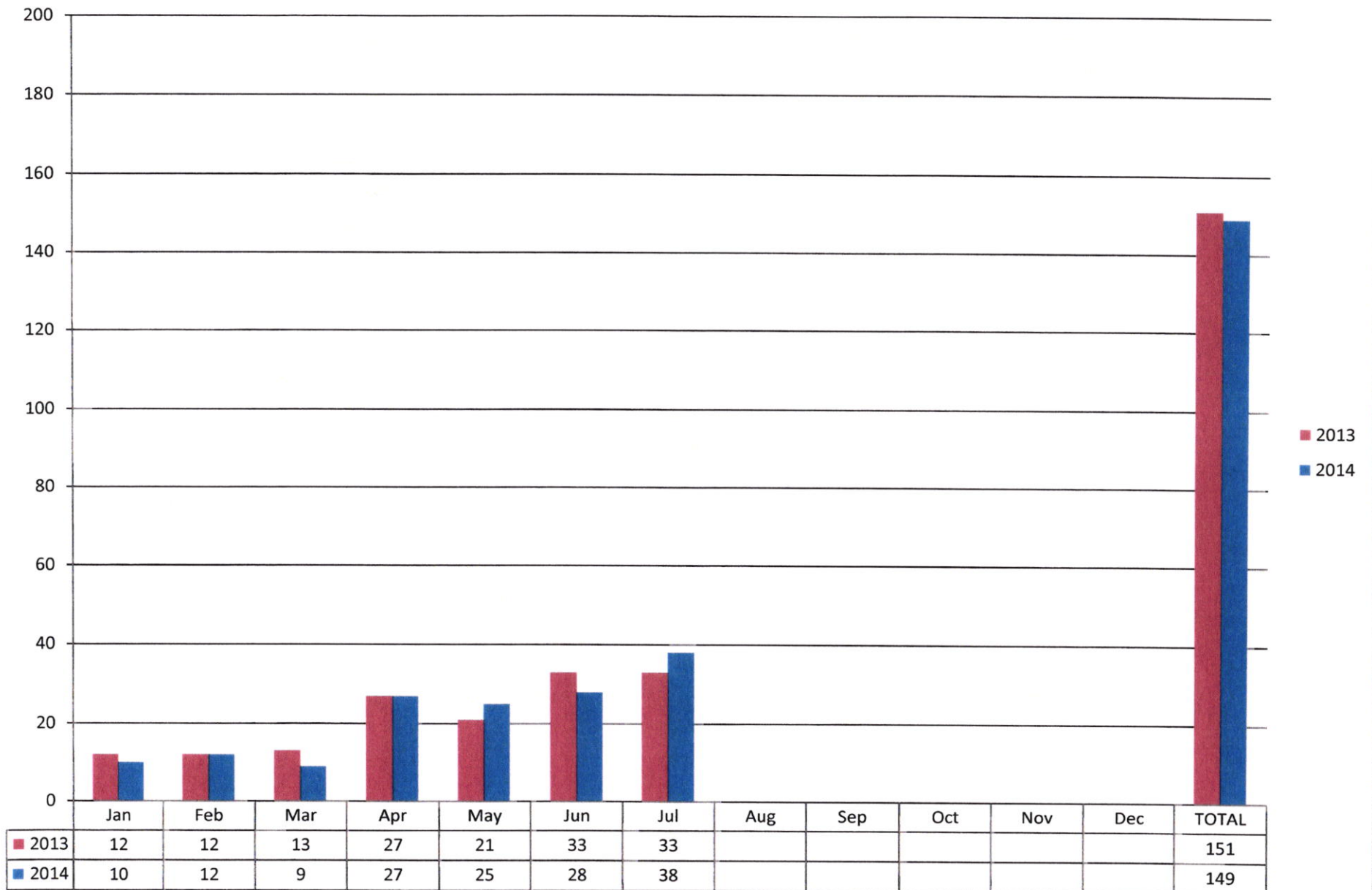
09/11/14

## Occupancy Certificates Issued July 2014

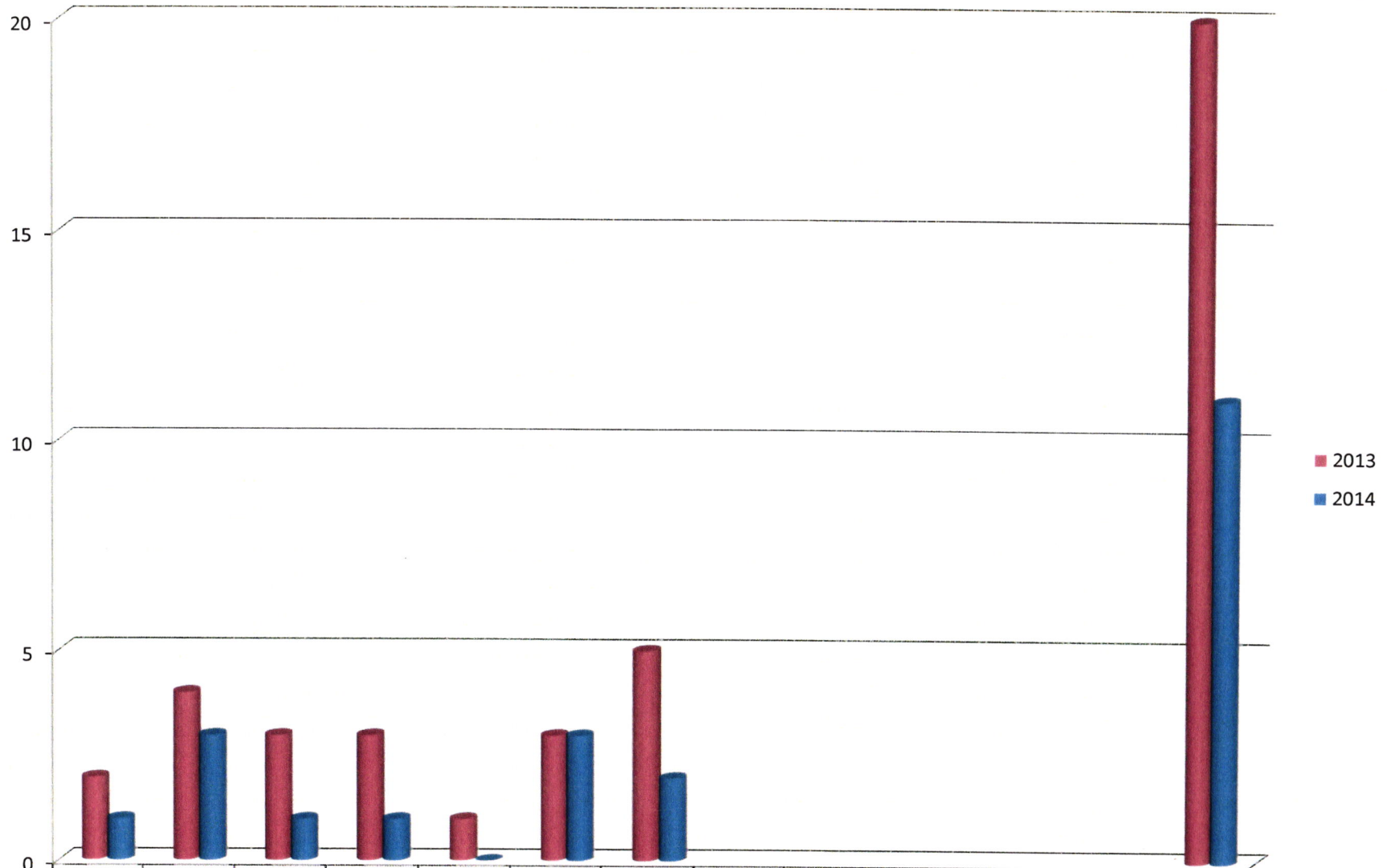


CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF14025	07/30/14	Steve & Catherine Greenspon	6307 ELM ST

## Village of Burr Ridge 2014 Building Permit Activity Compared to 2013



## Village of Burr Ridge 2014 New Housing Starts Compared to 2013



■ 2013

■ 2014



## MONTHLY SURVEY OF BUILDING PERMITS - 2014

(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$450,000	\$837,600		\$96,357	\$1,383,957
	[1]	[5]		[1]	
FEBRUARY	\$1,400,400	\$196,950			\$1,597,350
	[3]	[6]			
MARCH	\$450,000	\$18,750		\$1,585,803	\$2,054,553
	[1]	[1]		[3]	
APRIL	\$849,600	\$371,625		\$2,612,812	\$3,834,037
	[1]	[8]		[6]	
MAY		\$84,750		\$3,630,628	\$3,715,378
		[6]		[4]	
JUNE	\$2,246,250	\$117,750		\$167,085	\$2,531,085
	[3]	[3]		[1]	
JULY	\$839,550	\$395,025		\$1,628,822	\$2,863,397
	[2]	[6]		[2]	
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
<b>SUB-TOTAL</b>	\$6,235,800	\$2,022,450	\$0	\$9,721,507	\$17,979,757
	[11]	[35]		[17]	
<b>2014 TOTAL</b>					

09/11/2014

## Permits Applied for August 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-14-270	08/26/2014	220 Shore Dr	Bronson & Bratton Inc	220 Shore Dr Burr Ridge IL 60527	Com Alteration
JCAD-14-239	08/08/2014	15W 455 79TH ST	Sullivan Design Build	1314 Emil St. Madison WI 53792	Com Addition
JCMSC-14-235	08/07/2014	15W 150 South Frontage Rd	Anthem Memory Care	5335 SW Meadows Rd, #140 Lake Oswego OR 97034	Commercial Miscellaneous
JCMSC-14-258	08/18/2014	7850 Grant St	Ricardo North America	7850 Grant St Burr Ridge IL 60521	Commercial Miscellaneous
JCNC-14-236	08/07/2014	15W 150 South Frontage Rd	CB Two	500 Liberty St., #100 Salem OR 97301	Com New Construction
JDS-14-233	08/06/2014	15W 170 60TH ST	Rebrag Inc	115 S Vine St Hinsdale IL 60521	Demolition Structure
JELV-14-240	08/06/2014	6 Enclave Ct	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator
JPAT-14-268	08/25/2014	591 83rd St	Prairie Path Pavers	500 E. Cossitt Avenue LaGrange IL 60525	Patio Permit
JPF-14-230	08/04/2014	8426 Meadowbrook Dr	Kazimierz Leja	8426 Meadowbrook Burr Ridge IL 60527	Fence Permit
JPF-14-255	08/27/2014	700 81st St	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit
JPF-14-257	08/14/2014	89 Cabernet Ct	Rosebrook Pools, Inc.	543 North Avenue Libertyville IL 60048	Fence Permit
JPF-14-262	08/21/2014	11315 W 72nd St	Caribbean Pools	36 Evs, 3-D Schererville IN 46375	Fence Permit
JPPL-14-229	08/04/2014	8426 Meadowbrook Dr	Kazimierz Leja	8426 Meadowbrook Burr Ridge IL 60527	Pool Permit
JPPL-14-256	08/14/2014	89 Cabernet Ct	Rosebrook Pools, Inc.	543 North Avenue Libertyville IL 60048	Pool Permit
JPPL-14-261	08/21/2014	11315 W 72nd St	Caribbean Pools	36 Evs, 3-D Schererville IN 46375	Pool Permit
JPPL-14-263	08/21/2014	6959 Fieldstone Dr	Caribbean Pools	P O Box 439, 36 E. U.S. 30 Schererville IN 46375	Pool Permit
JPR-14-216	08/06/2014	241 81st St.	Kenneth Paulan	8473 Walredon Av. Burr Ridge IL 60527	ROW Permit

09/11/2014

## Permits Applied for August 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPR-14-228	08/04/2014	137 Circle Ridge Dr	Marianne Borek	137 Circle Ridge Burr Ridge IL 60527	ROW Permit
JPR-14-231	08/08/2014	7257 Commonwealth Ave	Robert Prock	7257 Commonwealth Av. Burr Ridge IL 60527	ROW Permit
JPR-14-237	08/12/2014	ROWs DuPage Locations	AT&T	1000 Commerce Dr. Oak Brook IL 60523	ROW Permit
JPR-14-243	08/07/2014	4 Bridle Ct	Ridgeland Masonry	2364 Essington, Ste 324 Joliet IL 60435	ROW Permit
JPR-14-244	08/14/2014	ROWs DuPage Locations	Comcast	5N301 Medinah Rd. Addison IL 60101	ROW Permit
JPR-14-245	08/21/2014	161 Tower Dr	Clarion Construction, Inc	58 Eisenhower Lane N. Lombard IL 60148	ROW Permit
JPR-14-246	08/12/2014	7607 Hamilton Ave	Joan/Ed Le Tourneau	7607 S Hamilton Burr Ridge IL 60527	ROW Permit
JPR-14-247	08/12/2014	10S 445 GLENN DR	David & Dawn Maday	10S445 Glenn Dr Burr Ridge IL 60521	ROW Permit
JPR-14-248	08/18/2014	125 Oak Ridge Dr	Custom Concrete	Elburn IL 60119	ROW Permit
JPR-14-249	08/20/2014	732 Tomlin Dr	James Lawrence	725 Gregford Rd Burr Ridge IL 60527	ROW Permit
JPR-14-250	08/20/2014	724 Tomlin Dr	James Lawrence	725 Gregford Rd Burr Ridge IL 60527	ROW Permit
JPR-14-251	08/21/2014	10S 622 GLENN DR	Noble Blacktop Corp	3 Grant Sq., Ste 162 Hinsdale IL 60521	ROW Permit
JPR-14-264	08/28/2014	50 Burr Ridge Pkwy	Comcast	5N301 Medinah Rd. Addison IL 60101	ROW Permit
JPR-14-265	08/28/2014	7029 High Grove BLVD			ROW Permit
JPS-14-226	08/01/2014	7650 Grant St	Tracey Diehl	6529 Hemmingford Dr Canal Winchester OH 43110	Sign Permit
JPS-14-246	08/22/2014	535 Village Center Dr.	Doyle Signs, Inc	232 W. Interstate Rd. Addison IL 60101	Sign Permit
JPS-14-252	08/14/2014	7425 Wolf Rd	Flagg Creek Heritage Society -	7425 S Wolf Rd Burr Ridge IL 60527	Sign Permit



09/11/2014

## Permits Applied for August 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAD-14-241	08/07/2014	7615 Hamilton Ave	Bill Zitko	7615 Hamilton Burr Ridge IL 60527	Residential Addition
JRAD-14-254	08/14/2014	8400 Walredon Ave	WTAP, Inc	22 W 689 Elmwood Dr Glen Ellyn IL 60137	Residential Addition
JRAL-14-238	08/14/2014	8035 Woodside Ln	Joliet Cabinet		Residential Alteration
JRAL-14-242	08/08/2014	6995 Fieldstone Dr	Provencal Construction Co.	50 Burr Ridge Pkwy. Burr Ridge IL 60527	Residential Alteration
JRAL-14-253	08/12/2014	15W 239 62nd ST # W	Rosenblum	15W239 62nd Street Burr Ridge IL 60527	Residential Alteration
JRAL-14-260	08/18/2014	107 Waterside Pl.	Tranquility Builders, Inc	20 Shore Dr Oswego IL 60543	Residential Alteration
JRSF-14-227	08/01/2014	6977 Fieldstone Dr	Aladdin Nassar	6874 Fieldstone Dr Burr Ridge IL 60527	Residential New Single Family
JRSF-14-232	08/04/2014	7820 County Line Rd	TRP Construction Inc	14712 Stone Haven Ln. Lockport IL 60441	Residential New Single Family
JRSF-14-234	08/06/2014	15W 170 60TH ST	Rebrag Inc	115 S Vine St Hinsdale IL 60521	Residential New Single Family
JRSF-14-259	08/15/2014	6280 Grant St	RLC Development and Constr	6201 S Grant St Burr Ridge IL 60527	Residential New Single Family
JRSF-14-267	08/22/2014	9225 Forest Edge LN	Provencal Construction Co.	50 Burr Ridge Pkwy. Burr Ridge IL 60527	Residential New Single Family
<b>TOTAL:</b>	<b>45</b>				

09/11/2014

## Permits Issued August 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-14-096	08/22/2014	16W 285 83RD ST	Bill McNaughton	347 83rd St Burr Ridge IL 60521	Com Alteration \$545,931	9,000
JCA-14-097	08/22/2014	16W 289 W 83RD ST	W. H. McNaughton Builders, I	16W347 83rd St Burr Ridge IL 60521	Com Alteration \$381,369	6,287
JCA-14-173	08/06/2014	16W 30 83RD ST	C H Construction	5415 S California Ave Chicago IL 60632	Com Alteration \$8,871	171
JCMSC-14-181	08/25/2014	15W 460 North Frontage R	Webster, McGrath & Ahlberg,	207 S Naperville Rd Wheaton IL 60187	Commercial Miscellaneous	
JCPE-14-189	08/11/2014	8320 Madison St	Fire & Security Systems, Inc.	516 W. Campus Dr Arlington Heights IL 60004	Com Electrical Permit	
JDS-14-112	08/13/2014	221 72nd St	RMD Construction	7319 Park Ave Burr Ridge IL 60527	Demolition Structure	
JELV-14-170	08/14/2014	1200 Burr Ridge Pkwy	Thyssen Krupp Elevator Co	335 Eisenhjower Lane South Lombard IL 60148	Elevator	
JELV-14-174	08/12/2014	15W 540 60TH PL	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator	
JGEN-14-041	08/12/2014	8436 Heather Ct	Nick Hanlon	1004 Saylor St. Downers Grove IL 60516	Generator	
JGEN-14-211	08/11/2014	6307 ELM ST	E. T. Manselll Construction, In	160 E. Wend, Ste A Lemont IL 60439	Generator	
JPAT-14-102	08/07/2014	11518 Woodglen Ln	Prairie Path Pavers	500 E. Cossitt Avenue LaGrange IL 60525	Patio Permit	
JPAT-14-200	08/19/2014	11794 Shag Bark Ct	BSC - Kramer Group LLC	127 N Mill St Naperville IL 60540	Patio Permit	
JPAT-14-201	08/15/2014	9381 Garfield Ave	Luke Lobo	16311 W Lakeside Dr Lockport IL 60441	Patio Permit	
JPAT-14-217	08/19/2014	15W 463 87TH ST	Cedar Point Renovations, Inc	10638 Great Plains Dr Huntley IL 60142	Patio Permit	
JPCT-14-184	08/26/2014	16W 50 83rd ST	CCSI	2649 Gardner Rd. Broadview IL 60155	Cell Tower	
JPF-14-177	08/01/2014	8650 Johnston Rd	Sunco Pools Inc	21 Tomahawk Trl Oswego IL 60543	Fence Permit	

09/11/2014

## Permits Issued August 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description Value & Sq Ftg
JPF-14-186	08/26/2014	249 Lakewood Cir	Cedar Rustic Fence Co.	99 Republic Av. Joliet IL 60435	Fence Permit
JPF-14-211	08/05/2014	8750 Polo Ridge Ct.	Antonio & Patricia Schiappa	8750 Polo Ridge Ct. Burr Ridge IL 60527	Fence Permit
JPF-14-223	08/20/2014	349 Tamerton Pkwy	Angelique Arflack	349 Tamerton Pkwy Burr Ridge IL 60527	Fence Permit
JPF-14-255	08/28/2014	700 81st St	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit
JPPL-14-159	08/01/2014	8650 Johnston Rd	Sunco Pools Inc	21 Tomahawk Trl Oswego IL 60543	Pool Permit
JPPL-14-171	08/15/2014	7430 Arbor Av	Dream Pools	31W626 Schoger Dr Naperville IL 60565	Pool Permit
JPR-14-193	08/28/2014	8720 Aintree Ln	Irish Castle Paving	9723 S Kingsbury Ct Palos Hills IL 60465	ROW Permit
JPR-14-207	08/11/2014	1449 Tomlin Dr	Boswell Blacktop Paving	12108 W 167th St HOMER GLEN IL 60491	ROW Permit
JPR-14-208	08/11/2014	457 W 91st St.	LaVerne Kwilosz	457 W 91st St Burr Ridge IL 60527	ROW Permit
JPR-14-213	08/12/2014	8212 Garfield Ave	Marjorie O'Connor	8212 Garfield Av. Burr Ridge IL 60527	ROW Permit
JPR-14-215	08/12/2014	Carriage Way Dr	Black Diamond Paving, Inc.	1905 Marketview Dr Yorkville IL 60560	ROW Permit
JPR-14-228	08/26/2014	137 Circle Ridge Dr	Marianne Borek	137 Circle Ridge Burr Ridge IL 60527	ROW Permit
JPR-14-231	08/14/2014	7257 Commonwealth Ave	Robert Prock	7257 Commonwealth Av. Burr Ridge IL 60527	ROW Permit
JPR-14-244	08/18/2014	ROWs DuPage Locations	Comcast	5N301 Medinah Rd. Addison IL 60101	ROW Permit
JPR-14-245	08/29/2014	161 Tower Dr	Clarion Construction, Inc	58 Eisenhower Lane N. Lombard IL 60148	ROW Permit
JPR-14-246	08/29/2014	7607 Hamilton Ave	Joan/Ed Le Tourneau	7607 S Hamilton Burr Ridge IL 60527	ROW Permit



09/11/2014

## Permits Issued August 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	Value & Sq Ftg	
JPR-14-264	08/28/2014	50 Burr Ridge Pkwy	Comcast	5N301 Medinah Rd. Addison IL 60101	ROW Permit		
JPS-14-226	08/27/2014	7650 Grant St	Tracey Diehl	6529 Hemmingford Dr Canal Winchester OH 43110	Sign Permit		
JRAD-14-113	08/13/2014	151 Circle Ridge Dr	Reliable Home Improvement	1300 W Ferry Rd. Naperville IL 60563	Residential Addition	\$56,850	379
JRAL-14-146	08/19/2014	11714 Briarwood Ln	Michael O'Grady	11714 Briarwood Ln Burr Ridge IL 60527	Residential Alteration	\$4,125	55
JRAL-14-166	08/01/2014	1237 Laurie Ln	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration	\$78,000	1,040
JRAL-14-176	08/11/2014	134 Dragonfly LN	TR Knapp Architects	320 N Main St. Lombard IL 60148	Residential Alteration	\$42,225	563
JRAL-14-220	08/22/2014	7633 Woodland Ln	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration	\$4,725	63
JRAL-14-222	08/14/2014	192 Pheasant Hollow DR	TR Knapp Architects	320 N Main St. Lombard IL 60148	Residential Alteration	\$6,750	90
JRAL-14-238	08/14/2014	8035 Woodside Ln	Joliet Cabinet		Residential Alteration	\$11,250	150
JRDB-14-209	08/25/2014	9381 Garfield Ave	Joe Buonavolanto	9381 S Garfield St Burr Ridge IL 60527	Residential Detached Building	\$37,500	500
JRPE-14-182	08/22/2014	15W 663 79TH ST	Baum, Rolf & Denise	15W663 79Th St Burr Ridge IL 60527	Res Electrical Permit		
JRSF-14-111	08/13/2014	221 72nd St	RMD Construction	7319 Park Ave Burr Ridge IL 60527	Residential New Single Family	\$456,900	3,046
JRSF-14-129	08/07/2014	11888 Crosscreek CT	R A Developers and Contractor	842 Alfini Dr Des Plaines IL 60016	Residential New Single Family	\$713,850	4,759
JRSF-14-175	08/27/2014	8674 Johnston Rd	A&E Luxury Homes	4995 Keller St. Lisle IL 60532	Residential New Single Family	\$602,850	4,019
JRSF-14-185	08/21/2014	280 Dartmouth Ct	Ted Builders, Inc	536 Ridgemoor Dr. Willowbrook IL 60527	Residential New Single Family	\$610,800	4,072
<b>TOTAL:</b>	<b>47</b>						

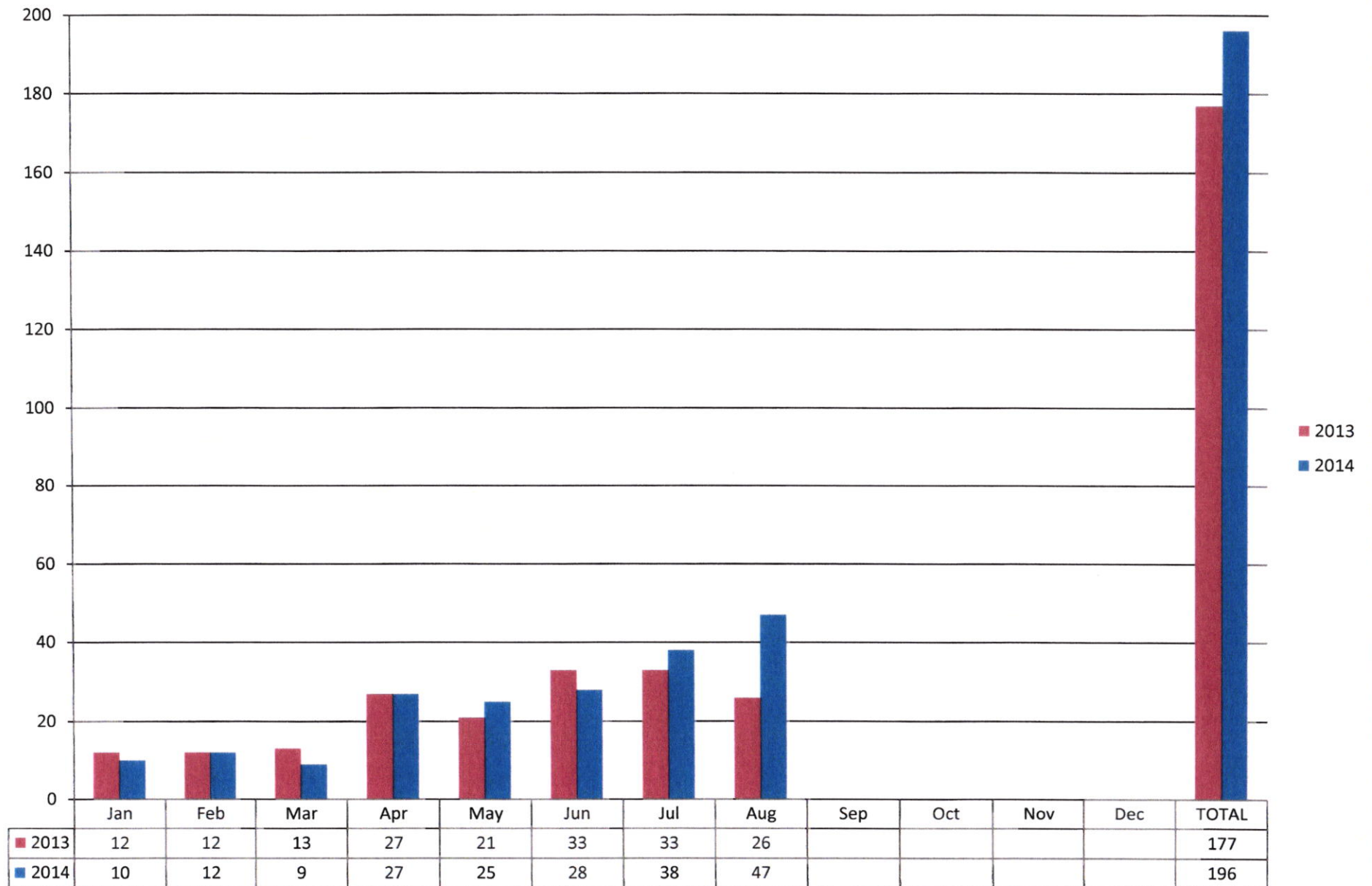
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## Occupancy Certificates Issued August 2014



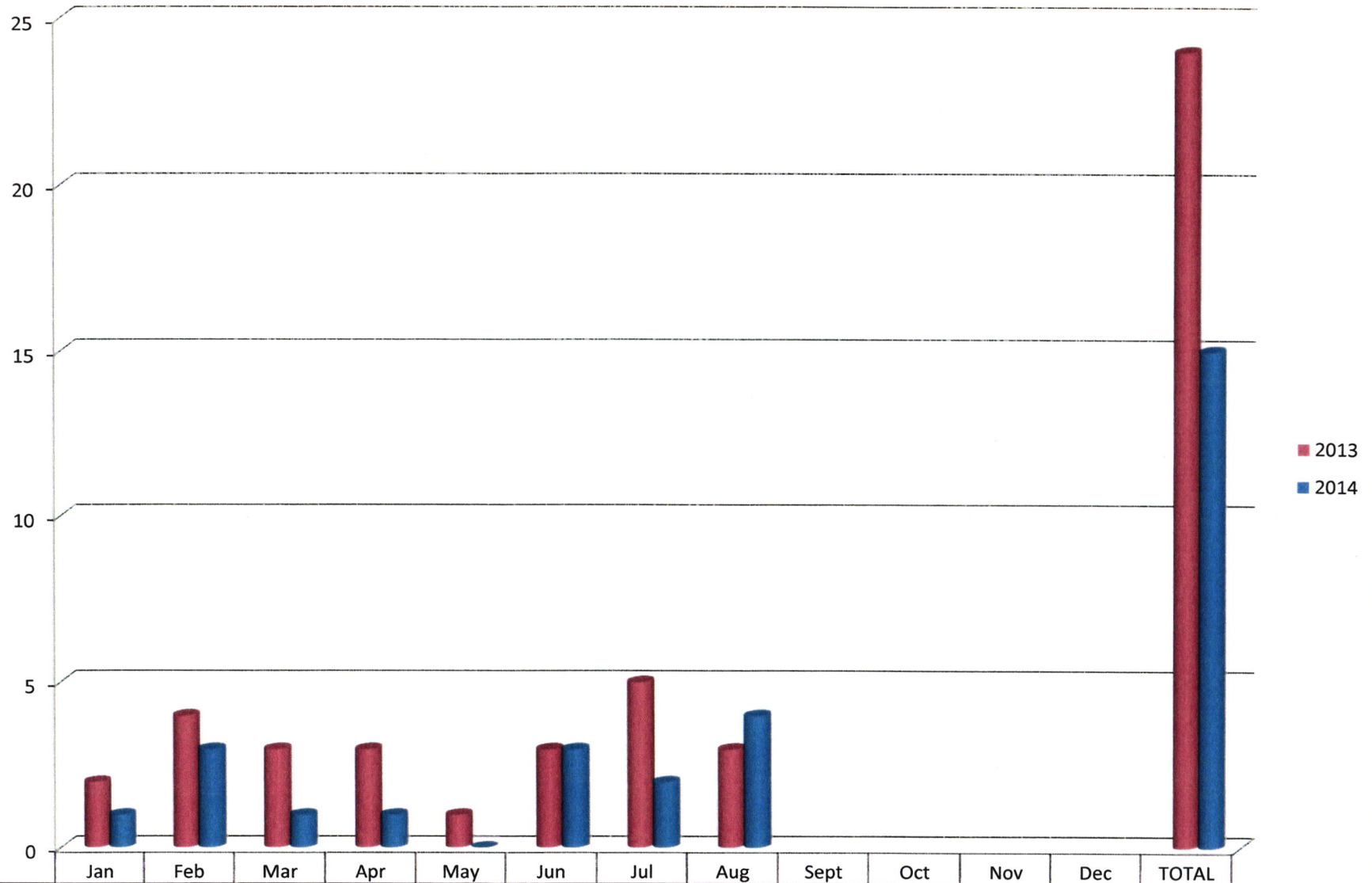
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF14023	08/07/14	Kevin & Aurora Miske	383 Old Oak Ct
OF14027	08/08/14	Frank DeFino	7957 Savoy Club Ct.
OF14028	08/14/14	Robert & Catherine Heiderscheidt	8081 Savoy Club Ct
OF14029	08/22/14	Michael & Roula Borkowski	9180 Forest Edge Ln.

## Village of Burr Ridge 2014 Building Permit Activity Compared to 2013





## Village of Burr Ridge 2014 New Housing Starts Compared to 2013



2013

2014

## MONTHLY SURVEY OF BUILDING PERMITS - 2014

(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$450,000	\$837,600		\$96,357	\$1,383,957
	[1]	[5]		[1]	
FEBRUARY	\$1,400,400	\$196,950			\$1,597,350
	[3]	[6]			
MARCH	\$450,000	\$18,750		\$1,585,803	\$2,054,553
	[1]	[1]		[3]	
APRIL	\$849,600	\$371,625		\$2,612,812	\$3,834,037
	[1]	[8]		[6]	
MAY		\$84,750		\$3,630,628	\$3,715,378
		[6]		[4]	
JUNE	\$2,246,250	\$117,750		\$167,085	\$2,531,085
	[3]	[3]		[1]	
JULY	\$839,550	\$395,025		\$1,628,822	\$2,863,397
	[2]	[6]		[2]	
AUGUST	\$2,384,400	\$241,425		\$936,171	\$3,561,996
	[4]	[8]		[3]	
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
<b>SUB-TOTAL</b>	\$8,620,200	\$2,263,875	\$0	\$10,657,678	\$21,541,753
	[15]	[43]		[20]	
<b>2014 TOTAL</b>					



**FINDINGS OF FACT**  
**FOR THE DENIAL OF A TEXT AMENDMENT**  
**PURSUANT TO THE VILLAGE OF BURR RIDGE**  
**ZONING ORDINANCE**

**Z-10-2014; Amendment to Section VIII.C.2**

---

The petitioner requests an amendment to Section VIII.C.2 of the Zoning Ordinance to add retail sales of firearms to the list of special uses in the B-2 Business District. As per Section XII.J.7 of the Zoning Ordinance and based on testimony and evidence submitted for the public hearing, the Plan Commission adopts the following findings in support of its recommendation to deny the aforesaid petition:

- a. The petitioner failed to show that the amendment is compatible with other uses in the B-2 District. of the Zoning Ordinance;

Testimony was presented from residents that firearm sales adjacent to a residential district may have a detrimental impact on the full use and enjoyment of residential neighborhoods. The text amendment did not include any provision requiring separation from a residential district.

- b. The petitioner failed to show that the amendment fulfills the purpose and intent of the Zoning Ordinance;

A purpose and intent of the Zoning Ordinance is to protect the use and enjoyment of properties as well as the value of properties from detrimental impacts of other nearby uses. The petitioner failed to show that a firearm sales business would not have a negative impact on adjacent uses.

September 15, 2014

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Greg Trzupek, Chairman  
Plan Commission/Zoning Board of Appeals





**FINDINGS OF FACT**  
**FOR THE DENIAL OF A SPECIAL USE PERMIT**  
**PURSUANT TO THE VILLAGE OF BURR RIDGE**  
**ZONING ORDINANCE**

**Z-10-2014; 15W320 North Frontage Road**

---

The petitioner requests an amendment to Section VIII.C.2 of the Zoning Ordinance to add retail sales of firearms to the list of special uses in the B-2 Business District and requests special use approval to permit retail sales of firearms at 15W320 North Frontage Road. As per Section XII.K.7 of the Zoning Ordinance and based on testimony and evidence submitted for the public hearing, the Plan Commission adopts the following findings in support of its recommendation to deny the aforesaid special use:

- a. The special use will be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted and may substantially diminish or impair property values within the neighborhood in which it is to be located.

In separate findings, the Plan Commission determined that firearm sales may have a detrimental impact on the full use and enjoyment of residential properties when located adjacent to a residential neighborhood. The subject property is immediately adjacent to a residential neighborhood.

- d. The establishment of the special use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Residential properties located adjacent to a business selling firearms may be less desirable for residential use which would negatively impact the normal and orderly development and improvement of this residential area.

September 15, 2014

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Greg Trzupek, Chairman  
Plan Commission/Zoning Board of Appeals