



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

**November 20, 2017
7:30 P.M.**

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Mary Praxmarer**

**Luisa Hoch
Greg Scott
Jim Broline**

II. APPROVAL OF PRIOR MEETING MINUTES

A. November 6, 2017 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. V-03-2017: 9S155 Madison Street (Piska); Variations and Findings of Fact; Remanded from the Board of Trustees

Requests variations pursuant to Section IV.J of the Burr Ridge Zoning Ordinance to permit a fence in a side yard that is less than 50 percent open.

B. Z-15-2017: 15W110 83rd Street and 8200 County Line Road (Olguin); Re-Zoning and Findings of Fact

Requests re-zoning from the R-2 Single Family Residential District to the R-2B Single Family Residential District pursuant to the Burr Ridge Zoning Ordinance.

IV. CORRESPONDENCE

A. Board Report – November 13, 2017

B. Building Report – October 2017

V. OTHER CONSIDERATIONS

- A. PC-09-2017: Discussion of Short-Term Rentals in Residential Districts**
- B. PC-10-2017: Approval of 2018 Plan Commission Meeting Schedule**

VI. FUTURE SCHEDULED MEETINGS

- A. December 4, 2017:** The filing deadline for this meeting was November 6, 2017. One public hearing is scheduled: re-zoning at 15W110 87th Street by Harry Liesenfelt.
- B. December 18, 2017:** Staff requests that this meeting be cancelled due to a lack of scheduled business.

VII. ADJOURNMENT

PLEASE NOTE: All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their November 27, 2017, Regular Meeting beginning at 7:00 P.M. Commissioner Stratis is scheduled to represent the Plan Commission at the November 27, 2017, Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
NOVEMBER 6, 2017

I. ROLL CALL

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

ROLL CALL was noted as follows:

PRESENT: 5 – Stratis, Hoch, Broline, Praxmarer, and Trzupek

ABSENT: 2 – Grunsten, Scott

Staff present were Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to approve the minutes of the October 2, 2017 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 4 –Hoch, Praxmarer, Broline, Trzupek

NAYS: 0 – None

ABSTAIN: 1 – Stratis

MOTION CARRIED by a vote of 4-0.

III. PUBLIC HEARINGS

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

Z-11-2017: Special Use – 15W308 Frontage Road (VIP Paws); Special Use Approval and Findings of Fact; continued from August 21, 2017 and September 18, 2017.

As directed by Chairman Trzupek, Mr. Walter said that the petitioners for Z-11-2017 had withdrawn their petition for a special use to operate a kennel at 15W308 Frontage Road.

V-03-2017: 9S155 Madison Street (Piska); Variations and Findings of Fact

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Iwona Piska, property owner of 9S155 Madison Street. The petitioner requests variations from Section IV.J of the Burr Ridge Zoning Ordinance to permit a six-foot tall fence in an interior side yard that is less than 50 percent open. In 1993, a variation was granted for 9S155 Madison to permit the lot be 90 feet wide instead of 100 feet. This variation was granted to all lots facing

Madison Street between 80th and 81st Street after they were force-annexed and re-zoned to their present designation. Mr. Walter explained that a fence exists in the proposed location and is no longer permitted to be maintained.

Commissioner Stratis said that he did not support the petitioner's request as it appeared to be made without any hardship and wanted the fence to come into conformance with the current code. Ms. Piska said that the fence would be for privacy.

Commissioner Hoch clarified the three variations being sought by the petitioner. Mr. Walter confirmed Commissioner Hoch's clarifications.

Commissioner Hoch asked the petitioner why the variations were being sought. Ms. Piska stated that the fence was primarily for privacy and that the neighbor supported the requests.

Commissioner Broline asked what the definition of repair and replace was relative to fences. Mr. Walter explained that if the fence fell over and could no longer properly serve the function of a fence, a fence could no longer be maintained and needed to be replaced. Fences are permitted to be repaired if they are structurally sound but in disrepair in limited areas.

Commissioner Broline asked if the fence could no longer be repaired. Ms. Piska said that the fence could no longer be repaired and needed replacement.

Commissioner Praxmarer said that she could not support the request for variations but appreciated that the petitioner wanted to take the proper steps to do so.

Chairman Trzupek said that he was sympathetic to the location of the proposed fence due to the narrower-than-permitted lot but could not support the variations for height and openness.

Commissioner Hoch said she would support a fence in the side yard but not the front yard.

At 7:50 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Broline, Hoch, Praxmarer, 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 that the Board of Trustees deny the request for variations from Section IV.J of the Burr Ridge Zoning Ordinance to permit a six-foot tall fence in an interior side yard that is less than 50 percent open at 9S155 Madison Street.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

V. OTHER CONSIDERATIONS

S-04-2017: 705 Village Center Drive (Hampton Social); Sign Variations; continued from October 2, 2017

As directed by Chairman Trzupek, Mr. Walter described this consideration as follows: this petition was continued from the October 2, 2017 meeting of the Plan Commission. The petitioner is Hampton Social, a restaurant that is opening at 705 Village Center Drive. The petitioner is requesting a variation from the Village Center PUD to permit two wall signs exceeding 100 square feet in total area and that are not individual letters. The petitioner is also proposing to paint a crest onto backgrounds made of Hardieboard, which would be affixed to the storefront; the two proposed signs do not comply as being individual letters attached directly to the building.

Brad Parker, proprietor of Hampton Social, said that he attempted to adjust his sign proposal for the restaurant to be more in line with the architecture of the Village Center.

Commissioner Praxmarer asked if any other Hampton Social locations had logos such as this on their storefront. Mr. Parker confirmed that at least one location did have such a design. Commissioner Praxmarer asked if awnings would be put up. Mr. Walter said that the awnings in the elevation were permitted as shown. Mr. Parker said the purpose of the sign elevations was not attraction but to carry a consistent brand throughout all Hampton Social locations.

Commissioner Hoch asked how the building came to be painted white. Mr. Pollock said that staff approved the façade painting as it was interpreted to be in compliance with the Village Center PUD.

Commissioner Stratis said that he did not support painting the building white, but could support the new sign proposal. Commissioner Stratis asked what the Zoning Ordinance said about window signs. Mr. Walter said that they are permitted but cannot be larger than 40% of the window space.

Chairman Trzupek said that he did not support painting the building white because it takes away the scale of the front of the buildings. Chairman Trzupek asked if the petitioner could use some complimentary coloring to break down the scale of the building. Chairman Trzupek said that he did not support painting the signs directly onto the Hardieboard and wanted to see a three-dimensional, individual letter design of the crest in the style of the rest of the Village Center.

The Plan Commission as a whole agreed that the painting of the façade at 705 Village Center was not consistent with the Village Center PUD and that future requests to paint facades should not be approved without consideration from the Plan Commission in the future.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to approve a variation to permit two wall signs exceeding 100 square feet in total area at 705 Village Center Drive subject to the following conditions:

1. All storefront signs shall be three-dimensional and made of metal, consistent with the style of individual letters/design elements found throughout the Village Center.
2. The individual letters/design elements of the sign shall be affixed directly to the storefront.
3. No signs shall be permitted in the windows located above the doors.

4. The petitioner shall attempt to re-articulate the scale of their building frontage by painting the surface an earth-toned color.
5. The elevations of the final design shall be subject to approval by staff and Chairman Trzupek.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

S-08-2017: 7020 County Line Road (Busey Bank); Sign Variation

As directed by Chairman Trzupek, Mr. Walter described this consideration as follows: the petitioner is Busey Bank, a financial institution located at 7020 County Line Road. The petitioner requests a variation to increase the amount of permitted signage to 418 square feet and to permit a wall sign in addition to existing ground signs on the lot of record at 7000-7020 County Line, known as the Oak Grove subdivision. Busey Bank has entered into a business partnership with Burr Ridge Bank and Trust and is re-branding the property as part of the merger. The parcel at 7020 County Line Road is part of the same lot of record as two other parcels with free-standing buildings: MB Financial Bank (7000 County Line Road) and Rogy's Learning Place (7010 County Line Road). These three parcels comprise the Oak Grove subdivision, which was built in 1993. In the maps on the cover page, the red lines represent the Oak Grove subdivision, while the dotted yellow line represents the parcel at 7020 County Line Road. Under the Sign Ordinance, each lot of record in the Village is permitted to have 100 square feet of signage. There are four existing ground signs in Oak Grove totaling 384 square feet (plus one entryway ground sign). The existing sign includes one ground sign for MB Financial Bank, one ground sign for Rogy's Learning Place, and two ground signs for the subject building. The proposed sign would be a third sign for the subject building and would be located on a north-facing wall at 7020 County Line Road. Three previous hearings have been held related to the Oak Grove subdivision at 7000-7020 County Line Road. The first was held in 1993; two variations were approved to permit multiple ground signs totaling 278 square feet rather than 100 square feet as well as two ground signs instead of one for the parcel at 7020 County Line Road. The second was held in 1994, which amended the variance and increased the permitted amount of signage in Oak Grove to 351 square feet. The third was held in 1997, which further increased the permitted amount of signage in Oak Grove to 384 square feet.

Matt Sopchik, Parvin Clauss Sign Company, said that he represented the company conducting the installation of the proposed signs.

Commissioner Stratis asked why the sign was warranted if several variations had already been granted for the lot of record. Mr. Sopchik said that the company he represented wanted to have an additional naming presence on the building.

Commissioner Hoch suggested that the sign could be placed higher up the building to improve visibility, but it would ruin the architecture of the building if it were, and thus did not object to its placement.

Chairman Trzupek said that he would have wanted to have seen the proposed elevation shown from County Line Road to understand the effectiveness of the sign.

Chairman Trzupek asked if both variations were required to permit the wall sign. Mr. Walter said that to recommend permitting the wall sign, the Plan Commission would also need to recommend that the total square footage of signage on the lot of record be adjusted to accommodate the necessary amount of square footage that would be brought by the new wall sign.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to adopt the petitioner's findings of fact and recommend that the Board of Trustees approve two variations to increase the amount of permitted signage to 418 square feet and to permit a wall sign in addition to existing ground signs on the lot of record at 7000-7020 County Line Road, subject to compliance with the submitted plans.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

S-09-2017: 880 Village Center Drive (Design Bar); Sign Variations

Prior to discussion on this consideration, Commissioner Praxmarer recused herself from discussion after disclosing a conflict of interest with the petitioner. The Plan Commission accepted her recusal.

As directed by Chairman Trzupek, Mr. Walter described this consideration as follows: the petitioner is Leslie Bowman, owner of Design Bar, a design firm relocating to 880 Village Center Drive from another location within the Village Center. The petitioner is requesting variations from the Village Center PUD to permit storefront signs outside of the established sign zone at their new location and to use signs that are not individual letters attached directly to the building.

Leslie Bowman, petitioner, said that the request for variation was due to the low visibility of the established sign zone due to the trees on the Village Center green.

Chairman Trzupek asked if there were other storefronts in the Village Center that have signs outside of the established sign zone. Mr. Walter said that there presently no such examples.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and recommend that the Board of Trustees approve the variations from the Village Center PUD to permit the placement of two signs outside of the established sign zone and to use signs that are not individual letters attached directly to the building at 880 Village Center Drive, subject to compliance with the submitted plans, with the condition that no signs shall be permitted on the storefront façade except for above the entrance to the business.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Hoch, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

PC-08-2017: 6330 County Line Road; Request for Private Sanitary Sewer System

As directed by Chairman Trzupek, Mr. Walter described this consideration as follows: the petitioner is the property owner at 6330 County Line Road. The petitioner is requesting that they be permitted to construct a private sanitary sewer system on the property, which requires approval from both the Plan Commission and the Board of Trustees. The Zoning Ordinance states that any property attempting to establish a private sewer system on premises must be at least 150 feet wide and one acre in area; this property complies with both requirements. The petitioner is in the process of constructing a new home on the property and is presently attempting to connect to a public sewer system as part of construction. The petitioner has attempted to connect to a public sewer with no success due to various issues related to difficulty annexing into a public sewer system and gaining necessary easements to connect pipes to the new home. The petitioner has submitted a cost estimate of each of the six scenarios, which the Village Engineer has confirmed are reasonable estimates. Regardless of cost, the Village Engineer believes that it is not practical to connect this home to the public sewer due to challenges related to property access. Thus, Village staff has no objection to allowing the proposed home to be built with a private sanitary sewer system.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees approve a private sanitary sewer at 6330 County Line Road subject to a covenant being recorded that the home be connected to a public sewer system within six months if it becomes publicly available.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

VI. FUTURE SCHEDULED MEETINGS

Mr. Walter said that one public hearing is currently scheduled for the November 20, 2017 meeting: Z-15-2017, a re-zoning of five parcels at the corner of 83rd Street and County Line Road.

After the scheduled business was concluded, Commissioner Broline said that he would like the Plan Commission to discuss at a future meeting a matter regarding the Sign Ordinance, specifically the amount of non-commercial signs that were permitted per parcel as part of the amendment process. Mr. Walter said that he is permitted to request considerations be placed on an agenda.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Praxmarer to **ADJOURN** the meeting at 8:55 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:55 p.m.

Respectfully

Submitted:

Evan Walter, Assistant to the Village Administrator



VILLAGE OF BURR RIDGE
MEMORANDUM

TO: Burr Ridge Plan Commission
Greg Trzupek, Chairman

FROM: Evan Walter, Assistant to the Village Administrator

DATE: November 14, 2017

RE: **V-03-2017: 9S155 Madison Street (Piska); Fence Variation; Remanded by the Board of Trustees**

At its November 6, 2017 meeting, the Plan Commission considered a request from the property owner at 9S155 Madison for three fence variations. The Plan Commission determined that the variations were not in harmony with the Zoning Ordinance and forwarded a recommendation to the Board to deny the request for the variations. At the November 13, 2017 Board of Trustees meeting, the petitioner asked the Board to remand this request to the Plan Commission so that she was able to revise her request.

The original staff report for this request is attached along with the petitioner's findings of fact in support of the variations. The minutes from the November 6 meeting are available in the packet. The petitioner is requesting further consideration by the Plan Commission for a variation for a fence that is less than 50 percent open. The petitioner is no longer requesting variations for a fence taller than 5' located in an interior side yard. The fence would be located in a permitted area on the south property line. The Plan Commission should review the new request and consider a motion to reiterate its previous recommendation to deny the variation or to change the recommendation based on the revised plan.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

V-03-2017: 9S155 Madison Street (Piska); Requests variations from Section IV.J of the Burr Ridge Zoning Ordinance to permit a six-foot tall fence in an interior side yard that is less than 50 percent open.

HEARING:

November 6, 2017

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Iwona Piska

PETITIONER STATUS:

Property Owner

PROPERTY OWNER:

Iwona Piska

EXISTING ZONING:

R-3 Residential

LAND USE PLAN:

Recommends SFR

EXISTING LAND USE:

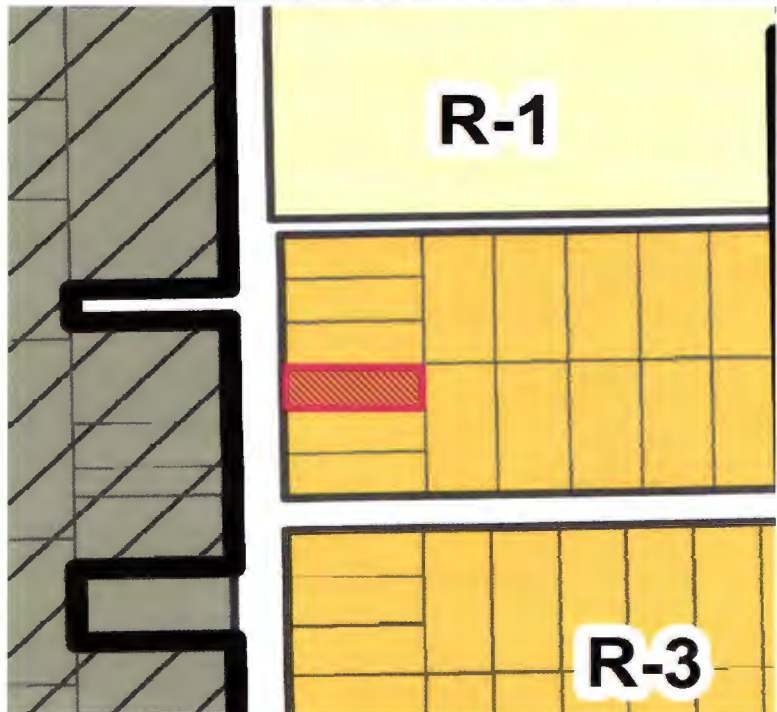
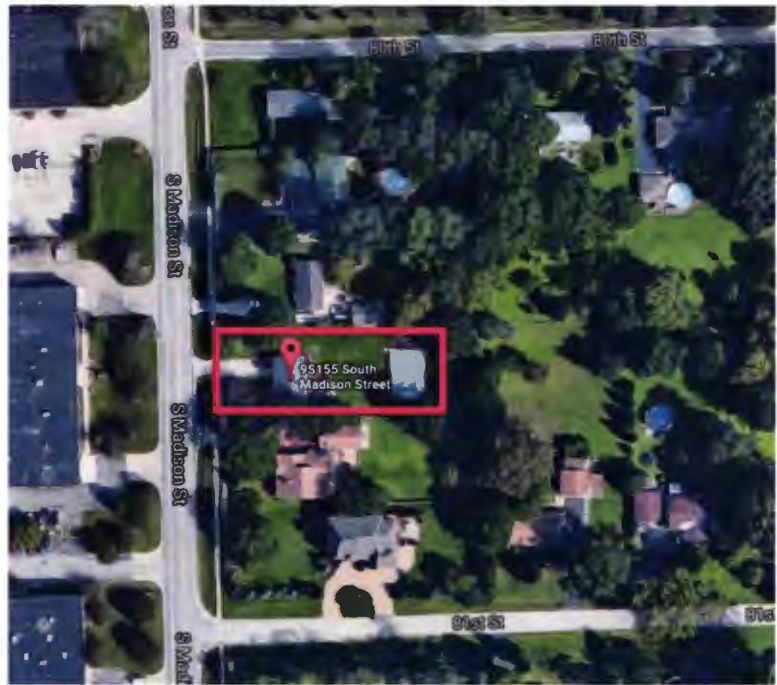
Single-Family Residential

SITE AREA:

0.56 Acres

SUBDIVISION:

South Hinsdale Estates



The petitioner is Iwona Piska, property owner of 9S155 Madison Street. The petitioner requests variations from Section IV.J of the Burr Ridge Zoning Ordinance to permit a six-foot tall fence in an interior side yard that is less than 50 percent open.

In Figure 1, the red line represents the property line of 9S155 Madison; the dotted orange line represents the area in which fences are permitted; the green line represents the location of the proposed fence requested by the petitioner. Please note that the petitioner also seeks to install a short fence perpendicular to the property line in the side yard.

Figure 1; 9S155 Madison Street Site Plan



Public Hearing History

In 1993, a variation was granted for 9S155 Madison to permit the lot be 90 feet wide instead of 100 feet. This variation was granted to all lots facing Madison Street between 80th and 81st Street after they were force-annexed and re-zoned to their present designation.

Public Comment

The property owner of 9S165 Madison, who shares the property line with the petitioner on which the proposed fence would be built, has submitted a letter of support for the petitioner's request (Exhibit B). No other comments have been received.

Applicable Zoning Ordinance Section(s)

The applicable portions of Section IV.J of the Burr Ridge Zoning Ordinance are as follows:

- *Fences shall be permitted, unless otherwise provided herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot. The portion of the fence located to the side of the house does not conform to this regulation.*

- *Open fences are defined as a fence, including gates, which has, for each one-foot-wide segment extending over the entire length and height of the fence, 50 percent of the surface area in open spaces which afford direct views through the fence. **The proposed fence has 6 inch solid slats with approximately 1 inch between slats, thus not complying with this regulation.***
- *Fences in residential districts shall be not more than five feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence. **The proposed fence is 6 feet tall.***

The petitioner proposes to remove and replace the existing fence that is similarly sized and located on the property. The fence appears to have been built prior to annexation into Burr Ridge and thus is legally non-conforming. The Zoning Ordinance permits maintenance of non-conforming fences and similar structures but does not permit removal and replacement. The intent of the Zoning Ordinance is to bring non-conforming structures into compliance once the useful life of the structure is exhausted.

Findings of Fact and Recommendation

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval of the variances, they should be approved subject to the site plan and fence elevation (Exhibit C) submitted by the petitioner.

Appendix

Exhibit A – Petitioner's Materials

Exhibit B – Letter from Property Owner of 9S165 Madison Street

Exhibit C – Proposed Fence Elevation



Findings of Fact

9555 Madison

Variation from the Village of Burr Ridge Zoning Ordinance

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

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

The neighbor's driveway to the south is very close to the property line with an existing fence already in place. There is not much distance between the driveway and my house, making the fence an indispensable part of my home's privacy screen.

- 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.

I believe this statement to be true. There is very little privacy between the two properties without this fence.

- 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.

I believe this statement to be true.

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

I concur that this variation is not meant for financial gain.

- e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.

The previous home owner of the property erected the fence; I am attempting to improve the aesthetic nature of the fence.

- 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.

I concur.

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

I concur.

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

I concur.

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

I concur.

(Please transcribe or attach additional pages as necessary.)



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-15-2017: 15W110 83rd Street and 8200 County Line Road (Olguin): Requests re-zoning for four parcels from the R-2 Single Family Residential District to the R-2B Single Family Residential District pursuant to the Burr Ridge Zoning Ordinance.

HEARING DATE:

November 20, 2017

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

James Olguin

PETITIONER STATUS:

Representative of the Property
Owner

PROPERTY OWNER:

Dr. Anton Fakhouri

EXISTING ZONING:

R-2 Single Family Residential

LAND USE PLAN:

Recommends Single-Family
Residential

EXISTING LAND USE:

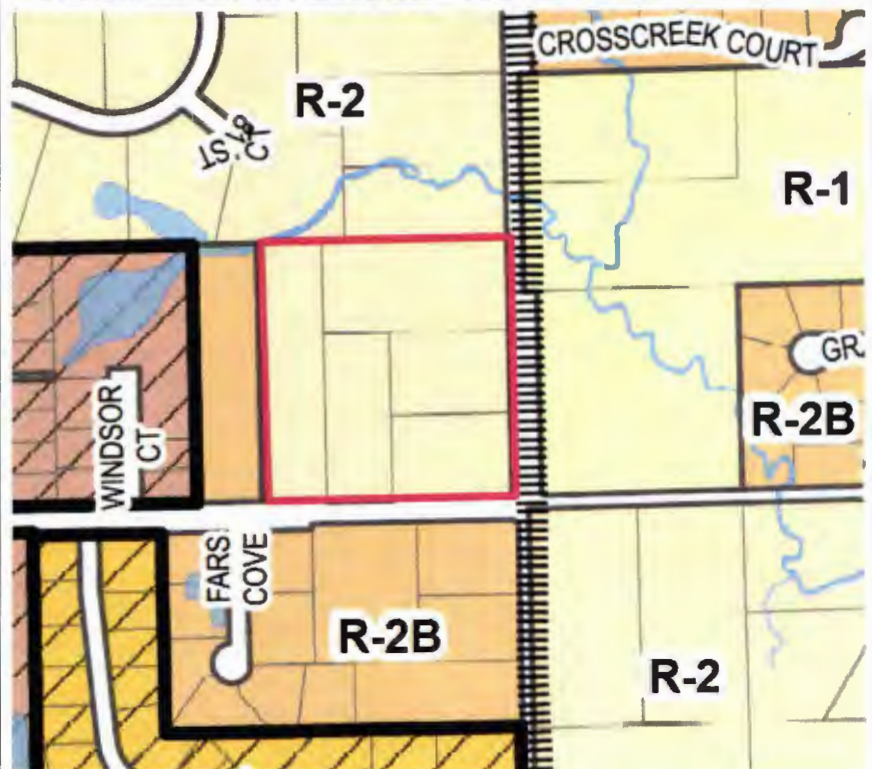
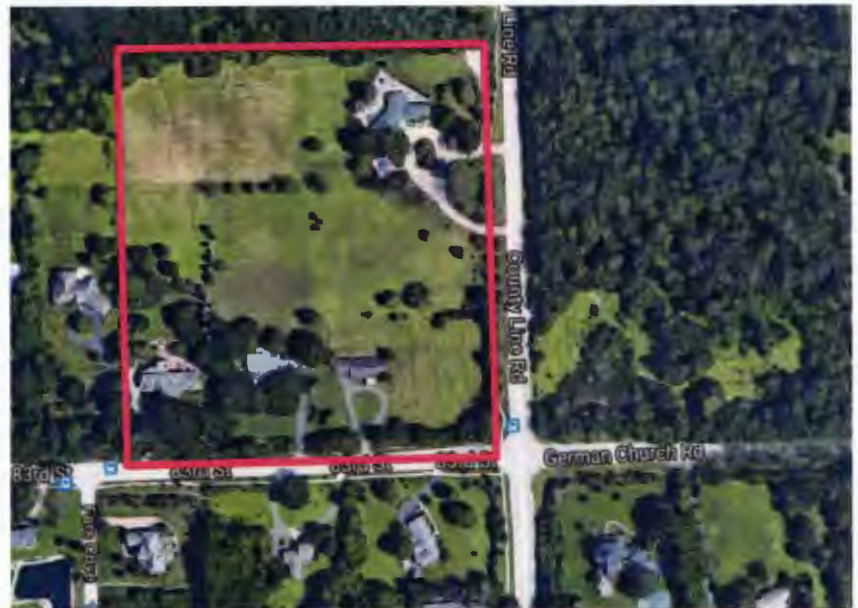
Single-Family Homes

SITE AREA:

13.8 Acres

SUBDIVISION:

None



Staff Report

Z-15-2017: 15W110 83rd Street & 8200 County Line Road (Olguin)

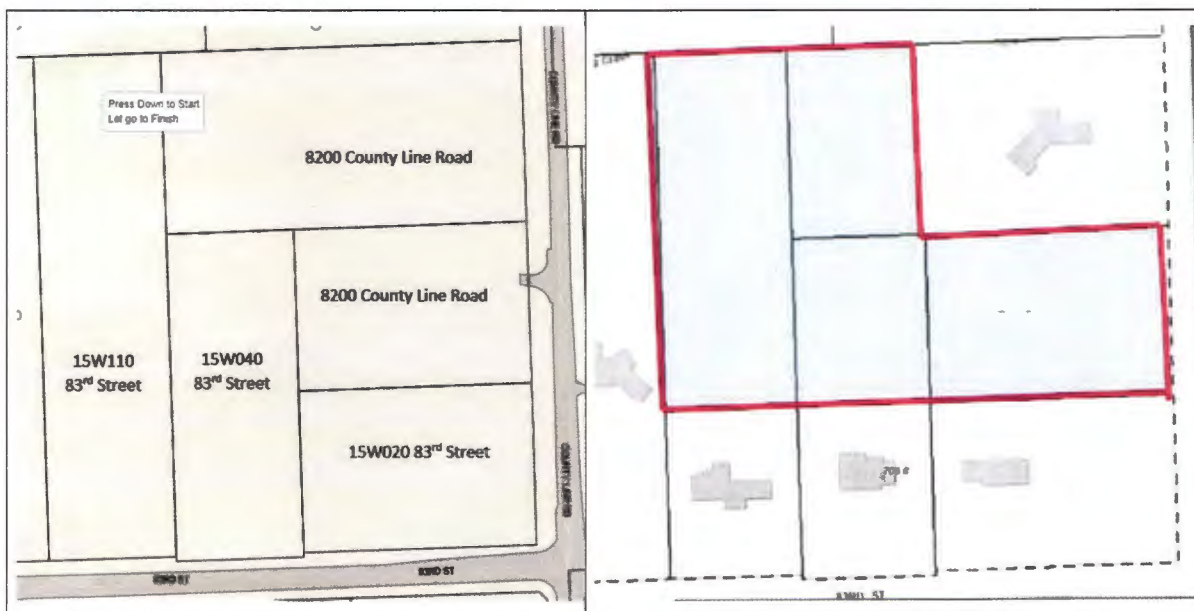
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The petitioner is requesting re-zoning for five contiguous parcels at the northwest corner of County Line Road and 83rd Street. The parcels are currently zoned R-2 Residential; the property owner is requesting that they be re-zoned to R-2B Residential. Lots zoned as R-2 Residential must have a minimum size of 2 acres, while lots zoned as R-2B Residential must have a minimum size of 30,000 square feet, or approximately 0.7 acres. The parcels currently have a total of four single-family residential homes.

The petitioner intends to re-configure the parcels for the construction of one additional home. The existing configuration is shown below on the left and the new configuration is shown below on the right. The lots in the new configuration will be in full compliance with the R-2B District and the Village Attorney has determined that the proposed reconfiguration is exempt from the Illinois Plat Act and, thus, the Burr Ridge Subdivision Ordinance. However, the reconfiguration is subject to the proposed rezoning as some of the lots will be less than 2 acres (but more than the R-2B 30,000 square foot minimum).

Existing:

New:



Compliance with Comprehensive Plan

The Comprehensive Plan recommends single family residential uses for these parcels and for the surrounding area. As a general policy for residential areas, the Comprehensive Plan recommends that the Village “maintain and encourage low density residential developments with a variety of lot sizes. Lot sizes are encouraged to be 30,000 square feet or larger.”

Public Hearing History

The parcels at 15W020, 15W040, and 15W110 83rd Street were annexed and immediately re-zoned from R-1 Residential to R-2 Residential in 2003 (Exhibit B). The parcel at 8200 County Line Road was already incorporated into the Village and zoned R-2 Residential at the time of the hearing for the other parcels.

Public Comment

No public comment has been received on this petition.

Staff Report

Z-15-2017: 15W110 83rd Street & 8200 County Line Road (Olguin)

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Applicable Zoning Ordinance Section(s)

The Zoning Ordinance requires that all lots in the R-2B District be at least 30,000 square feet with a minimum lot width of 125 feet.

Findings of Fact and Recommendation

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings.

Appendix

Exhibit A – Petitioner's Materials

Exhibit B – Z-27-2003



VILLAGE OF BURR RIDGE

 PETITION FOR PUBLIC HEARING
 PLAN COMMISSION/ZONING BOARD OF APPEALS

 ADDRESS OF PROPERTY: multiple addresses; see attached PIN # multiple; see attached

GENERAL INFORMATION

 PETITIONER: James E. Olguin as authorized agent for Property Owners

(All correspondence will be directed to the Petitioner)

 PETITIONER'S ADDRESS: 835 McClintock Drive, 2nd Floor PHONE: (630) 655-6000
Burr Ridge, IL 60527

 EMAIL: JEO@GSRNH.com

 FAX: (630) 655-9808

 PROPERTY OWNER: see attached

 STATUS OF PETITIONER: Attorney

 OWNER'S ADDRESS: see attached

 PHONE: (630) 655-6000

PROPERTY INFORMATION

 SITE AREA: 13.8 acres total EXISTING ZONING: R-2

 EXISTING USE/IMPROVEMENTS: single family homes

SUBDIVISION: _____

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

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

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

Rezone property to R-2B

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

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

 Petitioner's Signature: 

 Date Petition Is Filed: 9-6-17

Fakhouri Properties - Burr Ridge

Address	PIN	Owner
15W110 83 rd Street	09-36-208-014	Anton J. Fakhouri
8200 S County Line Road	09-36-208-008	FIJJA LLC
15W040 83 rd Street	09-36-208-015	Standard Bank & Trust Company, Trust# 18228
8200 S County Line Road	09-36-208-016	FIJJA LLC
15W020 83 rd Street	09-36-208-017	Standard Bank & Trust Company, Trust# 18228

PARCEL 1

PROPERTY ADDRESS: 15W110 83rd Street, Burr Ridge, Illinois 60527

LEGAL DESCRIPTION:

LOT 1 IN KELLER-NOWAK ASSESSMENT PLAT OF THE WEST 400 FEET OF THE EAST 1016.6 FEET, AS MEASURED ON THE SOUTH LINE (EXCEPT THE NORTH 500 FEET AS MEASURED ON THE EAST LINE) OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 5, 1957 AS DOCUMENT 831640, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-36-208-014

PARCEL 2

PROPERTY ADDRESS: 8200 S. County Line Road, Burr Ridge, Illinois 60527

LEGAL DESCRIPTION:

THE EAST 616.60 FEET, AS MEASURED ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 EXCEPT THE NORTH 500.00 FEET, AS MEASURED ON THE EAST LINE THEREOF AND EXCEPT THE SOUTH 544.50 FEET THEREOF, MEASURED ON THE EAST LINE THEREOF, ALL IN SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-36-208-008

PARCEL 3

PROPERTY ADDRESS: 15W040 83rd Street, Burr Ridge, Illinois 60527

LEGAL DESCRIPTION:

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36, THENCE WEST ALONG THE SAID NORTHEAST 1/4 A DISTANCE OF 416.60 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 200 FEET; THENCE NORTH AND PARALLEL TO EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 544.5 FEET; THENCE EAST AND PARALLEL TO SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 200 FEET; THENCE SOUTH AND PARALLEL TO EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 544.5 FEET TO A PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-36-208-015

PARCEL 4

PROPERTY ADDRESS: 8200 S. County Line Road, Burr Ridge, Illinois 60527

LEGAL DESCRIPTION:

LOT 1 IN KELLER'S FIRST SUBDIVISION OF THE SOUTH 544.5 FEET OF THE EAST 416.60 FEET OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-36-208-016

PARCEL 5

PROPERTY ADDRESS: 15W020 83rd Street, Burr Ridge, Illinois 60527

LEGAL DESCRIPTION:

LOT 2 IN KELLER'S FIRST SUBDIVISION OF THE SOUTH 544.5 FEET OF THE EAST 416.6 FEET OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-36-208-017



Findings of Fact For a Map Amendment (Rezoning) to the Village of Burr Ridge Zoning Ordinance

In order for a map amendment (rezoning) 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. Existing uses of property within the general area of the property in question.

The uses of property within the general area of the property are single family residential homes.

b. The zoning classification(s) of property within the general area of the property in question.

The zoning classifications of property in the general area are as follows:

North: R-2;
South: R-2B and R-3 (PUD);
East: R-1 and R-2B; and
West: R-2B and R-4 (PUD).

c. The suitability of the property in question to the uses permitted under the existing zoning classification.

The property is suitable for the permitted single family residential use. The requested rezoning would not alter the use, but would allow the better utilization of the property.

d. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and

The trend in development in the area is toward zoning parcels R-2B.

e. The impact upon the objectives of the Official Comprehensive Plan of the Village of Burr Ridge, as amended.

The objectives of the Comprehensive Plan are being met. The requested zoning still maintains the single family residential use desired by the Comprehensive Plan and required lot sizes are consistent the Comprehensive Plan's recommendation of 30,000 square foot minimum lot sizes.

(Please transcribe or attach additional pages as necessary.)



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

CONSENT TO INSTALL PUBLIC NOTICE SIGN

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

Street Address of Subject Property:

multiple addresses; see attached

Property Owner or Petitioner:

James E. Olguin

(Print Name)

(Signature)

Attachment to Consent to Install Public Notice Sign

Street Addresses of Subject Properties:

1. 15W110 83rd Street (PIN: 09-36-208-014)
2. 8200 S. County Line Road (PIN: 09-36-208-008)
3. 15W040 83rd Street (PIN: 09-36-208-015)
4. 8200 S. County Line Road (PIN: 09-36-208-016)
5. 15W020 83rd Street (PIN: 09-36-208-017)



Deed In Trust - Warranty Deed

PREPARED BY:

Therese L. O'Brien, Esq.
15020 S. Ravinia Avenue, Ste. 20
Orland Park, IL. 60462

Send tax bills to
Mail To: + Grantees Address

Standard Bank and Trust Company
7800 W. 95th ST.
Hickory Hills, IL. 60457



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

JAN. 11, 2008

RHSP 11:03 AM

DEED

09-36-208-015

004 PAGES

R2008-005519

OTRT

27-06-2872 1073

DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor FLJJA, LLC, an Illinois Limited Liability Company Of the County of DuPage and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid. Convey and warrant unto STANDARD BANK AND TRUST COMPANY, a corporation of Illinois as Trustee under the provisions of a Trust Agreement dated the 22nd day of April, 20 04, and known as Trust Number 18228 the following described real estate in the County of DuPage and State of Illinois, to wit:

See attached exhibit "A"

PIN: 09-36-208-015

C/K/A 15 W 040 83rd Street, Burr Ridge, IL. 60527

Exempt under Provisions of Paragraph "E"
Section 31-45, Property Tax Code.

1-2-08

Date

Dandra C. Kelly
Buyer, Seller, or Representative

TO HAVE AND TO HOLD, the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said property as often as desired, to contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to partition or to exchange said property, or any part thereof, or other real estate or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about said premises and to deal with said property and every part thereof in all other ways and for such other considerations as it would be

Standard Bank and Trust Company - 7800 West 95th Street, Hickory Hills, IL. 60457
Standard Bank & Trust - Deed in Trust

page 1 of 3

lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises be obliged to see the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be privileged or obliged to inquire into any of the terms of said Trust Agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all the premises above described.

And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has/have hereunto set his/her hand and seal this 2nd day of January, 20 08

Signature: _____

Name: Anton J. Fakhouri Sole Member of the FIJJA LLC, and not personally

Signature: _____

Name: _____

Signature: _____

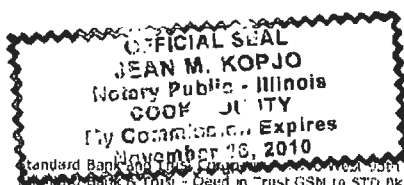
Name: _____

Signature: _____

Name: _____

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby Certify, that Anton J. Fakhouri, Sole Member of the FIJJA LLC personally known to me to be the same person whose name subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his 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 Notarial seal this 2nd day January, 20 08



Jean M. Kopko
NOTARY PUBLIC

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36,
TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE
NORTHEAST QUARTER OF SAID SECTION 36, THENCE WEST ALONG THE SAID
NORTHEAST 1/4 A DISTANCE OF 416.60 FEET FOR A PLACE OF BEGINNING;
THENCE CONTINUING ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A
DISTANCE OF 200 FEET; THENCE NORTH AND PARALLEL TO EAST LINE OF SAID
NORTHEAST 1/4, A DISTANCE OF 544.5 FEET; THENCE EAST AND PARALLEL TO
SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 200 FEET; THENCE
SOUTH AND PARALLEL TO EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF
544.5 FEET TO A PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

FOR INFORMATION ONLY: 09-36-208-015
15 WEST 040 83RD STREET, BURR RIDGE IL 60527
PLEASE NOTE: THE PROPERTY ADDRESS AND ZIP CODE ARE PROVIDED FOR
CONVENIENCE ONLY.

ALTA Commitment Schedule A-1

(OAK-112848PAD.PFD/OAK-112848PAD/14)

27-06-287

J.P. 'RICK' CARNEY
RECORDER

AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS

COUNTY OF DUPAGE

} SS.

DOCUMENT NO. _____

FIJJA, LLC

, being duly sworn on oath, states that

They resides at 8200 South County Line Road, Burr Ridge, IL 60527. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes 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.
8. The conveyance is made to correct descriptions in prior conveyances.
9. 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.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

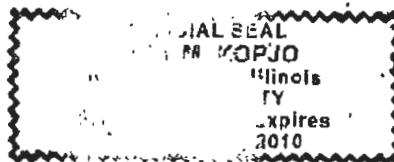
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that _____ makes this affidavit for the purpose of inducing the Recorder of DuPage County, Illinois, to accept the attached deed for recording.

Anton J. Pakhovik, Member of FIJJA, LLC

SUBSCRIBED AND SWORN TO BEFORE ME

this 4th day of Jan, 08.

Notary Public

Orig

WARRANTY DEED

THE GRANTOR,

LAUREN C. MICHELL, a married woman, of 6618 Cutty Sark Lane, Naples, of the County of Collier, State of Florida, for and in consideration of Ten and no/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
JAN. 18, 2008 RHSP 10:38 AM
DEED 09-36-208-017
003 PAGES R2008-009420

CHARGE C.T.I.C. DUPAGE 2706156

to Standard Bank & Trust Company, as Trustee under Trust Agreement Number 18228 dated April 22, 2004, Grantee, the following described Real Estate situated in the County of ~~Cook~~ *DUPAGE* in the State of Illinois, to wit:

LOT 2 IN KELLER'S FIRST SUBDIVISION OF THE SOUTH 544.5 FEET OF THE EAST 416.6 FEET OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

TO HAVE AND TO HOLD said premises forever, in fee simple.

SUBJECT TO: See Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number: 09-36-208-017

Address of Real Estate: 15 W 020 83rd Street, Burr Ridge, Illinois 60527

Dated this 8th day of January, 2008.

C.T.I./W
2706156
27092115 da

Lauren C. Michell
LAUREN C. MICHELL

Waiver of Homestead and Marital Right

A.P. Michell
Adrian P. Michell*

Date: *1/8/08*

*Adrian P. Michell, husband of Lauren C. Michell, executes this Warranty Deed solely to waive and release any and all homestead or marital right which he may have as the spouse of the Grantor in the property conveyed by this Warranty Deed and for no other purpose.

STATE OF ILLINOIS)
) ss.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LAUREN C. MICHELL and ADRIAN P. MICHELL, wife and husband, 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.

Given under my hand and official seal, this 8th day of January, 2008.

Laura A. Lognon
NOTARY PUBLIC



This instrument was prepared by Patrick J. Bitterman, Quarles & Brady LLP, 500 West Madison, Suite 3700, Chicago, Illinois 60661

MAIL TO:
Therese L. O'Brien, Esq.
15020 South Ravinia Avenue, Suite 20
Orland Park, IL 60462

Grantee's Address:
SEND SUBSEQUENT TAX BILLS TO:
FISSA LLC
10719 W. 160TH ST
Orland Park IL 60467

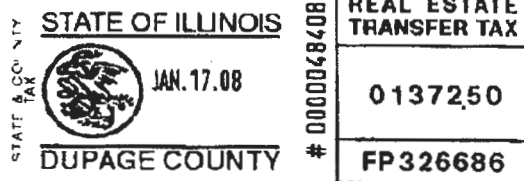


EXHIBIT A

Subject to:

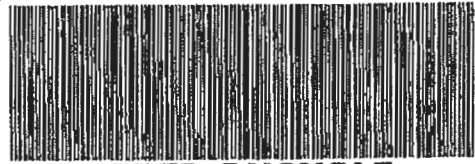
1. Covenants, conditions, and restrictions of record so long as the same permit the use of said premises by Grantee as a residence, public and utility easements that do not underlie the improvements; and general real estate taxes for the years 2007, 2008 and subsequent years.
2. Easement recorded August 7, 1967 as Document R67-29280 to Northern Illinois Gas Company, its successors and assigns, granting a perpetual easement and right of way for the purpose of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary gas facilities appurtenant thereto, together with the right of access thereto for said purposes in, upon, under, along and across the north 1/2 of the public highway known as 83rd Street which extends along the south side of the south half of the northeast quarter of Section 36, Township 38 North, Range 11, East of the Third Principal Meridian.

CHARGE C.T.I.C. DuPAGE

880010217

D2 DX

1 of 1



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
JUL.08.2011 RHSP 10:21 AM
QCD 09-36-208-008
002 PAGES R2011-080281

Above space for recording purposes

CORRECTED QUIT CLAIM DEED

THE GRANTOR(S), Big Dog Ventures, Inc., an Illinois corporation, as previously authorized as of April 1, 2004 by a resolution of the then duly constituted Board of Directors the Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS** and **QUIT CLAIMS** to Fijja, LLC, an Illinois limited liability company, all of Grantor's right, title, and interest in and to the following described real estate situated in the County of DuPage in the State of Illinois, to-wit:

PARCEL 1: THE EAST 616.6 FEET AS MEASURED ON THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER EXCEPT THE NORTH 500 FEET, AS MEASURED ON THE EAST LINE THEREOF AND EXCEPT THE SOUTH 544.5 FEET THEREOF, MEASURED ON THE EAST LINE THEREOF, ALL IN SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

PARCEL 2: LOT 1 IN KELLER'S FIRST SUBDIVISION OF THE SOUTH 544.5 FEET OF THE EAST 416.6 FEET OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

Property Address: 8200 South County Line Road, Burr Ridge, Illinois 60527

PIN: 09-36-208-016 and 09-36-208-008

CH77706.1
213450-10040

THIS INSTRUMENT IS A CORRECTION DEED TO CORRECT A GAP IN THE CHAIN OF TITLE CAUSED BY THE RECORDING OF DOCUMENT 04-115957 ON MAY 4, 2004 AND TO CORRECT TECHNICAL ERRORS IN THE EXECUTION CAUSED BY THAT CERTAIN QUIT CLAIM DEED RECORDED ON NOVEMBER 15, 2010 AS DOCUMENT NO. R2010-157290. THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO THE PROVISIONS OF SECTION D OF SECTION 31-45.

Date: June 13, 2011/ Juan F. Fakhouri, M.D. Signature of Grantor/Agent

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set their hands and seal this 13th day of June, 2011.

Big Dog Ventures, Inc., an Illinois Corporation

By: [Signature]

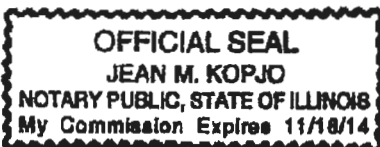
Name: Anthony J. Fakhouri, M.D.

Its: President

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Anton J. Fakhouri, M.D., the President of Big Dog Ventures, Inc., an Illinois corporation who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13th day of June, 2011.



Jean M. Kopjo
Notary Public

*This Instrument Prepared By
and after recording return to:*

James V. Inendino, Esq.
Loeb & Loeb LLP
321 North Clark Street
Suite 2300
Chicago, Illinois 60654

*Grantee's Address +
Send Future Tax Bills to:*

FUJA, LLC
15 W 080 83RD Street
Burr Ridge, IL 60527

CH77706.1
213450-10040

WARRANTY DEED

C.T.I./CY

16J8321361

25127823

16F2

SEND SUBSEQUENT TAX BILLS
TO GRANTEE'S ADDRESS:

ANTON FAKHOURI
15 W. 110 83RD STREET
BURR RIDGE, IL 60527



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

JAN.04,2006

RHSP 11:22 AM

DEED

09-36-208-014

002 PAGES

R2006-001648

THE GRANTORS, TIMOTHY J. MALLOY AND PATRICIA A. MALLOY, Husband and Wife, as Tenants By The Entirety, of the Village of Burr Ridge, County of DuPage, State of Illinois, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to ANTON FAKHOURI, as

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 1 IN KELLER-NOWAK ASSESSMENT PLAT OF THE WEST 400 FEET OF THE EAST 1016.6 FEET, AS MEASURED ON THE SOUTH LINE (EXCEPT THE NORTH 500 FEET AS MEASURED ON THE EAST LINE) OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 5, 1957 AS DOCUMENT 831640, IN DUPAGE COUNTY, ILLINOIS.

Subject to: General real estate taxes not due and payable at time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

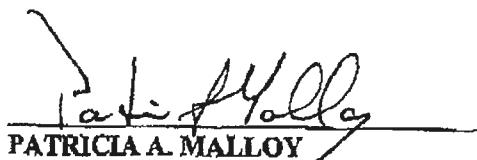
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold forever.

Permanent Real Estate Index Number: 09-36-208-014-0000

Address of Real Estate: 15W110 83RD STREET, BURR RIDGE, IL 60527

DATED this 30th day of December 2005.


TIMOTHY J. MALLOY


PATRICIA A. MALLOY

CHARGE CTIC DUPAGE SAS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **TIMOTHY J. MALLOY AND PATRICIA A. MALLOY** 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.

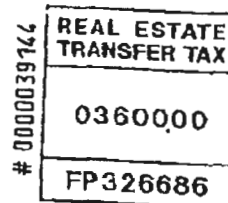
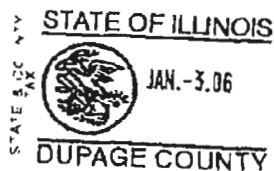
Given under my hand and official seal, this 30th day of December, 2005.

Christine Marshall
NOTARY PUBLIC



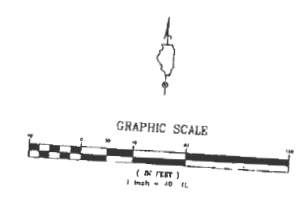
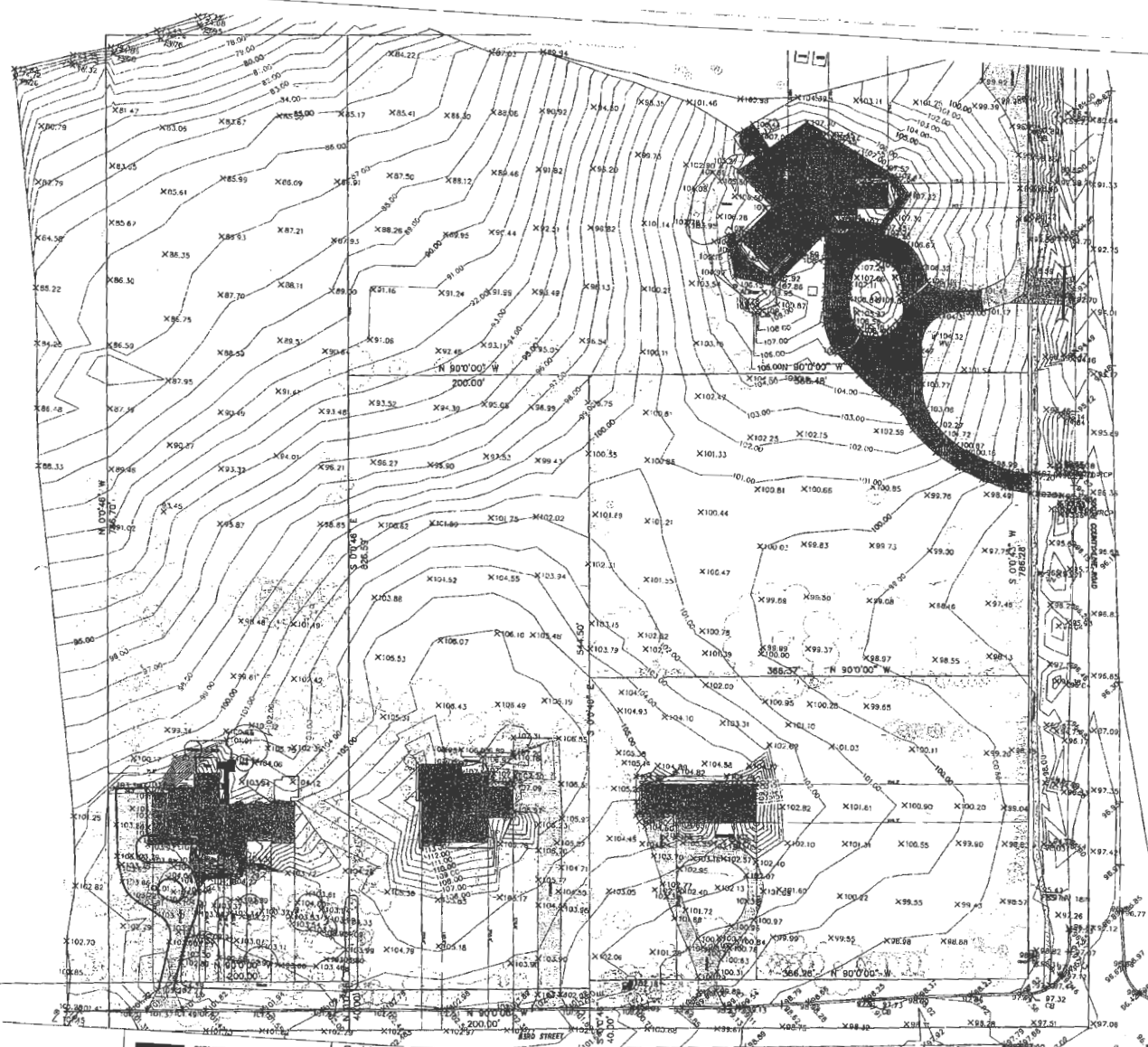
Prepared by:
Terrence P. Faloon
Faloon & Kenney, Ltd.
5 South 6th Avenue
La Grange, Illinois 60525

CM



MAIL TO:

Theresa L. O'Brien, Esq.
15020 S. RAVINIA AV STE 20
ORLAND PARK IL 60462



1/2" = 1' 0" - 1' 0" Scale
 1/4" = 1' 0" - 1' 0" Scale
 1/8" = 1' 0" - 1' 0" Scale

TERRA
ENGINEERING LTD.
 226 W. Ohio Street
 4th Floor
 Chicago, IL 60654
 TEL: (312) 467-0123
 FAX: (312) 467-0220
 www.terraengineering.com

Revisions	DATE	ISSUE
08/28/08		SURVEY PLAN

Dr. Anton Fakhouri Property
 Burr Ridge, IL

Stamp
 PROJECT NO.
 DRAWN
 DESIGN
 CHECKED
 PE
 APPROVED

Title
SURVEY PLAN
 Sheet No.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

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

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

November 3, 2017

NOTICE OF PUBLIC HEARING

Dear Property Owner:

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

Z-15-2017: 8200 County Line Road and 15W110 83rd Street The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by James Olguin for re-zoning from the R-2 Single Family Residence District to the R-2B Single Family Residence District of the Burr Ridge Zoning Ordinance. The petition number and property addresses are **Z-15-2017: 8200 County Line Road and 15W110 83rd Street** and the Permanent Real Estate Index Numbers are: **09-36-208-014; 09-36-208-008; 09-36-208-015; 09-36-208-016; and 09-36-208-017.**

A public hearing to consider this petition is scheduled for:

Date: Monday, November 20, 2017
Time: 7:30 P.M. or as soon thereafter as the matter may be heard.
Location: Village of Burr Ridge
Board Room
7660 South County Line Road
Burr Ridge, IL 60527

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

Evan Walter, Assistant to the Village Administrator
(630) 654-8181 ext. 2010
ewalter@burr-ridge.gov

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

09-36-208-007-0000

MC LAUGHLIN, R JOSEPH
OR CURRENT OWNER
8565 HEATHER DR
BURR RIDGE IL 60527

09-36-208-006-0000

SCHMIDT 8100
OR CURRENT OWNER
9S175 DREW AVE
BURR RIDGE IL 60527

09-36-208-005-0000

SCHMIDT 8000
OR CURRENT OWNER
9S175 DREW AVE
BURR RIDGE IL 60527

09-36-208-001-0000

D'APRILE, NICHOLE M
OR CURRENT OWNER
9S141 DREW AVE
BURR RIDGE IL 60527

09-36-208-002-0000

SCHMIDT 9S175
OR CURRENT OWNER
9S175 DREW AVE
BURR RIDGE IL 60527

09-36-208-003-0000

MADEJ, PATRICIA J
OR CURRENT OWNER
15W121 81ST CT
BURR RIDGE IL 60527

09-36-206-009-0000

FONSTEIN, MICHAEL
OR CURRENT OWNER
15W155 81ST ST
HINSDALE IL 60521

09-36-206-008-0000

JAHN, MARTIN & PATRICIA
OR CURRENT OWNER
15W201 81ST ST
BURR RIDGE IL 60527

09-36-206-007-0000

PAULAN, KENNETH
OR CURRENT OWNER
8473 WALREDON AVE
BURR RIDGE IL 60527

09-36-201-003-0000

SACHS, SHARON & JASON
OR CURRENT OWNER
15W250 81ST ST
BURR RIDGE IL 60527

09-36-201-006-0000

MOORE, KEVIN M & KIMBERLY
OR CURRENT OWNER
15W214 81ST ST
HINSDALE IL 60521

09-36-201-007-0000

LOMBARDO, DOLORES ESTATE
OR CURRENT OWNER
9S174 DREW AVE
BURR RIDGE IL 60527

09-36-208-013-0000

KLUCHENEK, D & C GILBERT
OR CURRENT OWNER
15W140 83RD ST
HINSDALE IL 60521

09-36-208-012-0000

BENNETT, DAVID & MARY GAIL
OR CURRENT OWNER
8223 WINDSOR CT
BURR RIDGE IL 60521

09-36-208-011-0000

KOVAR, DONALD T & CLAIRE E
OR CURRENT OWNER
8219 WINDSOR CT
BURR RIDGE IL 60521

09-36-208-018-0000

CROWLEY, JUDITH D
OR CURRENT OWNER
8215 WINDSOR CT
BURR RIDGE IL 60527

09-36-206-017-0000;
09-36-404-013-0000

VILLAGE OF BURR RIDGE
OR CURRENT OWNER
7660 S COUNTY LINE RD
BURR RIDGE IL 60521

09-36-207-006-0000

AXLEROD, JOSEPH & K
OR CURRENT OWNER
8212 WINDSOR CT
BURR RIDGE IL 60527

09-36-207-007-0000

WALDVOGEL, JEFFERY & KIM
OR CURRENT OWNER
8218 WINDSOR CT
BURR RIDGE IL 60521

09-36-207-008-0000

MITAL, DEEPAK & ANITA
OR CURRENT OWNER
8224 WINDSOR CT
BURR RIDGE IL 60527

09-36-207-001-0000

TAMELING, MICHAEL & M
OR CURRENT OWNER
8211 KATHRYN CT
BURR RIDGE IL 60527

09-36-207-002-0000

SEERY, MARGARET M
OR CURRENT OWNER
8215 KATHRYN CT
BURR RIDGE IL 60521

09-36-205-011-0000

FNBH TRUST L-709
OR CURRENT OWNER
P O BOX 607
HINSDALE IL 60521

09-36-205-008-0000

HAAS, FRED P & DIANA E
OR CURRENT OWNER
8206 KATHRYN CT
BURR RIDGE IL 60527

09-36-206-015-0000

ZHANG, H & D LI
OR CURRENT OWNER
8201 KATHRYN CT
BURR RIDGE IL 60527

09-36-404-019-0000

DRAHOS, LEE C
OR CURRENT OWNER
74 DEER PATH TR
BURR RIDGE IL 60521

09-36-404-022-0000

BACIN, DAN
OR CURRENT OWNER
62 DEER PATH TR
BURR RIDGE IL 60527

09-36-408-002-0000

AHUJA, SATYA P & JAYA
OR CURRENT OWNER
69 DEER PATH TR
BURR RIDGE IL 60521

09-36-207-003-0000

ZERVAKIS, STEVEN F
OR CURRENT OWNER
8219 KATHRYN CT
BURR RIDGE IL 60527

09-36-205-010-0000

PROSEK, CHRISTOPHER J & S
OR CURRENT OWNER
8218 KATHRYN CT
BURR RIDGE IL 60521

09-36-205-003-0000

GARTLAND, GEORGE & JEANNE
OR CURRENT OWNER
8200 KATHRYN CT
BURR RIDGE IL 60527

09-36-206-014-0000

BHASKARAN, SHANKARRAM
OR CURRENT OWNER
8143 KATHRYN CT
BURR RIDGE IL 60527-5908

09-36-404-020-0000

PAPPAS, THEODORE J
OR CURRENT OWNER
70 DEER PATH TR
BURR RIDGE IL 60527-6324

09-36-404-023-0000

SCHULTE, JOSEPH & ANKE
OR CURRENT OWNER
58 DEER PATH TR
BURR RIDGE IL 60527

09-36-408-003-0000

ARGIRIS, SPIROS & MARY
OR CURRENT OWNER
65 DEERPATH TR
BURR RIDGE IL 60527

09-36-207-004-0000

MC CASKEY, M & N POLETTI
OR CURRENT OWNER
8223 KATHRYN CT
BURR RIDGE IL 60527-5910

09-36-205-009-0000

CLAMP, ERIC & DEMETRA
OR CURRENT OWNER
8212 KATHRYN CT
BURR RIDGE IL 60527-5911

09-36-206-016-0000

HEADY, PATRICIA DIANE
OR CURRENT OWNER
8205 KATHRYN CT
BURR RIDGE IL 60527

09-36-206-013-0000

ROMEO, DANL & NATALIE
OR CURRENT OWNER
8139 KATHRYN CT
BURR RIDGE IL 60521

09-36-404-021-0000

MULLIGAN, JOHN
OR CURRENT OWNER
66 DEER PATH TR
BURR RIDGE IL 60521

09-36-408-001-0000

FRY, JOHN & MARCIA
OR CURRENT OWNER
73 DEER PATH TR
BURR RIDGE IL 60521

09-36-408-004-0000

FORRER, ROBERT
OR CURRENT OWNER
61 DEER PATH TR
BURR RIDGE IL 60527

09-36-408-005-0000

CAMARENA, ROMUALDO JR
OR CURRENT OWNER
55 DEERPATH LN
BURR RIDGE IL 60521

09-36-408-008-0000

BECK, RICHARD A & JO ANN
OR CURRENT OWNER
39 FAWN CT
BURR RIDGE IL 60521

09-36-408-020-0000

JABER, NABIL & REEM
OR CURRENT OWNER
8350 FARS COVE
BURR RIDGE IL 60527

09-36-408-010-0000

LIN, ALAN & BARBARA 12395-1
OR CURRENT OWNER
33 FAWN CT
BURR RIDGE IL 60521

09-36-408-026-0000

ROMEO, ANTHONY A
OR CURRENT OWNER
8301 FARS COVE
BURR RIDGE IL 60527

09-36-400-038-0000

BUCKRIDGE, C & STEFANIAK
OR CURRENT OWNER
8300 S COUNTY LINE
HINSDALE IL 60521

09-36-408-023-0000

MARTIN, J & M LACHMAN
OR CURRENT OWNER
8324 S COUNTY LINE RD
BURR RIDGE IL 60527

09-36-408-006-0000

GARINO, JOHN & CYNTHIA
OR CURRENT OWNER
47 DEER PATH TR
BURR RIDGE IL 60521

09-36-408-018-0000

PEIRCE, MICHAEL
OR CURRENT OWNER
6 WOOD OAKS DR
S BARRINGTON IL 60010

09-36-408-024-0000

WONG, GENE
OR CURRENT OWNER
8370 FARS COVE
BURR RIDGE IL 60527

09-36-408-014-0000

DUTT, KAMAL & PRIYA
OR CURRENT OWNER
11 DEER PATH TR
BURR RIDGE IL 60521

09-36-408-027-0000

PANICO, C RICHARD & K
OR CURRENT OWNER
8311 FARS COVE
BURR RIDGE IL 60527

09-36-400-010-0000

SAKEVICH, TARA L
OR CURRENT OWNER
8320 S COUNTY LINE RD
BURR RIDGE IL 60527-6376

09-36-408-017-0000

MARTIN, JAMES H & SUTERA
OR CURRENT OWNER
8322 S COUNTY LINE RD
BURR RIDGE IL 60521

09-36-408-007-0000

HENNESSY, A BLAKER
OR CURRENT OWNER
43 DEER PATH TR
BURR RIDGE IL 60521

09-36-408-019-0000

BASTI, SURENDRA & SHOBHA
OR CURRENT OWNER
6415 RALEIGH RD
WILLOWBROOK IL 60527

09-36-408-009-0000

GOROKHOVSKY, MARK
OR CURRENT OWNER
37 FAWN CT
BURR RIDGE IL 60527

09-36-408-015-0000

SRIAROON, SOMBOON
OR CURRENT OWNER
1 DEER PATH TR
BURR RIDGE IL 60527

09-36-400-007-0000

DOHRMAN, BARBARA K
OR CURRENT OWNER
15W055 83RD ST
BURR RIDGE IL 60527

09-36-408-025-0000

VADAKARA, JOE & CHRISROSE
OR CURRENT OWNER
8365 FARS COVE
BURR RIDGE IL 60527

18-31-109-001-0000

ANNOL & AVNIT KAPUR
OR CURRENT OWNER
358 BUCKTHORN LN
ELGIN, IL 60120-5202

18-31-109-002-0000

TED BART
OR CURRENT OWNER
536 RIDGEMOOR DR
WILLOWBROOK, IL 60527-5361

18-31-109-011-0000

JDS HOMES
OR CURRENT OWNER
15W 480 62ND STREET
BURR RIDGE, IL 60527-5162

18-31-102-017-0000

ED & MELANIE PETERSON
OR CURRENT OWNER
8204 GREYSTONE CT
BURR RIDGE, IL 60527-6497

18-31-300-008-0000

RAYMOND LUCAS
OR CURRENT OWNER
11955 GERMANCHURCH RD
BURR RIDGE, IL 60527-6461

18-31-300-015-0000

L WESLEY HAYDEN
OR CURRENT OWNER
241 QUAY ASSISI
NW SMRNA BCH, FL 32169-5105

18-31-109-003-0000

JON & VALERIE METCALF
OR CURRENT OWNER
11954 CROSSCREEK CT
BURR RIDGE, IL 60527-6364

18-31-102-008-0000;
18-31-102-009-0000

BHARAT B MITTAL
OR CURRENT OWNER
601 MIDWEST CLUB
OAK BROOK, IL 60523-2530

18-31-102-018-0000

MAUNAK & UNATI RANA
OR CURRENT OWNER
8220 GREYSTONE CT
BURR RIDGE, IL 60527-6497

18-31-300-007-0000

NICOLE HIGGINS
OR CURRENT OWNER
11801 GERMAN CHURCH RD
BURR RIDGE, IL 60527-6460

18-31-300-004-0000

MICHAEL A PIZZUTO AS T
OR CURRENT OWNER
16W485 S FRONTAGE RD20
BURR RIDGE, IL 60527-7107

1218277.1

18-31-109-004-0000

JIM TSANTILIS
OR CURRENT OWNER
11932 CROSSCREEK CT
BURR RIDGE, IL 60527-6364

18-31-102-004-0000

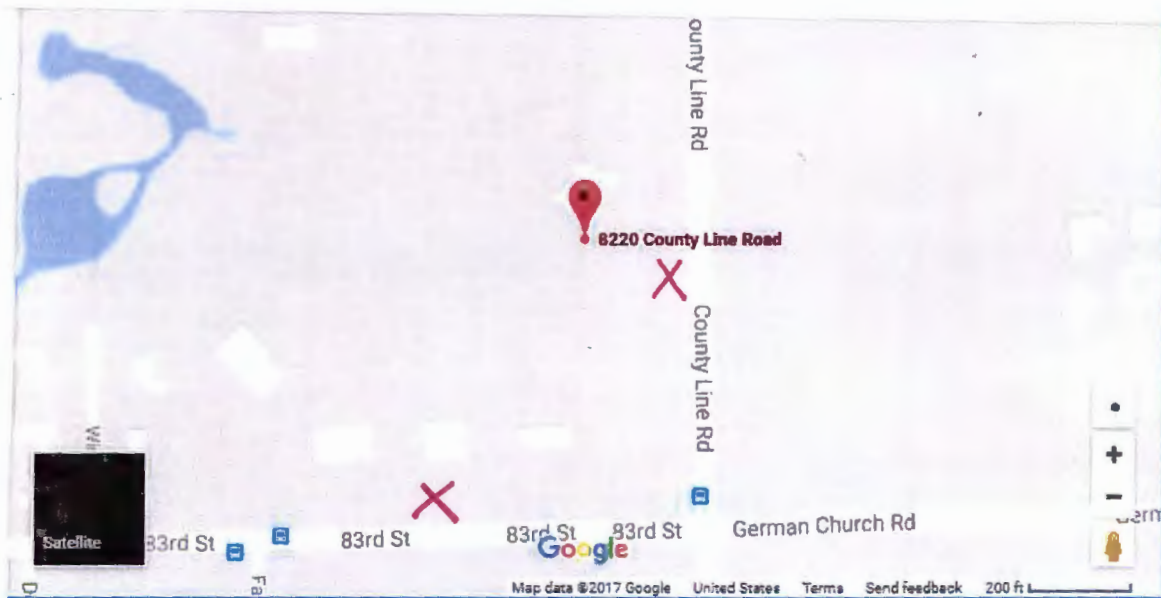
CAROLINE KOSTELNY
OR CURRENT OWNER
1400 SIXTEENTH 3RD FL
OAK BROOK, IL 60523-1306

18-31-102-019-0000

LOU KOROMPILAS
OR CURRENT OWNER
6655 LEE CT
BURR RIDGE, IL 60527-5798

18-31-300-009-0000

NERIJUS MAKSELIS
OR CURRENT OWNER
13010 DERBY RD
LEMONT, IL 60439-8704



Z-15-2017 15W110 83rd Street
8200 County Line Road
2 signs



Village of Burr Ridge

NOTICE

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

For further information, please call or visit:

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

Ask for Information Re: **2115 2017**

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan Commission Agenda)

LEGAL NOTICE**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:30 p.m. on Monday, November 20, 2017, at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois 60527.

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by James Olguin for re-zoning from the R-2 Single Family Residence District to the R-2B Single Family Residence District of the Burr Ridge Zoning Ordinance. The petition number and property addresses are Z-15-2017: 8200 County Line Road and 15W110 83rd Street and the Permanent Real Estate Index Numbers are: 09-36-208-014; 09-36-208-008; 09-36-208-015; 09-36-208-016; and 09-36-208-017.

The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

GREG TRZUPEK

CHAIRMAN

MEMBERS: MIKE STRATIS, DEHN GRUNSTEN, LUISA HOCH, GREGORY SCOTT, MARY PRAXMARER, AND JIM BROLINE.

11/2/2017 5274172

EXHIBIT B

October 21, 2003

Ms. Jo V. Irmen
President and
Board of Trustees
7660 South County Line Road
Burr Ridge, Illinois 60527

Re: Z-27-2003: 7 Parcels Commonly Known as 15W110 83rd Street, 15W040 83rd Street, 15W020 83rd Street, 15W115 83rd Street, 15W055 83rd Street, 8300 County Line Road, and 8320 County Line Road

Dear Ms. President and Board of Trustees:

The Plan Commission transmits for your consideration its recommendation for rezoning the properties at 15W110 83rd Street, 15W040 83rd Street, and 15W020 83rd Street from the R-1 District to the R-2 District and rezoning of the properties at 15W115 83rd Street, 15W055 83rd Street, 8300 County Line Road, and 8320 County Line Road from the R-1 District to the R-2B Single-Family Residence District. The R-2 District is recommended for three properties on the north side of 83rd Street, and the R-2B District is recommended for four properties located south of 83rd Street.

After due notice, as required by law, the Plan Commission held a public hearing on October 20, 2003. Community Development Director Doug Pollock reported that this area was annexed by the Village on March 24, 2003, and that the Community Development Department was seeking to establish appropriate zoning of these parcels based on the Comprehensive Plan, the pattern of zoning in the area, and the existing development within and around the area being rezoned. Based on these criteria, the Community Development Department recommends rezoning to the R-2B District. In response to a suggestion from a property owner and from the Plan Commission, Mr. Pollock added that expansion of the R-2 District on the north side of 83rd Street is appropriate provided that the adjacent R-2B property at 15W140 83rd Street is also rezoned to the R-2 District.

After hearing the evidence and reviewing the documentary exhibits submitted, the Plan Commission concluded that the properties on the north side of 83rd Street should be rezoned to the R-2 District, and the properties south of 83rd Street should be rezoned to the R-2B District. Accordingly, by a vote of 7 to 0, the Plan Commission recommends to the Board of Trustees that the aforesaid properties on the north side of 83rd Street be rezoned from the R-1 Single-Family Residence District to the R-2 Single-Family Residence District. By a vote of 6 to 1, the

Plan Commission recommends to the Board of Trustees that the aforesaid properties south of 83rd Street be rezoned from the R-1 Single-Family Residence District to the R-2B Single-Family Residence District.

Sincerely,

Robert A. Grela, Chairman
Village of Burr Ridge
Plan Commission/Zoning Board of Appeals

RAG:JDP:jdp



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant to the Village Administrator

DATE: November 14, 2017

RE: Board Report for November 20, 2017 Plan Commission Meeting

At its November 13, 2017 meetings the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

V-03-2017: 9S155 Madison (Piska); At the request of the petitioner, the Board of Trustees remanded this hearing to the Plan Commission. The petitioner requested the opportunity to revise their petition from the original request.

S-04-2017: 705 Village Center Drive (Hampton Social); The Board of Trustees concurred with the Plan Commission and approved an Ordinance granting a variance for two signs exceeding 100 square feet.

S-08-2017: 7020 County Line Road (Busey Bank); The Board of Trustees concurred with the Plan Commission and approved an Ordinance granting variances to increase the amount of permitted signage to 418 square feet and to permit a wall sign in addition to existing ground signs.

S-09-2017: 880 Village Center Drive (Design Bar); The Board of Trustees concurred with the Plan Commission and approved an Ordinance granting variances to permit signs outside of the established sign zone and to use signs that are not individual letters attached directly to the building.

PC-08-2017: 6330 County Line Road; The Board of Trustees concurred with the Plan Commission and approved a private sanitary sewer for a new home.

11/13/2017

Permits Applied For October 2017



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-17-292	10/03/2017	310 Burr Ridge Pkwy	Garber Construction	115 S. Vine Hinsdale IL 60521	Com Alteration
JCA-17-320	10/06/2017	15W 150 South Frontage Rd	Anthem Memory Care	5335 SW Meadows Rd, #140 Lake Oswego OR 97034	Com Alteration
JCMSC-17-315	10/02/2017	15W 460 North Frontage Rd.	Ground Pros Inc.	1470 Industrical Dr Itasca IL 60143	Commercial Miscellaneous
JDEK-17-322	10/09/2017	5 Bay Rum Ct	Shala Construction	8918 O'Neill Dr Burr Ridge IL 60527	Deck
JDEK-17-350	10/27/2017	9227 Garfield Av	Innovative Decks	6926 W 183rd St. Tinley Park IL 60477	Deck
JELV-17-345	10/27/2017	68 Cabernet CT	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator
JPAT-17-286	10/11/2017	8360 Clyndervan Rd	The Beauty of Concrete, Inc.	9 Elm St Darien IL 60561	Patio
JPAT-17-314	10/03/2017	5909 Garfield Ave	American Bluegrass	286 Commonwealth Dr Carol Stream IL 60188	Patio
JPAT-17-318	10/05/2017	11588 Briarwood Ln	Mr. & Mrs. Michael Maksimov	11588 Briarwood Ln Burr Ridge IL 60525	Patio
JPAT-17-328	10/10/2017	2 TARTAN RIDGE RD	A Touch of Green	12720 W. 159th St. HOMER GLEN IL 60491	Patio
JPAT-17-338	10/24/2017	9227 Garfield Av	Statements in Stone, Inc.	6605 W. Steger Rd Monee IL 60449	Patio
JPCT-17-343	10/27/2017	6900 Veterans Blvd.	Atlantic Construction	265 Jamie Lane Wauconda IL 60084	Cell Tower
JPF-17-321	10/10/2017	16W 321 93rd PL	Homeowner	Burr Ridge IL 60527	Fence Permit
JPF-17-330	10/16/2017	8424 Walredon Ave	Joshua Bosley	8424 Walredon Ave Burr Ridge IL 60527	Fence Permit
JPF-17-340	10/25/2017	8725 Aintree Ln	Northwest Cedar Products	15537 S. Weber Road Lockport IL 60441	Fence Permit
JPR-17-311	10/03/2017	201 Kenmare Dr	Paul M. & Suzanne K. Lopez	201 Kenmare Dr Burr Ridge IL 60527	Right-of-Way
JPR-17-312	10/03/2017	8750 AINTREE LN	Crana Services	PO Box 699 Lemont IL 60439	Right-of-Way

11/13/2017

Permits Applied For October 2017



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPR-17-316	10/02/2017	ROWs Ck Cty Locations	NPL Construction	750 E. Diehl Rd. Naperville IL 60563	Right-of-Way
JPR-17-323	10/09/2017	15W 740 94TH ST	Homeowner	Burr Ridge IL 60527	Right-of-Way
JPR-17-324	10/06/2017	10S 452 GLENN DR	Richards Blacktop	11759 Southwest Highway Palos Heights IL 60463	Right-of-Way
JPR-17-326	10/10/2017	15W 321 72ND ST	Vals General Contractor	511 Lincoln Rd West Chicago IL 60185	Right-of-Way
JPR-17-329	10/12/2017	1492 Tomlin Dr	TMW	179 E George Street Bensenville IL 60106	Right-of-Way
JPR-17-334	10/18/2017	1333 Burr Ridge Pkwy	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	Right-of-Way
JPR-17-339	10/25/2017	7800 Hamilton Ave	Lemont Paving Company	11550 Lemont Ave. Lemont IL 60439	Right-of-Way
JPR-17-342	10/26/2017	ROWs DuPage Locations	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way
JPS-17-335	10/23/2017	16W 361 South Frontage RD	Corporate Sign Systems, Inc.	920 Central Ave Roselle IL 60172	Sign
JRAD-17-325	10/06/2017	15W 737 80TH ST	Brian Sladek	15W737 80th St Burr Ridge IL 60527	Residential Addition
JRAD-17-333	10/18/2017	8715 Stark DR	Ambrose Builders	5924 Springside Ave Downers Grove IL 60516	Residential Addition
JRAD-17-341	10/26/2017	301 Burr Ridge Club DR	RLC Development and Constr	1501 Burr Ridge Club Dr. Burr Ridge IL 60527	Residential Addition
JRAL-17-327	10/11/2017	8324 County Line Rd	LaMantia Design & Remodelin	20 E. Ogden Av. Hinsdale IL 60521	Residential Alteration
JRAL-17-331	10/17/2017	8425 Dolfor Cove	Living by Design	601 Princet6on Ln. New Lenox IL 60451	Residential Alteration
JRAL-17-336	10/23/2017	15W 500 W 81ST ST	ATI Construction, Inc.	23852 W. Industrial Dr. Plainfield IL 60585	Residential Alteration
JRAL-17-337	10/24/2017	11435 Circle Dr	Athanasios Tom Bubaris	11435 Circle Dr Burr Ridge IL 60527	Residential Alteration
JRPE-17-296	10/02/2017	7915 Deerview Ct	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit

11/13/2017

Permits Applied For October 2017



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRPE-17-344	10/24/2017	1450 Tomlin Dr	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit
JRPF-17-319	10/06/2017	77 Tomlin Cir	Barrington Pools, Inc	P.O. Box 3506 Barrington IL 60011-3906	Pool and Fence
JRSF-17-310	10/02/2017	9S 201 Madison St	CT Property Solutions	11871 Coquilie Dr Frankfort IL 60423	Residential New Single Family
JRSF-17-332	10/16/2017	11957 Heritage Dr	Nafe Group, Inc.	200 W. Madison St. Chicago IL 60606	Residential New Single Family
JTRLR-17-346	10/31/2017	16W 301 91st St	Weis Builders	8420 W. Bryn Mawr Av Chicago IL 60631	Construction Trailer
TOTAL:	39				

11/13/2017

Permits Issued October 2017



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-17-194	10/03/2017	7600 County Line Rd	Krusinski Construction Co	2107 Swift Dr. Oak Brook IL 60523	Com Alteration \$1,996,439	24,915
JCA-17-248	10/04/2017	16W 260 W 83RD ST	IEG	4957 N. Kilpatrick Chicago IL 60630	Com Alteration \$257,475	4,900
JCA-17-254	10/11/2017	160 Tower Dr	Sequoia General Contracting C	1585 Beverly Ct. Aurora IL 60502	Com Alteration \$916,126	11,433
JCA-17-292	10/03/2017	310 Burr Ridge Pkwy	Garber Construction	115 S. Vine Hinsdale IL 60521	Com Alteration \$195,517	2,379
JCA-17-303	10/25/2017	150 Harvester Dr.	The Naleway Group	1434 Brook Dr. Downers Grove IL 60515	Com Alteration \$499,290	6,231
JCA-17-304	10/20/2017	8320 Madison St	Image Construction Group	5913 W 87th St Oak Lawn IL 60453	Com Alteration \$579,917	12,143
JCMSC-17-315	10/26/2017	15W 460 North Frontage R	Ground Pros Inc.	1470 Industrical Dr Itasca IL 60143	Commercial Miscellaneous	
JDEK-17-289	10/24/2017	131 Northgate Pl	Classic Fireplace Chicago	7407 W. 60th Pl Summit IL 60501	Deck	
JDEK-17-295	10/27/2017	11429 Burr Oak Ln	Innovative Decks	6926 W 183rd St. Tinley Park IL 60477	Deck	
JDS-17-019	10/06/2017	7210 Giddings Av	RMD Construction	7319 Park Ave Burr Ridge IL 60527	Demolition Structure	
JDS-17-253	10/30/2017	6230 Garfield AVE	Curtiss Companies, LLC	3 Grant Square Hinsdale IL 60521	Demolition Structure	
JDS-17-265	10/02/2017	6330 County Line Rd	Smart Construction Group, LT	11 W. College Dr Arlington Heights IL 60004	Demolition Structure	
JGEN-17-233	10/11/2017	32 LANCASTER CT	Pro Electric Generators, Inc.	1533 Herbert St. Downers Grove IL 60515	Generator	
JGEN-17-291	10/27/2017	15W 254 60th St	Penco Electric Inc	7133 N Austin Ave Niles IL 60714	Generator	
JPAT-17-026	10/09/2017	9230 Forest Edge Ln	Homeowner	Burr Ridge IL 60527	Patio	
JPAT-17-286	10/11/2017	8360 Clyndervan Rd	The Beauty of Concrete, Inc.	9 Elm St Darien IL 60561	Patio	

11/13/2017

Permits Issued October 2017



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JPAT-17-314	10/23/2017	5909 Garfield Ave	American Bluegrass	286 Commonwealth Dr Carol Stream IL 60188	Patio	
JPAT-17-318	10/30/2017	11588 Briarwood Ln	Mr. & Mrs. Michael Maksimov	11588 Briarwood Ln Burr Ridge IL 60525	Patio	
JPAT-17-328	10/31/2017	2 TARTAN RIDGE RD	A Touch of Green	12720 W. 159th St. HOMER GLEN IL 60491	Patio	
JPPL-17-281	10/23/2017	35 Dougshire Ct	Signature, Inc.	1056 N. LaFox Rd. South Elgin IL 60177	Pool	
JPR-17-221	10/02/2017	10S 607 GLENN DR	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Right-of-Way	
JPR-17-305	10/30/2017	7856 FOREST HILL RD	Western Suburbs Concrete, Inc.	9400 W. 47th St. Brookfield IL 60513	Right-of-Way	
JPR-17-309	10/12/2017	7711 Hamilton Ave	Wilson Paving & Sealcoat Com	508 Oakwood Ave. Lemont IL 60439	Right-of-Way	
JPR-17-311	10/20/2017	201 Kenmare Dr	Paul M. & Suzanne K. Lopez	201 Kenmare Dr Burr Ridge IL 60527	Right-of-Way	
JPR-17-316	10/12/2017	ROWs Ck Cty Locations	NPL Construction	750 E. Diehl Rd. Naperville IL 60563	Right-of-Way	
JPR-17-324	10/25/2017	10S 452 GLENN DR	Richards Blacktop	11759 Southwest Highway Palos Heights IL 60463	Right-of-Way	
JPR-17-326	10/25/2017	15W 321 72ND ST	Vals General Contractor	511 Lincoln Rd West Chicago IL 60185	Right-of-Way	
JPR-17-334	10/19/2017	1333 Burr Ridge Pkwy	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	Right-of-Way	
JPR-17-342	10/30/2017	ROWs DuPage Locations	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way	
JPS-17-152	10/19/2017	60 Shore Dr	Fast Signs	408 W. 75th St. Downers Grove IL 60516	Sign	
JRAD-17-201	10/06/2017	11610 W 79th St	JD Builders	6501 W. 81st St Burbank IL 60459	Residential Addition	
					\$347,325	4,631
JRAD-17-261	10/13/2017	15W 120 79TH ST	Kingston Builders	13400 S Rt 59 Plainfield IL 60585	Residential Addition	
					\$39,600	528

11/13/2017

Permits Issued October 2017



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRAD-17-271	10/24/2017	1102 Burr Ridge Club Dr	Courtyard Custom Builders	64 Silo Ridge Dr Orland Park IL 60467	Residential Addition \$12,600	168
JRAL-17-239	10/04/2017	8715 Stark DR	Ambrose Builders	5924 Springside Ave Downers Grove IL 60516	Residential Alteration \$316,875	4,225
JRAL-17-278	10/19/2017	145 Pheasant Hollow	CS Woodwork	1001 Aucutt Rd. Montgomery IL 60538	Residential Alteration \$214,950	2,866
JRAL-17-280	10/06/2017	160 GLENMORA DR	Custom Homes By D.R. Weiss	P. O. Box 1413 St. Charles IL 60174	Residential Alteration \$33,750	450
JRAL-17-285	10/20/2017	8360 Clynderven Rd	CJ Architects, Inc.	7613 Stratford Pl. Darien IL 60561	Residential Alteration \$126,600	1,688
JRES-17-214	10/02/2017	8536 WALREDON AVE	D & M Outdoor Living Spaces	P.O. Box 54 Western Springs IL 60558	Residential Miscellaneous	
JRES-17-275	10/04/2017	8448 Kimberly Ct	Green T Landscaping	1600 Mountain St Aurora IL 60505	Residential Miscellaneous	
JRPE-17-266	10/02/2017	6330 County Line Rd	Smart Construction Group, LT	11 W. College Dr Arlington Heights IL 60004	Res Electrical Permit	
JRPF-17-256	10/10/2017	8686 Johnston Rd	Platinum Poolcare Aquatech, L	300 Industrial Drive Wheeling IL 60090	Pool and Fence	
JRPF-17-273	10/25/2017	8715 Madison St.	Russo's Installation Services, In	223 E. North Av. Northlake IL 60164	Pool and Fence	
JRSF-16-313	10/06/2017	7210 Giddings Av	RMD Construction	7319 Park Ave Burr Ridge IL 60527	Residential New Single Family \$419,550	2,797
JRSF-17-252	10/30/2017	6230 Garfield AVE	Curtiss Companies, LLC	3 Grant Square Hinsdale IL 60521	Residential New Single Family \$733,950	4,893
TOTAL:	44					

11/13/17

Occupancy Certificates Issued October 2017



CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF17029	09/08/17	Archie & Marie Massicotte	8372 Waterview Ct
OF17030	09/08/17	Carl Stahl DecorCable	8080 Madison St
OF17031	09/08/17	American Secure Technologies	8340 Madison St
OF17034	10/20/17	J.D. & Hetal Patel	6545 Hillcrest Dr.

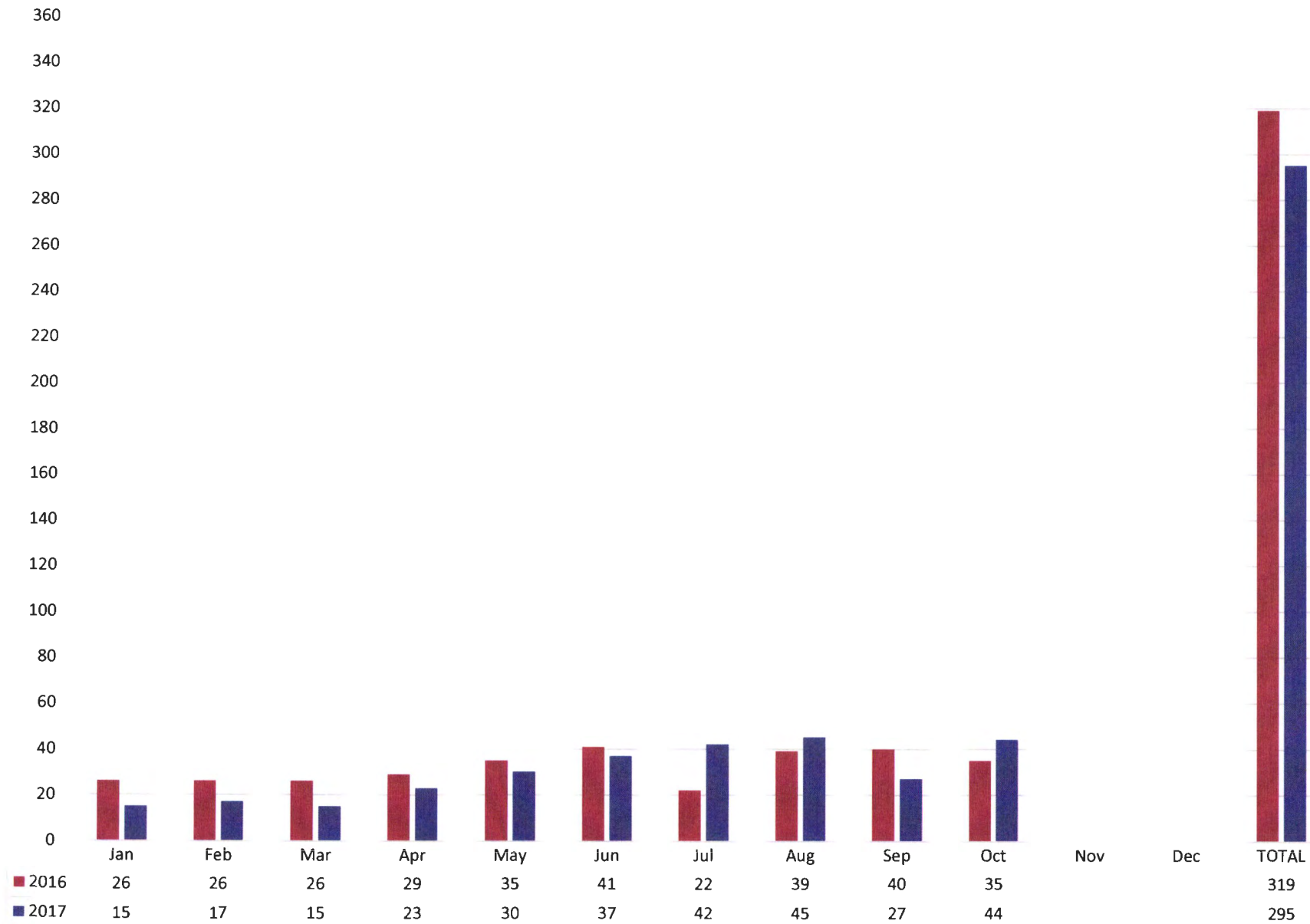
MONTHLY SURVEY OF BUILDING PERMITS - 2017

(Does not include miscellaneous Permits)

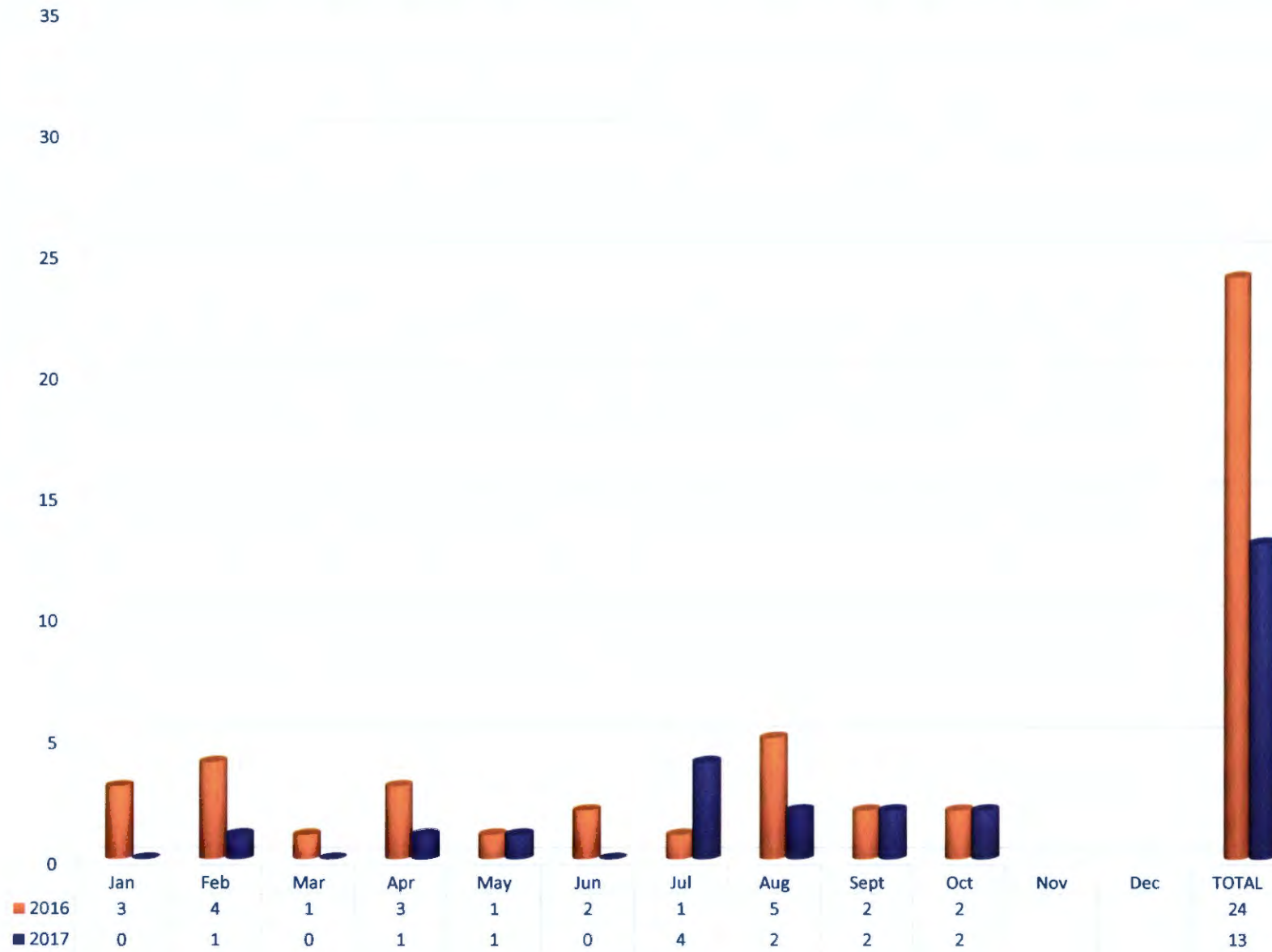
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$0	\$33,150		\$1,449,953	\$1,483,103
		[2]		[1]	
FEBRUARY	\$488,400	\$62,175		\$66,107	\$616,682
	[1]	[4]		[1]	
MARCH	\$0	\$343,275	\$0	\$0	\$343,275
		[4]			
APRIL	\$723,900	\$261,600	\$0	\$0	\$985,500
	[1]	[8]			
MAY	\$788,400	\$480,600	\$0	\$946,208	\$2,215,208
	[1]	[3]		[3]	
JUNE	\$0	\$64,500	\$0	\$703,329	\$767,829
		[1]		[2]	
JULY	\$2,084,550	\$811,875	\$1,044,480	\$1,282,721	\$5,223,626
	[4]	[4]	[6] *	[1]	
AUGUST	\$1,381,500	\$181,875	\$3,992,878	\$1,514,068	\$7,070,321
	[2]	[2]	[1]	[4]	
SEPTEMBER	\$3,177,450	\$110,700	\$0	\$2,487,706	\$5,775,856
	[2]	[4]		[1]	
OCTOBER	\$1,153,500	\$1,091,700		\$4,444,764	\$6,689,964
	[2]	[7]		[6]	
NOVEMBER					
DECEMBER					
2017 TOTAL	\$9,797,700	\$3,441,450	\$5,037,358	\$12,894,856	\$31,171,364
	[13]	[39]	[7]	[19]	

* Six duplex cottages at the Spectrum Senior Living facility.

Village of Burr Ridge Building Permits Issued 2017 Compared to 2016

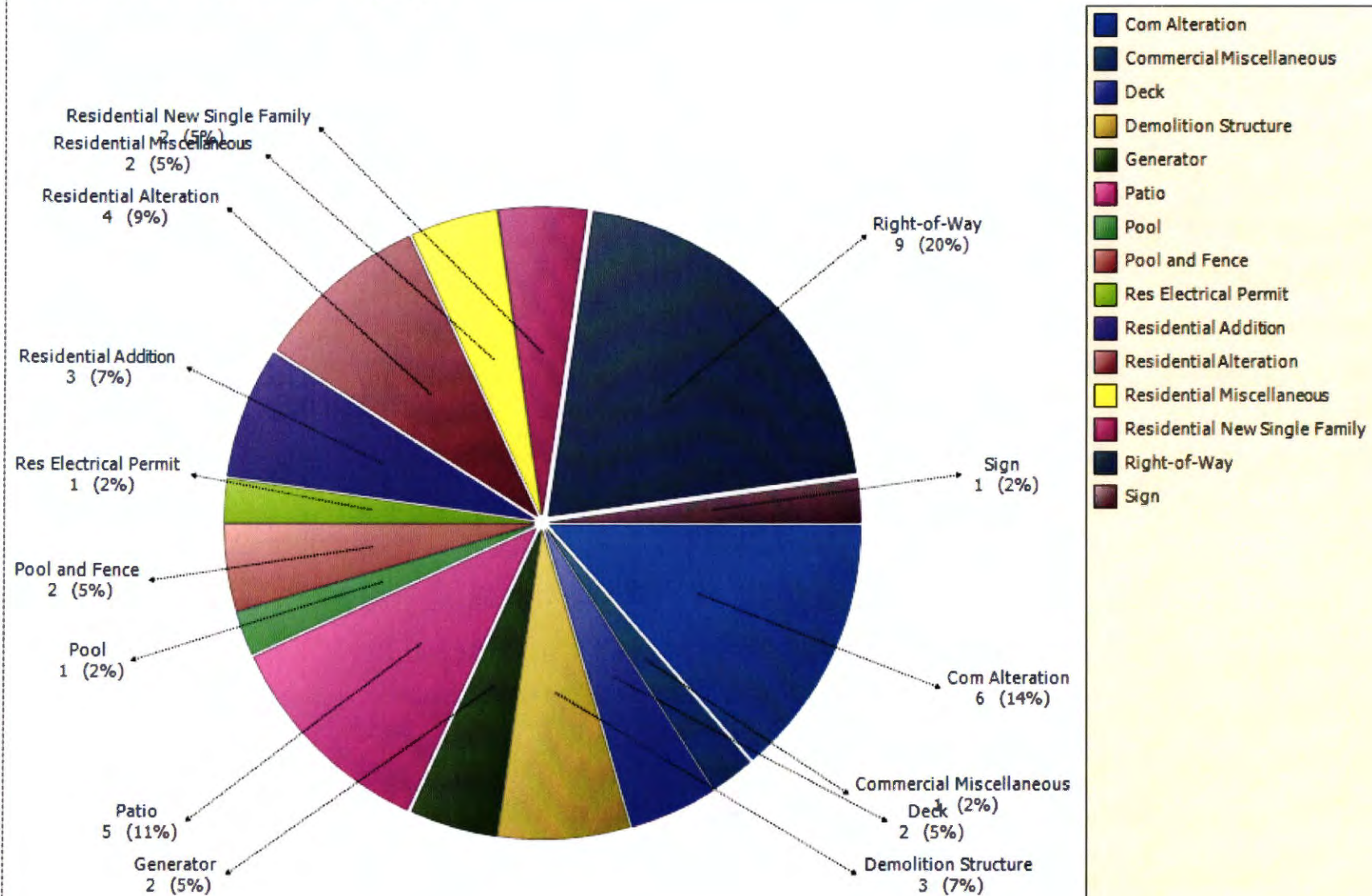


Village of Burr Ridge 2017 New Housing Starts Compared to 2016



Breakdown of Permits by Project Type

Permits Issued October 2017 by Type





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant to the Village Administrator

DATE: November 13, 2017

RE: **PC-09-2017; Discussion of Short-Term Rentals in Residential Districts**

The purpose of this discussion is to inform the Plan Commission of the presence of short-term home rentals within the Village of Burr Ridge and to clarify the language in the Zoning Ordinance.

In recent years, it has become possible for property owners to offer the partial or full use of their home for short-term rental through websites such as Airbnb, thus greatly expanding the potential market for property owners. Under the terms of a short-term rental, property owners may rent any portion of their property to a tenant. Property owners may rent their entire property or may rent a room or portion of their home while remaining on premises. Airbnb, which owns the largest market share in the short-term rental industry, reports that the average rental booked on their site is four nights in length. There is no cap regarding the length of rentals defined by Airbnb. At this time, staff has observed at least six different properties in Burr Ridge that have been made available for short-term rental through Airbnb. Staff has begun to receive complaints from residents living near these rental sites regarding their presence, while staff has also been contacted by several HOA boards seeking guidance in regulating the practice of short-term rentals in their respective subdivisions.

The Zoning Ordinance permits home occupations in Residential Districts and all residential uses in non-residential districts provided that *“it is conducted entirely within the dwelling by a member of the family residing in the dwelling and when such home occupation is incidental and secondary to the use of the dwelling for dwelling purposes”* while *“no home occupation shall be allowed which is of a nature that will necessitate customers and/or personal deliveries to come to the dwelling either for goods, services and/or the business product (either goods or written products), except home day care as regulated herein”* (Section IV.R). Under the Zoning Ordinance, tenants booking short-term rentals represent customers coming to the dwelling for goods and services.

Staff’s interpretation of the Zoning Ordinance is that short-term rentals such as Airbnb are not permitted in residential districts and uses; however, staff requests feedback from the Plan Commission on whether amendments to the Zoning Ordinance are desired to more explicitly regulate the practice of short-term rentals. Such amendments could include defining a short-term rental, establishing under what circumstances a short-term rental is permitted, classifying short term rentals as a special use, etc. If such amendments are desired by the Plan Commission, a request should be made to the Board of Trustees to hold a public hearing on the matter at a future Plan Commission.



2018 Plan Commission Meeting Schedule

Date	Meeting	Commission Rep
1-Jan	No Meeting	
8-Jan	Board of Trustees	
15-Jan	Plan Commission	
22-Jan	Board of Trustees	Hoch
5-Feb	Plan Commission	
12-Feb	Board of Trustees	Scott
19-Feb	Plan Commission	
26-Feb	Board of Trustees	Praxmarer
5-Mar	Plan Commission	
12-Mar	Board of Trustees	Trzupek
19-Mar	Plan Commission	
26-Mar	Board of Trustees	Stratis
2-Apr	Plan Commission	
9-Apr	Board of Trustees	Broline
16-Apr	Plan Commission	
23-Apr	Board of Trustees	Grunsten
7-May	Plan Commission	
14-May	Board of Trustees	Hoch
21-May	Plan Commission	
29-May	Board of Trustees	Scott
4-Jun	Plan Commission	
11-Jun	Board of Trustees	Praxmarer
18-Jun	Plan Commission	
25-Jun	Board of Trustees	Trzupek

Date	Meeting	Commission Rep
2-Jul	No Meeting	
9-Jul	Board of Trustees	
16-Jul	Plan Commission	
23-Jul	Board of Trustees	Stratis
6-Aug	Plan Commission	
13-Aug	Board of Trustees	Broline
20-Aug	Plan Commission	
27-Aug	Board of Trustees	Grunsten
3-Sep	No Meeting	
10-Sep	Board of Trustees	
17-Sep	Plan Commission	
24-Sep	Board of Trustees	Hoch
1-Oct	Plan Commission	
8-Oct	Board of Trustees	Scott
15-Oct	Plan Commission	
22-Oct	Board of Trustees	Praxmarer
5-Nov	Plan Commission	
12-Nov	Board of Trustees	Trzupek
19-Nov	Plan Commission	
26-Nov	Board of Trustees	Stratis
3-Dec	Plan Commission	
10-Dec	Board of Trustees	Broline
17-Dec	Plan Commission	
24-Dec	No Meeting	