



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

**May 21, 2018
7:30 P.M.**

I. ROLL CALL

II. APPROVAL OF PRIOR MEETING MINUTES

- A. May 7, 2018 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

- A. **V-02-2018: 3 Morgan Court (Argyris); Variation and Findings of Fact**

Requests a variation from Section IV.J.1.a of the Burr Ridge Zoning Ordinance to permit a fence that exceeds 5 feet in height.

- B. **Z-12-2018: 11411 German Church Road (Green Park Construction); Re-Zoning and Findings of Fact**

Requests re-zoning from the R-2B Residential District to the R-3 Residential District as per Section VI of the Burr Ridge Zoning Ordinance.

- C. **Z-13-2018: 8700 Buege Lane (Zdarsky); Re-Zoning Upon Annexation and Findings of Fact**

Requests re-zoning upon annexation to the R-3 Residential District as per Section VI of the Burr Ridge Zoning Ordinance.

IV. CORRESPONDENCE

- A. Board Report – May 14, 2018

V. OTHER CONSIDERATIONS

- A. **PC-05-2018: Consideration of Amendments to the Sign Ordinance**

- B. **Consideration of Plan Commission Meeting Start Times**

VI. FUTURE SCHEDULED MEETINGS

A. June 4, 2018

There is no business scheduled for June 4, 2018; staff requests that this meeting be cancelled.

B. June 18, 2018

- **Z-14-2018: 50-326 Burr Ridge Parkway (Garber); PUD, Text Amendment, Special Uses, and Findings of Fact**

Requests special use approval as per Section VIII.C.2.jj of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development in a B-1 Business District; or, to approve text amendments establishing certain special uses as permitted uses in the B-1 Business District, and vice versa.

- **Z-15-2018: 15W455 79th Street (St. Mark Coptic Church); Special Use Approval and Findings of Fact**

Requests special use approval pursuant to Section VI.H.2.1 of the Burr Ridge Zoning Ordinance to permit off-site commercial parking at a permitted use.

- **Z-16-2018: 16W231 South Frontage Road (Likas); Special Use and Findings of Fact**

Requests special use approval pursuant to Section X.F.2.g of the Burr Ridge Zoning Ordinance to permit a kennel in a G-I General Industrial District.

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 June 11, 2018 Regular Meeting beginning at 7:00 P.M. Commissioner Praxmarer is currently scheduled for the June 11, 2018 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF MAY 7, 2018

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 Police Station, 7700 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

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

ABSENT: 0 – None

Staff present was Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter. Trustees Guy Franzese and Zach Mottl were also present in the audience.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to approve the minutes of the April 2, 2018 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Grunsten

MOTION CARRIED by a vote of 5-0.

III. PUBLIC HEARINGS

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

Z-04-2018: 7950 Drew Avenue (Patera) – PUD, Variation, and Findings of Fact

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Nicholas Patera. The petitioner requests approval of a Planned Unit Development (PUD) and requests a variation to permit a PUD on 8.87 acres rather than the required minimum of 40 acres. This petition was continued from March 5, 2018 at the request of the petitioner to present further information on several issues. These include public benefit of the PUD, specifically regarding stormwater capacity and management, parking and snow management, location of homes near wetland, and location of public utilities. Modifications were made to the site and engineering plans to accommodate additional stormwater capacity as well as reduce the wetland's impact on rear yards. Mr. Walter elaborated on the details of each of these points.

Nicholas Patera, Teska and Associates, made a presentation regarding the updates made to the proposed site plan.

Chairman Trzupek made a statement regarding the current zoning of the property as well as the threshold for granting PUD's in the Village. Chairman Trzupek said that the public benefit

proposed by the petitioner's site plan was to detain a larger amount of stormwater than was normally required for a subdivision of this size and to release it at a slower rate than is presently allowed on the property.

Chairman Trzupek at this time asked for public comment.

Sharon Charneia, 1 Jack Pine Lane, opposed the PUD on the basis that the plan encroached into the wetland buffer and did not properly provide for enough public benefit to warrant a PUD.

Don Thompson, 8000 Drew Avenue, opposed the PUD because it was not appropriate for the neighborhood and property values would suffer if the proposal were approved.

Robert Lambardo, 9S174 Drew Avenue, said that the PUD was too dense for the area, and approval would devalue the prestige of the larger lot homes surrounding the property.

Scott McGuire, 120 79th Street, asked about the process for reviewing engineering plans. Chairman Trzupek said that the Village Engineer would review the plans and confirm or dispute the validity of the petitioner's claims. Mr. Pollock said that if the engineering were to fail, the Village has the authority to take action against the property owner.

Eol Vasilsauskas, 350 Old Oak Court, said that the PUD was too dense for the area, and approval would devalue the prestige of the larger lot homes surrounding the property.

Dave Hammer, 207 79th Street, opposed the development as it was too dense for the area, and the engineering was not sufficient to alleviate the concerns related to flooding.

Pat Madej, 15W121 81st Court, opposed the PUD as it did not add to the value of the neighborhood.

Gary Charneia, 1 Jack Pine Lane, opposed the PUD as the density was too great for the neighborhood.

Sandra Syzmal, 7819 Drew, opposed the PUD because there was not a demonstrated public benefit in the proposal and the buildable area was too small for such a site plan.

Joanne Palmisano, 15W230 79th Street, asked how long the property was zoned R-3. Mr. Walter said that it had been zoned R-3 for at least 20 years and was zoned as such before the present property owner purchased the land.

Greg Morrissey, 15W214 79th Street, said that granting a PUD in this case would be setting a precedent that would not be desirable.

Commissioner Stratis asked why no sidewalks or curbs were present in the site plan. Mr. Patera said that the move to eliminate sidewalks in the interior road was to try and retain a rural feel; curbs were added to the revised site plan. Commissioner Stratis asked if other developments were approved showing encroachments into a wetland buffer. Staff could not recall such a plan being approved. Commissioner Stratis asked what the list price of homes would be. Mr. Patera said they anticipated a list of \$750,000. Mr. Stratis said he could not support the present proposal.

Commissioner Hoch asked if a public benefit was required regardless of PUD size. Mr. Walter confirmed this, and if a PUD were approved, any change to the plan would require another public hearing to amend the PUD. Commissioner Hoch asked why DuPage County would not permit any wetland disturbance. Ed Zalewski, Advantage Engineers, explained that DuPage County would only allow disturbance to be done if additional wetland sediment was put back, canceling out any

benefit that would be present from work done in this area. Commissioner Hoch said she could not support the present proposal.

Commissioner Broline asked how the petitioner came to provide 21% additional stormwater capacity and if additional capacity could be installed. Mr. Patera explained their calculations and said that they may be able to provide a slight amount of additional capacity. Commissioner Broline asked if the alternative yield plan was desirable to the petitioner. Mr. Patera said that this option was not desirable to the petitioner.

Commissioner Grunsten asked what type of trees would be included in the landscape plan. Mr. Patera said it would be a variation of species based on where they would be located, such as having year-round trees along the property line.

Commissioner Praxmarer said she did not support the proposed plan.

Chairman Trzupek said that the plans appeared to be forced, noting the quantity of retaining walls necessary to achieve the necessary stormwater facilities.

At 9:21 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to continue the public hearing to July 16, 2018.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-05-2018: 9101 Kingery Highway (Olguin) – PUD Amendment, Special Uses, and Findings of Fact

Commissioner Stratis said that he had a conflict of interest regarding this petition and would be recusing himself from discussion and voting. The Plan Commission accepted this recusal.

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Jim Olguin, representing McDonald's, LLC. The petition was continued from several previous meetings to gather further information on several issues. These include legal definition and threshold for special uses; elevations, specifically, to see a different elevation package of higher aesthetic quality; traffic; specifically, how many unique car trips would be generated to the subject property by northbound and southbound travelers as well as how many would be required to use 91st Street upon exiting the subject property; intersection studies, or whether IDOT studied the intersection (either in terms of capacity or signal timing) to determine if any expansion or upgrades is required due to the development occurring in the Village; and crime, as the Plan Commission requested crime reports from the DuPage County Sheriff and Burr Ridge Police Department at Speedway, Walgreens, the center on the southwest corner of Kingery Highway and 91st Street, and the existing McDonald's on Kingery Highway. Mr. Walter elaborated on each of these points.

Jim Olguin, petitioner, presented an update of the site's features and details, addressing each of the points on which the Plan Commission requested more information.

Chairman Trzupek at this time asked for public comment.

Laurie Chang, 9550 Pacific Court, opposed the development as it was not appropriate to be located close to the Fallingwater subdivision and the presence of a McDonald's would reduce the property values of all homes in the subdivision, primarily due to proximity to crime.

David Dattani, 9400 Fallingwater Drive, said that the petitioner did not submit further information after the previous hearing and opposed the development.

Ray Baldi, 9204 Fallingwater Drive, said that crime was an issue at the existing McDonald's on Kingery Highway and that the restaurant should not be brought into Burr Ridge.

Kishori Dattani, 9400 Fallingwater Drive, said that the petitioner did not submit further information after the previous hearing and opposed the development.

Lorrie Delair, 9017 Palisades Road, said that traffic on 91st Street was presently very bad and the proposed development would only worsen the situation in the area.

Greg Kostner, 9020 O'Neill Drive, said that increased traffic on 91st Street would prohibit left turns into O'Neill Drive, thus blocking the eastbound lane and not allowing traffic through.

John Glusak, 2 Sylvan Glen Court, said that travelers attempting to go north on Kingery Highway would not use the entrance on the southern portion of the property, and the studies did not take this into account. Mr. Glusak suggested the Village attempt to locate a different type of use on the site.

Commissioner Praxmarer asked if there was a correlation between the location of a McDonald's and decreasing property values. Maurice King, real estate manager at McDonald's, said that if the property values had not already dropped due to Fallingwater's proximity to Kingery Highway and the other commercial development that it was unlikely that McDonald's would change this.

Commissioner Grunsten asked what the proposed hours of operation would be, noting that the development was located adjacent to an elder care facility. Mr. King said that hours were not established but the petitioner was willing to discuss reasonable limits on operating hours. Commissioner Grunsten asked about loitering rules. Chairman Trzupek said that this was not something on which the Plan Commission could place conditions as it was an operations matter.

Commissioner Broline asked how the traffic projections were generated for the site. Mr. Olguin said that traffic studies use industry-specific projections based on past data to project total trip generations. Commissioner Broline asked what was changing on 91st Street in terms of capacity. Mr. Olguin said that 91st Street had already been widened and the left-turn lane was extended further east, adding capacity to that lane and keeping the straight-right lane clear. Commissioner Broline said that he was concerned about the impact of traffic on Fallingwater subdivision and wanted to explore options for alleviating access to Kingery Highway for these residents. Commissioner Broline said that the McDonald's represented approximately 40% of the crime in the intersection studied, but doubts that similar crime rates would occur at the new location. Mr. Walter said that while crime did occur at the present McDonald's, not all cases assigned to this address occurred or were originated at the McDonald's, and pointed to several examples of this. Commissioner Broline asked what was being built to create separation between Spectrum and Fallingwater. Mr. Walter said that year-round landscaping would be added along the lot line.

Commissioner Hoch pointed out several new pieces of information that were available to the Plan Commission from the last meeting, including new traffic configurations and studies, elevation

updates, as well as crime studies. Ms. Hoch asked how a level of service (LOS) is defined and when intersections fail. Luay Aboona, KLOA, explained the different LOS designations.

Chairman Trzupek said that the elevations provided are an improvement from the previous meeting but did not find them particularly unique. Chairman Trzupek asked how many cars would go to the drive-through during morning rush hour. Mr. Aboona said it would be approximately 50-60 cars based on traffic projections. Chairman Trzupek said that he felt that this number was conservatively estimated and the actual number would be higher.

Some discussion was held regarding the appropriateness of the use at the site, including parking capacity, limiting trucks, and other items.

At 11:15 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to close the public hearing.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees approve a request to amend Planned Unit Development Ordinance #834-24-15 and approve two special uses for a single-tenant restaurant and drive-through facilities accessory to a permitted or special use for McDonald's, LLC or a designated franchisee at 9101 Kingery Highway, subject to the following conditions:

1. The special uses will be limited to McDonald's, LLC or a designated franchisee in a manner consistent with the submitted business plan and shall expire if McDonald's, LLC or a designated franchisee no longer operates the business at 9101 Kingery Highway.
2. The special use and facility shall be limited to the building on the property at 9101 Kingery Highway in which McDonald's, LLC or a designated franchisee will be the sole occupant.
3. Retail sales, including those generated at the drive-through, are prohibited between the hours of 11pm-5am, seven days a week.

ROLL CALL VOTE was as follows:

AYES: 4 – Hoch, Praxmarer, Grunsten, and Trzupek

NAYS: 1 – Broline

MOTION CARRIED by a vote of 4-1.

IV. CORRESPONDENCE

V. OTHER CONSIDERATIONS

S-03-2018: 9101 Kingery Highway (Olguin) – Sign Variation and Findings of Fact

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner Jim Olguin, representing McDonald's, LLC. The petitioner requests a variation from Sign Ordinance to permit four wall signs on the subject property. The property is permitted to have one ground sign and two wall signs, as the property faces two street frontages, which would be on the north

and west elevations. Four wall signs are proposed for the subject property, one on each elevation. Each of the wall signs are 14 square feet in area, bringing the combined size of all signs proposed on the property to 96 square feet. The Sign Ordinance states that the combined area of all wall and ground signs not exceed 100 square feet.

Chairman Trzupek asked if the sign on the east elevation could be eliminated. Mr. Pollock said that if it were shrunk to under 4 square feet, it could remain on the building but not be considered as a sign. Chairman Trzupek asked if any other buildings had four wall signs. Mr. Walter said that it was unlikely that any other building of this size had such a quantity.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees approve a request for a sign variation to permit four wall signs in addition to a permitted ground sign for McDonald's, LLC or a designated franchisee at 9101 Kingery Highway, subject to the east elevation sign being reduced in size and height.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

VI. FUTURE SCHEDULED MEETINGS

1. May 21, 2018

A. V-02-2018: 3 Morgan Court (Argyris); Variation and Findings of Fact

Requests a variation from Section IV.J.1.a of the Burr Ridge Zoning Ordinance to permit a fence that exceeds 5 feet in height.

B. Z-12-2018: 11411 German Church Road (Green Park); Re-Zoning and Findings of Fact

Requests re-zoning from the R-2B Residential District to the R-3 Residential District as per Section VI of the Burr Ridge Zoning Ordinance.

C. Z-13-2018: 8700 Buege Lane (Zdarsky); Re-Zoning Upon Annexation and Findings of Fact

Requests re-zoning upon annexation to the R-3 Residential District as per Section VI of the Burr Ridge Zoning Ordinance.

2. June 4, 2018

No hearings are presently scheduled. If no petitions are filed by May 14, 2018, then the hearing should be cancelled.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 11:55 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 11:55 p.m.

Respectfully

Submitted:

Evan Walter, Assistant to the Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

V-02-2018: 3 Morgan Court (Argyris); Requests a variation from Section IV.J.1.a of the Burr Ridge Zoning Ordinance to permit a fence in excess of five feet tall.

HEARING:

May 21, 2018

TO:

Plan Commission
Greg Trzuppek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

George Argyris

PETITIONER STATUS:

Property Owner

PROPERTY OWNER:

George Argyris

EXISTING ZONING:

R-3 Residential

LAND USE PLAN:

Recommends Single-Family
Residential

EXISTING LAND USE:

Single-Family Residential

SITE AREA:

0.57 Acres

SUBDIVISION:

Devon



The petitioner is George Argyris, property owner of 3 Morgan Court. The petitioner requests a variation from Section IV.J.1.a of the Burr Ridge Zoning Ordinance to permit a fence in excess of five feet tall. The petitioner is attempting to replace a fence around an existing pool. The existing fence is located near the existing pool and does not surround the entire rear yard; the proposed fence would surround a slightly larger area. The Burr Ridge Zoning Ordinance states that “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”, while the 2012 International Pool and Spa Code (which the Village has adopted) mandates that “all fences surrounding pools must be at least four feet in height”. A drainage easement is located in the rear yard of the property, in which the petitioner is attempting to partially locate the proposed fence. Open fences are permitted in drainage easements. The grade surrounding the drainage easement is steep enough so that if the fence were built to a maximum height of five feet, it would be too short to comply with the CPSC when measured within five feet of the fence; thus, the petitioner requests a variation to permit a fence in excess of five feet tall.

Public Hearing History

No previous public hearings have been held regarding the subject property.

Public Comment

No public comment was received on this petition.

Applicable Zoning Ordinance Section(s)

Section IV.J.1.b of the Burr Ridge Zoning Ordinance is as follows:

- *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.*

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 elevations submitted by the petitioner.

Appendix

Exhibit A – Petitioner’s Materials

EXHIBIT A



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 3 Morgan CT PIN # 10-01-109-005

GENERAL INFORMATION

PETITIONER: George Argyris
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS 3 Morgan CT Burr Ridge

PHONE: 708-828-8648

EMAIL: George@DeckTechInc.com

PROPERTY OWNER: George Argyris STATUS OF PETITIONER: _____

OWNER'S ADDRESS: 3 Morgan CT Burr Ridge PHONE: 708-828-8648

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: _____

EXISTING USE/IMPROVEMENTS: _____

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)

Permit fence taller than 5'.

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.

[Signature]
Petitioner's Signature

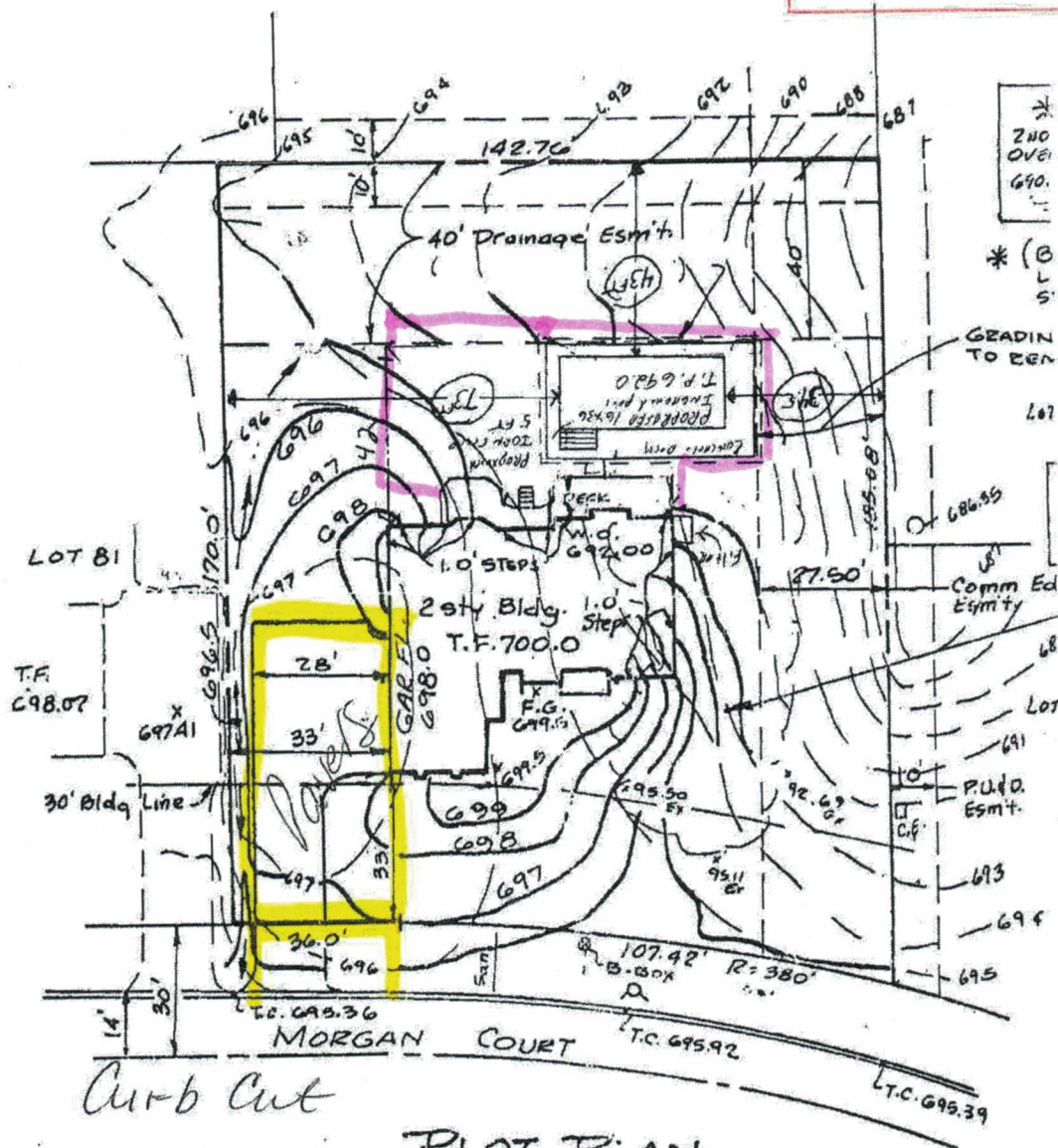
4/10/2018
Date Petition is Filed

#3169

APPROVED
VILLAGE OF BURR RIDGE
DATE _____
BY James Niedera

RECEIVED
SEP 11 2014
VILLAGE OF BURR RIDGE

DEVON 2ND ADDITION
BURR RIDGE



PLOT PLAN
LOT 2

NOTE:

1. HOUSE SEVERE TO BE VERIFIED IN FIELD.
2. STEAK BALES TO BE PLACED ON LOW SIDE OF LOT TO RESTRICT EROSION TO DETENTION BASIN PER VILLAGE ORD.

TOPOGR.

REV. 5-15-89 PER V.E. JCM
4-11-89

PROPOSED
GRADING
J.C.

14-284 3 Morgan Ct.

From: George Argyris
To: Evan Walter
Subject: FW: Request for Variation - Outstanding Documents
Date: Monday, April 16, 2018 10:26:08 AM
Attachments: [image001.png](#)

Hi Evan

Here is Greg response please let me know if this is ok

Thank you,

George Argyris
Pressure Washing Systems
Cell: 708.828.8648
Phone: 708.863.3325 Ext. 134
Fax: 708.652.9460
www.decktechinc.com
www.pressurewashingsystems.com

From: Greg Bergeron [mailto:greg@cedarrustic.com]
Sent: Friday, April 13, 2018 12:36 PM
To: George Argyris
Subject: RE: Request for Variation - Outstanding Documents

- 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

There is a water retention area on the east side of the property that does not allow for us to comply to both the fence code and pool code.

The fence code states that, "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."

There is over a 1 foot drop in grade from 5 feet away the fence. That will require a shorter fence to be installed that will not comply with the 45" space requirement between rails for a pool fence when the fence has three rails.

- 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.

Reasonable return?

- 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.

The grade change due to the retention area is unique to this property.

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

The intent of this variance to construct a nice looking fence that will comply with pool code.

- 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.

No

- 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.

No. The house across the street has the same fence that we desire. They do not have a retention area next to their property. The style and height of the fence will be detrimental to our neighbors.

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

No. It is consistent with other fences in the area.

- 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.

No. It is an aluminum fence and will be more than 50% open.

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

Yes

Site plan of your property showing where the fence would be built. This will be your plat of survey with the fence highlighted in the backyard.

Greg Bergeron | Owner
Cedar Rustic Fence Co.



**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:

3 Morgan Ct Burr Ridge

Property Owner or Petitioner:

George Argynis
(Print Name)

[Signature]
(Signature)



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

April 27, 2018

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:

1. **V-02-2018: 3 Morgan Court** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by George Argyris for a variation pursuant to Section IV.J.1.a of the Burr Ridge Zoning Ordinance to permit a fence that exceeds 5 feet in height. The petition number and property address is **V-02-2018: 3 Morgan Court** and the Permanent Real Estate Index Number is: **10-01-109-005.**

A public hearing to consider this petition is scheduled for:

Date: Monday, May 21, 2018
Time: 7:30 P.M. or as soon thereafter as the matter may be heard.
Location: Burr Ridge Police Station
7700 County Line Road
Burr Ridge, IL 60527

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please 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.

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, May 21, 2018**, at the Burr Ridge Police Station, 7700 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 George Argyris for a variation pursuant to Section IV.J.1.a of the Burr Ridge Zoning Ordinance to permit a fence that exceeds 5 feet in height. The petition number and property address is **V-02-2018: 3 Morgan Court** and the Permanent Real Estate Index Number is: **10-01-109-005**.
2. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Green Park Construction, LLC for re-zoning from the R-2B Residence District to the R-3 Residence District as per Section VI of the Burr Ridge Zoning Ordinance. The petition number and property addresses is **Z-12-2018: 11411 German Church Road** and the Permanent Real Estate Index Number is: **18-31-400-019**.
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The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

GREG TRZUPEK
CHAIRMAN

MEMBERS: GREG TRUZPEK, MIKE STRATIS, DEHN GRUNSTEN, LUISA HOCH, MARY PRAXMARER, AND JIM BROLINE.



Steven & Danielle Radtke
430 Westminster Drive
Burr Ridge, IL 60527

David Orozco
4 Morgan Court
Burr Ridge, IL 60527

Marie Orendach
9011 Royal Drive
Burr Ridge, IL 60527

Bernhard Myerholtz
240 Devon Drive
Burr Ridge, IL 60527

Jagdish & Indu Sehgal
9020 Enclave Drive
Burr Ridge, IL 60527

Alex & Danielle Andrade
8840 Royal Drive
Burr Ridge, IL 60527

Jimmié & Alice Daniels
340 Devon Drive
Burr Ridge, IL 60527

Robert & J Cantrell Lee
301 Devon Drive
Burr Ridge, IL 60527

Kimberly Henriksen
9001 Royal Drive
Burr Ridge, IL 60527

School District No 180
15W451 91st Street
Burr Ridge, IL 60527

Kurella Family Trust
7 Morgan Court
Burr Ridge, IL 60527

S & S Lee Jain
8920 Royal Drive
Burr Ridge, IL 60527

Emmanuel & J A Paintsil
230 Devon Drive
Burr Ridge, IL 60527

James & Alison Audet
8963 Enclave Drive
Burr Ridge, IL 60527

Duane A Hammer
15W450 89th Street
Burr Ridge, IL 60527

Danuta J Luka
6 Tori Court
Burr Ridge, IL 60527

Andrew & Beth Staes
401 Westminster Drive
Burr Ridge, IL 60527

Noah & Ana Birk
8 Morgan Court
Burr Ridge, IL 60527

Joseph & Gloria Pavese
8940 Burr Ridge Drive
Burr Ridge, IL 60527

Susan Sorensen TR
320 Devon
Burr Ridge, IL 60527

Karen Wickens
8931 Royal Drive
Burr Ridge, IL 60527

Chaher Alhandalous
8960 Enclave Drive
Burr Ridge, IL 60527

Diamond Trust
241 Devon Drive
Burr Ridge, IL 60527

Dean & Jennifer Gouostis
241 Devon Drive
Burr Ridge, IL 60527

Stephen L Lamb
8941 Royal Drive
Burr Ridge, IL 60527

Linda M Kramer
411 Westminster Drive
Burr Ridge, IL 60527

Guiseppe Palmiotti
15W510 91st Street
Burr Ridge, IL 60527

Hisham F Greiss
3 Tori Court
Burr Ridge, IL 60527

Jaroslav Drozda
4 Tori Court
Burr Ridge, IL 60527

Colleen Savino TR
15W531 89th Street
Burr Ridge, IL 60527

John & Suzanne Riley TR
321 Devon Drive
Burr Ridge, IL 60527

Park Burr Ridge Park Dist
15W101 91st Street
Hinsdale, IL 60521

Park Burr Ridge Park Dist
10S474 Madison Street
Burr Ridge, IL 60521

John A & Elaine R Milota
8921 Royal Drive
Burr Ridge, IL 60527

Robert E Gramann
400 Westminster Drive
Burr Ridge, IL 60527

Julius DeNazerie
300 Devon Drive
BURR RIDGE, IL 60527

Audrone Mateviciene
6 Morgan Court
Burr Ridge, IL 60527

Dennis J TR Yates
420 Westminster Street
Burr Ridge, IL 60527

Satish C TR Kathpalia
9030 Enclave Drive
Burr Ridge, IL 60527

Madhusudhan Kadari
15W520 89th Street
Burr Ridge, IL 60527

Joseph Nedumgottil
8951 Royal Drive
Burr Ridge, IL 60527

James Schiappa
341 Westminster Drive
Burr Ridge, IL 60527

Michael & ET AL Izhaky
310 Devon Drive
Burr Ridge, IL 60527

John & Mary Waldron
8901 Royal Drive
Burr Ridge, IL 60527

Timothy & Karen Fara
9021 Royal Drive
Burr Ridge, IL 60527

Donna A TR Maas
9010 Enclave Drive
Burr Ridge, IL 60527

Deborah ODonnell
311 Devon Drive
Burr Ridge, IL 60527

Kathryn Timm TR
8950 Enclave Drive
Burr Ridge, IL 60527

Sandra Moll
8970 Enclave Drive
Burr Ridge, IL 60527

Paul Cloutier
410 Westminster Drive
Burr Ridge, IL 60527

Duane & Rose Hammer
15W450 89th Street
BURR RIDGE, IL 60527

Jose Gonzalez
8940 Enclave Drive
Burr Ridge, IL 60527

Hyun & Myunk Kim
8911 Royal Drive
Burr Ridge, IL 60527

Rajindera & Neerja Verma
5 Tori Court
Burr Ridge, IL 60527

Howard Grundy
431 Westminster Drive
Burr Ridge, IL 60527

Anne Marie Tuchek TR
421 Westminster Drive
Burr Ridge, IL 60527

James & Therese Frederick
330 Devon Drive
Burr Ridge, IL 60527

Shah Family Trust
8930 Royal Drive
Burr Ridge, IL 60527

Kristin Stephens
9 Morgan Court
Burr Ridge, IL 60527

Brian Steinhagen
5 Morgan Court
Burr Ridge, IL 60527

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VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-12-2018: 11411 German Church Road (Green Park Construction); Requests re-zoning from the R-2B Residential District to the R-3 Residential District as per Section VI of the Zoning Ordinance.
Z-13-2018: 8700 Buege Lane (Zdarsky); Requests re-zoning upon annexation to the R-3 Residential District as per Section VI of the Zoning Ordinance.

HEARING:

May 21, 2018

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Green Park Construction (Z-12-2018)
Larry Zdarsky (Z-13-2018)

PETITIONER STATUS:

Developer (Z-12-2018)
Legal Representative (Z-13-2018)

PROPERTY OWNER:

Dr. Rafeet Malek (Z-12-2018)
Ruzicka Trust (Z-13-2018)

EXISTING ZONING:

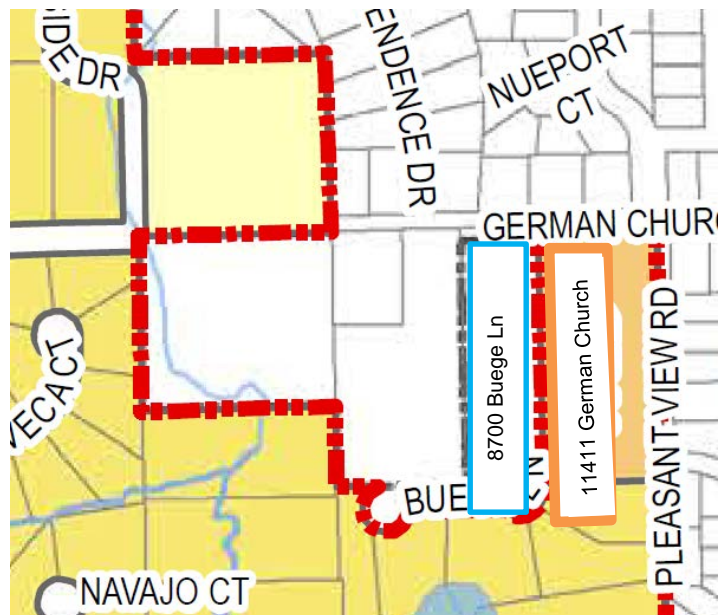
R-2B Residential (Z-12-2018)
None (Z-13-2018)

LAND USE PLAN:

Recommends Single-Family
Residential Uses

SITE AREAS:

1.84 Acres (Z-12-2018)
2.02 Acres (Z-13-2018)



Staff Report and Summary

Z-12-2018: 11411 German Church Road (Green Park Construction) and Z-13-2018: 8700 Buege Lane (Zdarsky)

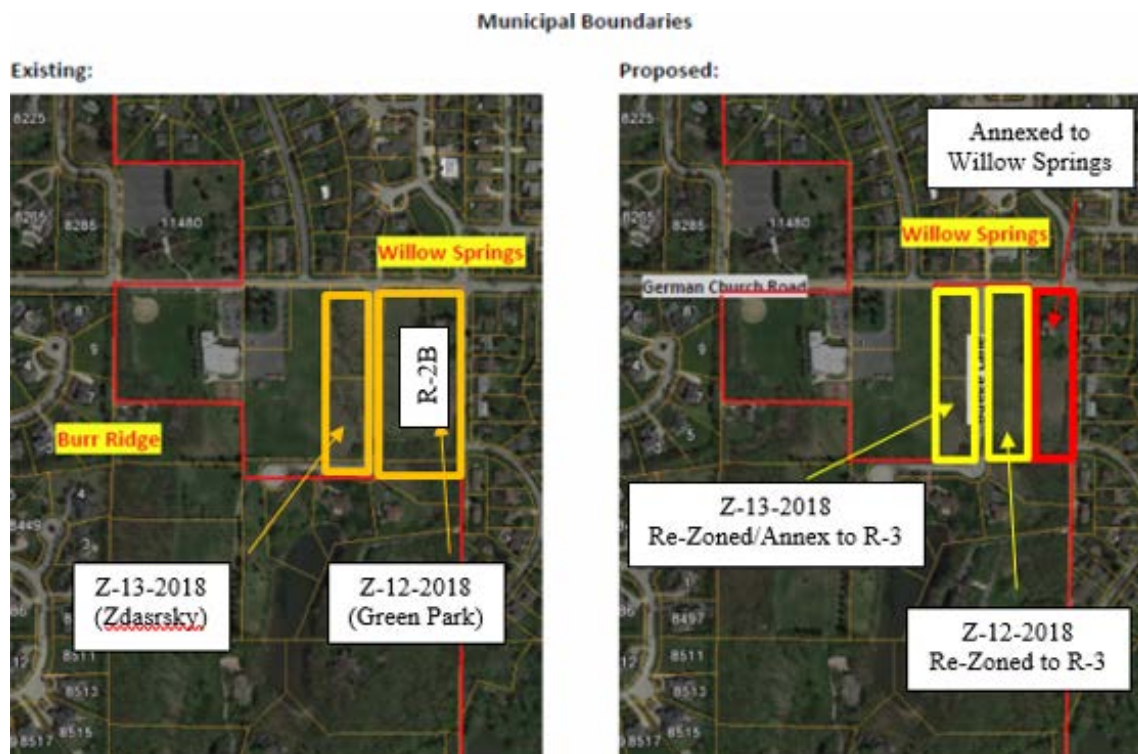
Page 2 of 4

Please note that this staff report encompasses two separate petitions that have been combined into a single staff report for ease of consideration. The petitioners for the subject properties at 11411 German Church Road (a.k.a. Malek property) and 8700 Buege Lane (a.k.a. Ruzicka property) are Green Park Construction, LLC, and Larry Zdarsky, respectively. The petitioners are requesting re-zoning for two parcels located on either side of Buege Lane at German Church Road. The parcel at 11411 German Church Road is currently zoned R-2B Residential; the property owner is requesting re-zoning to R-3 Residential. The parcel at 8700 Buege Lane is currently located within the Village of Willow Springs and is requesting re-zoning upon annexation to the R-3 Residential District. Lots zoned as R-2B Residential must be 30,000 square feet with a minimum width of 125', while lots zoned as R-3 Residential must be 20,000 square feet with a minimum width of 100'.

The petitioners' requests are filed as part of an intergovernmental agreement between the Village of Burr Ridge and the Village of Willow Springs, which has been approved by the Boards of both municipalities. The agreement allows the property owners to petition the Village for re-zoning; if the re-zoning is approved, the annexations would be completed. The agreement contemplates transferring property from Burr Ridge to Willow Springs, and vice versa, as follows:

- The east half of the subject property in Z-12-2018 that fronts on Pleasant View Ave. would be transferred from Burr Ridge to Willow Springs.
- The west half of the subject property in Z-12-2018 would remain in Burr Ridge, pending re-zoning.
- The subject property in Z-13-2018 would transfer from Willow Springs to Burr Ridge, pending zoning.
- A common stormwater detention pond that captures stormwater run-off from both halves of the Z-12-2018 property would be constructed at the south end of said property.

The existing and proposed zoning designations are compared in the picture below:



Land Use and Site Analysis

The subject property under Z-12-2018 is approximately 1.84 acres in size and is presently zoned R-2B Residential. The subject property under Z-13-2018 is approximately 2.02 acres in size and is presently located in the Village of Willow Springs. Both properties are vacant.

Public Hearing History

In 2014, a request for re-zoning was made to re-zone the Malek property in Z-12-2018 from R-1 Residential to R-3 Residential; this request was denied by the Plan Commission based primarily on the Comprehensive Plan policy of encouraging 30,000 square foot residential lots. This petition was withdrawn before consideration by the Board of Trustees. The property was re-zoned from R-1 Residential to R-2B Residential later in 2014.

No public hearings have been held regarding the Ruzicka property (Z-13-2018) in Burr Ridge. The property was annexed and zoned in Willow Springs in 2011. The rezoning in Willow Springs allowed the property to be divided into four, 20,000 square foot lots. There was also a preliminary plat of subdivision and an Annexation Agreement approved by Willow Springs approving the division of the Ruzicka property into four lots.

Comprehensive Plan

The Burr Ridge Comprehensive Plan states that *“Future residential developments should be encouraged to have lot sizes of 30,000 square feet or larger”*. The proposed R-3 District zoning would allow 20,000 square foot lots.

Surrounding Zoning and Development

Development near the subject properties in Burr Ridge is primarily comprised of single-family residential, almost all of which is zoned R-2A Residential, including the nearby subdivisions of Arrowhead Farms and Steepleside Drive to the west and Oak Knoll to the south. A church located in Burr Ridge and a school located in Willow Springs is located adjacent to the subject properties on German Church Road to the west. The nearest R-3 Residential zoning is located within the Highland Fields subdivision to the southwest; however, it should be noted that Highland Fields is not adjacent to this property and does not receive access along German Church Road.

Adjacent zoning and development to the north and east is within the corporate limits of the Village of Willow Springs. The adjacent lots to the east vary in size but generally are in the vicinity of 15,000 square feet in area with 75 to 100 feet of street frontage. Adjacent to the north is a Willow Springs subdivision with lots in the vicinity of 15,000 to 20,000 square feet in area.

Public Comment

Staff has received ten inquiries from Burr Ridge residents regarding these petitions, principally from the Arrowhead Farms subdivision, with several supporting both petitions. One resident of Willow Springs requested that consideration be given to the density at these properties.

Applicable Zoning Ordinance Section(s)

The Zoning Ordinance states that the *“R-3 Single Family Residence District is intended to provide for moderate density single family development on lots at least 20,000 square feet in size and a minimum lot width of 100”*.

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. Although the standards/findings of fact for the proposed rezoning are the same as for all rezoning petitions, there are some unique circumstances related to the proposed zoning that should be considered. Primarily, the rezoning is part of an intergovernmental effort by the Villages of Burr Ridge and Willow Springs to create more practical boundaries between the two Villages. Some factors to be considered include:

- The Ruzicka property (Z-13-2018) was annexed to Willow Springs in 2011 and was zoned for four, 20,000 square foot lots. An Annexation Agreement between the property owner and Willow Springs includes the approval of a four lot preliminary plat of subdivision.
- The Malek property (Z-12-2018) was annexed to Burr Ridge in 2012 and was rezoned to the R-2B District in 2014.
- Under the current zoning and corporate boundaries, the Ruzicka property on the west side of Buege Lane will be developed with four, 20,000 square foot lots and the Malek property would be developed with an undetermined number of 30,000 square foot lots. Buege Lane would remain under the jurisdiction of Willow Springs but would provide access for Burr Ridge homes on the east and south side of Buege Lane.
- The intent of the Intergovernmental Agreement between Willow Springs and Burr Ridge is to transfer Buege Lane to the jurisdiction of Burr Ridge and to have Burr Ridge homes on a Burr Ridge street (Buege Lane) and Willow Springs homes on a Willow Springs street (Pleasant View Ave.).
- Transfer of land from one Village to the other may only be accomplished with the cooperation of both Villages and both property owners.
- The property owners and Willow Springs will only agree to the transfer of properties with the rezoning to the R-3 District as proposed by this petition and if Burr Ridge enters into an Annexation Agreement with the Ruzicka property that allows the four lot subdivision.

The Intergovernmental Agreement does not require either Village to approve the rezoning; rather it only requires consideration of a rezoning with a decision based on the legal requirements for rezoning i.e. compliance with the findings of fact.

Appendix

Exhibit A – Petitioner's Materials

EXHIBIT A



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 11411 German Church Rd. PIN # 18-32-400-019

GENERAL INFORMATION

PETITIONER: Green Park Construction, LLC
(All correspondence will be directed to the Petitioner)
PETITIONER'S ADDRESS: 7000 W. North Ave. Chicago, IL 60707
PHONE: 847-577-9477
EMAIL: lhab@greenparkc.com
PROPERTY OWNER: Dr. Raefat Malik STATUS OF PETITIONER: Development Partner
OWNER'S ADDRESS: _____ PHONE: _____

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 1.84 Acres EXISTING ZONING: R2B
EXISTING USE/IMPROVEMENTS: Vacant Land
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)

Re-zoning from R-2B to R3

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.

IR (staff on behalf)
Petitioner's Signature

4/24/18
Date Petition is Filed



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 8700 Buage Lane PIN # 18-31-400-026
18-31-400-027

GENERAL INFORMATION

PETITIONER: Larry Zdzarsky
(All correspondence will be directed to the Petitioner)
PETITIONER'S ADDRESS: 15122 Indian Boundary Road Plainfield, IL 60544
PHONE: 815-254-7200
EMAIL: l2@lorenzini.law.com
PROPERTY OWNER: Ruzeka Trust STATUS OF PETITIONER: Legal Representative
OWNER'S ADDRESS: _____ PHONE: _____

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 2.02 Acres EXISTING ZONING: N/A
EXISTING USE/IMPROVEMENTS: Vacant Land
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)

Zoning to R-3 upon annexation.

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.

L2 (staff on behalf)
Petitioner's Signature

4/24/18
Date Petition is Filed



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.

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

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

- 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

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

(Please transcribe or attach additional pages as necessary.)



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

- 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

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

(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:

Property Owner or Petitioner:

(Print Name)

(Signature)



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

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Street Address of Subject Property:

8700 Buege Lane

Property Owner or Petitioner:

Larry Zdarsky

(Print Name)

LZ

(Signature)

(staff signs on behalf)

Common Sense Municipal Boundaries

Existing Village Boundaries:



Proposed Village Boundaries:



- Transfer @89,000 square feet from east half of Malek Property (on Pleasant View Road) to Willow Springs and transfer @82,000 square feet of Ruzicka property to Burr Ridge
- Transfer responsibility of Buege Lane from Willow Springs to Burr Ridge.
- Maintain existing zoning approval for Ruzicka property (i.e. 20,000 square foot lots)
- Willow Springs to determine zoning for east half of Malek property on Pleasant View Road; Burr Ridge to determine zoning for west half of Malek property on Buege Lane
- Stormwater Management for all properties subject to review and approval of Willow Springs and Burr Ridge.

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, May 21, 2018**, at the Burr Ridge Police Station, 7700 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 George Argyris for a variation pursuant to Section IV.J.1.a of the Burr Ridge Zoning Ordinance to permit a fence that exceeds 5 feet in height. The petition number and property address is **V-02-2018: 3 Morgan Court** and the Permanent Real Estate Index Number is: **10-01-109-005**.
2. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Green Park Construction, LLC for re-zoning from the R-2B Residence District to the R-3 Residence District as per Section VI of the Burr Ridge Zoning Ordinance. The petition number and property addresses is **Z-12-2018: 11411 German Church Road** and the Permanent Real Estate Index Number is: **18-31-400-019**.
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The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

GREG TRZUPEK

CHAIRMAN

MEMBERS: GREG TRUZPEK, MIKE STRATIS, DEHN GRUNSTEN, LUISA HOCH, MARY PRAXMARER, AND JIM BROLINE.

May 4, 2018 2:56:22 PM

Burr Ridge



May 4, 2018 2:56:43 PM
Burr Ridge





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

April 27, 2018

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:

1. **Z-13-2018: 8700 Buege Lane** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Larry Zdarsky for re-zoning upon annexation to the R-3 Residence District as per Section VI of the Burr Ridge Zoning Ordinance. The petition number and property addresses is **Z-13-2018: 8700 Buege Lane** and the Permanent Real Estate Index Numbers are: **18-31-400-026 and 18-31-400-027.**

A public hearing to consider this petition is scheduled for:

Date: Monday, May 21, 2018
Time: 7:30 P.M. or as soon thereafter as the matter may be heard.
Location: Burr Ridge Police Station
7700 County Line Road
Burr Ridge, IL 60527

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please 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.



VILLAGE OF
BURR RIDGE
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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

April 27, 2018

NOTICE OF PUBLIC HEARING

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Keith & Joann Kinsey
8285 Steepleside Dr
Burr Ridge IL 60527-6434

Eric Anderson
11450 German Church Rd
Willow Springs IL 60480-1069

Edward L Formento
8147 Rosemere Ct
Willow Springs IL 60480-1026

Susan Carr
8255 Steepleside Dr
Burr Ridge IL 60527-6434

Holly Lake
8228 Rosemere Ct
Willow Springs IL 60480-1028

Dennis M Sylvester
8123 Independence Dr
Willow Springs IL 60480-1015

Steven Mezan
8200 Independence Dr
Willow Springs IL 60480-1018

Clarence W Haack
8211 Rosemere Ct
Willow Springs IL 60480-1028

Christos Yiannopoulos
8130 Nueport Dr S
Willow Springs IL 60480-1020

Ronald J Kucharski
8218 Independence Dr
Willow Springs IL 60480-1018

Cher D Geer
8155 Rosemere Ct
Willow Springs IL 60480-1026

Aleksandar Jevtic
8142 Nueport Dr S
Willow Springs IL 60480-1020

Allen G Smuda
8234 Independence Dr
Willow Springs IL 60480-1018

Thomas R Finnegan
8139 Rosemere Ct
Willow Springs IL 60480-1026

Jain S Jain 332260
8200 Nueport Dr S
Willow Springs IL 60480-1022

Edward T Otto
8244 Independence Dr
Willow Springs IL 60480-1018

Alan & Gloria Pelt
8124 Nueport Dr S
Willow Springs IL 60480-1020

Wesley Lebron
11519 Rosemere Ct
Willow Springs IL 60480-1060

Henry M Klein
8219 Rosemere Ct
Willow Springs IL 60480-1028

R & S Posluszny
8136 Nueport Dr S
Willow Springs IL 60480-1020

Scott & Maureen Barret
11520 Rosemere Ct
Willow Springs IL 60480-1059

Lynn B Magnesen
8265 Steepleside Dr
Burr Ridge IL 60527-6434

R Szczepaniak
8148 Nueport Dr S
Willow Springs IL 60480-1020

Donald Baar
8148 Rosemere Ct
Willow Springs IL 60480-1026

Philip & Roberta Krueger
8210 Independence Dr
Willow Springs IL 60480-1018

Edward T McGowan
5420 W 122nd St
Alsip IL 60803-3149

Geraldine Chesloe
8238 Wolf Rd
La Grange IL 60525

Thomas R Kaptur
8224 Independence Dr
Willow Springs IL 60480-1018

Joseph & Jennifer Jord
8130 Rosemere Ct
Willow Springs IL 60480-1026

Ryszard Palarz
8139 Independence Dr
Willow Springs IL 60480-1015

David J Griffin
8203 Independence Dr
Willow Springs IL 60480-1017

Neil Sexton
11410 German Church Rd
Willow Springs IL 60480-1014

Demetrius Katris
8149 Westport Ln S
Willow Springs IL 60480-1033

Jan Cichowski
8227 Independence Dr
Willow Springs IL 60480-1017

Eugene Jodlowski
8229 Nueport Dr S
Willow Springs IL 60480-1072

Carl J Kurucar
8141 Westport Ln S
Willow Springs IL 60480-1033

J J Soucek
11440 German Church Rd
Willow Springs IL 60480-1014

Modestas
8222 Nueport Dr S
Willow Springs IL 60480-1022

Waclaw Berdysz
8129 Westport Ln S
Willow Springs IL 60480-1033

Wayne Schauer 4489-2
11414 German Church Rd
Willow Springs IL 60480-1014

Arlene J Zosack
8153 Westport Ln S
Willow Springs IL 60480-1033

Dahyabhai L Patel
8122 Independence Dr
Willow Springs IL 60480-1016

6550 Joliet Rd Llc
2000 Spring Rd #200
Oak Brook IL 60523-1956

Thomas Munizzo
8145 Westport Ln S
Willow Springs IL 60480-1033

Douglas Meredith
8119 Westport Ln S
Willow Springs IL 60480-1033

Geraldine J Chesloe
8236 Wolf Rd
La Grange IL 60525-5233

George P Edwards
8135 Westport Ln S
Willow Springs IL 60480-1033

Sharad & Kirti Patel
8219 Independence Dr
Willow Springs IL 60480-1017

Frank S Marasovich
8145 Independence Dr
Willow Springs IL 60480-1015

Kire Nikolovski
8126 Independence Dr
Willow Springs IL 60480-1016

Ronald J Szczepaniak
8225 Crestview Dr
Willow Springs IL 60480-1009

Ronald S Jennings
8211 Independence Dr
Willow Springs IL 60480-1017

Paul M Lukes
11449 Nueport Dr W
Willow Springs IL 60480-1073

Bobby F Trefil
8209 Crestview Dr
Willow Springs IL 60480-1009

Jon W Laatz-11962
8235 Independence Dr
Willow Springs IL 60480-1017

Jerry Hahn
8225 Nueport Dr S
Willow Springs IL 60480-1072

Robert W & Ann Letrich
8151 Crestview Dr
Willow Springs IL 60480-1007

Paul Hanna
11430 German Church Rd
Willow Springs IL 60480-1014

Linda Stromideo
12936 Archer Ave
Lemont IL 60439-7431

Vladan Nikolic
8135 Crestview Dr
Willow Springs IL 60480-1007

Alexandros Dollas
8119 Crestview Dr
Willow Springs IL 60480-1007

S S Steck
8216 Crestview Dr
Willow Springs IL 60480-1010

Manuel Valverde
8203 Scenic Dr
Willow Springs IL 60480-1031

Lynn Floss
8142 Crestview Dr
Willow Springs IL 60480-1008

Thomas Polley & Phyllis Lin
110 Quail Dr
Countryside IL 60525-3978

Mary G Wieseemann
8145 Scenic Dr
Willow Springs IL 60480-1029

Jeremiah S Enright
8233 Crestview Dr
Willow Springs IL 60480-1009

Kathy M Maziens
8227 Scenic Dr
Willow Springs IL 60480-1031

Nicholas Lord
8126 Crestview Dr
Willow Springs IL 60480-1008

Sasha Kesic
8217 Crestview Dr
Willow Springs IL 60480-1009

Roy A Vondrasek
8211 Scenic Dr
Willow Springs IL 60480-1031

Vincent Lyons
11349 Scenic Dr
Willow Springs IL 60480-1050

Thomas Merkle
8201 Crestview Dr (No Mail)
Willow Springs IL 60480-1009

Dejan & Milica Grijic
8153 Scenic Dr
Willow Springs IL 60480-1029

Miso Vujica
7231 Wolf Rd
Indian Head Park IL 60525-4950

Lech Redlinski
8143 Crestview Dr
Willow Springs IL 60480-1007

Jill H Grozich
8137 Scenic Dr
Willow Springs IL 60480-1029

Curtis H May
11317 Scenic Dr
Willow Springs IL 60480-1050

Joseph Abdallah 11164
8127 Crestview Dr
Willow Springs IL 60480-1007

Stojan Cklamovski
8208 Crestview Dr
Willow Springs IL 60480-1010

K F Chaloupek 7228521
8242 Scenic Dr
Willow Springs IL 60480-1032

Kevin H Manley
8134 Crestview Dr
Willow Springs IL 60480-1008

James Mccarter 4667463
8224 Crestview Dr
Willow Springs IL 60480-1010

Vance Violante
8226 Scenic Dr (No Mail)
Willow Springs IL 60480-1032

Joseph Ciesiel
8150 Crestview Dr
Willow Springs IL 60480-1008

Mary E Krol
8235 Scenic Dr
Willow Springs IL 60480-1031

Nick Guisto
8210 Scenic Dr
Willow Springs IL 60480-1032

Stephen E Klopp
8200 Crestview Dr
Willow Springs IL 60480-1010

Boriana B Peev
8219 Scenic Dr
Willow Springs IL 60480-1031

Jack P Rossi
8152 Scenic Dr
Willow Springs IL 60480-1030

Richard Zientkowski
11341 Scenic Dr
Willow Springs IL 60480-1050

Raimondas Polikarpovas
8154 Westport Ln S
Willow Springs IL 60480-1034

Lester Trilla
6688 Joliet Rd
Countryside IL 60525-4575

Martoccio John Trust
11325 Scenic Dr
Willow Springs IL 60480-1050

William G Stone
1 Navajo Ct
Burr Ridge IL 60527-0816

J Andrzejewski
3 Seneca Ct
Burr Ridge IL 60527-0815

James & Lisa Cassioppi
8250 Scenic Dr
Willow Springs IL 60480-1032

Biren Shah
4 Navajo Ct
Burr Ridge IL 60527-0816

Rathina K Yallapragada
6120 S Elm St
Burr Ridge IL 60527-5226

Enrique Garcia
8234 Scenic Dr
Willow Springs IL 60480-1032

Larry D Mertz
8425 Omaha Dr
Burr Ridge IL 60527-0818

David & Denise Kent
8 Seneca Ct
Burr Ridge IL 60527-0815

Florian J Bielawa
8218 Scenic Dr
Willow Springs IL 60480-1032

Paul T Westel
11423 Nueport Dr W
Willow Springs IL 60480-1048

Joseph Siwek
4 Seneca Ct
Burr Ridge IL 60527-0815

Robert J Musil
8202 Scenic Dr
Willow Springs IL 60480-1032

Robert & Cheryl Fierke
8133 Nueport Dr S
Willow Springs IL 60480-1019

Current Owner
11475 German Church Rd
Burr Ridge IL 60527

John & Dianne Maul
8144 Scenic Dr
Willow Springs IL 60480-1030

Current Owner
8141 Nueport Dr S
Willow Springs IL 60480

Ted & Deb Gray
11555 German Church Rd
Burr Ridge IL 60527-6450

Antoinetta Pieuch
8120 Westport Ln S
Willow Springs IL 60480-1034

William M Hickey
8497 Omaha Dr
Burr Ridge IL 60527-0819

Current Owner
11471 German Church Rd
Burr Ridge IL 60527

B Chua & P Akanioj
8121 Nueport Dr S
Willow Springs IL 60480-1019

Gary Oremus
3 Navajo Ct
Burr Ridge IL 60527-0816

Gary R Lipinski
5 Seneca Ct
Burr Ridge IL 60527-0815

Matthew Klesken
8132 Westport Ln S
Willow Springs IL 60480-1034

William Phillips
8449 Omaha Dr
Burr Ridge IL 60527-0818

Guy R Franzese
132 Post Rd
Burr Ridge IL 60527-5709

James Marszalek
6 Seneca Ct (No Mail)
Burr Ridge IL 60527-0815

Jaroslav Chwierut
8350 Wolf Rd
Willow Springs IL 60480-1057

Nicholas Tristano
11223 Joyce Ln
Willow Springs IL 60480-1051

Charles R Johnson
2 Seneca Ct
Burr Ridge IL 60527-0815

Patricia A Mchenry
7 Buege Ln
Burr Ridge IL 60527-0862

Thomas W Vana
8349 Field Crest Ave
Willow Springs IL 60480-1012

Thomas W Rediehs
11500 87th St
Burr Ridge IL 60527-6463

Eric & Kelly Hansen
11 Buege Ln
Burr Ridge IL 60527-0862

James Kurtyka
8339 Field Crest Ave
Willow Springs IL 60480-1012

Robert Firlit
8425 S Hickory Ct
Burr Ridge IL 60527-0828

Richard Vickers
11303 German Church Rd
Willow Springs IL 60480-1013

J Poulos A Poulos C Bl
8331 Field Crest Ave
Willow Springs IL 60480-1012

Current Owner
11461 German Church Rd
Burr Ridge IL 60527

Jeannie I Krasowski
11307 German Church Rd
Willow Springs IL 60480-1013

Patrick McGowan
11235 German Church Rd
Willow Springs IL 60480-1061

R & W Abdel Malek Llc
2104 Greenview Rd
Northbrook IL 60062-6629

Andres Soto
8360 Wolf Rd
Willow Springs IL 60480-1057

Adolph J Grzeda
11230 Joyce Ln
Willow Springs IL 60480-1070

Robert Ruzicka
8s421 Oxford Ln
Naperville IL 60565-1503

P & N Slightom
8375 Field Crest Ave
Willow Springs IL 60480-1012

Donald & Shirle Alosia
11231 Joyce Ln
Willow Springs IL 60480-1051

Linda M Corcoran
11301 German Church Rd
Willow Springs IL 60480-1013

Current Owner
11260 84th Pl
Willow Springs IL 60480-1002

Ricky & Lynn Hughes
8353 Field Crest Ave
Willow Springs IL 60480-1012

Josephine Donald Barry
11305 German Church Rd
Willow Springs IL 60480-1013

Victor Dorich
11224 Joyce Ln (No Mail)
Willow Springs IL 60480-1070

Nancy Wierema
8347 Field Crest Ave
Willow Springs IL 60480-1012

Leffelman Victor & Carol Trust
11309 German Church Rd
Willow Springs IL 60480-1013

Sam & Sharon Siambanes
11233 Joyce Ln
Willow Springs IL 60480-1051

M & C Conner
8333 Field Crest Ave
Willow Springs IL 60480-1012

David Lysek
8327 Field Crest Ave
Willow Springs IL 60480-1012

Bradford & Kristina Bryndal
419 57th Ct
Clarendon Hills IL 60514-1801

Robert M Kmoch
8407 Crescent Ct
Willow Springs IL 60480-1006

Current Owner
106 N Peck Ave
La Grange IL 60525

Ben Kerri Fuller
8505 Arizona Trl
Willow Springs IL 60480-1004

Jerry & Dale Strazzante
PO Box 490
Western Springs IL 60558-0490

James R Mitchell
8370 Wolf Rd
Willow Springs IL 60480-1057

Kenneth W Sullivan
11246 85th St
Willow Springs IL 60480-1044

D Ciucias & B Busza
8415 Crescent Ct
Willow Springs IL 60480-1006

Diane Flores
8357 Field Crest Ave
Willow Springs IL 60480-1012

Current Owner
11253 84thpl
Willow Spring IL 60480

Pur Helena Trust
8303 Pleasant View Ave
Willow Springs IL 60480-1023

George & Kathryn Firlit
8550 Oak Knoll Dr
Burr Ridge IL 60527-0829

John Mologousis
11241 84th Pl
Willow Springs IL 60480-1001

Oleg Bebko
8307 Pleasant View Ave
Willow Springs IL 60480-1023

James J Gallagher
8511 Arizona Trl
Willow Springs IL 60480-1004

W Blachut
11339 German Church Rd
Willow Springs IL 60480-1013

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Naples FL 34116-6060

Lawrence J Courtney
11252 85th St
Willow Springs IL 60480-1044

Herbert Bluder
8301 Pleasant View Ave
Willow Springs IL 60480-1023

Ronald Marsik
8405 Crescent Ct
Willow Springs IL 60480-1006

Ernest Ramona Riedl
11247 84th Pl
Willow Springs IL 60480-1001

Vasek & Eva Kures
8305 Pleasant View Ave
Willow Springs IL 60480-1023

Kenneth R Rimkus
2713 Youngdale Dr
Las Vegas NV 89134-7864

Ljubisa Radosavljevic
11235 84th Pl
Willow Springs IL 60480-1001

Hana Urban
8309 Pleasant View Ave
Willow Springs IL 60480-1023

Gipson William E and Lynn M Living
Trust
8413 Crescent Ct
Willow Springs IL 60480-1006

Carl Susan Wagner
8355 Field Crest Ave
Willow Springs IL 60480-1012

Frank Skoff
8403 Crescent Ct
Willow Springs IL 60480-1006

Spagnolo Elizabeth M Trust
8417 Crescent Ct
Willow Springs IL 60480-1006

Rachel Paul
8421 Crescent Ct
Willow Springs IL 60480-1006

Edward D Mayes
8404 Crescent Ct
Willow Springs IL 60480-1067

Deidre M Sortino
8360 Field Crest Ave
Willow Springs IL 60480-1068

Guy R Blando
8424 Crescent Ct
Willow Springs IL 60480-1067

James W Enzor
8400 Pleasant View Ave
Willow Springs IL 60480-1024

William J Murawski
8380 Field Crest Ave
Willow Springs IL 60480-1068

Dariusz & Joanna Grela
8408 Pleasant View Ave
Willow Springs IL 60480-1024

R Boerste Tr 1173
8329 Field Crest Ave
Willow Springs IL 60480-1012

Henry S Polson
8400 Field Crest Ave
Willow Springs IL 60480-1063

Nancy N Sanchez
8406 Crescent Ct (No Mail)
Willow Springs IL 60480-1067

Kathleen M Treanor
8340 Field Crest Ave
Willow Springs IL 60480-1068

Carr Terrance M Trust
11310 85th St
Willow Springs IL 60480-1000

R & C Suddreth
8402 Crescent Ct
Willow Springs IL 60480-1067

Herbert R Elliott
8350 Field Crest Ave
Willow Springs IL 60480-1068

Current Owner
11500 German Church Road
Burr Ridge, IL 60527-6491

Darren Halligan
8404 Pleasant View Ave
Willow Springs IL 60480-1024

Rose Elish
8370 Field Crest Ave
Willow Springs IL 60480-1068

Michael Zieba
11280 84th Street
Willow Springs IL 60480-1002

Walter Soliunas
8335 Field Crest Ave
Willow Springs IL 60480-1068

Daniel P Mcguigan
8390 Field Crest Ave
Willow Springs IL 60480-1068

R F Isaacson
8423 Crescent Ct
Willow Springs IL 60480-1006

Darla Petrosius
11258 85th St
Willow Springs IL 60480-1044

Thomas Jedro
8414 Pleasant View Ave
Willow Springs IL 60480-1024

Dorothy A Kavanagh
7800 S Komensky Ave
Chicago IL 60652-1237

Esmiro Vargas
8408 Crescent Ct
Willow Springs IL 60480-1067



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant to the Village Administrator

DATE:

RE: Board Report for May 21, 2018 Plan Commission Meeting

At its May 14, 2018 meeting the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-05-2018: 9101 Kingery Highway (Olguin); The Board of Trustees approved request for two special uses for a single-tenant restaurant with drive-thru facilities and a sign variation for four wall signs and a permitted ground sign for McDonald's. Along with approving the conditions set forth by the Plan Commission, the Board added a condition that the artificial stone on the façade be replaced with natural stone.

New Plan Commissioner: The Board of Trustees approved the appointment of Mr. Barry Irwin to the Plan Commission for a five-year term concluding February 1, 2023.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant to the Village Administrator

DATE: May 21, 2018

RE: **PC-05-2018; Consideration of Amendments to the Sign Ordinance**

At its April 2, 2018 meeting, the Plan Commission considered amendments to the Sign Ordinance. Staff believes it is accurate to summarize the discussions as follows:

1. Guaranteed Signage Allotments. Additional information was requested regarding alternative methods for measuring signage allotments, including lot size or gross building area. The following methods are provided for consideration:
 - A. One wall sign shall be permitted per tenant on buildings less than 100,000 square feet. Each sign is no larger than the ratio of number of tenants in the building divided by the widest street frontage of the lot, not to exceed 100 square feet. Each tenant is entitled to no less than 50 square feet of signage while no sign shall exceed 100 square feet, with the total number of wall signs per building not exceeding three.
 - If there are three tenants in a building with 125 feet of street frontage, each tenant is entitled to a wall sign not to exceed 50 square feet.
 - If there are three tenants in a building with 270 feet of street frontage, each tenant is entitled to a wall sign not to exceed 90 square feet.
 - If there are three tenants in a building with 450 feet of street frontage, each tenant is entitled to a wall sign not to exceed 100 square feet on the building.
 - B. One wall sign shall be permitted per tenant on buildings less than 100,000 square feet. Each sign shall not exceed 0.75% of the gross floor area of the building. Each tenant is entitled to no less than 50 square feet of signage while no sign shall exceed 100 square feet, with the total number of wall signs per building not exceeding three.
 - If there are two tenants in a building of 10,000 square feet, each tenant is entitled to place a 50 square foot wall sign on the building.
 - If there is one tenant in a building of 10,000 square feet, the tenant is entitled to place a 75 square foot wall sign on the building.
 - If there are three tenants in a building of 50,000 square feet, each tenant is entitled to place a 100 square foot wall sign on the building.

PC-05-2018: Consideration of Amendments to the Sign Ordinance
May 21, 2018

- C. In either example, if there are five tenants in a building, three wall signs are permitted. Variations will be required for the fourth and the fifth tenant.
 - D. Buildings in excess of 100,000 square feet would continue to receive one square foot of signage for each 1,000 square feet of gross floor area.
 - E. Such amendments would override language permitting one wall sign per street frontage.
2. Ground and Wall Sign Mixture. There was consensus for allowing one total ground sign in addition to one or more wall signs on buildings less than 100,000 square feet. If items 1 and 2 are both approved, staff recommends that the language be written so that the ground sign remains constant at one per building, while the wall signs are flexible based on tenant count, with the ground sign not to exceed a set size (currently 100 square feet) with the size of wall signs dictated on an approved calculation method. The cap of 100 total square feet for all wall signs would be removed.
3. Larger, Premium Ground Signs. There was consensus that no amendments were desired regarding this consideration.
4. Clarification of Color Restrictions. There was consensus that all colors should be considered part of the three color restriction, including white and black and any background field color.