



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

**June 18, 2018
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

- A. May 21, 2018 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

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

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

- B. **Z-15-2018: 15W455 79th Street (St. Mark Coptic Church); Special Use 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 in a residential district.

- C. **Z-14-2018: 50-324 Burr Ridge Parkway (Garber); PUD and Findings of Fact**

Requests special use approval pursuant to Section VIII.B.2.cc of the Burr Ridge Zoning Ordinance for a Planned Unit Development in a B-1 Business District.

IV. CORRESPONDENCE

- A. Board Report – June 11, 2018

V. OTHER CONSIDERATIONS

- A. **S-04-2018: 7600 County Line Road (Shirley Ryan Ability Lab); Sign Variation**

- B. **PC-06-2018: Annual Appointment of Planning Commission Vice Chairperson**

VI. FUTURE SCHEDULED MEETINGS

A. July 16, 2018

- **Z-04-2018: 7950 Drew Avenue (Patera); Special Use, Variation, and Findings of Fact; continued from March 5, 2018 and May 7, 2018**

Requests special use approval as per Section VI.F.2.h of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development and requests a variation from Section VI.F.3.b.(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres; all of which is to accommodate the proposed development of nine single-family homes with private streets and with floor areas of approximately 2,200 square feet.

- **Z-11-2018: Zoning Ordinance Amendments; Text Amendments**

Requests text amendments to the Zoning Ordinance as related to fence regulations; adding “gun stores and gun clubs” as a special use in Business Districts; and amending the definition of a rear yard as related to accessory structures on corner lots.

B. August 4, 2018

- **Z-18-2018: 16W020 79th Street (Dodevski); Text Amendment, Special Use, and Findings of Fact**

Requests an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to permit chain link fence as a special use in a non-residential district and requests a special use as per the amended Section IV.J to permit chain link fence on the subject property.

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 25, 2018 Regular Meeting beginning at 7:00 P.M. Chairman Trzupek is the Plan Commission representative currently scheduled for the June 25, 2018 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF MAY 21, 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: 5 – Praxmarer, Broline, Irwin, Hoch, and Trzupek

ABSENT: 0 – None

Staff present was 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 May 7, 2018 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

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.

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

As directed by Chairman Trzupek, Mr. Walter described this request as follows: 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 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 (IPSC; 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 fence would be partially located. 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 IPSC when measured within five feet of the fence; thus, the petitioner requests a variation to permit a fence in excess of five feet tall.

Mr. Jain, 8920 Royal, inquired about the location of the fence, requesting that it be done in a manner that respects the neighborhood.

Elaine Milota, 8921 Royal Drive, requested that the fence be limited to metal greater than 50% open since it would be very visible from the passing traffic and neighborhood. Ms. Milota opposed allowing a wood fence in this area due to aesthetics as well as due to it being located in a drainage easement. Mr. Argyris said that he planned to install exactly such a fence anyway and had no problem with the request.

At 7:55 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to close the public hearing.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to recommend that the Board of Trustees approve a fence variation to permit a fence taller than five feet at 3 Morgan Court, subject to the following conditions:

1. The fence height shall not exceed the necessary height required to comply with the International Pool and Spa Code's requirement of a 4-foot tall fence around a pool.
2. The fence shall be made of metal.
3. The dimensions of the fence shall be four inches of open space with slats not to exceed one-and-one-half-inches in width.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

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

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

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the report encompassed two separate petitions that were combined into a single 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.

Dr. Rafeet Malek, 8512 Johnston Road, made a brief presentation on behalf of the petition Z-12-2018, describing the request as a re-zoning as part of an intergovernmental agreement.

Larry Zdarsky, 2632 Bern Court, made a brief presentation on behalf of the petition Z-13-2018, describing himself as a trustee of the property owner on Buege Lane. Mr. Zdarsky said that the property was located in Willow Springs and had already received approval for zoning and subdivision plat to build four, 20,000-square foot lots and homes in Willow Springs, and if Burr Ridge was able to annex their land as-is, they would do so.

Tom Jedlo, 8414 Pleasantview Avenue, provided history regarding development and engineering in the area. He primarily opposed the petitioner's requests on the grounds that they would create too much development and negatively impact the residents downstream.

Robert Bordak, 11500 German Church Road, said that he was concerned about density in the area, and that additional homes creates additional stormwater impact.

Bill Hough, 7 Buege Lane, said that his primary concern was the impact of development on the wetland that partially occupies his property. He sought assurances that any development would be correctly engineered and not create increased impact on his property.

Eric Hansen, 11 Buege Lane, supported the proposal based on the concept of orderly development occurring in the area. He noted that the petitioners will be responsible for managing the stormwater impact they create and was not worried about these issues.

Tom Riedebs, 11500 87th Street, supported the proposal based on the need to get the residents of Burr Ridge on Buege Lane commonly aligned with the ownership of the road, and felt that it would promote more coherent development.

Thomas Ames, 8417 Crescent Court, said that as a professional property appraiser, a lack of conformity on Buege Lane will negatively impact property values, which neither Village nor any resident desires, and supported the petition on the basis of promoting orderly development.

Commissioner Hoch said she was uncomfortable with the petitions for re-zoning at this time, stating that the Plan Commission had recently rejected a similar proposal by Dr. Malek.

Commissioner Broline asked how engineering would be managed by either property, considering the comments by several residents. Staff explained that the stormwater had already been approved by MWRD on the Z-13-2018 subject property but that a stormwater outlot would be created to manage the stormwater on the southern portion of the Z-12-2018 subject property.

Commissioner Praxmarer asked the petitioners what their plans were for the property. Mr. Zdarsky said he planned to sell land directly to buyers and build no homes himself, while Dr. Malek said he would be acting as a developer of the property.

Chairman Trzupek asked staff if this consideration is purely a request for re-zoning, and that subdivision plats are not under consideration at the current time. Mr. Pollock confirmed this. Mr. Pollock said that the Z-13-2018 subject property had been granted several variations by Willow Springs and that there may be a need to consider those at a future public hearing, but advised the

Plan Commission to consider the request as if there was existing development on the property as occurs in many other petitions for annexation.

Commissioner Praxmarer asked about the setbacks of the subject properties. Mr. Walter provided these to the Plan Commission. Mr. Pollock said that it was against State law for conditions to be placed on the plat as part of an approval process.

The Plan Commission debated the merits of both petitions for several minutes.

At 9:40 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 Broline and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees approve a request to re-zone the subject property at 11411 German Church Road from R-2B to R-3 Residential.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees approve a request to re-zone the subject property at 8700 Buege Lane to R-3 Residential upon annexation.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

IV. CORRESPONDENCE

V. OTHER CONSIDERATIONS

Consideration of Changing the Start Times of Plan Commission Meetings

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Hoch to change the start of future Plan Commission meetings from 7:30pm to 7:00pm.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

VI. FUTURE SCHEDULED MEETINGS

June 4, 2018

A MOTION was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to cancel the June 4, 2018 regular meeting of the Plan Commission due to a lack of business.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

June 18, 2018

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

Requests special use approval pursuant to Section VIII.C.2.jj of the Burr Ridge Zoning Ordinance for a Planned Unit Development in a B-1 Business District.

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

Requests special use approval pursuant to Section VI.H.2.l of the Burr Ridge Zoning Ordinance to permit off-site commercial parking in a residential district.

C. Z-16-2018: 16W231 South Frontage Road (Gain); Special Use and Findings of Fact

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

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to **ADJOURN** the meeting at 9:45 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:45 p.m.

Respectfully

Submitted:

Evan Walter, Assistant to the Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-16-2018: 16W231 South Frontage Road (Gain); Requests special use approval pursuant to Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit an automobile service use in a G-I General Industrial District.

HEARING:

June 18, 2018

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Michael Gain

PETITIONER STATUS:

Potential Tenant

PROPERTY OWNER:

The Karilyn Building Joint
Venture, LLC



EXISTING ZONING:

G-I General Industrial District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

Commercial Buildings

SITE AREA:

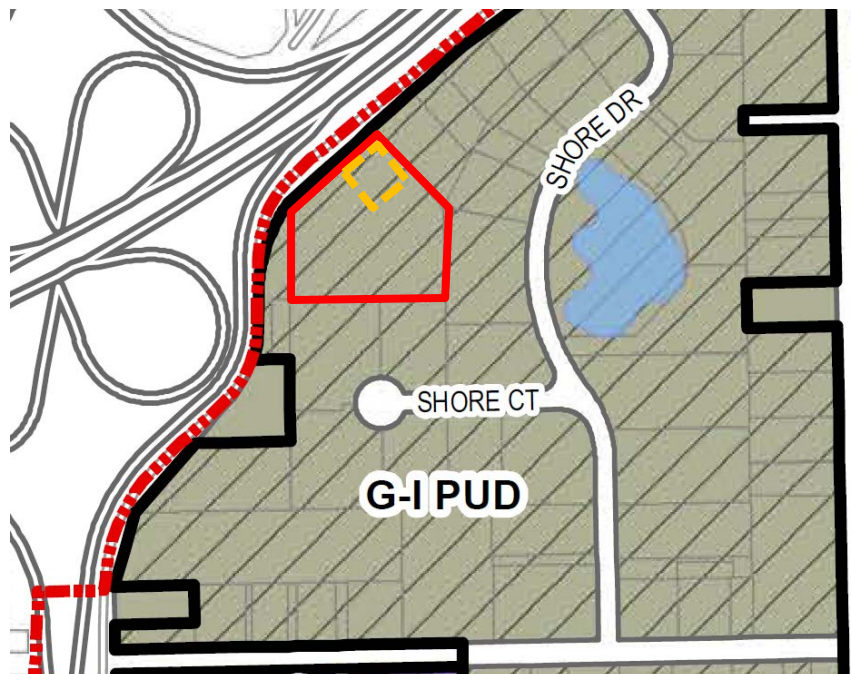
5.25 Acres

SUBDIVISION:

Hinsdale Industrial Park

AVAILABLE PARKING:

Approximately 150 Spaces



The petitioner is Michael Gain, owner of Benztek, an independent automobile service center focusing solely on the maintenance of Mercedes-Benz vehicles. The petitioner is requesting a special use pursuant to Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit an automobile service use at 16W231 South Frontage Road, Suites 1-3, in the G-I General Industrial District. No body work or collision repair will be performed by the company at this location. Benztek will employ six employees and anticipates serving approximately five to seven cars per day. The hours of operation are projected to be 8:30 a.m. to 6:00 p.m. Monday through Thursday; 8:30 a.m. to noon on Friday; and closed on Saturday and Sunday (the G-I District permits 24 hour per day operation unless otherwise restricted by a special use approval).

Land Use and Site Analysis

The subject property is located within a larger commercial development containing approximately 30 suites at 16W231 South Frontage Road. The petitioner is attempting to lease the three suites nearest the access on South Frontage Road. The subject property as well as all surrounding property is zoned G-I General Industrial, all part of the Hinsdale Industrial Park, and abuts Interstate 55 to the north. Approximately 150 parking spaces are present at the subject property, all of which comply with the Zoning Ordinance.

Public Hearing History

No public hearings have taken place regarding Suites 1-3 at the subject property. In 2013, a special use was granted to a clothing consignment business using Suite 11 as a warehouse and distribution facility.

Public Comment

No public comment was received prior to the public hearing.

Applicable Zoning Ordinance Section(s)

Section X.F.2.a of the Burr Ridge Zoning Ordinance lists “*automobile and truck and equipment sales, rental and service*” as a special use in the G-I General Industrial District.

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 a special use approval for an automobile service use in a G-I General Industrial District at 16W231 South Frontage Road for Benztek, staff recommends that the special use be limited to the following conditions:

1. The special use will be limited to Benztek in a manner consistent with the submitted business plan and shall expire if Benztek no longer operates the business at 16W231 South Frontage Road, Suites 1-3.
2. The special use and facility shall be limited to the property located at 16W231 South Frontage Road, Suites 1-3 in which Benztek will be the sole occupant.
3. Sales of vehicles on the premises, either directly by or through a customer of Benztek, is prohibited.
4. Storage of tools or other devices used for auto repair shall be stored indoors at all times.

Appendix

Exhibit A – Petitioner’s Materials



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 231 s. Frontage Rd, Suite 1-3 PIN # 09-35-203-001
Burr Ridge, Illinois 60527

GENERAL INFORMATION

PETITIONER: Benztek Inc.
(All correspondence will be directed to the Petitioner)
PETITIONER'S ADDRESS 555 East Plainfield Rd Countryside, Illinois 60525
PHONE: 708-579-3200
EMAIL: benztek@benztekusa.com
PROPERTY OWNER: The Karlyn Building Joint Venture LLC STATUS OF PETITIONER: Potential Tenant
OWNER'S ADDRESS: 9450 w. Bryn Mawr, Suite 550 Rosemont, Illinois 60018 PHONE: 773-355-3035

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: G1 General Industrial
EXISTING USE/IMPROVEMENTS: Commercial Building
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)

Auto repair facility

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

5-21-18

Date Petition is Filed



Findings of Fact
Special Use
Burr Ridge Zoning Ordinance

Address:

231 S. Frontage Rd, Burr Ridge Suites 1&2

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

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

Yes. We provide a specialty service to the hundreds of Mercedes-Benz owners in Burr Ridge.

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

Correct. We are a small family owned business that has been operating in Illinois for the past 18 years.

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

Correct. Our location will be located within an industrial park with other automotive repair shops near by.

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

Correct. The industrial park that we will be located in was designed with our use in mind.

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

Correct. All of these requirements have been in place since the development of the property.

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

Correct. These measures are currently in place.

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

Yes, that is true.

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

Yes, that is true.

I-55
Stevenson Expressway

To Madison Street →

Frontage Road

377.08'

354.99'

102'

1

2

3

4

5

6

7

8

9

10

282' 11 1/4"

Building 1 (231)
Parking

Parking

107'

45

44

46

43

42

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BenzTek Inc. is a specialty automotive service center that maintains and services only Mercedes-Benz vehicles. (We do NOT perform autobody or collision repairs.) We are a family owned and operated shop that has been in business for 18 years. We serve as an alternative to higher priced dealership repairs.

On average we service five to seven cars per day. Vehicles are brought in by appointment only.

BenzTek Inc. does not store cars inside or outside of the premises. Nor does it store anything outside of the premises. We pride ourselves on having an extremely clean and orderly shop.

We currently have six (6) devoted employees and plan on continuing to provide a stable and rewarding work environment for them to support their families.

Thank you for your time and consideration.

Michael Gain

President

BenzTek Inc.



VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS

Consent to Install Public Notice Signs

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 above-said 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 disposition of petition request.

Street Address of Subject Property:

231 S. Frontage Rd., Burr Ridge, IL 60527

Property Owner or Petitioner:

Michael J. Klonoski

MJK

May 25, 2018 11:15:15 AM
Willowbrook





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

May 31, 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-16-2018: 16W231 South Frontage Road** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Michael Gain for special use approval pursuant to Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit an automobile service use in a G-I General Industrial District. The petition number and property addresses is **Z-16-2018: 16W231 South Frontage Road** and the Permanent Real Estate Index Number is: **09-35-203-001.**

A public hearing to consider this petition is scheduled for:

Date: Monday, June 18, 2018
Time: 7:00 P.M. or as soon thereafter as the matter may be heard.
Location: Burr Ridge Village Hall
7660 County Line Road
Burr Ridge, IL 60527

Petition information is on file and available for public review online at <http://www.burr-ridge.gov/village-board/planning-commission-zoning-board-of-appeals/> 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
7660 S. County Line Rd.
Burr Ridge, IL 60521

Chas & Geraldine Anzilotti
11385 77th St.
Burr Ridge, IL 60527

Chicago Title 8002371582
150 Shore Dr.
Burr Ridge, IL 60527

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

Kent & Cynthia Mc Caig
815 79th St.
Willowbrook, IL 60527

Complete Supply Inc.
16W281 79th St.
Hinsdale, IL 60521

Eric Meinke
16W281 79th St.
Willowbrook, IL 60527

Bronson & Bratton Inc.
220 Shore Dr.
Burr Ridge, IL 60521

BCL-Gemini LLC
450 Skokie Blvd. Unit 6000
Northbrook, IL 60062

Rush Truck Centers of IL
C/O Ryan PTS
P.O. Box 06019
Chicago, IL 60606

Shore 114 LLC
116 Shore Dr. Unit 1
Burr Ridge, IL 60527

VIP Morgan LLC
970 Oaklawn Ave.
Elmhurst, IL 60126

Marguerite M. Guido
Trustee
223 W. Maple St.
Hinsdale, IL 60521

Sparrowhawk Chicago IND.
337 E. Butterfield Rd. Unit 280
Lombard, IL 60148

LM Burr Ridge Holdings
20 Danada Sq. West Unit 274
Wheaton, IL 60189

L C & F Enterprises Inc.
20 Willow Bay Dr.
South Barrington, IL 60010

Chicago Title 8002371582
150 Shore Dr.
Burr Ridge, IL 60527

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

ZBP
4 S. Washington Circle
Hinsdale, IL 60521

MRS. Trust
P.O. Box 683
Mt. Prospect, IL 60056

Karlyn Bldg. Joint Venture
c/o Lee & Assoc. Asset Mgmt.
9450 W. Bryn Mawr Ave. Unit 550
Rosemont, IL 60018

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

Wood Creek II Venture LLC
9450 Bryn Mawr Ave.
Rosemont, IL 60018

BCL-Gemini LLC
450 Skokie Blvd. Unit 6000
Northbrook, IL 60062

DRK Real Estate Invest
19W451 Deerpath Ln.
Lemont, IL 60439

Layko Properties
c/o HK Layland Jr.
100 Shore Dr. Unit 2
Burr Ridge, IL 60527

Midwest Promotional Group
211 S. Frontage Rd.
Willowbrook, IL 60527

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

State of IL – IDOT
2300 S. Dirksen Pkwy.
Springfield, IL 62764

Meaden Screw Products Co.
16W210 83rd St.
Burr Ridge, IL 60527

Donnan Real Estate I LLC
Attn: Joseph Donnan
224 Shore Ct.
Burr Ridge, IL 60527

Marguerite M. Guido TR
223 W. Maple St.
Hinsdale, IL 60521

Linda S. Watson
1426 Gunderson Ave.
Berwyn, IL 60402

Standard B&T 11848
c/o Midco Inc. Edwin Janik
16W221 Shore Ct.
Burr Ridge, IL 60521

Bronson & Braton
240 Shore Dr.
Burr Ridge, IL 60521

Marine Trust & Investment
LT 90-5085
7900 Joliet Rd.
Willowbrook, IL 60521

ALCO Sales & Service Co.
6851 Highgrove Blvd.
Burr Ridge, IL 60527

Cook Financial LLC
5600 N. River Rd. Ste. 150
Rosemont, IL 60018

Public Storage Inc.
Dept. 27820
P.O. Box 25025
Glendale, CA 91201

Shore 114 LLC
114 Shore Dr. Unit 2
Burr Ridge, IL 60527



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-15-2018: 15W455 79th Street (St. Mark Coptic Church); Requests special use approval pursuant to Section VI.H.2.I of the Burr Ridge Zoning Ordinance to permit off-site commercial parking at a permitted use.

HEARING:

June 18, 2018

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

George Kaldas

PETITIONER STATUS:

Church Trustee

PROPERTY OWNER:

St. Mark Coptic Church

EXISTING ZONING:

R-3 Residential

LAND USE PLAN:

Recommends Residential Uses

EXISTING LAND USE:

Church

SITE AREA:

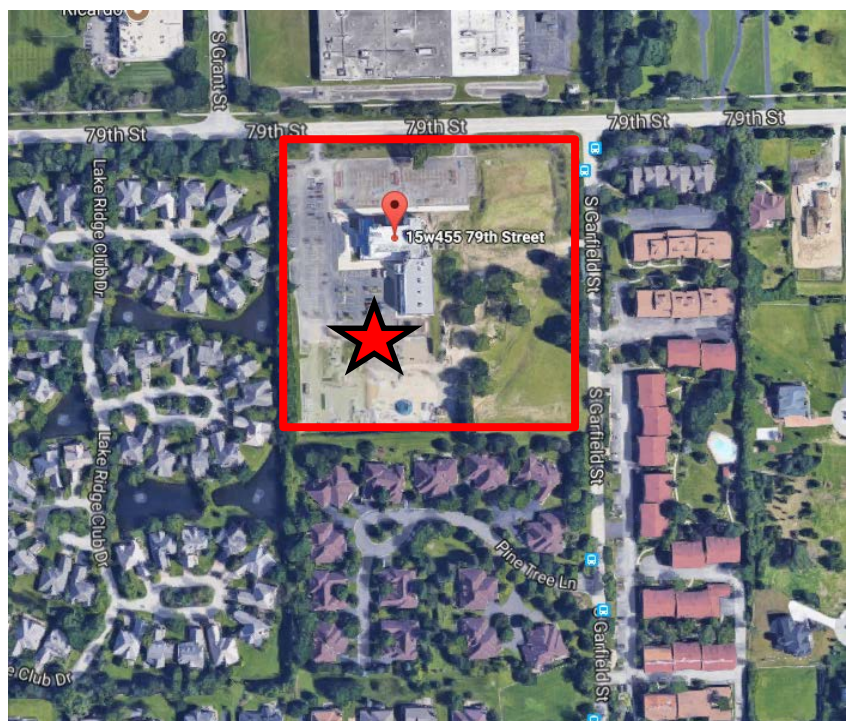
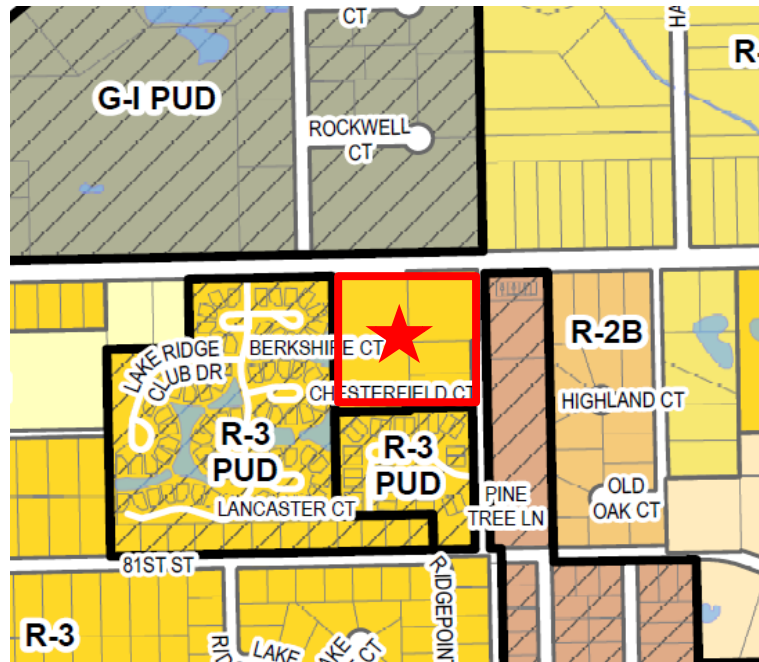
8.75 Acres

SUBDIVISION:

None

AVAILABLE PARKING:

210 Spaces



The petitioner is St. Mark Coptic Church located at 15W455 79th Street. The petitioner is requesting 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. The request is to permit the use of the church parking lot as overflow parking for several businesses whose parking needs exceed their on-site parking capacity. As the petitioner has been granted special uses solely to operate a church and preschool at the subject property, off-site commercial parking without this special use is not permitted. The petitioner presently engages in this activity on behalf of several Village businesses but is seeking the special use to comply with the Village's regulations. Currently, a passenger van shuttles employees between the church and each business before and after work.

Land Use and Site Analysis

The petitioner occupies 8.75 acres of land on the southwest corner of 79th Street and Garfield Street. The church is bounded by R-3 Residential PUD subdivisions to the west (Lake Ridge Club) and south (Pine Tree) and R-4 Residential PUD (Braemoor) to the east, with industrial property to the north across 79th Street. The church's parking lots are located primarily adjacent to the west property line along Lake Ridge Club subdivision extending from the north property line to the southern portion of the property. Approximately 210 total spaces are available on the property.

Public Hearing History

Three previous special uses have been approved at the subject property. In 2001, the church received a special use to expand the church. Included in this special use approval was a condition that permitted the church to operate a preschool with no more than 30 children, which was later increased to 40 children in 2007. In 2013, the Village approved a special use for another expansion to the church as well as an expansion of the parking lot and with an outdoor playground, outdoor classroom, and outdoor kitchen and gazebo as well as a variation to permit a limited number of parking spaces to encroach into the required 30-foot setback from the west property line.

Public Comment

Several residents from Lake Ridge Club, Pine Tree, and Braemoor subdivisions objected to the proposed special use prior to the public hearing. A letter from the president of the Lake Ridge Club HOA as well as a resident of the Pine Tree subdivision objecting to the proposed special use is included in the packet.

Applicable Zoning Ordinance Section(s)

Section VI.F.2.1 of the Burr Ridge Zoning Ordinance lists "*accessory uses customarily incidental to the above special uses*" as a special use in the R-3 Residential District. This special use permits applicants the right to petition for use of property not generally associated with the principal use, such as off-site parking for employees of nearby businesses.

Findings of Fact and Recommendation

If the Plan Commission chooses to adopt the findings of fact and recommend a special use approval for St. Mark Coptic Church for off-site commercial parking at a permitted use, it should be limited to a designated portion of the parking lot within specified and limited hours and days to minimize the impact on neighboring subdivisions.

Appendix

Exhibit A – Petitioner's Materials

Exhibit B – Resident Objection



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 15W455 79th Street PIN # 09-36-104-066; 09-36-104-009; 09-36-104-107; 09-36-104-018

GENERAL INFORMATION

PETITIONER: St. Mark Coptic Church
(All correspondence will be directed to the Petitioner)
PETITIONER'S ADDRESS 15W455 79th Street Burr Ridge, IL 60527
PHONE: 708-228-1921
EMAIL: gkaldas@stmarkchicago.org
PROPERTY OWNER: St. Mark Coptic Church STATUS OF PETITIONER: _____
OWNER'S ADDRESS: _____ PHONE: _____

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 8.5 Acres EXISTING ZONING: R-3
EXISTING USE/IMPROVEMENTS: Church with parking lots
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)

Requests permission to permit off-site commercial parking at the existing special use.

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

5/15/2018
Date Petition is Filed

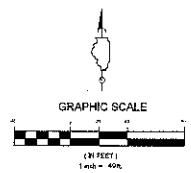
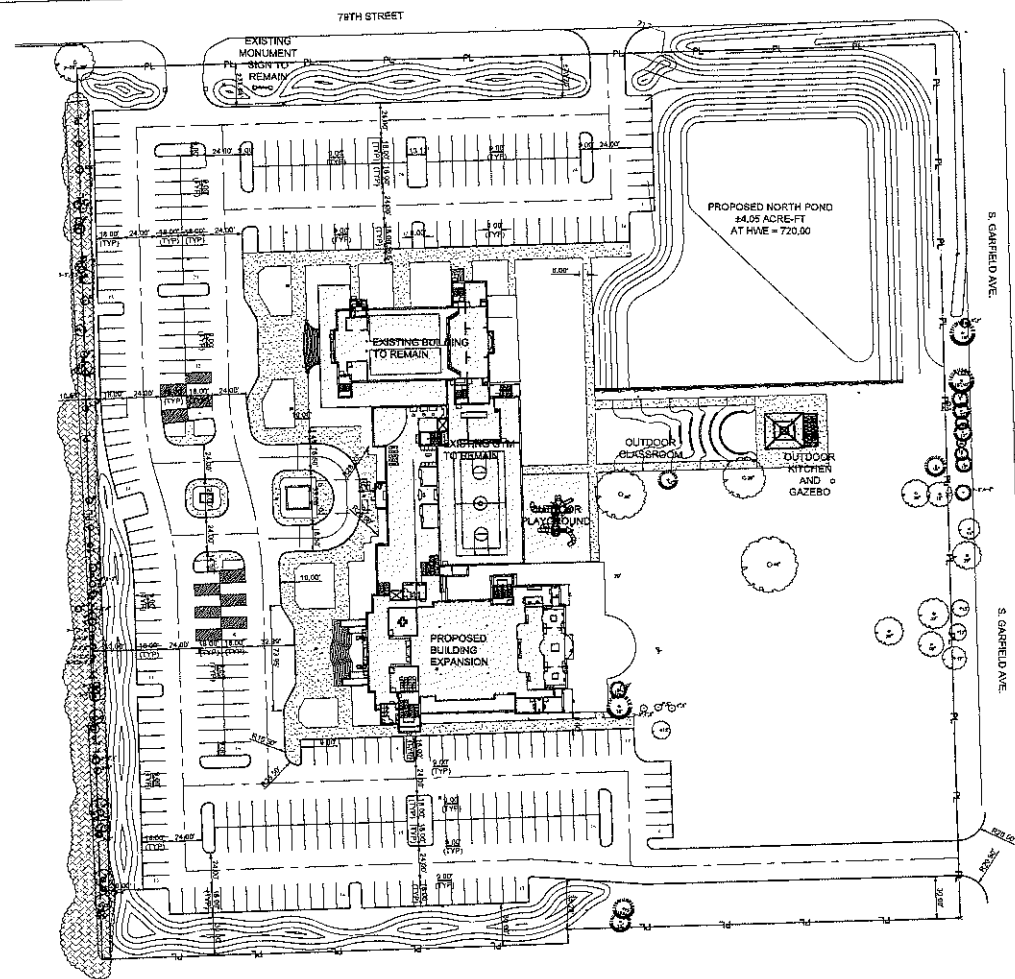


Findings of Fact
Special Use
Burr Ridge Zoning Ordinance

Address: _____

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

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.
- b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.
- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.
- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.



LEGEND AND ABBREVIATIONS:

- PL — PROPERTY LINE
- LIMITS OF WORK
- [Pattern] CONCRETE WALK AND BASE
- [Pattern] ASPHALT PAVEMENT AND BASE
- [Pattern] BUILDING
- [Pattern] RUBBERIZED PLAYGROUND SURFACE
- CONCRETE CURB AND GUTTER
- CONCRETE BARRIER CURB
- DEPRESSED CURB

VILLAGE OF BURR RIDGE ZONING ORDINANCE	REQUIRED	PROVIDED
PARKING AREA	400 Seats in Existing Sanctuary, 500 Seats in Proposed Sanctuary = 900 Total Seats, 900/4 = 225 Parking Spaces	316 Parking Spaces
One Parking Space to be Provided Per Every 4 Seats		

04.15.2013 - 10:45am
ST. MARKS COPTIC CHURCH - 15 W. 455 79TH ST. - BURR RIDGE, IL 60554
TERRA ENGINEERING LTD. - 225 W. OHIO STREET - CHICAGO, IL 60654

**ST. MARKS
COPTIC CHURCH**
15 W. 455 79TH ST.
BURR RIDGE, IL

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

REVISIONS		
#	DATE	ISSUE
1	10/04/2013	ISSUED TO BURR RIDGE FOR PRELIMINARY REVIEW

Stamp	Project Information	Title
	PROJECT NO. 12-205 DRAWN MAP ENGINEER DME P.M. DME P.E. J.B.	PROPOSED SITEPLAN EXHIBIT Sheet No. CEX 2.0



**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:

15W455 79th Street

Property Owner or Petitioner:

George Kaldas

(Print Name)

(Signature)

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 1/2 OF THE WEST 327.14 FEET OF LOT 3 IN SEIGLARD JACOB & GEISLER, BRING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 353 FEET OF THE EAST 308.4 FEET OF THE WEST 635.54 FEET OF LOT 3 IN SEIGLARD JACOB & GEISLER, BRING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 150.00 FEET OF THE NORTH 503.00 FEET OF THE EAST 275.40 FEET OF THE WEST 602.54 FEET OF LOT 3 IN SEIGLARD JACOB & GEISLER, BRING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTH 150.00 FEET OF THE NORTH 653.00 FEET OF THE EAST 275.40 FEET OF THE WEST 602.54 FEET OF LOT 3 IN SEIGLARD JACOB & GEISLER, BRING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 09-36-104-066;
09-36-104-009;
09-36-104-017; AND
09-36-104-018.

STREET ADDRESS: 15W455 79TH ST.;
7930 GARFIELD AVENUE;

7960
~~7060~~ GARFIELD AVENUE; AND
7980 GARFIELD AVENUE
BURR RIDGE, IL 60527



Chicago Title Land Trust Company

**FACSIMILE
ASSIGNMENT OF
BENEFICIAL
INTEREST**



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

OCT. 21, 2016
DEED

RHSP

4:20 PM

\$40.00 09-36-104-009

003 PAGES R2016-116611

(Reserved for Recorders Use Only)

DATE: 10/19/2016

FOR VALUE RECEIVED, THE ASSIGNOR (S) HEREBY SELL, ASSIGN, TRANSFER, AND SET OVER UNTO ASSIGNEE (S), ALL OF THE ASSIGNOR'S RIGHTS, POWER, PRIVILEGES, AND BENEFICIAL INTEREST IN AND TO THAT CERTAIN TRUST AGREEMENT DATED August 10, 1990 AND KNOWN AS **CHICAGO TITLE LAND TRUST COMPANY**, AS TRUSTEE UNDER TRUST NUMBER 6237 INCLUDING ALL INTEREST IN THE PROPERTY HELD SUBJECT TO SAID TRUST AGREEMENT.

THE REAL PROPERTY CONSTITUTING THE CORPUS OF THE LAND TRUST IS LOCATED IN THE MUNICIPALITY (IES) OF Burr Ridge IN THE COUNTY (IES) OF DuPage, ILLINOIS.

XXX EXEMPT UNDER THE PROVISIONS OF PARAGRAPH C
SECTION 31-45 REAL ESTATE TRANSFER TAX ACT.

NOT EXEMPT. AFFIX TRANSFER STAMPS BELOW.

THIS INSTRUMENT WAS PREPARED BY Charles D. Mangum / Schain Banks Kenny & Schwartz

ADDRESS 70 W. Madison St., Ste. 5300

CITY Chicago, IL 60602

PHONE NUMBER (312) 345-5700

FILING INSTRUCTIONS:

- 1) THIS DOCUMENT MUST BE RECORDED WITH THE RECORDER OF THE COUNTY IN WHICH THE REAL ESTATE HELD BY THIS TRUST IS LOCATED (IF APPLICABLE) PURSUANT TO THE APPLICABLE PROVISIONS OF LAND TRUST RECORDATION AND TRANSFER TAX ACT.
- 2) THE RECORDED ORIGINAL OR A STAMPED COPY MUST BE DELIVERED TO THE TRUSTEE WITH THE ORIGINAL ASSIGNMENT TO BE LODGED.

Rev. 03/2014

May 25, 2018 11:08:29 AM
Burr Ridge



NOTICE

Village of Burr Ridge

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

For further information, please call or visit:

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

Ask for Information Re: Z-15-2018
15W455 79th Street

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan
Commission Agenda)

June 1, 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-15-2018: 15W455 79th Street** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by St. Mark Coptic Church for special use approval pursuant to Section VI.H.2.I of the Burr Ridge Zoning Ordinance to permit off-site commercial parking in a residential district. The petition number and property addresses is **Z-15-2018: 15W455 79th Street** and the Permanent Real Estate Index Numbers are: **09-36-104-066; 09-36-104-009; 09-36-104-017; and 09-36-104-018.**

A public hearing to consider this petition is scheduled for:

Date: Monday, June 18, 2018

Time: 7:00 P.M. or as soon thereafter as the matter may be heard.

Location: Burr Ridge Village Hall
7660 County Line Road
Burr Ridge, IL 60527

Petition information is on file and available for public review online at <http://www.burr-ridge.gov/village-board/planning-commission-zoning-board-of-appeals/> 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.

RICHARD WALKER
11 BRISTOL CT
BURR RIDGE, IL
60527

KAREN K STRAUB
12 BRISTOL CT
BURR RIDGE, IL
60527

DEBORAH L STANGE
13 LAKE RIDGE CLUB
BURR RIDGE, IL
60527

BARBARA A WARD
14 LAKE RIDGE CLUB
BURR RIDGE, IL
60527

GAIL L DIANIS
15 LAKE RIDGE CLUB
BURR RIDGE, IL
60527

WILLIAM O'BRIEN
16 LAKE RIDGE CLUB
BURR RIDGE, IL
60527

EDWARD L & MAUREEN CHOTT
17 LAKE RIDGE CLUB
BURR RIDGE, IL
60527

FRED B WERTZLER
18 LAKE RIDGE CLUB
BURR RIDGE, IL
60521

SHARON & SHIRLEY STEWART
19 LAKE RIDGE CLUB
BURR RIDGE, IL 60521

RALPH & E WAKERLY
19 LAKE RIDGE CLUB
BURR RIDGE, IL 60521

HENRY & BETH KLUCK
21 LAKE RIDGE CLUB
BURR RIDGE, IL 60527

ROBERT & MARY KRAMER
22 LAKE RIDGE CLUB
BURR RIDGE, IL 60527

KAREN E HRUBES
23 LAKE RIDGE CLUB
BURR RIDGE, IL 60527

CHARLES WRIGHT
24 LAKE RIDGE CLUB
BURR RIDGE, IL 60527

MICHAEL H GLAWE
1140 PIN OAK DR
WESTERN SPRINGS, IL 60558

JAMES A WEES
26 LAKE RIDGE CLUB
BURR RIDGE, IL 60521

RICHARD G MORTON
27 LAKE RIDGE CLUB
BURR RIDGE, IL 60521

MARYANN ROSENBERG TRUST
28 LAKE RIDGE CLUB
BURR RIDGE, IL 60521

HELEN J MARTIN
29 LANCASTER CT
BURR RIDGE, IL 60521

PEGGY SAPIENZA
30 LANCASTER CT
BURR RIDGE, IL 60527

CHARLENE W MATHIS
31 LANCASTER CT
BURR RIDGE, IL 60527

PETER J BARBER
32 LANCASTER CT
BURR RIDGE, IL 60521

FREDERICK J MARTINO
33 LANCASTER CT
BURR RIDGE, IL 60521

KAREN E PHILLIP
34 LANCASTER CT
BURR RIDGE, IL 60521

CHICAGO TITLE 8002356627
35 LANCASTER CT
BURR RIDGE, IL 60521

MARLYS SANTO
36828 N 104TH PL
SCOTTSDALE, AZ 85262

JAMES C GREEN
37 LANCASTER CT
BURR RIDGE, IL 60521

RAMONA SOLARE
38 LANCASTER CT
BURR RIDGE, IL 60521

ALICE A PONCE DE LEON
39 LANCASTER CT
BURR RIDGE, IL 60521

GENE L DOYLE
40 DURHAM CT
BURR RIDGE, IL 60527

RAYMOND & THERESA WALSH
41 DURHAM CT
BURR RIDGE, IL 60527

CHARLES & J SHOMO IV
42 DURHAM CT
BURR RIDGE, IL 60527

BETTY D LASS
43 DURHAM CT
BURR RIDGE, IL 60521

PATRICIA A KRUEGER
44 DURHAM CT
BURR RIDGE, IL 60527

RITA STEIGERWALD
45 DURHAM CT
BURR RIDGE, IL 60529

MARY C TISCHLER
46 DURHAM CT
BURR RIDGE, IL 60527

KATHLEEN M RICHARD
47 Dyrham CT
BURR RIDGE, IL 60527

ANTHONY J & D M LANG
48 CHESTERFIELD CT
BURR RIDGE, IL 60527

LOUIS & BEATRICE CEVELA
49 CHESTERFIELD CT
BURR RIDGE, IL 60521

DIANE M DELANEY
50 CHESTERFIELD CT
BURR RIDGE, IL 60527

HOME RUN INN FROZEN FOODS
1300 INTERNATIONALE
WOODRIDGE, IL 60017

GEORGE & FRAN KATSAROS
52 CHESTERFIELD CT
BURR RIDGE, IL 60521

DOMENIC REDA
53 CHESTERFIELD CT
BURR RIDGE, IL 60521

CLARENCE & DORIS BEUTEL
53 CHESTERFIELD CT
BURR RIDGE, IL 60527

TED & MONICA BRONOWICKI
55 CHESTERFIELD CT
BURR RIDGE, IL 60521

V SCHEYLER & N GRIFFIN
56 CHESTERFIELD CT
BURR RIDGE, IL 60527

JILL KATHLEEN MIKITIA
4770 PEBBLEBROOK DR
OLDSMAR, FL 34677

KEVIN DRAZ & G SARGENT
58 CHESTERFIELD CT
BURR RIDGE, IL 60527

THOMAS & N MACHINOWSKI
59 BERKSHIRE CT
BURR RIDGE, IL 60527

LEE & MARY KAY BENNETT
60 BERKSHIRE CT
BURR RIDGE, IL 60527

CAROL F CARR
61 BERKSHIRE CT
BURR RIDGE, IL 60527

NANCY CAROL TAMELING
62 BERKSHIRE CT
BURR RIDGE, IL 60527

63 BERKSHIRE LLC
C/O PATRICIA M KRUG
63 BERKSHIRE CT
BURR RIDGE, IL 60527

DARRELL SUTTON
65 BERKSHIRE CT
BURR RIDGE, IL 60521

ROBERT & KRISTIN MONDO
66 BERKSHIRE CT
BURR RIDGE, IL 60521

GAIL E RANCIC
67 BERKSHIRE CT
BURR RIDGE, IL 60527

GORDON M KOLB
68 BERKSHIRE CT
BURR RIDGE, IL 60527

LAKE RIDGE CLUB ASSN
25 1/2 LAKE RIDGE CLUB
BURR RIDGE, IL 60521

ROGER & SARAH RADEKE
1 BERKSHIRE LN
BURR RIDGE, IL 60527

PHYLLIS & C MAENZA
2 BERKSHIRE LN
BURR RIDGE, IL 60527

THE FRENCH CORP
340 S WASHINGTON AVE
LA GRANGE, IL 60525

JAMES A O'DONNELL
4 BERKSHIRE LN
BURR RIDGE, IL 60527

CHERYL E NUZZO
5 BERKSHIRE LN
BURR RIDGE, IL 60527

MARY E KELLING
6 BERKSHIRE LN
BURR RIDGE, IL 60527

DEBORAH R RADEK
7 BRISTOL CT
BURR RIDGE, IL 60527

THOMAS & MARY FALCK
8 BRISTOL CT
BURR RIDGE, IL 60527

XIAOMIN ZHU
3815 GLADSTONE DR
NAPERVILLE, IL 60565

JOANNE M PHEBUS
10 BRISTOL CT
BURR RIDGE, IL 60527

MICHAEL LANG
32 PINE TREE LN
BURR RIDGE, IL 60527

MERLE B SMITH
28 PINE TREE LN
BURR RIDGE, IL 60527

LEO & SANDRA DITEWIG
26 PINE TREE LN
BURR RIDGE, IL 60527

MARVA J ANDERSON
24 PINE TREE LN
BURR RIDGE, IL 60527

BETTE A FASH
22 PINE TREE LN
BURR RIDGE, IL 60521

CATHERINE FOLEY-LASKEY
20 PINE TREE LN
BURR RIDGE, IL 60527

JUDITH A WOODS
18 PINE TREE LN
BURR RIDGE, IL 60527

JANE P FINCH
16 PINE TREE LN
BURR RIDGE, IL 60527

CHRISTOPHER & N BECKER
14 PINE TREE LN
BURR RIDGE, IL 60527

VLADICA TODOROVIC
7906 GARFIELD AVE
BURR RIDGE, IL 60521

ZACHARY J MOTT
7908 S GARFIELD AVE
BURR RIDGE, IL 60527

EDDIE JURACIC
7912 S GARFIELD AVE
BURR RIDGE, IL 60527

N BONDA & S BANDARU
7914 S GARFIELD AVE
BURR RIDGE, IL 60527

PATRICK J SULLIVAN
7918 S GARFIELD AVE
BURR RIDGE, IL 60521

JOHN D DAMORE
7920 GARFIELD AVE
BURR RIDGE, IL 60521

YEW SING & RUTH LEE
7924 GARFIELD AVE
BURR RIDGE, IL 60521



MIDWEST BANK & TR 86-06-5005
1606 N HARLEM AVE
ELMWOOD PARK, IL 60707

FRANK & FRANCINE MODELSKI
12 PINE TREE LN
BURR RIDGE, IL 60527

JAMES J & ANN SZUDAREK
10 PINE TREE LN
BURR RIDGE, IL 60527

MARTIN A JAHN
34 PINE TREE LN
BURR RIDGE, IL 60521

ERNEST E & CLARA GROB
36 PINE TREE LN
BURR RIDGE, IL 60521

THOMAS J MC ELHERNE
38 PINE TREE LN
BURR RIDGE, IL 60527

CAROL C RAPACZ
40 PINE TREE LN
BURR RIDGE, IL 60527

ARTHUR C & EILEEN M WEST
42 PINE TREE LN
BURR RIDGE, IL 60527

PAUL & ALICIA CASTELLI
44 PINE TREE LN
BURR RIDGE, IL 60521

MARTIN D CAENEY
51 PINE TREE LN
BURR RIDGE, IL 60527

L O MORIARTY
49 PINE TREE LN
BURR RIDGE, IL 60521

JUDITH L CARITHERS
47 PINE TREE LN
BURR RIDGE, IL 60527

J MIKULASEK & C PALMER
45 PINE TREE LN
BURR RIDGE, IL 60521

PINE TREE TOWNHOME ASSIC
C/O CHUCK CASPER
28 PINE TREE LN
BURR RIDGE, IL 60527

JOHN & CINDY WENDLEND
63 PINE TREE LN
BURR RIDGE, IL 60527

CONNIE S MARKIEWICZ
61 PINE TREE LN
BURR RIDGE, IL 60527

S ARENBERG
59 PINE TREE LN
BURR RIDGE, IL 60521

JOHN & KAREN O'KEEFE
57 PINE TREE LN
BURR RIDGE, IL 60527

PAUL A MICHALEK
55 PINE TRR LN
BURR RIDGE, IL 60521

JOHN & DIANNE ANDERSON
53 PINE TREE LN
BURR RIDGE, IL 60521

MICHAEL & L CUNNINGHAM
7970 S GARFIELD AVE
UNIT 101
BURR RIDGE, IL 60527

JOSEPH R GAS
7970 S GARFIELD AVE
UNIT 102
BURR RIDGE, IL 60521

RENEE RADZIEWICZ
22 PERENNIAL BORDER
LAS VEGAS, NV 89148

FRANCINE WELCH
7974 S GARFIELD AVE
UNIT 104
BURR RIDGE, IL 60521

WAI K SUEN
8121 SCENIC
WILLOW SPRINGS, IL 60480

JANET W SCHAEDE
7978 S GARFIELD AVE
UNIT 106
BURR RIDGE, IL 60527

THERES D PORRECA
7970 S GARFIELD AVE
UNIT 201
BURR RIDGE, IL 60527

PAUL MICHAELS
8472 KIMBERLY CT
BURR RIDGE, IL 60527

STEFANIE A MALONEY
7974 GARFIELD AVE
UNIT 203
BURR RIDGE, IL 60527

MARK S & BETH F COLLINS
7974 GARFIELD AVE
UNIT 204
BURR RIDGE, IL 60521

MICHAEL & RITA THIEL
7978 GARFIELD AVE
UNIT 205
BURR RIDGE, IL 60521

ESTELL J DAVIS
7978 S GARFIELD AVE
NO 206
BURR RIDGE, IL 60527

EDWARD T MC GOWAN
8229 S NUEPORT DR
WILLOW SPRINGS, IL 60480

JANET W SCHAEDE
7978 S GARFIELD AVE
UNIT 106
BURR RIDGE, IL 60527

YVETTE AZIZ ELHORI
7958 S GARFIELD AVE
UNIT 107
BURR RIDGE, IL 60521

DANIEL S HLIVYAK
7958 GARFIELD AVE
UNIT 108
BURR RIDGE, IL 60521

JOYCE HUBERT
7962 GARFIELD AVE
UNIT 109
BURR RIDGE, IL 60527

WEGENER WELDING LLC
16W301 S FRONTAGE RD
BURR RIDGE, IL 60527

JASON G RADZIEWICZ
N591 GLENRISE AVE
GLEN ELLYN, IL 60137

DONALD F KEPKA
7966 GARFIELD AVE
UNIT 112
BURR RIDGE, IL 60521

RONALD E ZACHARY
7958 S GARFIELD AVE
UNIT 207
BURR RIDGE, IL 60521

DANA G TENNERT
7958 S GARFIELD AVE
UNIT 208
BURR RIDGE, IL 60521

CHICAGO TITLE 1194
7962 GARFIELD AVE
UNIT 209
BURR RIDGE, IL 60521

RASA KRASAUSKAS
7962 S GARFIELD AVE
UNIT 210
BURR RIDGE, IL 60521

DAGMAR ZIEGLER
7966 GARFIELD AVE
UNIT 211
BURR RIDGE, IL 60521

CHARLOTTE KRUEGER
16W688 MARYBETH CT
HINSDALE, IL 60527

DREMCO INC
5420 W 122ND ST
ALSIP, IL 60803

DONALD F & CAROL A KEPKA
7966 GARFIELD AVE
NO. D
BURR RIDGE, IL 60521

MARILYN A LOPATA
15W341 81ST ST
UNIT 1-1
BURR RIDGE, IL 60527

LAURA WHALEY
15W341 W 81ST ST
NO 1-2
BURR RIDGE, IL 60521

ROBERT & JOAN LAMKIN
434 CAMINO ELEVADO
BONITA, CA 91902

JIMMY MERLE
15W341 81ST ST
NO 1-4
BURR RIDGE, IL 60521

NORA S BUCZEK
15W345 81ST ST
UNIT 2-1
BURR RIDGE, IL 60521

ANTANAS & ALE A RAZMA
15W345 81ST ST
NO 2-2
BURR RIDGE, IL 60521

KATHLEEN MC INERNEY
15W345 81ST ST
NO 2-3
BURR RIDGE, IL 60521

MICHAEL MAJCEN
15W345 81ST ST
UNIT 2-4
BURR RIDGE, IL 60527

DONALD RUSSO
8090 GARFIELD AVE
NO 3-1
BURR RIDGE, IL 60521

SHARON SCHIPIOUR
8090 S GARFIELD AVE
NO 3-2
BURR RIDGE, IL 60521

RICHARD C WILLIS
9137 S PLEASANT AVE
CHICAGO, IL 60643

RAYMOND & CARLOTA MARACIC
1643 SUZI ST
PUNTA GORDA, FL 33950

RUSSELL P SMITH
8094 GARFIELD AVE
NO 4-2
BURR RIDGE, IL 60527

RICHARD G O BRIEN
8094 GARFIELD AVE
UNIT 4-3
BURR RIDGE, IL 60527

DOROTHEA ROESSLE
8094 S GARFIELD AVE
BURR RIDGE, IL 60527

KATHRYN E KISNER
8098 S GARFIELD AVE
NO 5-1
BURR RIDGE, IL 60521

AVENIR IMERI
8098 S GARFIELD AVE
UNIT 5-2
BURR RIDGE, IL 60527

VALERIJA WEINHOEFER
8098 GARFIELD AVE
UNIT 5-3
BURR RIDGE, IL 60521

DONNA & CHRISTINE JANIA
8098 GARFIELD AVE
UNIT 5-4
BURR RIDGE, IL 60527

RAYMOND & S KLEMCHUK
8082 S GARFIELD AVE
BURR RIDGE, IL 60521

CORINNE KALAT & S STOCKER
8082 S GARFIELD AVE
NO 6-2
BURR RIDGE, IL 60527

THOMAS ZIELINSKI
8082 GARFIELD AVE
NO 6-3
BURR RIDGE, IL 60521

HANNA M LOEK
8082 GARFIELD AVE
UNIT 6-4
BURR RIDGE, IL 60527

LEE & AUDREY WALKER
8086 GARFIELD AVE NO 7-1
BURR RIDGE, IL 60521

M PLOSKONKA & M MCCLOY
8086 GARFIELD AVE
UNIT 7-2
BURR RIDGE, IL 60521

JOSEPH V ZALUD
8086 GARFIELD AVE
NO 7-3
BURR RIDGE, IL 60527

PETER CISON
8086 S GARFIELD AVE
NO 7-4
BURR RIDGE, IL 60527

DIANE A KONICEK
8074 S GARFIELD AVE
NO 8-1
BURR RIDGE, IL 60527

PATRICIA C MILLER
8074 S GARFIELD AVE
NO 2
BURR RIDGE, IL 60527

MARY YARIO
8074 GARFIELD AVE
UNIT 8-3
BURR RIDGE, IL 60521

ROBERT R & JOYCE A LENZI
7242 SALERNO CT
NAPLES, FL 34114

THOMAS TR MCMAHON JR
8078 S GARFIELD AVE
UNIT 9-1
BURR RIDGE, IL 60521

GLORIA J LAWRENCE
8078 GARFIELD AVE
UNIT 9-2
BURR RIDGE, IL 60527

THOMAS F BRESNAHAN
8078 GARFIELD AVE
BURR RIDGE, IL 60521

KEVIN & MINDY POBST
8078 GARFIELD AVE
UNIT 9-4
BURR RIDGE, IL 60527

ARLENE M PAGE
8070 GARFIELD AVE NO 10-1
BURR RIDGE, IL 60521

KRISTY KIOUSIS
8070 GARFIELD AVE
UNIT 10-2
BURR RIDGE, IL 60521

WILLIAM & CHERYL JORDAN
8070 S GARFIELD AVE
UNIT 10-3
BURR RIDGE, IL 60527

STEVEN R MUELLER
8070 GARFIELD AVE NO 4
BURR RIDGE, IL 60527

JOSEPH F KATTANY
8066 GARFIELD AVE NO 11-1
BURR RIDGE, IL 60521

JILL K RIZNER
8066 GARFIELD AVE
UNIT 11-2
BURR RIDGE, IL 60527

I JANKOVIC & M HARRISON
8066 GARFIELD AVE
UNIT 11-3
BURR RIDGE, IL 60527

NOREEN BISHOP
8066 S GARFIELD AVE
NO 11-4
BURR RIDGE, IL 60527

VIOLET GJUROSKI
7998 S GARFIELD AVE
UNIT 12-1
BURR RIDGE, IL 60527

EDWARD KOPFER JR
7998 GARFIELD AVE
UNIT 12-2
BURR RIDGE, IL 60521

DAVID HALVERSON
7998 GARFIELD AVE
UNIT 12-3
BURR RIDGE, IL 60527

CHARLENE PACIONE
7998 S GARFIELD AVE
UNIT 12-4
BURR RIDGE, IL 60527

MICHAEL & M HEINZEL
7994 GARFIELD AVE
UNIT 13-1
BURR RIDGE, IL 60521

MICHAEL TKACHUCK
7994 GARFIELD AVE
UNIT 13-2
BURR RIDGE, IL 60521

ALGIS ZASTARKIS
7994 S GARFIELD AVE
UNIT 13-3
BURR RIDGE, IL 60527

BRYJAK
7990 S GARFIELD AVE
UNIT 13-4
BURR RIDGE, IL 60521

LENZI, J
7990 S GARFIELD AVE
UNIT 14-1
BURR RIDGE, IL 60527

JENSEN, B
7990 GARFIELD
NO 14-3
BURR RIDGE, IL 60521

TAMELING, S
7990 S GARFIELD AVE
UNIT 14-4
BURR RIDGE, IL 60521

ANDERSON, J
7986 GARFIELD AVE
BURR RIDGE, IL 60527

SAVIANO, T
7986 S GARFIELD AVE
UNIT 15-2
BURR RIDGE, IL 60527

PESCATORE, G
2707 W BELMONT
UNIT 1E
CHICAGO, IL 60618

ZITKUS, D
7986 GARFIELD AVE
UNIT 15-4
BURR RIDGE, IL 60521

HUGHES, J
7982 GARFIELD AVE
UNIT 16-1
BURR RIDGE, IL 60527

STEPHENS, ALE
7982 GARFIELD AVE
NO 16-2
BURR RIDGE, IL 60521

JONAITIENE, RAMUNAS
7982 GARFIELD AVE
UNIT 16-3
BURR RIDGE, IL 60521

QUINN, EDWARD T
7982 GARFIELD
NO 16-4
BURR RIDGE, IL 60521

ETCON CORP
7750 GRANT ST
BURR RIDGE, IL 60521

NORTHERN EQUITIES LLC
5060 RIVER RD
SCHILLER PARK, IL 60176

MARS SNACKFOOD US LLC
C/O RYAN LLC
1 PPG PLACE UNIT 2810
PITTSBURGH, PA 15222-5415

ANTHONY J HADLEY JT TRUST
7749 GRANT ST
BURR RIDGE, IL 60521

PANDUIT CORP
18900 PANDUIT DR
TINLEY PARK, IL 60487

LAYKO PROPERTIES
C/O HK LAYLAND JR
100 SHORE DR #2
BURR RIDGE, IL 60527

GRAVES, S
7800 HAMILTON AVE
HINSDALE, IL 60521

LYSTER, BETTY
7810 HAMILTON AVE
BURR RIDGE, IL 60527

ROHNER, R & A
331 W 79TH ST
BURR RIDGE, IL 60521

FNBH TRUST L-697
327 W 79TH ST
BURR RIDGE, IL 60521

WILLIAM & L POKORNEY TRUST
323 W 79TH ST
BURR RIDGE, IL 60527

HOCHNADEL, T
319 79TH ST
BURR RIDGE, IL 60527

CHGO TITLE LAND TRUST 6237
10 S LASALLE #3100
CHICAGO, IL 60603

BARBARA SAXINGER TRUST
15W611 79TH ST
BURR RIDGE, IL 60521

CHICAGO TITLE 6237
7969 GARFIELD AVE
BURR RIDGE, IL 60527

CHICAGO TITLE 6237
7980 GARFIELD AVE
BURR RIDGE, IL 60527

MICHAEL LANG TRUST
32 PINE TREE LN
BURR RIDGE, IL 60527

TAMELING, ROBERT & RUTH
30 PINE TREE LN
BURR RIDGE, IL 60527

MERLE B SMITH TRUST
28 PINE TREE LN
BURR RIDGE, IL 60527

DAVIS, S & P
26 PINE TREE LN
BURR RIDGE, IL 60527

ANDERSON, M
24 PINE TREE LN
BURR RIDGE, IL 60521

BETTE A FASH TRUST
22 PINE TREE LN
BURR RIDGE, IL 60521

FOLEY, C
20 PINE TREE LN
BURR RIDGE, IL 60527

CHARLENE PATULA TRUST
18 PINE TREE LN
BURR RIDGE, IL 60527

FINCH, J
16 PINE TREE LN
BURR RIDGE, IL 60527

BECKER, C & N
14 PINE TREE LN
BURR RIDGE, IL 60527

MISKE, K
443 LOCKSLEY DR
STREAMWOOD, IL 60107

MARILYN NIKOLAOU TRUST
15W322 79TH ST
BURR RIDGE, IL 60527

BATES, M
15W316 79TH ST
BURR RIDGE, IL 60527

JDS HOMES INC
480 W 62ND ST
BURR RIDGE, IL 60527

JAMEL ALIKHAN TRUST
371 HIGHLAND CT
BURR RIDGE, IL 60527

HUSSAIN, SHAHID
6327 DAVANE CT
DOWNERS GROVE, IL 60516

DARWISH, A
16150 KINGSPORT RD
ORLAND PARK, IL 60467

JORGENSNE, M
15W540 81ST ST
BURR RIDGE, IL 60527

DREWS, A
520 81ST ST
BURR RIDGE, IL 60521

SNYDER, J
500 W 81ST ST
BURR RIDGE, IL 60527

JENNY KOPP
480 81ST ST
BURR RIDGE, IL 60521

ROZUM, P
460 W 81ST ST
BURR RIDGE, IL 60521

JOHN A KUHLMAN JR
8100 RIDGEPOINTE DR
BURR RIDGE, IL 60527

May 25, 2018

Evan Walter - Assistant to the Village Administrator
Village of Burr Ridge
7600 County Line Road
Burr Ridge, IL 60527

Dear Evan:

For the record and writing as President of the Lake Ridge Club Homeowner's Association, we, the residents of Lake Ridge Club, are opposed to St Mark's Coptic Church providing the use of their parking lot for **Fee-Based** (regardless of fee) commercial parking and any other non-church related use in a **Residential Zoning District**.

There are several reasons that this use adversely impacts our community, and I will be articulating those in greater detail. In short, non-church parking creates quality of life issues for our homeowners which are caused directly by this prohibited practice. The problems include:

- **Loud noises related to daily commercial parking with car doors banging, loud voices, engine noises, starting and revving of engines, etc.**
- **Vehicle headlights sweeping across homes and shining into their windows.**
- **Recurring traffic by the shuttle for transportation to and from the area businesses.**
- **Commercial parking that starts early and continues well into the evening.**
- **Unease and fear with the introduction of persons not related to church activity into our immediate vicinity.**

These issues negatively affect Lake Ridge Club property owners. **For added emphasis, this use of Church property for Fee-Based Parking is and always has been a prohibited practice in the Residential Zoning District in which the Church and Lake Ridge Club are located.**

For background, years ago St Mark's Church, during meetings for their proposed expansion, met with our property owners. The Church proactively addressed the concerns of nearby property owners regarding how this expansion might adversely affect them. The Church provided assurances this would not be allowed to happen, and they would be providing extensive landscape screening to minimize any impact from the parking lot use needed for those attending Church-related functions. No mention of any commercial **Fee-Based** use of the parking lot was ever presented and, since it is not a permitted use, no further concern was noted. Unfortunately, the Church has not fulfilled its promises because such screening sufficient to minimize even the incidental use needed for Church related functions let alone their non-permitted Fee-Based parking is contrary to their pre-construction representations.

May 16, 2018

Evan Walter
Page 2

Over time the Church parking lot use has expanded from the infrequent incidental use directly related to church functions to now operating as a Fee-Based commercial enterprise, hosting as many as 30 to 40 or more cars daily that has nothing to do with Church business. This use is a detriment to Lake Ridge Club, its owners and their property values. We cannot support any amendment to the special use as requested by the Church and ask that it be denied and that all non-conforming commercial use stop immediately.

Sincerely,



Richard Morton
President

On behalf of the Directors of Lake Ridge Club Homeowners Associations and the home owners.

Cc: Mayor Mickey Straub,
Mr. Douglas Pollock



Figure 1 <http://www.terraengineering.com/st-marks-burr-ridge/>

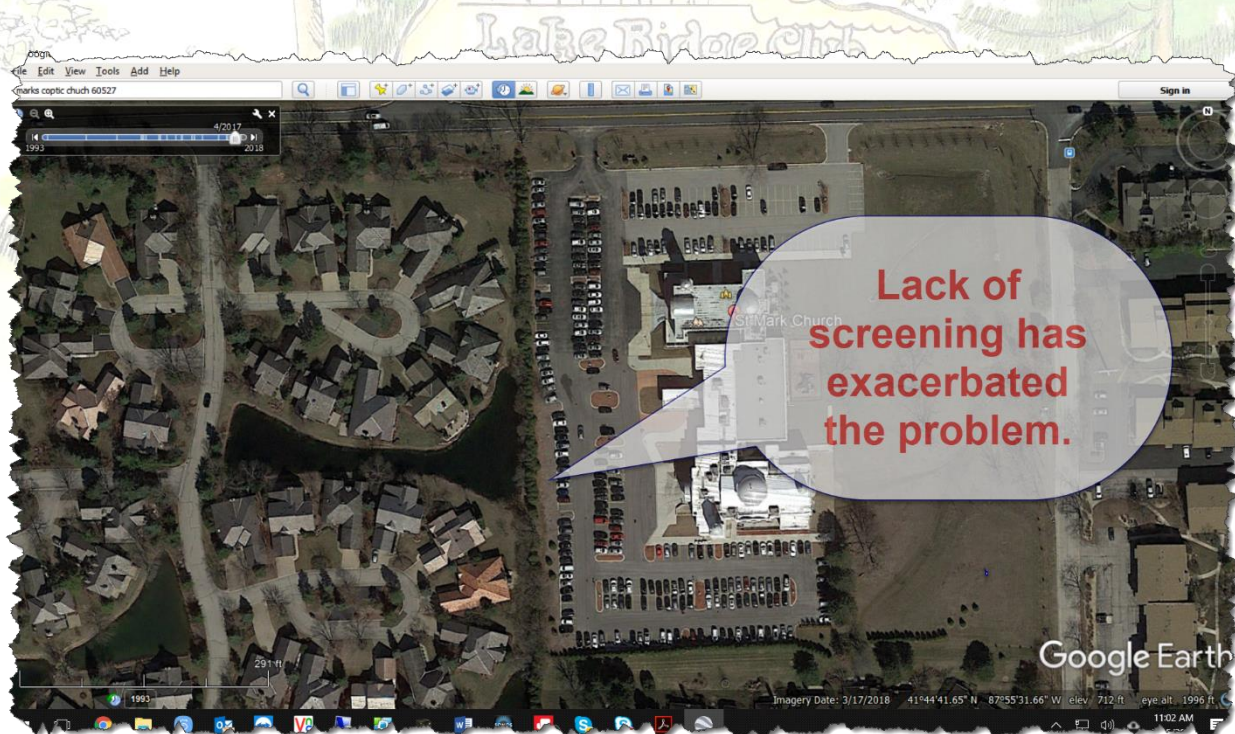


Figure 2 From Google Earth March 17, 2018

From: Evan Walter <EWalter@burr-ridge.gov>
Sent: Monday, May 14, 2018 5:40 PM
To: Richard Morton (pc) <rick@rgmorton.com>
Cc: Douglas Pollock <DPOLLOCK@BURR-RIDGE.GOV>; Mickey Straub <MStraub@burr-ridge.gov>
Subject: RE: Church

Richard-

The church will be on the Plan Commission agenda on June 18 to ask for off-site commercial parking. I will publish their petition no later than May 25 at this link: <http://www.burr-ridge.gov/village-board/planning-commission-zoning-board-of-appeals/>. You will be able to review their petition there; if you or any Lake Ridge Club resident would like file a written statement, please do so by Wednesday, June 13 so it can be included in the staff report for the Plan Commission. As always, I am happy to discuss it with any resident over the phone or here at Village Hall.

From: Richard Morton (pc) [mailto:rick@rgmorton.com]
Sent: Friday, April 27, 2018 6:28 PM
To: Evan Walter <EWalter@burr-ridge.gov>
Subject: RE: Church

Thank you

From: Evan Walter <EWalter@burr-ridge.gov>
Sent: Friday, April 27, 2018 4:48 PM
To: Douglas Pollock <DPOLLOCK@BURR-RIDGE.GOV>; Richard Morton (pc) <rick@rgmorton.com>
Cc: mickey@mayormickey.com; John Madden <JMADDEN@BURR-RIDGE.GOV>
Subject: RE: Church

Richard-

The church has elected to apply for an amendment to their special use to try and permit this activity. I anticipate their Plan Commission hearing will take place sometime in June. Unfortunately, the deadline to appear on the May 21 agenda has passed.

Residents in your subdivision will be receiving public notice letters when it is scheduled, and you and any resident or business will be entitled to comment at said hearing. If you have additional questions in the interim, please feel free to call me.



Evan Walter

Assistant to the Village Administrator | Community Development Dept. Manager

Village of Burr Ridge | 7660 County Line Road | Burr Ridge IL 60527

630.654.8181 x2010 | 630.601.0042

From: Bob Tameling
To: [Evan Walter](#)
Subject: St Marks Church
Date: Tuesday, June 5, 2018 10:16:39 AM

Evan

I am a resident of Pine Tree subdivision, my property abuts the church parking lot at the south end. I am in receipt of the letter from the village re the request for a special use permit by the church.

The letter we received I suppose by design has very little specific information regarding the request. Unfortunately the additional information that is supposed to be available on the website is virtually useless as well.

I would like more specific information such as -----

1. Who is it that will be parking on the property, if it's commercial what company is it?
2. What type of vehicles will be parking there, trucks, cars?
3. How many vehicles will there be at one time?
4. What hours will they be coming to and leaving the property?
5. What days of the week will this take place?

We view this request with great trepidation. Over the past 20+ years of being a neighbor of the church they have shown themselves to be irresponsible & negligent with regard to what takes place on their property, quite the opposite one would expect living next to a church!

After EVERY Sunday service (or other gatherings) it's guaranteed that there will be trash blown onto our property and some thrown into the bushes that separate us - everything from water bottles, pop cans, there have been dirty diapers, papers of all sorts such candy wrappers, lesson papers from church classes, even old parking receipts from downtown Chicago, coffee cups & napkins are an absolute!!!

During the week young people in cars can be heard speeding around the lot peeling tires etc. Occasionally it's used as a gathering/meeting spot for groups.

The recent construction project for the new addition was an absolute nightmare, they broke every rule in the book, repeatedly, in spite of warnings. Doug Pollack can attest to that fact.

So yes, based on what further information you provide, we definitely take issue with allowing them to have strangers use the parking lot when they don't even monitor their own members!!!

Please provide the additional information so we can make a more informed decision. Thank you.

Robert Tameling, 30 Pine Tree Ln.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-14-2018: 50-324 Burr Ridge Parkway (Garber); Requests special use approval pursuant to Section VIII.B.2.cc of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development in a B-1 Business District.

HEARING:

June 18, 2018

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Bob Garber dba Reegs Properties

PETITIONER STATUS:

Property Owner

EXISTING ZONING:

B-1 Business District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

Commercial Buildings

SITE AREA:

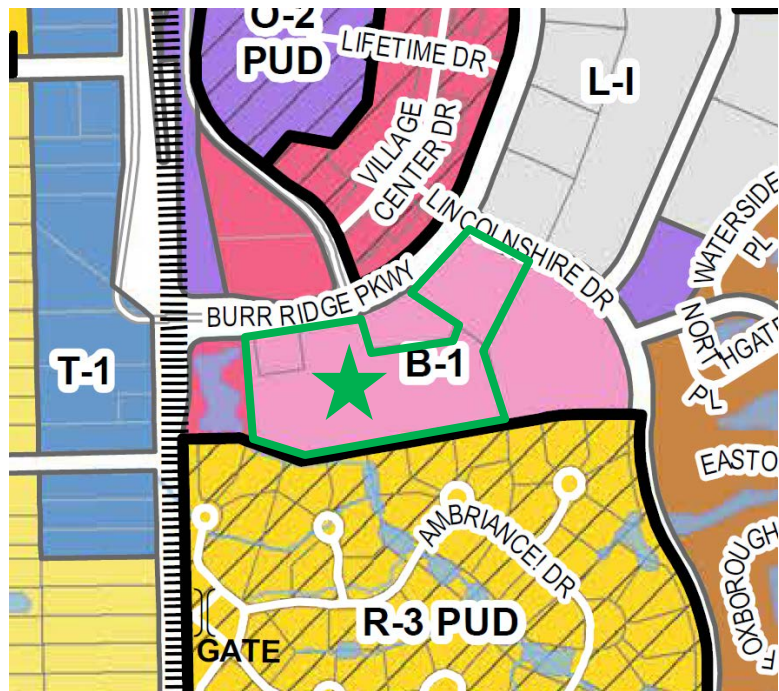
7.2 Acres

SUBDIVISION:

County Line Square

AVAILABLE PARKING:

420 Public Spaces



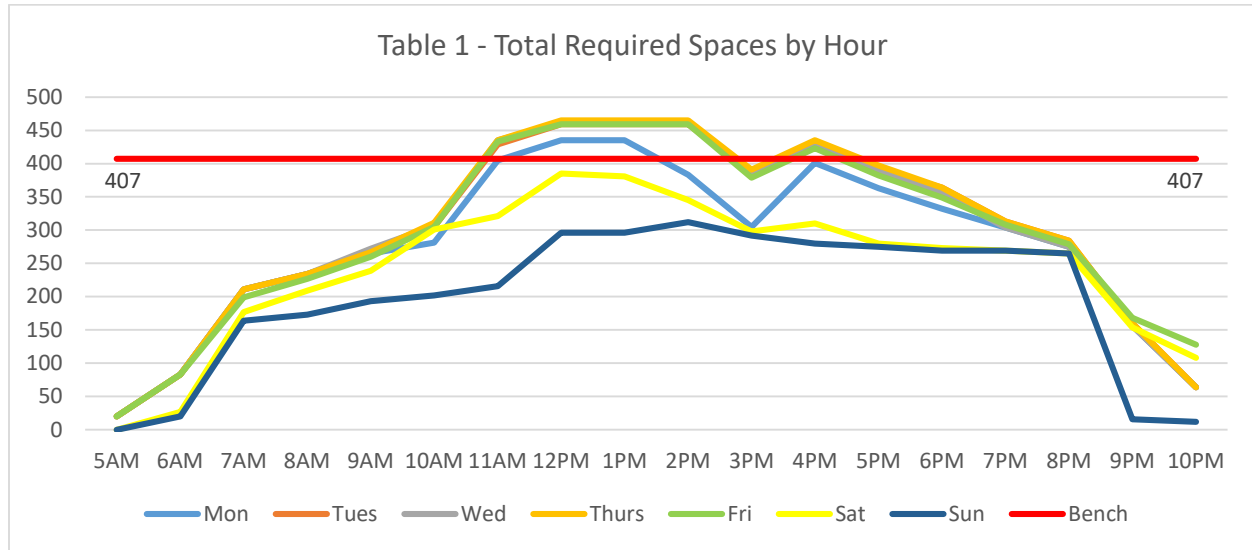
The petitioner is Bob Garber, owner of the County Line Square shopping center at 50-324 Burr Ridge Parkway (excepting Chase Bank). The petitioner requests special use approval pursuant to Section VIII.B.2.cc of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development (PUD) in a B-1 Business District. On April 9, 2018, the Board of Trustees approved a motion directing staff to work with the property owner to alleviate the parking issues at County Line Square; this petition has been prepared in response to said motion.

A Planned Unit Development zoning designation is typically requested prior to a new development. However, after consultation with the Village Attorney, it was determined that the property owner could request a PUD at this time with the intent of establishing parking and land use regulations for the existing shopping center. The petitioner is requesting re-classification of certain land uses from special uses to permitted uses in consideration of certain parking restrictions. The public benefit of the PUD being to allow greater ease of parking at the property for the benefit of both patrons and tenants.

Site Analysis

County Line Square is zoned B-1 Business and contains one primary building and an outlot with 85,000 total square feet of space. Chase Bank is owned by a separate entity and is not included as part of this consideration. There are 34 current businesses in County Line Square, including nine restaurants. One storefront with approximately 2,500 square feet is currently vacant. A complete listing of tenants at the property is available in Exhibit B. Restaurants currently occupy only 22 percent of County Line Square's floor area but make up almost half of the parking need (220 spaces for restaurants compared to 237 spaces for non-restaurants). Restaurants are required to provide one space for every 100 square feet of gross floor area plus one space for each employee, while non-restaurants are required to provide one space for every 250 square feet of general retail space with no employee parking requirement. Since 2015, any business wishing to locate at County Line Square which requires additional parking compared to the previous use must obtain a parking variance. Tenants that have requested such parking variations include Capri and Cyclebar.

There are 407 total public parking spaces on the property. Using the current hours of operation for businesses at County Line Square, 465 parking spaces would be required to accommodate patrons at the peak hours of operation (based on its prior use, staff imputed 1 parking space per 250 per square feet for the remaining vacancy), meaning that the overall property is underparked by at least 58 spaces. Tables 1 and 2 illustrate the parking demand and capacity for the entire property by date and time of day. Parking demand is greatest on weekdays between 11am and 7pm. In Table 2, hours marked in red designate times where the legal tenant parking requirement exceeds total capacity; hours marked in yellow designate times where the legal tenant parking requirement is within 5% of total capacity; while green indicates all values less than 95% of total capacity. While not considered as part of this petition, Chase Bank contains 25 total parking spaces, which patrons of other County Line Square are free to use when visiting the property.



	5AM	6AM	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM
Mon	20	83	211	234	265	281	405	435	435	383	305	401	363	332	304	275	156	64
Tues	20	83	211	234	265	305	429	459	459	459	385	429	391	364	313	284	160	64
Wed	20	83	211	234	272	306	435	461	461	461	383	427	389	356	304	275	156	64
Thurs	20	83	211	234	267	311	435	465	465	465	391	435	397	364	313	284	160	64
Fri	20	83	199	227	260	305	433	459	459	459	379	423	382	349	308	279	168	128
Sat	0	27	177	209	239	301	321	385	381	345	298	310	280	273	269	265	154	108
Sun	0	20	164	173	193	202	216	296	296	312	292	280	275	269	269	265	16	12
Bench	407	407	407	407	407	407	407	407	407	407	407	407	407	407	407	407	407	407

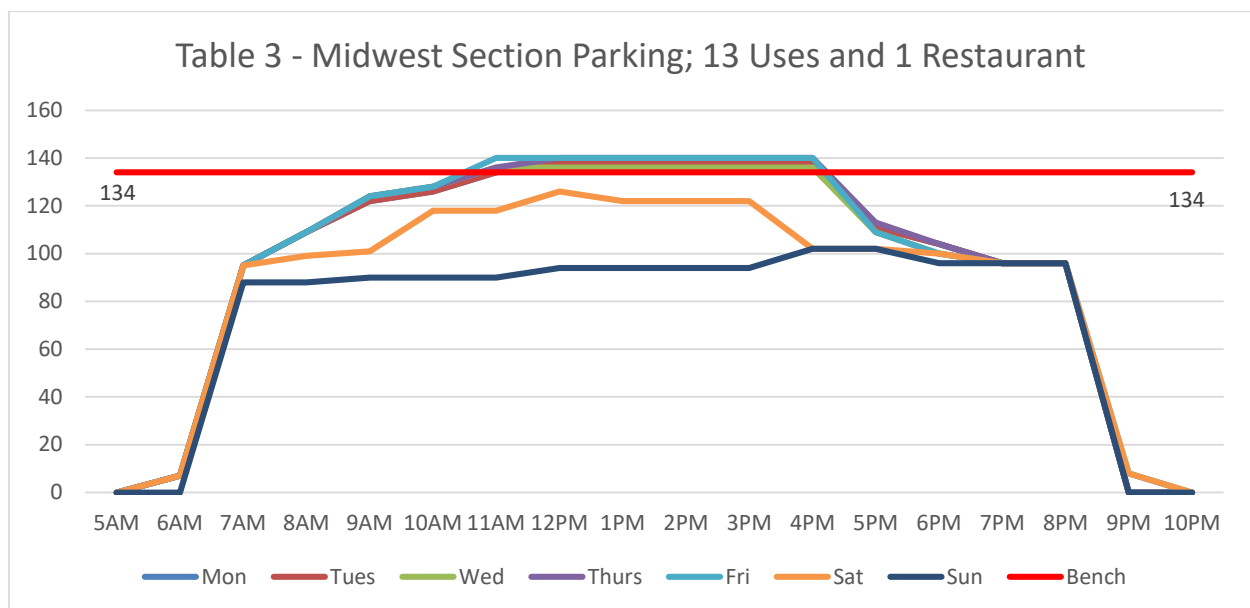
While County Line Square is underparked as a whole, it is unlikely that every parking space at County Line Square is ever used simultaneously. Rather, parking issues have been observed at specific areas and times, potentially threatening the viability of present tenants and diminishing the convenience of the uses in these areas. To better illustrate this phenomenon, staff has divided the property into four sections and has assigned the nearest parking lot to these sections (Figure 1); the sections are labeled as West, Midwest, Southeast, and Northeast. The amount of spaces needed to accommodate the uses in each section are listed (required) along with each section's lot capacity (available). The number of restaurants in each section is listed in parentheses next to the section name. Please note that the aerial photograph is somewhat dated; a physical count of total spaces was done on-site by staff on June 11, 2018.

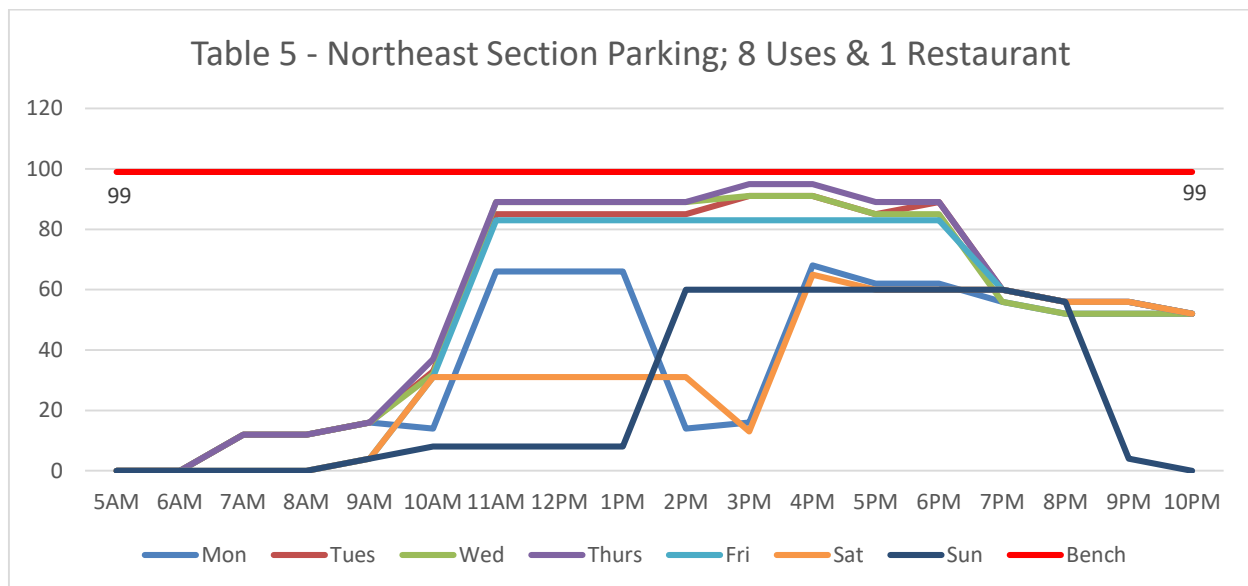
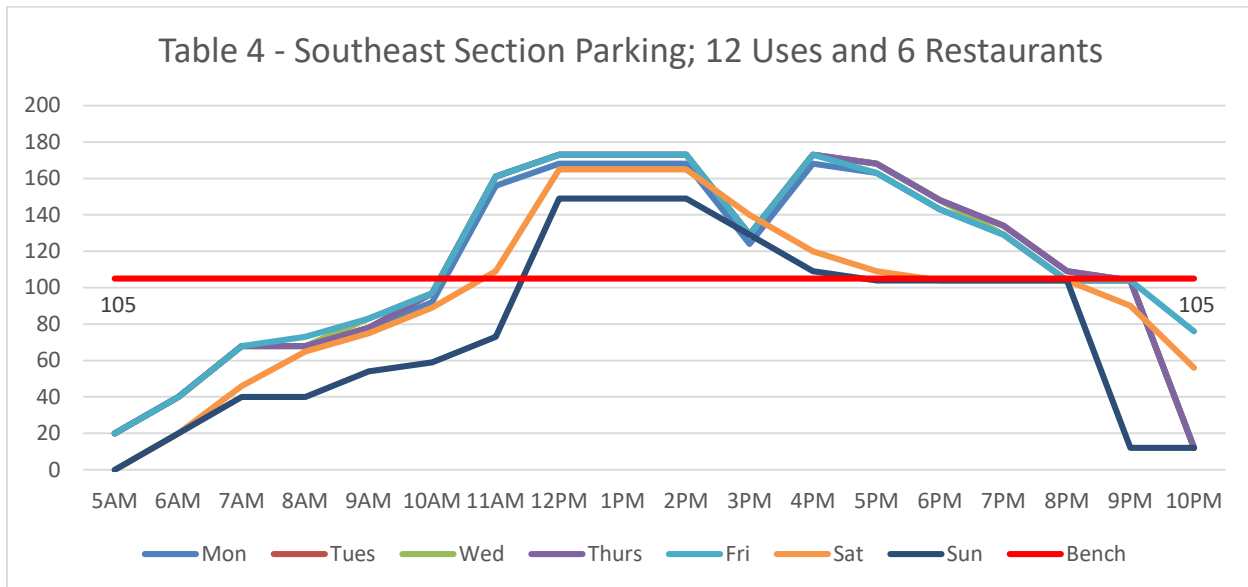
As is observed in Figure 1, the West and Northeast sections have enough parking to accommodate the tenants in their sections; however, the Midwest and Southeast sections are shown to require additional parking than what is available to patrons. Tables 3, 4, and 5 further illustrate this phenomenon. The West section is not shown in a table.

Figure 1



Table 3 - Midwest Section Parking; 13 Uses and 1 Restaurant





Of the two sections currently underparked, the Southeast section is more severely underparked. The Southeast section contains a disproportionate amount of restaurants to the other sections as well as one of the three largest non-restaurant parking users in Fred Astaire (requires 14 spaces). While the Midwest section does have a shortage of parking during some hours, this is primarily related to their section having the largest parking user in the property (Brookhaven; 88 spaces), and actual shortages are rarely observed in this section. While it is possible that some patrons of Midwest section tenants do park in this location, it is not easily observed to traffic coming from the main entrance. While the Northeast technically has enough parking to accommodate its uses, parking shortages can occur due to patrons frequenting a use in the Southeast section parking in this area. Approximately ten additional spaces were added to the Northeast section in 2015.

Public Hearing History

Numerous public hearings have been held regarding potential tenants and site design at County Line Square. The most recent public hearings include:

- Text amendment and special use at The Henn House (2018)

- Expansion of existing special use approval at County Wine Merchant (2017)
- Parking variation at Cyclebar (2015)
- Special use amendment and parking variation for outdoor seating at Capri (2015)
- Special use at LaCabanita (2013)
- Special use for expansion of outdoor dining area at Dao (2013)

The 2015 parking variation for the expansion of Capri Restaurant included the following conditions:

1. That all employee vehicles shall be parked in the PACE parking lot after 5:30 PM each and every night that the restaurant is open.
2. Signs shall be posted and enforced in the parking lot stating that parking is for County Line Square customers only and that violators will be towed.
3. That valet parking shall be provided each and every evening that the restaurant is open for business and overflow valet parking shall utilize the west end of the shopping center or the PACE parking lot.
4. That four spaces shall be designated in the parking lot for staging of valet parking.
5. That the restaurant operator shall diligently and faithfully enforce all terms of this parking variation.

Public Comment

No public comment was received regarding this petition.

Applicable Zoning Ordinance Section

According to Section VIII.B of the Zoning Ordinance, *“the B-1 District is intended to provide a location suitable to accommodate a combination of retail, service, and office uses in a commercial and business district.”*

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. As stated previously, the PUD is being requested to alleviate parking constraints at County Line Square, with the public benefit being to allow greater ease of parking at the property for the benefit of both patrons and tenants. Staff has provided the following items for consideration as methods to alleviate parking constraints at the property:

- The property owner should renew the existing agreement with the Village allowing for direct enforcement of traffic violations on the property. The agreement has lapsed and police are not able to issue citations against violators.
- The property owner (as well as the business owner) should confirm compliance with the conditions of the 2015 Capri parking variation.
- The property owner has a current agreement to allow valet service at Capri and to store vehicles at the PACE bus lot. Subject to an amended agreement with PACE, this could be expanded to other popular uses in the Southeast and Northeast sections, such as County Wine Merchant.
- A unique list of permitted and special uses could be generated specific to County Line Square, similar to what exists at the Village Center. These may include *Insurance Offices; Medical, Dental, and Optical Offices and Clinics; Orthopedic and Medical Appliance Stores; and Real Estate Offices*. While these uses are more likely to be service-oriented compared to retail-oriented, they will likely have fewer patrons visit these offices and thus

reduce the parking impact on the property or a section. Limited- or full-service restaurants or uses with liquor licenses could be limited to a fixed quantity or be set to a minimum distance between each use within each section or in County Line Square overall. For example, if the two smallest restaurants in the Southeast section were converted to non-restaurant uses (County Wine Merchant and Capri Express), the parking need would be reduced by over 20 spaces.

- The Plan Commission could recommend tightening the requirements for a parking variance as long as certain sections or the property overall is underparked. At present, all uses whose parking needs exceed the previous use's needs must receive a parking variance to locate at County Line Square. This policy could be amended to state that a parking variance is required unless the parking need is reduced.
- Additional parking could be required to be constructed. As part of the 2015 hearing for Capri, staff identified space for additional spaces to be built along the sidewalk of the Northeast section. This sketch plan is attached as Exhibit D. In general, the plan called for the middle row of parking to be moved closer to Burr Ridge Parkway to create a wider drive aisle along this sidewalk.

As the issue of parking at County Line Square has been a sustained question for several years, and many variables are required to be identified in answering this question, staff requests that no motions be made on this petition at the June 18 meeting. Rather, this hearing should be reserved solely for consideration of the petition and no recommendations forwarded to the Board as a result of the first consideration.

Appendix

Exhibit A – Petitioner's Materials

Exhibit B – County Line Square Tenant and Section Listing

Exhibit C – PACE/Capri Valet Agreement

Exhibit D – Sketch Parking Addition Map



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: _____ PIN # _____

GENERAL INFORMATION

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

PETITIONER'S ADDRESS _____

PHONE: _____

EMAIL: _____

PROPERTY OWNER: _____ STATUS OF PETITIONER: _____

OWNER'S ADDRESS: _____ PHONE: _____

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)

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 _____



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

Checklist for a Special Use Request

All petitions must be accompanied by the documents listed below unless otherwise indicated by the Village Staff. Petitions that do not provide all of the required documents will be considered incomplete and will not be scheduled for a public hearing.

- ___ Completed Petition for Public Hearing; typewritten or printed
- ___ Public Hearing and Sign Fee of \$650
- ___ Mailing labels with the names and addresses of owners and Permanent Index Numbers of all properties within 750 feet of the subject property
- ___ Proof of Ownership; and authorization to represent owner if the petitioner is not the property owner
- ___ Detailed description of special use; for example, a business plan that describes the hours of operation, number of customers and employees, products and services provided, and related information that may be informative relative to the special use request.
- ___ 10 sets of plans not to exceed 11" x 17" and including:
 - ___ Plat of Survey; showing all existing buildings, structures, easements, etc. and with a legal description of the property
 - ___ Site Plan, if construction of buildings or structures is proposed. Site plan must be drawn to scale and show all existing and **proposed** site improvements. Not required if there is no new construction.
 - ___ Landscape Plan; if landscape screening or other landscaping is a part of the requested special use.
 - ___ Building Elevations, if new construction of building or building additions are proposed; scale drawings or renderings of proposed buildings and structures
- ___ Findings of Fact; Petitioners written response to each of the findings
- ___ Public Notice Sign Consent Form; authorization from the property owner to install public notice sign on the property
- ___ Additional documents and information as determined appropriate by the Community Development Department

ALL REQUIRED PLANS AND EXHIBITS MUST BE SUBMITTED AT LEAST THREE WEEKS PRIOR TO THE PUBLIC HEARING. SUBMITTAL OF REVISED PLANS OR DOCUMENTS AT THE PUBLIC HEARING MAY RESULT IN A CONTINUANCE TO A LATER DATE. PLEASE COORDINATE WITH VILLAGE STAFF RELATIVE TO ANY CHANGES TO THE PLANS.



Findings of Fact
Special Use
Burr Ridge Zoning Ordinance

Address: _____

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

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.
- b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.
- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.
- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

Overall Parking Plan

County Line Square



Northeast (1)
Required: 95
Available: 87

Employee
Available: 35

Midwest (1)
Required: 140
Available: 135

Southeast (6)
Required: 173
Available: 101

West (1)
Required: 40
Available: 74



**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)



NOTICE

Village of Burr Ridge

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

For further information, please call or visit:

Burr Ridge Village Hall
7660 County Line Road
(630)654-8181, Extension 123

Ask for Information Re: **Z-14-2018**

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan Commission Agenda)

May 31, 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-14-2018: 50-324 Burr Ridge Parkway** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Bob Garber dba Reegs Properties for special use approval as per Section VIII.B.2.cc of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development at an existing property in a B-1 Business District. The petition number and property addresses is **Z-14-2018: 50-324 Burr Ridge Parkway** and the Permanent Real Estate Index Numbers are: **18-30-305-005; 18-30-305-003; 18-30-305-004; and 18-30-301-001.**

A public hearing to consider this petition is scheduled for:

Date: Monday, June 18, 2018

Time: 7:00 P.M. or as soon thereafter as the matter may be heard.

Location: Burr Ridge Village Hall
7660 County Line Road
Burr Ridge, IL 60527

Petition information is on file and available for public review online at <http://www.burr-ridge.gov/village-board/planning-commission-zoning-board-of-appeals/> 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.

S + O Aatel PO Box 267 Westmont, IL 60559	Winkle Lee 850 Village Center Dr. #317 Burr Ridge, IL 60527	C + S Prosek 8218 Kathryn Court Burr Ridge, IL 60527
P. Jepsen 850 Village Center Dr. #308 Burr Ridge, IL 60527	Christine Randin 250 E. Pearsen St. #3203 Chicago, IL 60611	Samuel Basilous 529 Lisk Avenue Staten Island, NY 10303
Jovic 7920 Deer View Ct. Burr Ridge, IL 60527	Kathleen Kaszka 850 Village Center Dr. #319 Burr Ridge, IL 60527	Gregory Schultz 7900 Cass Avenue Darien, IL 60527
J Kuksta 850 Village Center Dr. #310 Burr Ridge, IL 60527	Sharma PO Box 450 Palos Heights, IL 60463	Williams Kalnes 850 Village Center Dr. #413 Burr Ridge, IL 60527
Wesley Tate 850 Village Center Dr. #311 Burr Ridge, IL 60527	Nick Simov 850 Village Center Dr. #321 Burr Ridge, IL 60527	Richard Michalak 850 Village Center Dr. #414 Burr Ridge, IL 60527
Norbert Kuksta 850 Village Center Dr. #312 Burr Ridge, IL 60527	James Chesniak 850 Village Center Dr. #404 Burr Ridge, IL 60527	Diane Vivo 850 Village Center Dr. #415 Burr Ridge, IL 60527
Anthony Formato 5236 Victor St. Downers Grove, IL 60515	P + A Sevs 850 Village Center Dr. Burr Ridge, IL 60527	Perm Sharma 505 Ambriance Drive Burr Ridge, IL 60527
Vijaya Sarma 7707 Hamilton Avenue Burr Ridge, IL 60527	Allan Thom 850 Village Center Dr. #406 Burr Ridge, IL 60527	850 BR LLC 2500 S. Highland Ave. Lombard, IL 60148
David Atkenson 14640 John Humphrey Drive Orland Park, IL 60462	George Gianakas 9320 W. 122 nd St. Palos Park, IL 60464	Marwan Kasi 850 Village Center Dr. #418 Burr Ridge, IL 60527
Jason Nash 850 Village Center Dr. #316 Burr Ridge, IL 60527	John Vanney 131 Rancho Mirage Dr. Kissimmee, FL 34759	Kumod Barman 9311 Tandragee Dr. Orland Park, IL 60462

Paul Walk 36 Old Mill Lane Burr Ridge, IL 60527	Indigo Management 7223 Route 83 PMB 208 Willowbrook, IL 60527	C. Boccmmini 850 Village Center Dr. #218 Burr Ridge, IL 60527
Canino 850 Village Center Dr. #202 Burr Ridge, IL 60527	Nancy Segretti 850 Village Center Dr. #210 Burr Ridge, IL 60527	Vincenzo Marino 850 Village Center Dr. #203 Burr Ridge, IL 60527
R. Silekis 850 Village Center Dr. #211 Burr Ridge, IL 60527	Silvia Lee 850 Village Center Dr. Burr Ridge, IL 60527	Amartit Singh 850 Village Center Dr. #204 Burr Ridge, IL 60527
Current Resident 850 Village Center Dr. #212 Burr Ridge, IL 60527	Dominic Altobelli 850 Village Center Dr. #220 Burr Ridge, IL 60527	Jerry Simmons 850 Village Center Dr. #205 Burr Ridge, IL 60527
E. Carnevale 850 Village Center Dr. #213 Burr Ridge, IL 60527	Alice Martin 6115 Timber Ridge Ct. Burr Ridge, IL 60527	Michael Yost 850 Village Center Dr. #206 Burr Ridge, IL 60527
Janet Plecki 850 Village Center Dr. #214 Burr Ridge, IL 60527	Ashot Kohari 850 Village Center Dr. #301 Burr Ridge, IL 60527	Evaldas Galentas 850 Village Center Dr. #207 Burr Ridge, IL 60527
Sheela Singh 9457 Fallingwater Dr. Burr Ridge, IL 60527	Michalak 850 Village Center Dr. #208 Burr Ridge, IL 60527	Ather Nizam 401 Tamerton Parkway Burr Ridge, IL 60527
Francisco Cervantes 850 Village Center Dr. #304 Burr Ridge, IL 60527	Tracy Schoppen 850 Village Center Dr. #216 Burr Ridge, IL 60527	Devindra Sharma 6625 Manor Dr. Burr Ridge, IL 60527
Kil Nam and Heega Kim 5623 Garfield Avenue Hinsdale, IL 60527	Real Estate 911 114 Shore Drive Burr Ridge, IL 60527	Gould 450 Village Center Dr. #310 Burr Ridge, IL 60527
Jelinek 450 Village Center Dr. #403 Burr Ridge, IL 60527	Hurka 450 Village Center Dr. #415 Burr Ridge, IL 60527	Lee 450 Village Center Dr. #311 Burr Ridge, IL 60527

Bartolome 450 Village Center Dr. #404 Burr Ridge, IL 60527	Michalski 450 Village Center Dr. #416 Burr Ridge, IL 60527	Santillo 450 Village Center Dr. #312 Burr Ridge, IL 60527
Henning 450 Village Center Dr. #405 Burr Ridge, IL 60527	Broucek 450 Village Center Dr. #417 Burr Ridge, IL 60527	Rola 450 Village Center Dr. #313 Burr Ridge, IL 60527
Chang 9550 Pacific Ct. Burr Ridge, IL 60527	Burritz Real Estate 8403 Oak Knoll Dr. Burr Ridge, IL 60527	Nuccio 7961 Creekwood Dr. Burr Ridge, IL 60527
Jankowski 4809 Grand Ave. Western Springs, IL 60558	Rasimaviciote 450 Village Center Dr. #410 Burr Ridge, IL 60527	Murphy 450 Village Center Dr. #316 Burr Ridge, IL 60527
Current Resident 450 Village Center Dr. #317 Burr Ridge, IL 60527	Phelps 180 Stone Lake Dr. Makanda, IL 62958	Cales 450 Village Center Dr. #401 Burr Ridge, IL 60527
Murry Homestead 3 Paddock Lemont, IL 60439	Caurney 6265 Wildwood Ln. Burr Ridge, IL 60527	Toellner 450 Village Center. Dr. #414 Burr Ridge, IL 60527
JP Bryant 130 Northgate Pl. Burr Ridge, IL 60527	John Hartigan 137 Northgate Pl. Burr Ridge, IL 60527	Elizabeth Burt 113 Northgate Pl. Burr Ridge, IL 60527
Kathryn Harris 129 Northgate Pl. Burr Ridge, IL 60527	Floyd Stone 118 Northgate Pl. Burr Ridge, IL 60527	Randall Grant 115 Northgate Pl. Burr Ridge, IL 60527
Margaret Wojcik 128 Northgate Pl. Burr Ridge, IL 60527	L. Peterson 117 Northgate Pl. Burr Ridge, IL 60527	Susan O'Donnell 120 Northgate Pl. Burr Ridge, IL 60527
Linda Lucatorto 116 Northgate Pl. Burr Ridge, IL 60527	Joy Nitti 127 Northgate Pl. Burr Ridge, IL 60527	Marlene Lingle 119 Northgate Pl. Burr Ridge, IL 60527

R. Stanko 133 Northgate Pl. Burr Ridge, IL 60527	Brook Fuller 121 Northgate Pl. Burr Ridge, IL 60527	Peter Little 72 Trent Ct. Burr Ridge, IL 60527
Anatoly Okun 132 Northgate Pl. Burr Ridge, IL 60527	George Daker 122 Northgate Pl. Burr Ridge, IL 60527	Current Resident 86 Trent Ct. Burr Ridge, IL 60527
Dolosic 131 Northgate Pl. Burr Ridge, IL 60527	Voss 123 Northgate Pl. Burr Ridge, IL 60527	Shirley Zaher 85 Trent Ct. Burr Ridge, IL 60527
Patricia Rojakovick 134 Northgate Pl. Burr Ridge, IL 60527	Walter Robertson 124 Northgate Pl. Burr Ridge, IL 60527	Christopher Malo 84 Trent Ct. Burr Ridge, IL 60527
Paul Hare 135 Northgate Pl. Burr Ridge, IL 60527	Frank Sibr 125 Northgate Pl. Burr Ridge, IL 60527	K. Rao 73 Trent Ct. Burr Ridge, IL 60527
Barbara Schneider 136 Northgate Pl. Burr Ridge, IL 60527	David & Laura Schetter 126 Northgate Pl. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527
Forkan 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527
E. Prodehl 305 Ambriance Ct. Burr Ridge, IL 60527	Patel 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527
E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 202 Ambriance Ct. Burr Ridge, IL 60527	Suri 103 Ambriance Ct. Burr Ridge, IL 60527
Yu 407 Ambriance Ct. Burr Ridge, IL 60527	Mahoney 201 Ambriance Ct. Burr Ridge, IL 60527	Lee 205 Ambriance Ct. Burr Ridge, IL 60527

Reddy 406 Ambriance Dr. Burr Ridge, IL 60527	DeYoung 121 Ambriance Dr. Burr Ridge, IL 60527	Mendi 302 Ambriance Dr. Burr Ridge, IL 60527
Singhal 405 Ambriance Dr. Burr Ridge, IL 60527	Bekteshi 14 Ambriance Dr. Burr Ridge, IL 60527	Kolosa 303 Ambriance Dr. Burr Ridge, IL 60527
Kirby 16 Ambriance Dr. Burr Ridge, IL 60527	Andrew Oh 74 Trent Ct. Burr Ridge, IL 60527	Kabir 304 Ambriance Dr. Burr Ridge, IL 60527
Fern Inc. 15 Ambriance Dr. Burr Ridge, IL 60527	H. Monindra 402 Ambriance Dr. Burr Ridge, IL 60527	Szot 301 Ambriance Dr. Burr Ridge, IL 60527
Gattuso 401 Ambriance Dr. Burr Ridge, IL 60527	Abboud 206 Ambriance Dr. Burr Ridge, IL 60527	Chronis 404 Ambriance Dr. Burr Ridge, IL 60527
Shinneman 207 Ambriance Dr. Burr Ridge, IL 60527	Gandhi 403 Ambriance Dr. Burr Ridge, IL 60527	Micaletti 203 Ambriance Dr. Burr Ridge, IL 60527
John Hayes 75 Trent Ct. Burr Ridge, IL 60527	Thomas Schmidt 78 Trent Ct. Burr Ridge, IL 60527	B. Spinato 104 Waterside Pl. Burr Ridge, IL 60527
Eleanor Nickel 79 Trent Ct. Burr Ridge, IL 60527	J. Sokolowski 87 Trent Ct. Burr Ridge, IL 60527	Kulkman 105 Waterside Pl. Burr Ridge, IL 60527
Mary Mateja 80 Trent Ct. Burr Ridge, IL 60527	Louis Cano 88 Trent Ct. Burr Ridge, IL 60527	Serwat 106 Waterside Pl. Burr Ridge, IL 60527
Schulze 81 Trent Ct. Burr Ridge, IL 60527	Patyk 89 Trent Ct. Burr Ridge, IL 60527	Navickas 107 Waterside Pl. Burr Ridge, IL 60527

Kircher 90 Trent Ct. Burr Ridge, IL 60527	Hunt 82 Trent Ct. Burr Ridge, IL 60527	Mulvenna 108 Waterside Pl. Burr Ridge, IL 60527
Weiss 91 Trent Ct. Burr Ridge, IL 60527	Berdelle 83 Trent Ct. Burr Ridge, IL 60527	Roth 109 Waterside Pl. Burr Ridge, IL 60527
Frank Digiovanni 92 Trent Ct. Burr Ridge, IL 60527	Susan Schaus 94 Trent Ct. Burr Ridge, IL 60527	Failkowski 110 Waterside Pl. Burr Ridge, IL 60527
Craig Mares 93 Trent Ct. Burr Ridge, IL 60527	Clement Urban 95 Trent Ct. Burr Ridge, IL 60527	Kett 111 Waterside Pl. Burr Ridge, IL 60527
Daniel Foxen 76 Trent Ct. Burr Ridge, IL 60527	Nancy Tepler 96 Trent Ct. Burr Ridge, IL 60527	Williams 112 Waterside Pl. Burr Ridge, IL 60527
Ellen Blakeman 77 Trent Ct. Burr Ridge, IL 60527	Serpe 113 Waterside Ct. Burr Ridge, IL 60527	Kuksta 99 Waterside Pl. Burr Ridge, IL 60527
Sharma 98 Waterside Ct. Burr Ridge, IL 60527	Gapslott 102 Waterside Pl. Burr Ridge, IL 60527	Sellers 101 Waterside Pl. Burr Ridge, IL 60527
Jenkins 100 Waterside Pl. Burr Ridge, IL 60527	Hanna 103 Waterside Pl. Burr Ridge, IL 60527	Wida 450 Village Center Dr. #210 Burr Ridge, IL 60527
J.L. Fox 450 Village Center Dr. #217 Burr Ridge, IL 60527	Glimco 450 Village Center Dr. #201 Burr Ridge, IL 60527	Cole 450 Village Center Dr. #301 Burr Ridge, IL 60527
Levy 450 Village Center Dr. #202 Burr Ridge, IL 60527	Murray 450 Village Center Dr. #211 Burr Ridge, IL 60527	Vea 2 Saddle Court Burr Ridge, IL 60527

Kevin Kopp 450 Village Center Dr. #212 Burr Ridge, IL 60527	Bilthuis 450 Village Center Dr. #303 Burr Ridge, IL 60527	Meyering 7900 Bulldog Dr. Summit, IL 60501
Vicki Shaw 197 Foxborough Pl. Burr Ridge, IL 60527	Napolitano 450 Village Center Dr. #304 Burr Ridge, IL 60527	Philip Timyan 450 Village Center Dr. #205 Burr Ridge, IL 60527
Mekhail 450 Village Center Dr. #214 Burr Ridge, IL 60527	Tarjkov 450 Village Center Dr. #305 Burr Ridge, IL 60527	Lykouratzos 450 Village Center Dr. #206 Burr Ridge, IL 60527
Presidio Cap. LLC 450 Village Center Dr. #215 Burr Ridge, IL 60527	Millinowiseh 450 Village Center Dr. #306 Burr Ridge, IL 60527	Joan Tameling 450 Village Center Dr. #207 Burr Ridge, IL 60527
Frank Silzer 46 Stone Creek Dr. Lemont, IL 60439	Dorminey 450 Village Center Dr. #209 Burr Ridge, IL 60527	Joitis 450 Village Center Dr. #308 Burr Ridge, IL 60527
Thomas 450 Village Center Dr. #216 Burr Ridge, IL 60527	Strzyz 450 Village Center Dr. #309 Burr Ridge, IL 60527	

Vijay Singhal 405 Ambriance Drive Burr Ridge, IL 60527	Komar 8161 Ridgepoint Drive Burr Ridge, IL 60527	Dillard 801 Village Center Dr. #307 Burr Ridge, IL 60527
James O'Brien 6345 Martin Drive Willowbrook, IL 60527	Dombro 801 Village Center Dr. #205 Burr Ridge, IL 60527	Denard 801 Village Center Dr. #308 Burr Ridge, IL 60527
Jogar LLC 750 Village Center Drive Burr Ridge, IL 60527	Alka Srivastava 9 Lake Ridge Court Burr Ridge, IL 60527	Sharma 6652 Manor Dr. Burr Ridge, IL 60527
Jon Skulborstad 1000 Village Center Dr. Burr Ridge, IL 60527	Sidhu 3816 Littlestone Ct. Naperville, IL 60564	DeClaral 909 Cleveland Dr. Hinsdale, IL 60521
Currant 760 Village Center Dr. #220 Burr Ridge, IL 60527	Meyers 801 Village Center Dr. #208 Burr Ridge, IL 60527	P. Sutkowski Markha 801 Village Center Dr. #4 Burr Ridge, IL 60527
PPC Real Estate 760 Village Center Dr. #220 Burr Ridge, IL 60527	Zapka 801 Village Center Dr. #302 Burr Ridge, IL 60527	Larry Siebs 801 Village Center Dr. #404 Burr Ridge, IL 60527
Jerate LLC 760 Village Center Dr. #200 Burr Ridge, IL 60527	Rizzuto 801 Village Center Dr. #303 Burr Ridge, IL 60527	Pondaleeka 502 Ambriance Drive Burr Ridge, IL 60527
Johnson 801 Village Center Dr. #201 Burr Ridge, IL 60527	Fava 801 Village Center Dr. #304 Burr Ridge, IL 60527	Salamone 801 Village Center Dr. Burr Ridge, IL 60527
Richaed Holee 14331 Oakwood Ct Orland Park, IL 60462	Bellisario 801 Village Center Dr. #305 Burr Ridge, IL 60527	Harbour 801 Village Center Dr. #407 Burr Ridge, IL 60527
Daniel Keefe 801 Village Center Dr. #203 Burr Ridge, IL 60527	Tooleimat 801 Village Center Dr. #306 Burr Ridge, IL 60527	Wasz 801 Village Center Dr. Burr Ridge, IL 60527

EXHIBIT B

Address	Occupant	Land Use	Floor Area (square feet)	Floor Area (~10%)	Floor Area (Gross)	Number of Employees	Required Parking	Lot
50	Office Outlot	office	2465	2610	2,900	13	10	Midwest
78	Patti's Café	restaurant	2581	2733	3,037	10	36	West
80	Post Net	mailing	1122	1188	1,320	4	4	West
82	State Farm	office	1020	1080	1,200	4	4	Midwest
84	Kuman	tutoring	1037	1098	1,220	4	4	Midwest
88	Remax	realtor	3162	3348	3,720	15	13	Midwest
92	Rug Company	rug sales	1037	1098	1,220	2	4	Midwest
94	Kirsten's	bakery	1683	1782	1,980	10	7	Midwest
96	China King	restaurant	570	603	670	2	8	Midwest
98	Imperial Jeweler	jewelry store	595	630	700	1	2	Midwest
100	Brookhaven	grocery store	22100	23400	26,000	40	88	Midwest
102	Kerkstra's	cleaners	1594	1688	1,875	15	6	Southeast
104	Great Am. Bagel	restaurant	1581	1674	1,860	4	20	Southeast
106	Magic Nails	salon	1360	1440	1,600	5	5	Southeast
108	Vince's Floral	flower shop	1139	1206	1,340	4	5	Southeast
110	Salon Hype	salon	1122	1188	1,320	5	4	Southeast
112	Subway	restaurant	1020	1080	1,200	4	14	Southeast
114	Capri Express	restaurant	1020	1080	1,200	4	14	Southeast
118	LaCabinita	restaurant	1431	1516	1,684	6	20	Southeast
120	ATI	medical office	2040	2160	2,400	4	8	Southeast
124	Cyclebar	health club	2244	2376	2,640	3	20	Southeast
200	Dao	restaurant	3400	3600	4,000	10	44	Southeast
208	Wine Merchant	restaurant	1020	1080	1,200	2	12	Southeast
212	Fred Astaire	dance studio	3418	3619	4,021	12	14	Southeast
304	VACANT	VACANT	2125	2250	2,500	5	9	Northeast
306	Henn House	art studio	1113	1178	1,309	8	4	Northeast
308	Amore Yoga	health club	1020	1080	1,200	2	4	Northeast
312	Lepa Boutique	clothes retail	1029	1089	1,210	2	4	Northeast
314	Chiro One	medical office	1122	1188	1,320	4	6	Northeast
318	Dental Fitness	dental office	1080	1143	1,270	1	6	Northeast
320	Medandspa	medical spa	2159	2286	2,540	6	18	Northeast
324	Capri	restaurant	3400	3600	4,000	18	52	Northeast
Total Required Parking Spaces =			72808	77090	85656	229	471	
Total Public Parking Spaces =						115	407	
Net Parking Threshold							64	

Lot	Available Spaces	Spaces Required	Balance	Net Parking Need
Northeast	99	103	-4	-4%
West	69	40	29	42%
Southeast	105	187	-82	-78%
Midwest	134	140	-6	-5%
TOTAL	407	471	-64	-16%
Employee	35	35	0	0%
PACE	84			

Uses	
West	2
Midwest	13
Southeast	12
Northeast	8
TOTAL	35

Restaurants	
West	1
Midwest	6
Southeast	1
Northeast	1
TOTAL	9

Total Net Floor Area	85656
Non-Restaurant SF	66805
Total Restaurant SF	18851
Non-Rest SF %	78.0%
Restaurant SF %	22.0%
Total Parking	407
Non-Rest Parking	242
Rest Parking	220
Non-Rest PN %	59.5%
Rest PN %	54.1%



Thomas J. Ross
Executive Director

March 3, 2015

Capri Ristorante
324 Burr Ridge Parkway #1
Burr Ridge, IL 60527

Re: Lincolnshire Drive, Burr Ridge, Illinois

Dear Mr. Rovito,

Pace hereby grants Capri Ristorante a nonexclusive license, without fee, for the use of its park-n-ride facility at Lincolnshire Drive and McClintock Drive in Burr Ridge, Illinois for the purpose of customer parking between the hours of 6:00 p.m. and 11:00 p.m.. No long term or overnight parking will be permitted.

This license is effective March 9, 2015 and shall end March 9, 2025, unless otherwise terminated by either party, by written notice.

Capri Ristorante shall conduct any parking operations in a clean, sanitary, and safe manner. It accepts use of the premises "As is" and recognizes Pace makes no warranty as to the condition of the premises or that it will be suitable for the needs of Capri Ristorante.

This license is not assignable by Capri Ristorante without the prior written consent of Pace.

Capri Ristorante agrees to defend and hold harmless, Pace, from all suits, claims, judgments, and demands of any kind arising from the parking of its customers on the premises by a customer or any entity or person. Pace must be named as an additional insured on any insurance policy, for general on premises liability, held by Capri Ristorante.

Sincerely,

T.J. Ross
Executive Director
Pace Suburban Bus

Acknowledged and Agreed to this _____ day of _____, 2015

By: _____

Title: _____



January 29, 2015

SERVICE AGREEMENT

This agreement is between BLU Valet (312 Park Avenue #23, Clarendon Hills, IL 60514) and Capri Ristorante (324 Burr Ridge Parkway #1, Burr Ridge, IL 60527).

BLU Valet is agreeing to provide valet parking services for the guests of Capri Ristorante. Service will be Tuesday - Saturday and will begin at 5:00. Service will end at 11:00pm on Tues - Thurs and 12:00am on Friday and Saturday or when the last car is returned (whichever situation occurs first).

Vehicles will be received and returned outside of the front door of Capri Ristorante. BLU Valet will move each vehicle from the curbside to a permitted parking space within 15 minutes. BLU Valet is allowed to use the first 4 parking spaces located in the first row of parking directly outside Capri's front door. These four spots will be coned off and will be used as a holding area for how the valet attendant sees fit. All vehicles will be parked in the Burr Ridge Parkway lot in legal parking spaces. Any overflow valet parking will be parked in the PACE lot to the east of Capri Ristorante. PACE will be listed as Additionally Insured on BLU Valet's Liability Insurance Policy. Capri Ristorante will also be listed as Additionally Insured on BLU Valet's Liability Insurance Policy. Capri Ristorante will refund BLU Valet for the cost of adding Capri and Pace as Additionally Insured.

Phil Louie JR
Capri Representative Signature

Phil Louie JR
Print Name

Owner
Title

Michael Grasso
Michael Grasso, President, BLU Valet

Michael GRASSO
Print Name

President / owner
Title

EXHIBIT D

STAFF SKETCH





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant to the Village Administrator

DATE: June 12, 2018

RE: Board Report for June 18, 2018 Plan Commission Meeting

At its June 11, 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 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.

V-02-2018: 3 Morgan Court (Argyris); The Board of Trustees approved an Ordinance granting a variation for a fence taller than 5 feet as well as each of the proposed conditions.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

S-04-2018: 7600 County Line Road (Shirley Ryan Ability Lab); Requests variation from Section 55.05.B of the Burr Ridge Sign Ordinance to approve two additional wall signs in a T-1 Transitional District.

HEARING:

June 18, 2018

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Shirley Ryan Ability Lab

PETITIONER STATUS:

Property Owner

PROPERTY OWNER:

Shirley Ryan Ability Lab

EXISTING ZONING:

T-1 Transitional District

LAND USE PLAN:

Recommends Offices

EXISTING LAND USE:

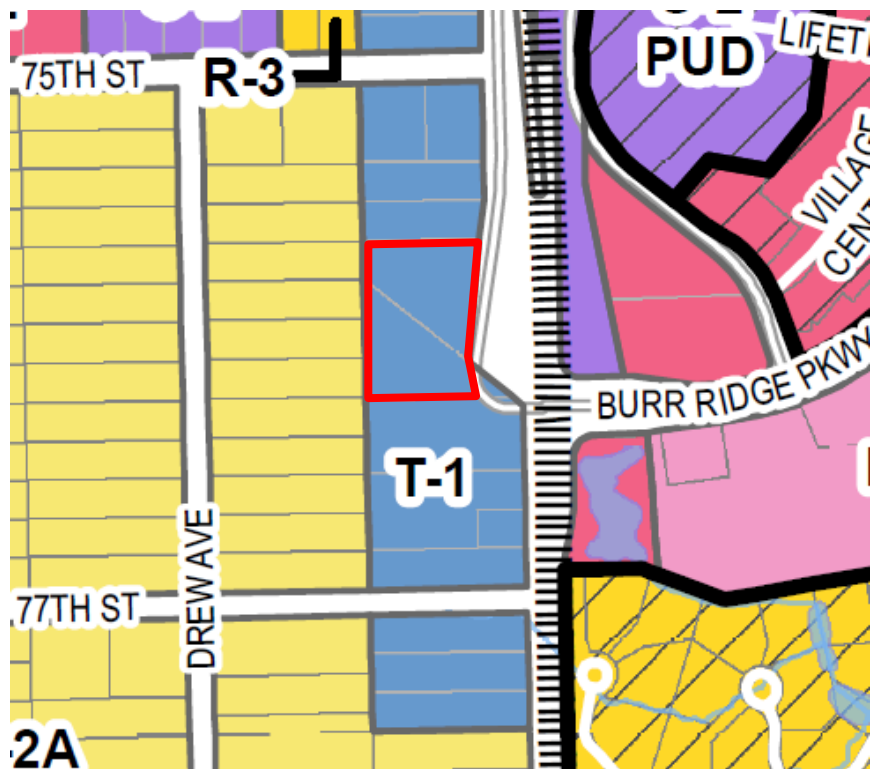
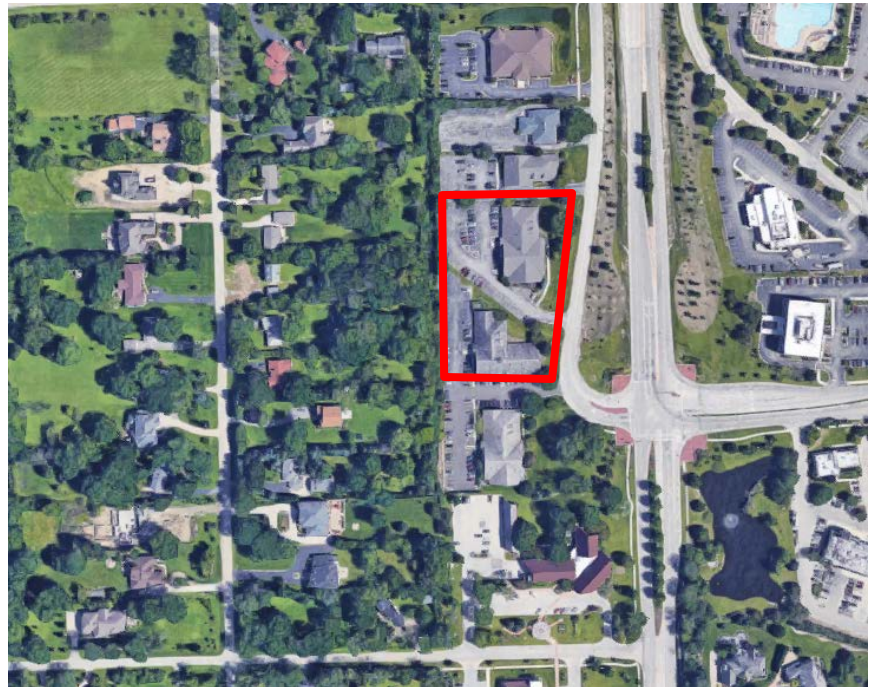
Medical Clinic

SITE AREA:

2.61 Acres

SUBDIVISION:

None



The petitioner is the Shirley Ryan Ability Lab, owner of a medical clinic currently under construction at 7600 County Line Road. The petitioner is requesting a variation from Section 55.05.B of the Burr Ridge Sign Ordinance for two additional wall signs in a T-1 Transitional District. Section 55.05.B.3 of the Sign Ordinance states that “*one [conditional wall] sign may be allowed for each multi-family residential or non-residential lot or parcel provided it does not exceed 50 square feet in area.*” Earlier in 2018, the petitioner received approval to place a wall sign on the east elevation of the building, which has been installed. The petitioner requests the variation to more clearly identify their two primary building entrances (Day Rehab or Outpatient). Each sign is shown to be approximately 20 square feet in area installed approximately 8 ½ feet from grade; they are shown as signs 3 and 4 in the appendix. As these signs are intended to be directional signs in nature, it should be noted that directional signs would not require variations or permits if they are no more than 4 square feet in area and no more than 4 feet tall.

Public Hearing History

In 2016, the petitioner was granted several variations related to building setbacks and parking lot design along with a special use for a medical office in a Transitional District. Signage was not considered at this hearing. In 2018, the petitioner was granted conditional sign approval for a ground and wall sign.

Findings of Fact and Recommendation

If the Plan Commission chooses to recommend conditional approval of the two additional wall signs, they should be made subject to compliance with the submitted plans.

Appendix

Exhibit A – Sign Elevations

Exhibit B – Petitioner’s Materials

EXHIBIT A

Arcadis

7600 County Line Rd
Burr Ridge, IL

7028192
05.17.18

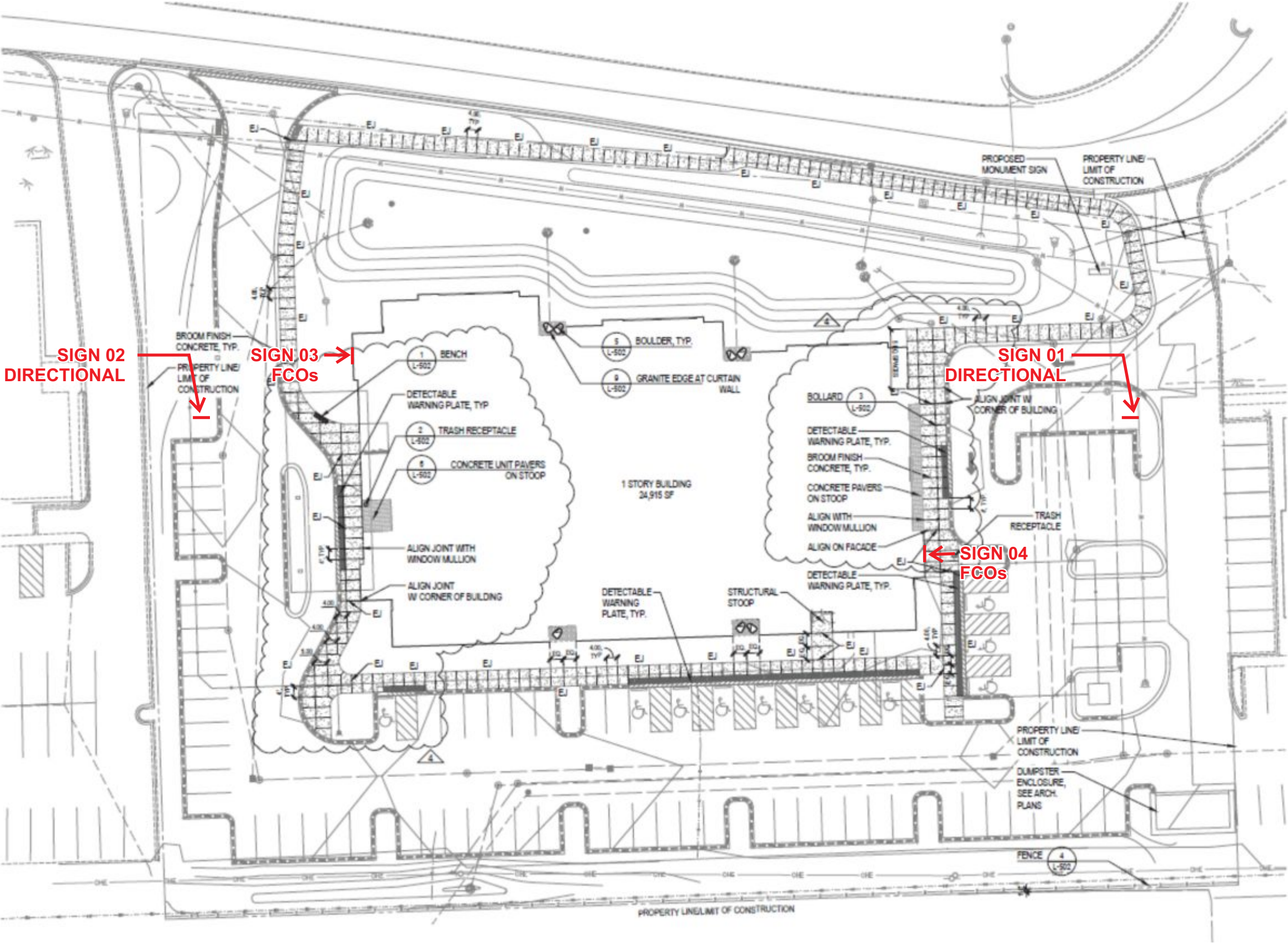


934 N. Church Rd., Elmhurst, IL 60126



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Site Map



Client
Arcadis U.S. Inc
Ability Lab

Customer Approval

Project Name & Location
7600 County Line Rd
Burr Ridge, IL

Job Number
7028192

Date
05.17.18

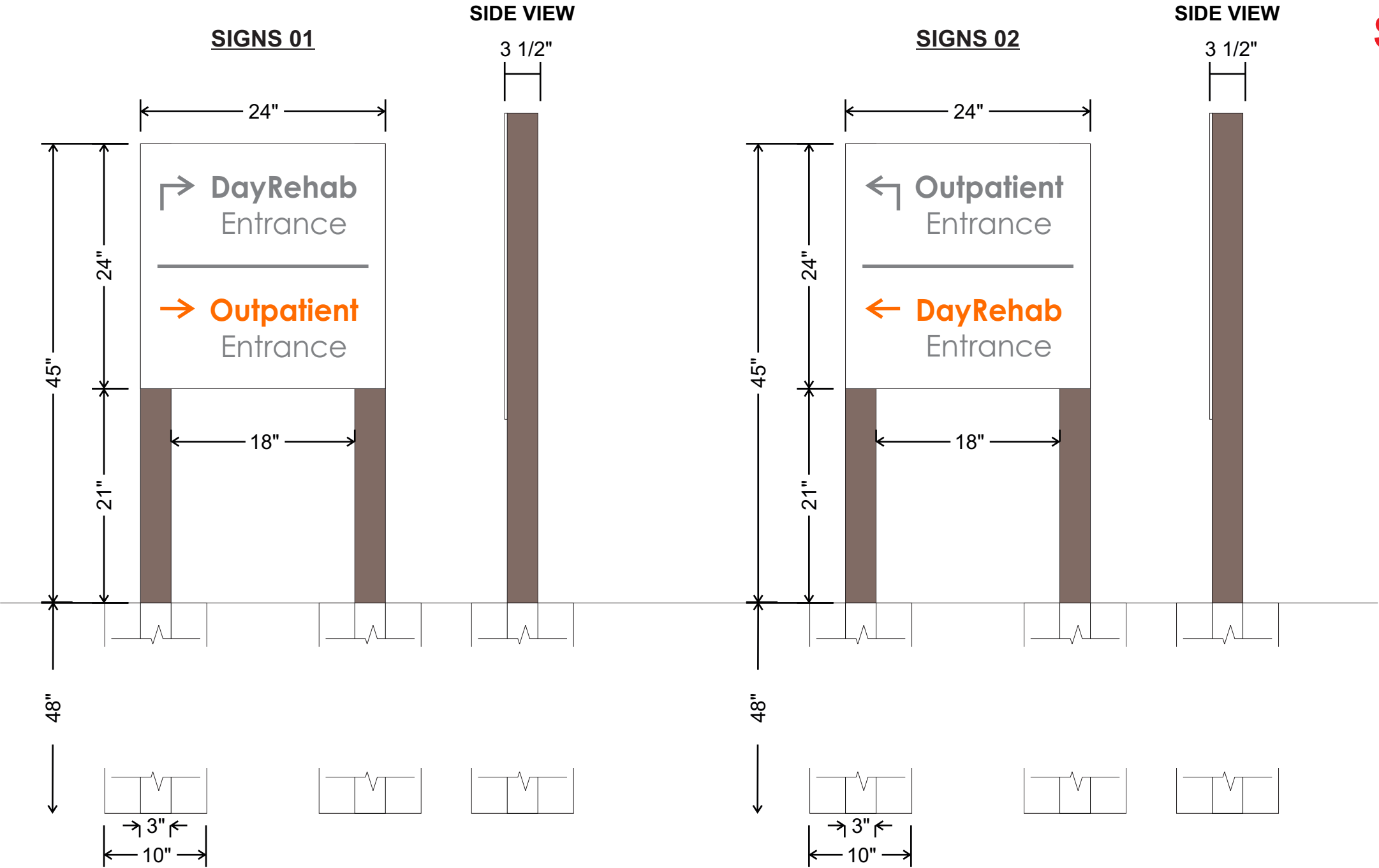
Drawn By
MR

Revisions
06.01.18 MR

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SIGNS 01 & 02



POST AND PANELS
Scale: 1"=1'-0"
Qty: (2) Req.

S/F 1/4" Aluminum faces, painted white,
with first surface gray vinyl graphics applied to faces.

Install panels onto 3x3 wood posts,
using necessary screws (painted white to match face color)
Direct bury posts into ground.

SQFT: 7.5

COLOR MATCH



Gray



Orange
PMS 2018C



White



Client
Arcadis U.S. Inc
Ability Lab

Customer Approval

Project Name & Location
7600 County Line Rd
Burr Ridge, IL

Job Number
7028192

Date
05.17.18

Drawn By
MR

Revisions
06.01.18 MR

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Non-Illuminated FCOs - North Elevation
1-1/2" = 1'

1/4" thick Aluminum Letters painted Orange (PMS 2018C)
To be pin mounted flush to building exterior

SQFT: 3.17

Qty 1

SIGN 03



ENLARGED NORTH ELEVATION

6'-4 1/4"

6"

DayRehab Entrance

Colors to Match

Letters Painted
Orange PMS 2018C



INDIVIDUALLY PIN-MOUNTED
LETTERSET and LOGO

1. ALUMINUM F.C.O. LETTER/LOGO
2. PAINTED TO MATCH (AS SPECIFIED)
3. EXISTING WALL AREA
4. PIN MOUNTED FASTENERS - AS REQUIRED



Client	Arcadis U.S. Inc Ability Lab
Customer Approval	

Project Name & Location	7600 County Line Rd Burr Ridge, IL
Job Number	7028192

Date	05.17.18
Drawn By	MR

Revisions	06.01.18 MR
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Non-Illuminated FCOs - South Elevation
1-1/2" = 1'

1/4" thick Aluminum Letters painted Orange (PMS 2018C)
To be pin mounted flush to building exterior

SQFT: 3.2

Qty 1

SIGN 04



ENLARGED SOUTH ELEVATION

6'-5"

Outpatient Entrance

6"

Colors to Match

Letters Painted
Orange PMS 2018C



INDIVIDUALLY PIN-MOUNTED
LETTERSET and LOGO

1. ALUMINUM F.C.O. LETTER/LOGO
2. PAINTED TO MATCH (AS SPECIFIED)
3. EXISTING WALL AREA
4. PIN MOUNTED FASTENERS - AS REQUIRED



Client	Arcadis U.S. Inc Ability Lab
Customer Approval	

Project Name & Location	7600 County Line Rd Burr Ridge, IL
Job Number	7028192

Date	05.17.18
Drawn By	MR

Revisions	06.01.18 MR
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MEMBER
INTERNATIONAL SIGN ASSOCIATION

UL
LISTED



VILLAGE OF BURR RIDGE

 PETITION FOR PUBLIC HEARING
 PLAN COMMISSION/ZONING BOARD OF APPEALS

 ADDRESS OF PROPERTY: 7600 S. County Line Rd PIN # 09-25-402-019

GENERAL INFORMATION

 PETITIONER: Rehabilitation Institute of Chicago d/b/a Shirley Ryan AbilityLab Attn: Peggy K

(All correspondence will be directed to the Petitioner)

 PETITIONER'S ADDRESS 355 E. Erie Chicago, Illinois 60611

 PHONE: 312-238-1000

 EMAIL: pkirk@sralab.org

 PROPERTY OWNER: MED Properties, LLC STATUS OF PETITIONER: Owner

 OWNER'S ADDRESS: 40 Skokie Blvd. Northbrook, Illinois 60062 PHONE: 847-897-7301

PROPERTY INFORMATION

 PROPERTY ACREAGE/SQ FOOTAGE: 2.613 acres 113856 sq ft EXISTING ZONING: T-1 Trans District

 EXISTING USE/IMPROVEMENTS: Commercial

 SUBDIVISION: Robert Bartlett Hinsdale Countryside

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)

The current sign code pertaining to wall signs only allows 1 per parcel. The variance request is to increase the allowance to 3 wall signs for Shirley Ryan Ability Labs

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.

Michelle L. Sanders
 Petitioner's Signature

6/11/18

Date Petition is Filed



FINDINGS OF FACT
FOR A VARIATION PURSUANT TO THE VILLAGE OF BURR RIDGE
SIGN ORDINANCE

The Plan Commission's recommendation to approve or deny a Sign Variation request is determined by the following standards (as per section 55.39 of the Burr Ridge Sign Ordinance). The applicant must provide a response to each of the following findings by indicating the facts supporting such findings.

- a) The variation is in harmony with the general purpose and intent of the Sign Ordinance.

Correct

- b) The plight of the petitioner is due to unique circumstances.

Correct

- c) The variation is necessitated by practical difficulties or particular hardships created by the requirements of the Sign Ordinance;

Correct

- d) The variation will not alter the essential character of the locality

Correct

(Please transcribe or attach additional pages as necessary)



VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Evan Walter, Assistant to the Village Administrator

DATE: June 18, 2018

RE: **PC-06-2018; Annual Appointment of Plan Commission Vice Chairperson - One Year Term Ending June 9, 2019**

The Rules of Procedure for the Plan Commission require a rotating Vice Chair with an annual nomination by the Plan Commission and approval by the Board of Trustees. The appointment of the current Vice Chair of the Plan Commission, Jim Broline, expired on June 9, 2018. The sole duty of the Vice Chair is to serve as acting Chair when the Chairperson is not in attendance.

The Vice Chair position has been held by the following Commissioners over the course of the last several years:

2017-18: Commissioner Broline
2016-17: Commissioner Praxmarer
2015-16: Commissioner Hoch
2014-15: Commissioner Scott
2013-14: Commissioner Grunsten
2012-13: Commissioner Franzese
2011-12: Commissioner Franzese
2010-11: Commissioner Stratis
2009-10: Commissioner Cronin
2008-09: Commissioner Stratis

The rules state that the Vice Chair position should rotate among those willing to serve. The Plan Commission should make a recommendation and forward that recommendation to the Village Board for confirmation.