



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
MONDAY, NOVEMBER 4, 2019
7:00PM
VILLAGE HALL - BOARD ROOM**

The Plan Commission/Zoning Board of Appeals hears all requests for zoning text amendments, rezoning, special uses, and variations and forwards recommendations to the Board of Trustees. The Commission also reviews all proposals to subdivide property and is charged with Village planning, including the updating of the Comprehensive Plan for Land Use. All Plan Commission actions are advisory and are submitted to the Board of Trustees for final action.

I. ROLL CALL

II. APPROVAL OF OCTOBER 7, 2019 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-20-2019: 16W260 83rd Street (Apex); Special Use and Findings of Fact

Requests special use approval as per Section X.F.2.a of the Zoning Ordinance for an automobile sales, rental, and service use.

B. Z-16-2019: 7500 Hamilton Avenue (Moskal): Re-Zoning and Findings of Fact

Requests re-zoning of a property from the R-2A Residential District to the T-1 Transitional District.

C. Z-18-2019: Zoning Ordinance Amendment; Findings of Fact

Consideration of amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in residential zoning districts.

IV. CORRESPONDENCE

- A. Board Report – October 14 and 21, 2019**
- B. Building Report – September 2019**

V. OTHER PETITIONS

VI. PUBLIC COMMENT

VII. FUTURE SCHEDULED MEETINGS

- A. November 18, 2019**

- **Z-22-2019: Zoning Ordinance Amendment; Findings of Fact**

Consideration of amendments to the Zoning Ordinance regarding the prohibition of recreational cannabis businesses in all non-residential zoning districts.

- **Z-14-2019: 1400 Burr Ridge Parkway (Patel); Re-Zoning, Special Use, and Findings of Fact**

Requests re-zoning from the R-5 Planned Residence District to the O-2 Office and Hotel District and a special use as per Section IX.D.2.h of the Zoning Ordinance to approve a Planned Unit Development in the O-2 Office and Hotel District to accommodate a hotel on the subject property.

- **Z-21-2019: 9500 Madison Street (Mohammed); Variations and Findings of Fact**

Requests variations from Section IV.I.2 of the Zoning Ordinance to permit a shared driveway to encroach within two feet of four unique side lot lines to accommodate a proposed subdivision in the R-2A Residential District.

- B. December 2, 2019**

VIII. ADJOURNMENT

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF OCTOBER 7, 2019

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 6 – Irwin, Broline, Farrell, Stratis, Petrich, and Trzupek

ABSENT: 2 – Praxmarer and Hoch

Village Administrator Doug Pollock and Assistant Village Administrator Evan Walter were also present.

II. APPROVAL OF PRIOR MEETING MINUTES

Commissioner Petrich noted the absence of names on page 8 of the August 5 minutes.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to approve the minutes of the August 5, 2019 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Petrich, Broline, Stratis, Farrell, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

III. PUBLIC HEARINGS

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

Z-07-2019: 7000 County Line Road (Wiegand); Special Use, Text Amendment, and Findings of Fact

Chairman Trzupek asked Mr. Walter to review the public hearing request. Mr. Walter said that Laura Wiegand on behalf of Birth Partners, Inc., a specialty birth center (henceforth “Center”) which focuses on providing a home-like environment for women giving birth. The petitioner requests an amendment to Section VIII.B.2 of the Zoning Ordinance to add “Birthing Center” as a special use in the B-1 Business District, a special use for a Birthing Center in the B-1 Business District as per the amended Zoning Ordinance, a special use for a business whose hours of operation exceed 7:00am to 10:00pm in the B-1 Business District, and a text amendment to establish parking regulations for a Birthing Center.

Dr. Dele Ogunleye, Birth Partners, Inc., gave a brief presentation about the business described in the application.

Commissioner Broline asked how far patients drive to the existing location in Bloomington. Dr.

Ogunleye said that some mothers live in the Burr Ridge area and drive over two hours to their existing Bloomington location.

Commissioner Stratis asked if abortion or other life-cessation activities would occur at the location. Dr. Ogunleye said that such services would not be offered. Commissioner Stratis asked if there would be any way that the Village could stop such services if they were one day offered. Mr. Walter said that since such services were not included in the business plan, the commencement of such services could be construed as operating in violation of a potential special use, as the special use would be granted on the condition that the business operations follow the submitted business plan.

Commissioner Irwin asked if patients ever require transport to hospitals. Dr. Ogunleye said that their transfer rate is 9%, which is lower than the national birth center average of 12%.

At 7:17 pm, a **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Petrich, Broline, Farrell, Stratis, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees adopt the Findings of Fact and approve a text amendment establishing “Birthing Center” as a special use in the B-1 Business District.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Farrell, Petrich, Irwin, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees adopt the Findings of Fact and approve a special use for a Birthing Center in the B-1 Business District as per the amended Zoning Ordinance and a special use for a business whose hours of operation exceed 7:00am to 10:00pm in the B-1 Business District, staff recommends that it be made with the following conditions:

1. The special use shall be limited to persons Laura Weigand and Dele Ogunleye, principals of Birth Partners, Inc., in a manner consistent with the submitted business plan.
2. The special use shall be null and void if Birth Partners, Inc. no longer operates a medical office at 7000 County Line Road.
3. All medical waste shall be stored indoors at all times except for when actively disposing said waste into a vehicle for transportation off-site.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Farrell, Petrich, Irwin, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees adopt the Findings of Fact and approve a text amendment to the Zoning Ordinance establishing that “Birthing Center” uses be required to provide 1 parking space for every 250 square feet of commercial space.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Farrell, Petrich, Irwin, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-15-2019: 16W260 83rd Street (Odeh); Special Use and Findings of Fact

Chairman Trzupek asked Mr. Walter to review the public hearing request. Mr. Walter said that Ehab Odeh requests special use approval as per Section X.F.2.a of the Zoning Ordinance for an “automobile sales and rental” use. Mr. Walter noted several issues that had been observed with the business in terms of non-compliance with its original temporary special use, which had since expired in June 2019. These issues included commercial maintenance of vehicles not owned by Apex, such as oil changes, etc. has occurred on premises; evidence of rental activity originating from the business, which was not permitted as a condition of the original temporary special use; as well as staff not in receipt of sales figure data.

Commissioner Stratis asked if they had been operating without a special use as well as non-responsive to staff’s inquiries. Mr. Walter confirmed these events. Commissioner Stratis said that he was disappointed with the petitioner and did not feel that Apex deserved to receive a special use renewal as they had failed to demonstrate compliance with the initial special use.

Commissioner Farrell said that she similarly felt that the petitioner had not followed the special use as was originally prescribed.

Commissioner Broline said that he was disappointed to hear about issues with additional signage. Mr. Walter said that the wall signs were also not in compliance, and staff would be addressing this issue subject to the outcome of the petition.

Commissioner Petrich asked if the petitioner had brought any sales figures, and if so, if they complied with the special use. Mr. Odeh said that he had brought sales figures, and he believed that they would demonstrate compliance with the special use. Commissioner Petrich asked how often rental cars were made available. Mr. Odeh said that they generally only rented high-end cars.

Commissioner Irwin said that rental cars should only be permitted if there was a condition that only truly exotic cars would be made available for rent.

Chairman Trzupek said he concurred that only high-end vehicles should be rented and also questioned if additional service needs would come forward if rental cars were used more frequently.

Mr. Walter asked for additional clarification as to how the Plan Commission wanted to define hours of operation as it related to the rental business. The Plan Commission generally agreed that

“hours of operation” would include both sales and rental activity, meaning that a single definition of when commerce could occur at the business would be created.

At 8:00 pm, a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to continue the public hearing to October 21, 2019.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Broline, Irwin, Petrich, Farrell, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

Z-17-2019: 582 Village Center Drive (Hassan); PUD Amendment and Findings of Fact

Chairman Trzupek asked Mr. Walter to review the public hearing request. Mr. Walter said that Ramzi Hassan had requested an amendment to PUD Ordinance #A-834-09-05 to amend the façade elevation at 582 Village Center Drive to accommodate Sephora, a potential new retail tenant.

Ramzi Hassan, owner of the Village Center, said that he was excited to bring forth this proposal to bring a new tenant to the Village Center.

Dave Atkenson, 850 Village Center Drive, said that he was concerned with the proposal because there would be challenges in eventually removing the paint, while he also felt that it would detract from the overall look of the property.

Yvonne Mayer, 6100 Elm Street, said that she supported the proposal and asked the Plan Commission to recommend approval of the request.

Commissioner Petrich asked if the façade was masonry or concrete. Mr. Walter confirmed that it was a pre-cast brick material.

Commissioners Broline, Farrell, and Stratis said that they supported the petition as shown.

Chairman Trzupek said that he did not support the petition as it would be challenging to re-orient the façade to a different color.

At 8:27 pm, a **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Petrich, Stratis, Farrell, Broline, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees approve a request for an amendment to PUD Ordinance #A-834-09-05 to amend the façade elevation at 582 Village Center Drive, subject to the condition that it be done in a manner similar to that shown in the submitted elevation.

ROLL CALL VOTE was as follows:

AYES: 5 – Irwin, Farrell, Petrich, Stratis, and Broline

NAYS: 1 – Trzupek

MOTION CARRIED by a vote of 5-1.

Z-12-2019: Zoning Ordinance Amendments; Text Amendment and Findings of Fact

Chairman Trzupek asked Mr. Walter to review the public hearing request.

The Board of Trustees has directed the Plan Commission to consider amendments to the Zoning Ordinance relative to the location and regulation of medical and recreational cannabis business establishments. On June 25, 2019, Governor Pritzker signed HB 1438, the Cannabis Regulation and Tax Act, which legalized the sale, possession, and consumption of recreational cannabis by adults over 21 effective January 1, 2020. In response to the adoption of the Act, the Board of Trustees seeks recommendations from the Plan Commission regarding appropriate zoning regulations for medical and recreational cannabis businesses in Burr Ridge. Mr. Walter provided a general overview of the Act and what powers to create zoning regulations are available to the Village.

Jon Molfese, resident of Timberlake subdivision, introduced himself as representing three of his business partners in their pursuit of acquiring a recreational cannabis dispensary license. Mr. Molfese said that he and his partners wished to have a presence in Burr Ridge and wanted to have a dialogue with the Plan Commission about where such uses would be appropriate.

Joseph Wright, Des Plaines, IL, introduced himself as a consultant working for Mr. Molfese and his business partners. Mr. Wright provided expert testimony on the subject of recreational and medical cannabis programs in the State of Illinois.

The Plan Commission discussed general guidelines which they could provide to the Board in their discussion of whether to opt in or out at their next meeting. The Plan Commission generally concurred that recreational cannabis uses should be special uses and limited to the Manufacturing and Business Districts within the community. The Plan Commission generally concurred that dispensaries would be considered as potential options, while also generally agreeing that the other five uses were not seen as attractive options for Burr Ridge.

Upon receiving this direction, Mr. Walter said that staff would take this report from the Plan Commission and report to the Board. Mr. Walter recommended no further action at this time.

IV. CORRESPONDENCE

V. OTHER PETITIONS

Preliminary Plat of Subdivision – Plat Approval and Subdivision Variation (Mendi)

Chairman Trzupek asked Mr. Walter to review the consideration. Mr. Walter said that the petition was a request by Resham Mendi for a preliminary plat of subdivision at 6100 Grant Street. The Plan Commission previously directed staff to work with adjacent property owners to the north to ensure that Keller Drive terminates in the proper manner and place. Since the previous consideration of this plat, both adjacent property owners have requested that the Village allow for the opportunity for subdivision on their properties, thus creating the potential for further extensions and eventual termination of Keller Drive in the form of a cul de sac farther north than the Mendi property. The attached plat reflects the proposed subdivision for the Mendi property as well as the

eventual DeGeer subdivision, the latter of which is not proposed to occur at this time. The plat proposes to subdivide a parcel approximately 2 acres in area into two single-family residential lots.

The Plan Commission discussed the wisdom of allowing the variation to allow the extension of Keller Drive without a cul de sac but ultimately came to a consensus that such a variation was warranted as it would allow for better long-range planning.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to recommend that the Board of Trustees adopt the Findings of Fact and approve a request by Resham Mendi for a preliminary plat of subdivision with a subdivision variation to permit a 60-foot-wide T-type terminus at the north end of the property in lieu of a standard cul de sac.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Petrich, Farrell, Broline, and Trzupek

NAYS: 1 – Irwin

MOTION CARRIED by a vote of 5-1.

VI. PUBLIC COMMENT

There were no additional public comments.

VII. FUTURE SCHEDULED MEETINGS

A. October 21, 2019

- **Z-13-2019: Zoning Ordinance Amendment; Findings of Fact**

Requests consideration of amendments to the Zoning Ordinance regarding parking regulations in Business Districts.

B. November 4, 2019

- **Z-14-2019: 1400 Burr Ridge Parkway (Patel); Rezoning, Special Use, and Findings of Fact**

Requests rezoning from the R-5 Planned Residence District to the O-2 Office and Hotel District and a special use as per Section IX.D.2.h of the Zoning Ordinance to approve a Planned Unit Development in the O-2 Office and Hotel District to accommodate a hotel on the subject property.

- **Z-16-2019: 7500 Hamilton Avenue (Moskal): Rezoning and Findings of Fact**

Requests rezoning of a property from the R-2A Residential District to the T-1 Transitional District.

- **Z-18-2019: Zoning Ordinance Amendment; Findings of Fact**

Consideration of amendments to the Zoning Ordinance regarding the adoption of regulations related to the permitted installation of prairie grasses, natural plantings, and other such vegetation in yards at residential properties.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 10:35p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 10:35p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-20-2019: 16W260 83rd Street (Odeh); Requests special use approval as per Section X.F.2.a of the Zoning Ordinance for an automobile sales, rental, and service use.

HEARING:

November 4, 2019

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Awad Odeh

PETITIONER STATUS:

Current Tenant

EXISTING ZONING:

G-I General Industrial

LAND USE PLAN:

Recommends Industrial Uses

EXISTING LAND USE:

Automobile Sales

SITE AREA:

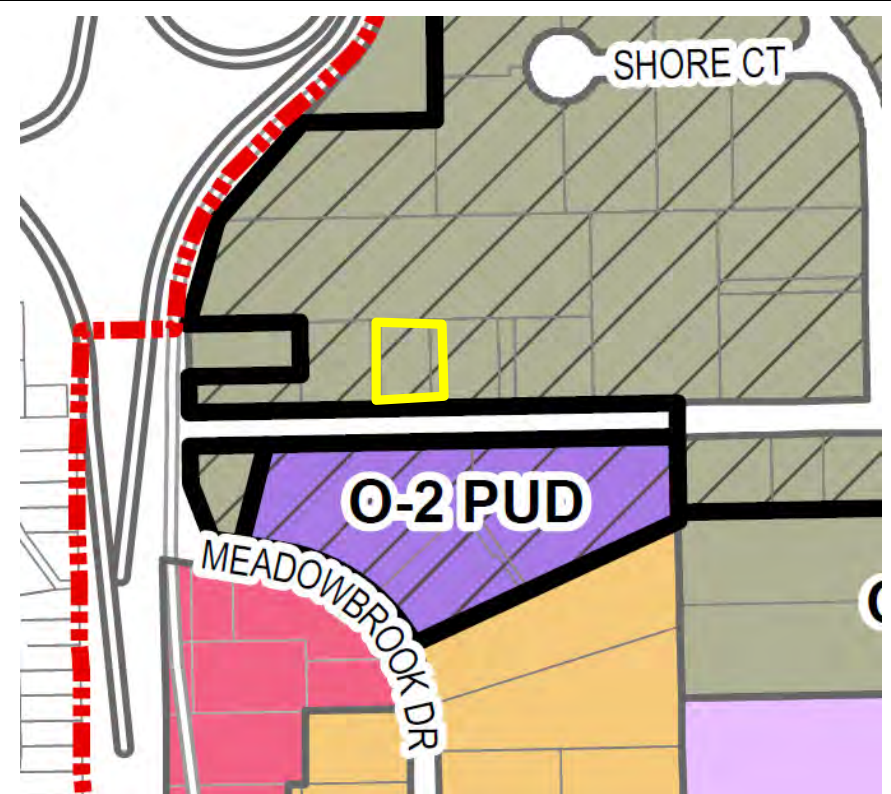
1.37 Acres

SUBDIVISION:

Burr Ridge Industrial Park

PARKING:

60 Spaces



The petitioner is Awad Odeh on behalf of Apex Motorworks, located at 16W260 83rd Street. The petitioner requests special use approval as per Section X.F.2.a of the Zoning Ordinance for an “automobile sales, service, and rental” use. The purpose of the request is to renew a temporary special use previously granted to Apex on a permanent basis and to expand the special use to include automobile rental and service. This petition represents a follow up to a previous petition filed by Apex which, if approved, would have permitted the business to rent and sell vehicles but not perform maintenance on vehicles not owned by Apex (Z-15-2019). Z-15-2019 has since been withdrawn and replaced by this petition.

The petitioner originally received a special use for an “*automobile sales*” use, but is now requesting to be re-classified to an “*automobile sales, service and rental*” use which would permit them to rent vehicles as well as perform maintenance on vehicles that are not owned by the business. In 2017, the Village approved a two-year temporary special use for Apex Motorworks, which expired in June 2019. The conditions for their initial special use were as follows:

- There shall be no servicing of vehicles except for routine maintenance of vehicles for sale.
- The hours of operation shall be limited to 10 AM to 7 PM Mondays through Saturdays.
- All vehicles for sale shall be stored inside the building and there shall be no outside display or storage of vehicles at any time.
- Within any calendar year, all automobiles sold from the subject property shall comply with the following minimum sales price:
 - 75% of all automobiles sold will have an average sale price of \$75,000 or more;
 - 15% of automobiles sold may be sold for \$10,000 to \$29,999;
 - All other automobiles must be sold for \$30,000 or more.
- Final plans for parking lot resurfacing, exterior building improvements, and landscaping shall be subject to staff approval.

Staff has observed that commercial maintenance of vehicles not owned by Apex, such as oil changes, etc. has occurred on premises. Staff has also observed evidence of rental activity originating from the business, which was not permitted by the original special use. Staff has also made multiple requests to the petitioner for sales data to confirm compliance with the minimum sales price conditions, including a request by the Plan Commission at the previous public hearing, but has not received such data at the time of the staff’s report publishing.

At the public hearing to consider petition Z-15-2019, the Plan Commission provided the following feedback regarding the appropriateness of the petitioner’s desire for an expanded and permanent special use.

- Several Plan Commissioners expressed a desire to renew the special use on a more limited basis in light of the documented non-compliance issues.
 - Staff recommends that if a special use renewal is desired, it be made for one year from the date of any approving ordinance.
- Questions were raised about allowing a rental service on site and how such an action would impact neighboring properties or affect the image of Burr Ridge. Commissioners indicated that if rental were allowed, it should be limited to cars of similar value as those for sale.
 - The petitioner has stated that the minimum price for a vehicle rental at their business is currently set at \$400/day; staff recommends that all rentals must carry at least a \$400 minimum price.
- Questions were raised about allowing maintenance on site and how such an action would impact neighboring properties.

Land Use and Site Analysis

The subject property is located in the Burr Ridge Industrial Park, which is zoned G-I General Industrial. Aside from a small office park zoned O-2 Office across 83rd Street to the south, the property is bounded entirely by properties within the Burr Ridge Industrial park and zoned G-I General Industrial. The subject property contains one flex building occupied solely by Apex and primarily comprised of warehouse/indoor storage space as well as several office spaces for use by staff and customers. There are 60 parking spaces located on-site.

Public Hearing History

The Village granted a temporary special use to Apex in 2017 as previously described. In 2013, the Village granted special use approval for outside storage of up to 10 trucks and trailers used at a tower installation business, which has since vacated the property.

Public Comment

Staff has received one objection to the use of the property for rental cars by Burr Ridge Car Care, located nearby at 16W535 South Frontage Road, who notes the excessive noise is produced by test drives.

Findings of Fact and Recommendation

Prior to any further consideration of this petition, staff requests that the petitioner provide the sales information necessary to confirm compliance with the conditions of the original special use. If this is not provided prior to the scheduled hearing, staff will recommend a continuance of the hearing.

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 an automobile sales, service, and rental special use be granted to Apex, staff recommends that it be done subject to the following conditions:

1. The special use shall be limited to Apex Motorworks in a manner consistent with the submitted business plan.
2. The special use shall be null and void if Apex Motorworks no longer operates an automobile sales, service, and rental use at 16W260 83rd Street.
3. The special use shall be temporary in nature, expiring one year from the date of any approving ordinance. If no petition for renewal is received by said date, the special use shall be null and void.
4. No advertisements for maintenance service shall be permitted on the subject property.
5. All vehicles, except for personal vehicles of customers and staff, shall be stored inside at all times.
6. All rental transactions shall have an executed transaction price of at least \$400.
7. The hours of operation for sales and maintenance operations shall be limited to 10 AM to 7 PM Mondays through Saturdays.
8. The hours of operation for rental operations shall be limited to 10:00am to 7:00pm, seven days per week.
9. Test driving of vehicles shall be limited to 83rd Street (between Shore Drive and South Frontage Road); South Frontage Road (between 83rd Street and Shore Drive); and Shore Drive (between South Frontage Road and 83rd Street).
10. Within any 12-month period, all automobiles sold from the subject property shall comply with the following sale price requirements:
 - 75% of all automobiles sold will have an average sale price of \$75,000 or more;

- 15% of automobiles sold may be sold for \$10,000 to \$29,999;
 - All other automobiles must be sold for \$30,000 or more.
 - Apex shall provide this data to staff prior to any future special use petitions.
11. On-site maintenance of vehicles shall occur entirely indoors, with all exterior doors closed.
No body work shall be permitted on the subject property.

Appendix

Exhibit A – Petitioner's Materials

EXHIBIT A



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.
Yes, the sale/rental of luxury/exotic automobiles does fill a void in the city of 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.
No harm or safety issues will arise from the use of luxury automobiles.
- 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.
No surrounding property or vicinity will be harmed in any way whatsoever.
- 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.
All orderly development of any and all surrounding property will not be harmed.
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.
All utilities are in place.
- 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.
All exits/entrances have been established and clearly marked.
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.
The special use does not violate the plan of the village of Burr Ridge.
- 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.
All applicable regulations of the district are adhered to and followed.



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Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

May 29, 2019

Mr. Awad Odeh
Apex Motorworks
16W260 83rd Street
Burr Ridge, Illinois 60527

Dear Mr. Odeh:

I am writing to you today after attempting to contact you at your place of business via email. The Village's records indicate that the temporary special use for Apex Motorworks is set to expire on June 12, 2019, and must be re-approved by the Board of Trustees on either a temporary or permanent basis for Apex to continue to operate in the Village. Due to the timing of legal notices that must be written as part of a follow-up petition, the first meeting in which you could appear before the Plan Commission is July 1, 2019; the Village commits to honoring your business' special use beyond the June 12 deadline if you are in process of applying for a renewed special use.

Please call me at (630) 654-8181, extension 2010 to begin the process for extending your special use at your earliest convenience.

Sincerely,

Evan B Walter

Evan Walter
Assistant Village Administrator
Village of Burr Ridge

cc: J. Douglas Pollock, Village Administrator



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Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

August 2, 2019

Apex Motorworks
16W260 83rd Street
Burr Ridge, Illinois 60527

To whom it may concern:

I am writing to you today to follow up on my letter dated May 29, 2019. The Village's records indicate that the temporary special use for Apex Motorworks expired on June 12, 2019. To continue operating an indoor automobile sales use at 16W260 83rd Street, Apex must file a petition for and receive a special use from the Village. Operation of an indoor automobile sales use in the G-I General Industrial District (in which the subject property is located) without a special use is prohibited by the Burr Ridge Zoning Ordinance. To continue operating at the subject property, please file a petition for a special use to me by **Wednesday August 28, 2019**. If no application for special use is received by this date and time, the Village will take legal action to close the business due to a lack of necessary special use permit.

Furthermore, several issues related to your business have been identified that are not permitted based upon the previously-approved special use. They are as follows:

1. Apex currently operates a vehicle rental business called Prestige Exotics (website page included). At no time has Prestige Exotics been permitted to operate as an independent vehicle rental business at 16W260 83rd Street, nor has Apex been permitted to rent vehicles as part of the original special use agreement. Vehicle rentals at 16W260 83rd Street **must cease with immediate effect** until and unless specifically authorized by the Village as part of a special use.
2. Vehicle maintenance has been observed as being advertised to the general public (photo included). This action specifically violates the previously-approved special use, which states that "there shall be no servicing of vehicles except for routine maintenance of vehicles for sale." The advertisement for and the actual servicing of vehicles from the general public **must cease with immediate effect** until and unless specifically authorized by the Village as part of a special use.

3. As part of any future petition to extend your special use at 16W260 83rd Street, staff requests sales records demonstrating that Apex has remained in compliance with Condition D of your previously-approved special use, which states:

a. *Within any calendar year, all automobiles sold from the subject property shall comply with the following minimum sales price:*

i. *75% of all automobiles sold will have an average sale price of \$75,000 or more;*

ii. *15% of automobiles sold may be sold for \$10,000 to \$29,999;*

iii. *All other automobiles must be sold for \$30,000 or more.*

It should be noted that Apex has the right to request the Village amend or remove this condition in any potential special use petition.

To assist in the convenience of assisting you in petitioning the Village for a special use, I have enclosed an application for a special use that may be completed and delivered to me either in person or electronically. Please call me at (630) 654-8181, extension 2010 to begin the process for requesting an extension your special use, including any potential amendments as identified in the aforementioned points 1-3 at your earliest convenience.

Sincerely,

Evan B Walter

Evan Walter
Assistant Village Administrator
Village of Burr Ridge

cc. Douglas Pollock, Village Administrator
Karen Thomas, Village Clerk
Andrez Beltran, Management Analyst



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

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

October 15, 2019

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:

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Awad Odeh for special use approval as per Section X.F.2.a of the Zoning Ordinance for an automobile sales, service, and rental use. The petition number and property address is **Z-20-2019: 16W260 83rd Street** and the Permanent Real Estate Index Number is **09-35-204-033**.

A public hearing to consider this petition is scheduled for:

Date: Monday, November 4, 2019

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

Location: Village of Burr Ridge
Board Room
7660 South County Line Road
Burr Ridge, IL 60527

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

Evan Walter, Assistant 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 Tuesday preceding the public hearing.

Grozich, Phyllis M
16W184 89Th St
Burr Ridge, IL 605270000
PIN 09352050100000

Capital One
6151 Chevy Chase Dr
Laurel, MD 605270000
PIN 09351130110000

Zhu, Q & H Jiang
101 83Rd St
Willowbrook, IL 605270000
PIN 09351130140000

Roloff, David
106 Parkway St
Hinsdale, IL 605210000
PIN 09353130080000

Vilardo, Tom
5123 Lee
Downers Grove, IL 605210000
PIN 09354020060000

Vpnp Llc
144 Circle Ridge Dr
Burr Ridge, IL 605210000
PIN 09352040260000

Mc Naughton Builders Inc
347 W 83Rd St
Burr Ridge, IL 605270000
PIN 09354020620000

260 West 83Rd St Llc
1801 Pratt Blvd
Elk Grove Vlg, IL 605210000
PIN 09352040310000

240 West 83Rd St Llc
1801 Pratt Blvd
Elk Grove Vill, IL 605210000
PIN 09352040290000

Summer Wind Properties
7748 Surrey Dr
Darien, IL 605270000
PIN 09353130140000

Vpnp Llc
144 Circle Ridge Dr
Burr Ridge, IL 605210000
PIN 09352040120000

,
PIN 09354020170000

State Bk Of Countryside
6734 Joliet Rd
Countryside, IL 605270000
PIN 09354000230000

Home Sweet Home Rentals
Hinsdale, IL 605270000
PIN 09351130060000

Siedlecki, Michael J
4343 Franklin Ave
Western Springs, IL 605210000
PIN 09352040250000

Meadowbrook li
475 Frontage Rd
Burr Ridge, IL 0
PIN 09354000300000

Hughes Investment Propert
16W153 83Rd St
Burr Ridge, IL 605270000
PIN 09354030290000

Cmi Group Llc
1 Ridge Farm Rd
Burr Ridge, IL 605210000
PIN 09352040200000

Krasauskas, Rasa
8401 Meadowbrook Dr
Burr Ridge, IL 605270000
PIN 09354020510000

Ctltc B7900554824
10 S Lasalle St
Chicago, IL 605210000
PIN 09354030180000

Krasnozon, James & J
131 Village Rd
Willowbrook, IL 605210000
PIN 09353130160000

260 West 83Rd St Llc
1801 Pratt Blvd
Elk Grove Vlg, IL 605210000
PIN 09352040330000

Krasauskas, Rasa
8401 Meadowbrook Dr
Burr Ridge, IL 605270000
PIN 09354020520000

Cmi Group Llc
1 Ridge Farm Rd
Burr Ridge, IL 605210000
PIN 09352040240000

Windsor, Bernard
6714 Tennessee
Darien, IL 605270000
PIN 09353130090000

260 West 83Rd St Llc
1801 Pratt Blvd
Elk Grove Vlg, IL 605210000
PIN 09352040320000

Vpnp Llc
144 Circle Ridge Dr
Burr Ridge, IL 605270000
PIN 09352040300000

240 W 83Rd Llc
1801 Pratt Blvd
Elk Grove Vlg, IL 605210000
PIN 09352040340000

Ludwig, Thomas W
112 Meadow Ct
Hinsdale, IL 605210000
PIN 09351130070000

Cook Financial Llc
5600 N River Rd
Rosemont, IL 605210000
PIN 09354030280000

Madison Street Part Llc
14497 John Humphrey
Orland Park, IL 605276215
PIN 09354030300000

Tuthill Corp
8500 S Madison St
Burr Ridge, IL 605210000
PIN 09354030320000

L C & F Enterpries Inc
20 Willow Bay Dr
S Barrington, IL 605270000
PIN 09352040190000

Ktp Real Estate Llc
12411 Anand Brook Dr
Orland Park, IL 605270000
PIN 09353130150000

Bronson & Bratton Inc
220 Shore Dr
Burr Ridge, IL 605210000
PIN 09352030170000

Molis, Todd A
16W623 87Th St
Burr Ridge, IL 605270000
PIN 09354020020000

Jafferji, Mohsin & Sakina
6860A Chestnut St
Hanover Park, IL 605270000
PIN 09351130050000

Krasauskas, Rasa
8401 Meadowbrook Dr
Burr Ridge, IL 605270000
PIN 09354020520000

Suk, Thomas D
124 83Rd St
Willowbrook, IL 605270000
PIN 09353130050000

Guido, Marguerite M
223 W Maple St
Hinsdale, IL 605270000
PIN 09352030280000

Meaden, Thomas
16W210 83Rd St
Burr Ridge, IL 605270000
PIN 09352040210000

Bril Trust

Mt Prospect, IL 605210000
PIN 09354030250000

Mc Naughton Builders Inc
347 W 83Rd St
Burr Ridge, IL 605270000
PIN 09354020610000

Vineyard, Gene

, 0
PIN 09354000360000

Guido, Marguerite M
223 W Maple St
Hinsdale, IL 605270000
PIN 09352030290000

Pett, Thomas A
114 W 83Rd St
Hinsdale, IL 605270000
PIN 09351130120000

Watson, Linda S
1426 Gunderson Ave
Berwyn, IL 605270000
PIN 09352040090000

Morawa, Wladyzlaw & J
119 Meadow Ct
Willowbrook, IL 605270000
PIN 09351120220000

Summer Wind Properties
7748 Surrey Dr
Darien, IL 605210000
PIN 09353130070000

Bielanski, Stanislaw
115 Meadow Ct
Hinsdale, IL 605270000
PIN 09351120230000

Moroz, Peter M
5700 Dexter Townhall
Dexter, MI 605210000
PIN 09353130100000

Burr Ridge Car Care
505 S Frontage Rd
Burr Ridge, IL 605270000
PIN 09354000220000

Knappenburger, Jennifer
219 Village Rd
Hinsdale, IL 605270000
PIN 09353130210000

Anzilotti, Chas&Geraldine
11385 W 77Th St
Burr Ridge, IL 605210000
PIN 09352040360000

Grozich, Phyllis M Tr
16W184 89Th St
Burr Ridge, IL 605270000
PIN 09352050210000

Zbp
4 S Washington Cir
Hinsdale, IL 605210000
PIN 09352050080000

Gasior, Anna B
8404 Meadowbrook Dr
Hinsdale, IL 605210000
PIN 09354000350000

Il Dept Of Transportation
201 W Center Ct
Schaumburg, IL 0
PIN 09354000370000

Lm Burr Ridge Holdings
20 Danada Sq W
Wheaton, IL 605275830
PIN 09352040110000

Ivins, Robert & Laura
118 W 83Rd St
Willowbrook, IL 605270000
PIN 09353130060000

Cook Financial Llc
5600 N River Rd
Rosemont, IL 605270000
PIN 09352030140000

State Bk Of Countryside
6734 Joliet Rd
Countryside, IL 605270000
PIN 09354000400000

Cole, Svetlana
3257 Drew St
Downers Grove, IL 605210000
PIN 09353130190000

Emerson, James & Jennifer
201 Village Rd
Hinsdale, IL 605210000
PIN 09353130180000

Wood Creek Li Venture Llc
10204 Werch Dr
Woodridge, IL 605210000
PIN 09352040180000

Standard Bk & Tr 11848
16W221 Shore Ct
Burr Ridge, IL 605210000
PIN 09352040160000

Gahm, Steven
8351 Meadowbrook Dr
Burr Ridge, IL 605210000
PIN 09354020070000

Ctltc Bv11880
10 S Lasalle St
Chicago, IL 605210000
PIN 09352050140000

Mrs Trust

Mt Prospect, IL 605210000
PIN 09352040170000

Bayview Loan Servicing LI
4425 Ponce De Leon Bl
Coral Gables, FL 605210000
PIN 09353130200000

Bronson & Bratton
240 Shore Dr
Burr Ridge, IL 605210000
PIN 09352030240000

Karlyn Bldg Jnt Venture
10204 Werch Dr
Woodridge, IL 605210000
PIN 09352030010000

St Of Il - Idot
2300 S Dirksen Pkwy
Springfield, IL 605270000
PIN 09352030260000

Burr Ridge Car Care Inc
535 S Frontage Rd
Burr Ridge, IL 605210000
PIN 09354000280000

Kim, Joon Taik & Soo Jong
137 Village Rd
Willowbrook, IL 605270000
PIN 09353130170000

Dixon, Daniel L & Tricia
8412 Meadowbrook Dr
Hinsdale, IL 605210000
PIN 09354000100000

State Bank Of Countryside
6734 Joliet Rd
Countryside, IL 0
PIN 09354000390000

Burr Ridge Ventures Ltd
16W445 S Frontage Rd
Burr Ridge, IL 605270000
PIN 09354000380000

Burr Ridge Car Care
505 S Frontage Rd
Burr Ridge, IL 605210000
PIN 09354000270000

Public Storage Inc

Glendale, CA 605210000
PIN 09352040100000

Community Support Service
16W127 83Rd St
Burr Ridge, IL 605270000
PIN 09354030170000

Burr Ridge Car Care Inc
535 Frontage Rd
Burr Ridge, IL 605210000
PIN 09354000340000



**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:

164260 83rd St, Burr Ridge

Property Owner or Petitioner:

Amal Odeh

(Print Name)



(Signature)

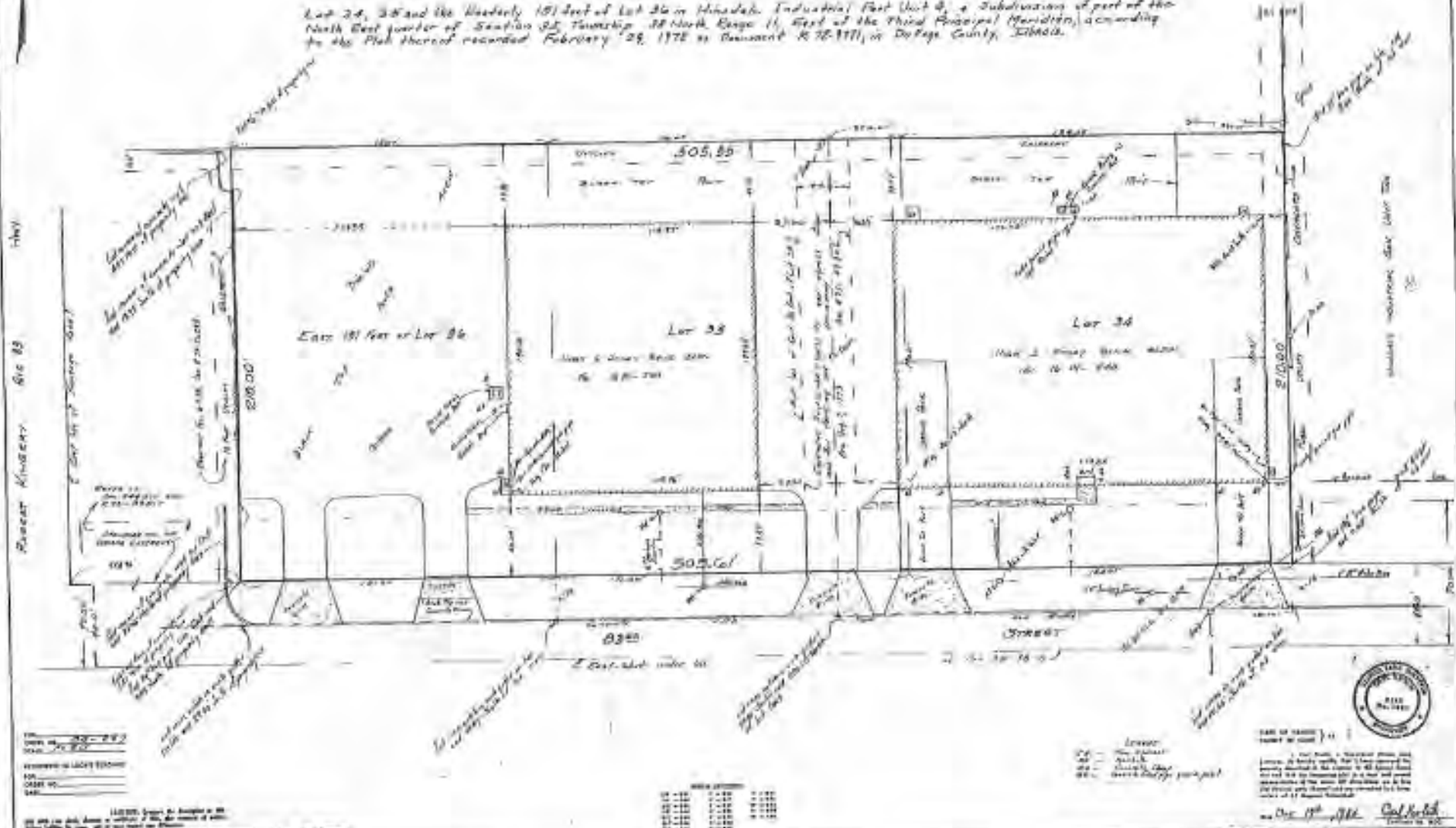
CARL KROLIK

REGISTERED LAND SURVEYOR

201 South 25th Street, Suite 100, Lincoln, Nebraska 68502

PLAT OF SURVEY

Lots 34, 35 and the Westerly 181 feet of Lot 36 in Lincoln Industrial Park Unit 4, a Subdivision of part of the North East quarter of Section 25, Township 28 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded February 29, 1978 as Document R 78-1171, in Dodge County, Nebraska.





16W260



630.819.5157

www.apexdrive.com



NOTICE

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

For further information, please call or visit:

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

Ask for Information Re: Z-15-2019

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan Commission Agenda)



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Awad M. Odeh
STATUS OF PETITIONER: Business Owner
PETITIONER'S ADDRESS: 164260 83rd St., Burr Ridge, IL 60527
ADDRESS OF SUBJECT PROPERTY: _____
PHONE: 630-819-5157
EMAIL: ehab @ apexdrive.com
PROPERTY OWNER: John Hollander 708-309-6389
PROPERTY OWNER'S ADDRESS: 1801 Pratt Blvd, Elk Grove Village, IL 60011 PHONE: _____
PUBLIC HEARING REQUESTED: ☒ Special Use ☐ Rezoning ☐ Text Amendment ☐ Variation(s)


DESCRIPTION OF REQUEST:

Permanent Special Use. Amendment to include
rental business

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 1.7 Acres EXISTING ZONING: G-I PUD
EXISTING USE/IMPROVEMENTS: Commercial Building / APEX
SUBDIVISION: Hinsdale Industrial Park
PIN(S) # 09-35-204-033

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

08/27/19
Date of Filing



Z-16-2019: 7500 Hamilton Avenue (Moskal); Requests rezoning from the R-2A Single Family Residence District to the T-1 Transitional District.

HEARING:

November 4, 2019

TO:

Plan Commission
Greg Trzupsek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

John Moskal

PETITIONER STATUS:

Property Owner

EXISTING ZONING:

R-2A Single Family Residential

FUTURE LAND USE PLAN:

Recommends Parks/Open Space

EXISTING LAND USE:

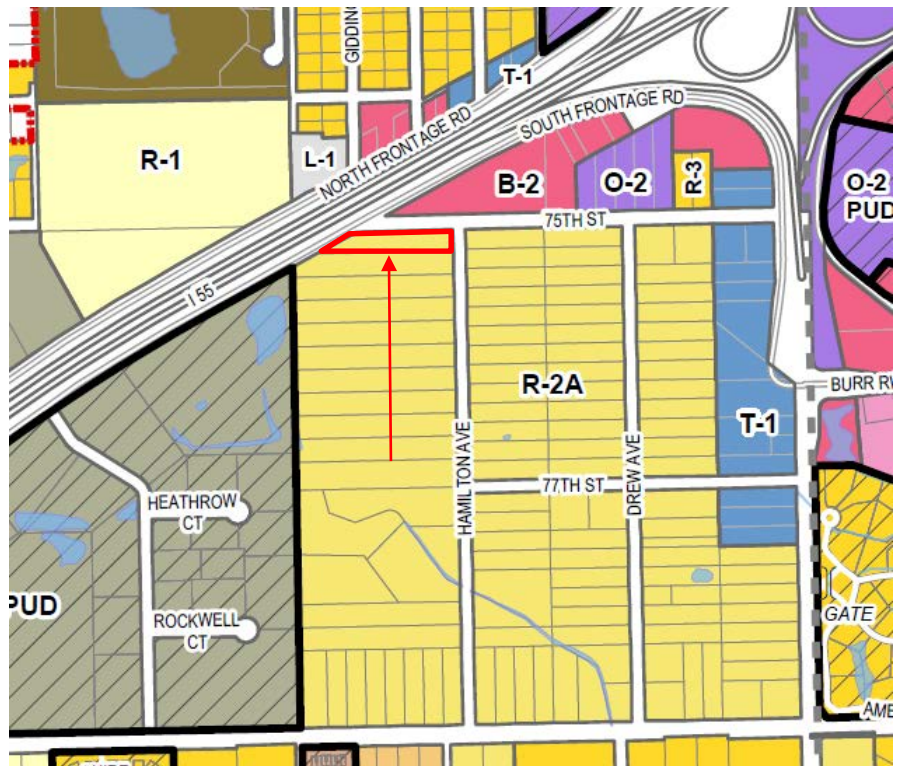
Vacant

SITE AREA:

1.53 Acres

SUBDIVISION:

Bartlett's Subdivision



The petitioner is John Moskal, owner of the subject property located at 7500 Hamilton Avenue. The petitioner is seeking to re-zone the property from the R-2A Residential District to the T-1 Transitional District. The subject property is approximately 1.5 acres in size and has adequate size and width to be zoned as T-1 Transitional without any variations. The subject property is located within Bartlett's Subdivision, the first area which originally constituted the Village of Burr Ridge. The petitioner has stated that the request for re-zoning is primarily motivated by a lack of interest in a residential development on the site. The petitioner has no specific site plan that would be developed on the site should it be re-zoned other than stating that there has been some reported interest by third parties in developing a small office building on the subject property. It should be noted that while several permitted uses are listed in the T-1 Transitional District, all new buildings in the T-1 Transitional District are considered as special uses; as such, any such development would be required to receive Village approval via the public hearing process.

T-1 Transitional District Overview

The purpose of Transitional Districts (T-1 and T-2) is defined in the Zoning Ordinance as follows:

The Transitional District is designed to promote orderly and sound planning between residential and non-residential districts by providing for graduated uses from the less intense residential areas to the more intense non-residential areas without encroaching upon or negatively affecting residential areas of the Village. The districts are designed to prevent incompatible uses from being located adjacent or in near vicinity to each other. The purpose of these districts shall be to provide for a reasonable and orderly transition from, and buffer between, residential and non-residential uses; to plan for future growth of non-residential uses in a manner which will protect and preserve the integrity and land values of residential areas; to provide a location for certain services needed now or in the future by Village residents; to provide for such non-residential uses in certain locations which are compatible to, but not identical to, both adjacent non-residential and residential uses through maintenance of the residential architectural character of the buildings; and to maintain the quality of life and environment currently enjoyed in the Village.

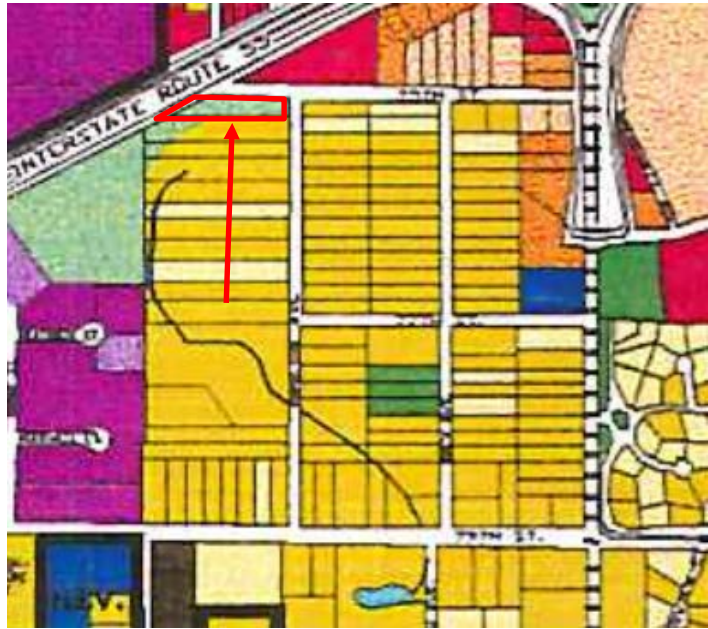
The Zoning Ordinance defines the appropriate location of T-1 Transitional zoning as follows:

All land or areas to be zoned under the provisions of [the T-1 Transitional District] shall be situated adjacent to major thoroughfares (herein defined as a main or heavily traveled street or road with a high degree of continuity and serving as a traffic-way between the various districts of Burr Ridge and/or its environs, such as Madison Street, County Line Road, South Frontage Road, and 79th and 91st Streets) or adjacent to existing industrial, commercial or multi-family zoned areas or uses and shall be as designated on the Village's comprehensive land use (master) plan. The Plan Commission and Village Board must satisfy themselves as to the adequacy of the thoroughfares to accommodate any additional traffic and that any additional traffic will not adversely affect the adjacent residential areas.

Examples of T-1 Transitional development include the office and medical buildings north of Village Hall along South Frontage Road near County Line Road. Staff has provided the full zoning description of the T-1 Transitional District in Exhibit B.

Comprehensive Plan and Applicable Zoning Regulations

The property is bordered by R-2A Residential to the south and east; B-2 Business to the north (Crowne Plaza hotel); and G-I General Industrial to the west. South Frontage Road and Interstate 55 are also located north of the property. While the Comprehensive Land Use Plan Update Steering Committee stated that this area of the Village should be that of “transitional and office uses with sensitivity to adjacent homes”, the Future Land Use Plan adopted in the Burr Ridge Comprehensive Plan recommends that the subject property be used for parks or open space (outlined in red and highlighted in green in the photo); the entirety of the remainder of the subdivision is recommended for single-family residential use, except for Whittaker Park. Staff has been unable to find any specific discussion in previous minutes as to why this property was singularly designated as such.



Future Property Development

Staff has prepared a sample setback map based on the prescribed regulations governing the T-1 Transitional District. The setbacks for a standard property facing residential districts in the T-1 Transitional District are as follows: front yard (Hamilton Avenue): 100 feet; corner side yard (75th Street): 50 feet; interior side yard (7504 Hamilton Avenue): 20 feet; and rear yard (South Frontage Road): 60 feet. As this property is a through lot (defined as having street access on three sides), the Zoning Ordinance permits the Village to designate a front and rear yard. As one street frontage faces a residential property while another does not, staff has designated the eastern property line as the front yard for zoning purposes.

On a property measuring approximately 66,500 square feet, there is a buildable area of approximately 19,000 square feet. The T-1 Transitional District listed a Floor Area Ratio of 0.24.

Public Hearing History

No public hearings have been held regarding the use of the subject property.

Public Comment

Staff has received several statements objecting to the re-zoning of the property as requested (Exhibit C). Two residents provided statements of support over the phone. All of the public comment received was submitted by residents of surrounding properties within the subdivision.

Findings of Fact and Recommendation

The petitioner has submitted Findings of Fact and may be approved if the Plan Commission is in agreement. If the Plan Commission recommends that the property be re-zoned to T-1 Transitional, a comprehensive plan amendment will need to be carried out at a later date.

Appendix

Exhibit A – Petitioner’s Materials

EXHIBIT A

Finding of Fact:

a. Existing uses of property within the general area of the property in question.

Hotel under major renovation (300 Frontage Road)

Harvester Place (Senior Care Facility)

Project Management Office Building (200 Frontage Road)

Extended Stay America Hotel

Shared Executive Suites

Financial Office Building

Coglianesse Funeral Home

Office Building Complex

Residences

Vacant Property

b. The zoning classification(s) of property within the general area of the property in question. (The “site” is Hamilton and 75th Street subject property)

B-2 Directly across the street from the “site”

T-1 Directly to the South along 75th Street

O-2 Across 75th Street to the south and east of the “site”

G-1 Southwest of the “site” along South Frontage Road

R-3 Two lots along 75th Street between B-2, O-2 and T-1 zoning

R2A Behind and across Hamilton Avenue

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

The Hamilton and 75th Street site is directly impacted by Interstate I-55, its noise, traffic, adverse lighting and congestion. This entire site, all 431 feet on 75th Street and 318 feet on South Frontage Road is completely exposed to Interstate I-55 along 75th Street. Buffering of a home or homes on the site is not possible, its residences would always be exposed to the freeway and South Frontage Road traffic. This location does not live up to the "rural" flavor of Burr Ridge and its upscale community image. Presently, the growths of small trees and brush have shielded the adjacent home owner from the full brunt of I-55. The location is a logical continuation of the commercial growth along South Frontage Road while offering the residences protection from the adversities of the freeway.

The residential area west of 75th Street and along Hamilton Ave does buttresses against a G-1 PUD (General Industry) site to the north all the way to South Frontage Road. The Hamilton and 75th site is contiguous to this G-1 zoning area, within the easements taken for South Frontage Road and I-55. This is consistent with the continuation of the Village of Burr Ridge planning along South Frontage Road. If a line was drawn along South Frontage Road from County Line Road to Route 83 the entire line would encompass G-1, B-2 or O-2 zoning.

Buffering of the residential area is of paramount importance. The new structure proposed on this site would shield the adjacent residential home sites from I-55 traffic and offer a break or divide to the adjacent home owners. Professional offices, administrative and/or executive offices will provide a minimal traffic impact on the surrounding residential areas as proposed by the Burr Ridge Comprehensive Plan.

This site has been up for sale for over 10 years. Priced below the average cost of residential land in Burr Ridge, the property has not seen movement by individuals willing to build single family homes on this site. In 2014 Flanagan Realty was contracted to sell the property. Dan Flanagan specializes in land sales for home and commercial sites development. All inquiries were for professional uses! When the zoning is revised to by R2A, prospective buyers were uninterested. The site remains unoccupied earning nothing for the tax base of Burr Ridge.

With the development in the area that touches and/or is within feet of this site, T-2 zoning allow for an orderly transition between residential and professional usage. Planners in Burr Ridge have clearly demonstrated this orderly transition. Examples include the Financial Building parking lot next to an existing home, Shared Executive Suites and the Project Management Building adjacent to two homes on 75th Street as well as numerous other examples throughout the village. Zoning change on this site will provide adequate buffering and a measure of privacy for the adjacent neighbors as well as the entire neighborhood. Professional uses will add to the community's strong tax base.

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

Clearly the trend of development in the area defines Burr Ridge outline of a positive business atmosphere in the area. Directly to the east is a hotel in various stages of renovation. Adjacent to the hotel and office building is Harvester Place, opening this Spring of 2016. Extended Stay America is along South Frontage Road next to Integrated Project Management. All along South Frontage Road to the east are office and professional buildings that buttress against individual homes. All these business uses have provided for buffering to insure privacy for the residences.

The T-1 zoning extends along County Line and crosses 75th Street. This crossing and extension to the west demonstrates that 75th Street does not act as a dividing line to define office and commercial development from residential uses. The residential areas bordered by Drew Avenue, 75th Street and beyond 77th Street are affected by the T-1 area; this however has not adversely affected the residences in this area. To the contrary, the transition is orderly between commercial development and residential needs and wants. The same orderly transition prosed for the 75th Street and Hamilton Ave. site.

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

"Commercial and Industrial Development

The existing industrial parks and commercial developments should be maintained and enhanced to appropriate standards to sustain a strong tax base for the Village. The development of vacant parcels within the Burr Ridge Corporate Park should be facilitated. However, commercial uses that have minimal traffic impact on surrounding residential areas should be emphasized. County Line Square should be renovated and developed with a wide range of neighborhood and convenience shopping or community uses, consistent with the needs of Burr Ridge residents."

The above quotation is from The Official Comprehensive Plan of the Village of Burr Ridge, Illinois. The Comprehensive Plan specifically addresses the development of vacant parcels to add to the tax base and have minimal traffic impact on the residents. A change of uses of the Hamilton and 75th Street site from R2A zoning to permit a professional building is directly aligned with the overall goals of Burr Ridge as defined in the Comprehensive Plan.

1. The property is currently vacant, not generating tax revenue to the Village. Appropriate safe guards will be in place to allow for an orderly transition to the residential community while providing another taxable entity for Burr Ridge.
2. A professional building will not generate addition traffic for the residences in the area. Most traffic will follow South Frontage Road, thus be clear of home owners in the area. Businesses attracted to this use are financial in nature and do not have a large turn over in clients and/or employees, thus alleviating traffic concerns.
3. The goal is to provide the residents with a structure that will fit into the overall makeup of the community. It will offer a cushion from Interstate I-55, its noise, traffic and congestion. Since the entire length of the site is visible from I-55, this over 700 foot length takes on adverse traffic concerns from both South Frontage Road as well as I-55.

The Hamilton and 75th Street site is along the I-55 corridor. An examination of the I-55 corridor from the village limits west along the Interstate reveals the makeup of this corridor. On North Frontage Road, the zoning begins with G-1 from the eastern most limits of the village near I-294, and includes L-1, O-2 PUD, T-1, R-1 (R-1 is currently used by Compass Truck Services) to G-1 zoning. On South Frontage Road beginning nears I-294 the zoning is commercial except for a small R-3 zoning shielded from I-55 by a wooden barrier and the unprotected Hamilton and 75th Street site. Beyond that, the zoning is O-2 PUD, O-2, B-2 PUD, B-2, G-1PUD and G-1 zoning. Clearly the makeup and Comprehensive Plan of the Village has dedicated this corridor as a

commercial segment of the Village of Burr Ridge. For all practical purposes, the I-55 corridor is dedicated to businesses. A professional building within this corridor will fit the current makeup of the corridor and the business atmosphere of the general area.



BURR RIDGE ZONING ORDINANCE

SECTION VII TRANSITIONAL DISTRICTS

A. PURPOSE

The Transitional District is designed to promote orderly and sound planning between residential and non-residential districts by providing for graduated uses from the less intense residential areas to the more intense non-residential areas without encroaching upon or negatively affecting residential areas of the Village. The districts are designed to prevent incompatible uses from being located adjacent or in near vicinity to each other. The purpose of these districts shall be to provide for a reasonable and orderly transition from, and buffer between, residential and non-residential uses; to plan for future growth of non-residential uses in a manner which will protect and preserve the integrity and land values of residential areas; to provide a location for certain services needed now or in the future by Village residents; to provide for such non-residential uses in certain locations which are compatible to, but not identical to, both adjacent non-residential and residential uses through maintenance of the residential architectural character of the buildings; and to maintain the quality of life and environment currently enjoyed in the Village.

B. GENERAL PROVISIONS

1. Location

All land or areas to be zoned under the provisions of this Section shall be situated adjacent to major thoroughfares (herein defined as a main or heavily traveled street or road with a high degree of continuity and serving as a trafficway between the various districts of Burr Ridge and/or its environs, such as Madison Street, County Line Road, South Frontage Road, and 79th and 91st Streets) or adjacent to existing industrial, commercial or multi-family zoned areas or uses and shall be as designated on the Village's comprehensive land use (master) plan. The Plan Commission and Village Board must satisfy themselves as to the adequacy of the thoroughfares to accommodate any additional traffic and that any additional traffic will not adversely affect the adjacent residential areas.

2. Nuisances

The activities permitted within such districts shall not generate undue noise, vibration, heat, light, glare, fumes, odors, particulate matter, or smoke perceptible at the district boundary lines beyond that which exists generally in the adjacent residential zone, and if they do, such shall constitute a common law nuisance and a nuisance under the Burr Ridge Municipal Code.

3. Hours of Operation

Hours of operation for any use shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. unless a special use is approved by the Board of Trustees upon recommendation of Plan Commission.

4. Operation Within Enclosed Buildings

All activities, except for an enclosed trash dumpster in compliance with Section IV.I.31, permitted within such zones shall be conducted completely within enclosed buildings, except upon prior application and the recommendation of the Plan Commission, the Board may give prior approval to limited outside activities which,



in the judgment of the Village Board, will not hinder the enjoyment of adjoining residential properties.

5. Signs

All signs shall comply with the applicable provisions of the sign regulations of the Burr Ridge Municipal Code, and it is intended that there be limited outdoor signage.

6. Parking

Off-street parking shall be provided in accordance with the provisions of Subsection IV,I,20 and in accordance with the provisions of Section XI of this Ordinance. In no case shall such off-street parking be permitted anywhere in front of the building, whether in the front yard, the interior side yard, the corner side yard or any buildable area in front of the building. Off-street parking shall be prohibited anywhere in the corner side yard or within a buildable area located between the building and the corner side lot line. In addition, off-street parking must comply with the following:

- a. The parking area setback from the rear lot line must be landscaped and may not include drives or other paved areas.
- b. Parking lot lights shall be no more than 15 feet high and shall be limited by the following factors: an average lighting level of 1.0 foot candle with a minimum of 0.75 foot candle; a uniformity ratio of not greater than 4 - to - 1, and lighting distribution shall be provided by cut-off type fixtures located in such a manner that light will not spill onto adjoining properties. All such parking lot lighting shall be extinguished or reduced in intensity to an average of 0.5 foot candles no later than 30 minutes after the close of business. Provided, however, for land which has received zoning and site plan approval prior to May 29, 1984, the requirements regarding parking lot lights shall be as previously approved.

7. Land Coverage

Except for land which has, prior to May 29, 1984, already received zoning and site plan approval, maximum land coverage, including building, parking areas, drives and other paved areas, shall not exceed 66 percent of the total site. For land which previously received approval, maximum land coverage shall be as approved and indicated in the prior approved site plan.

8. Site Plan Review

No building or occupancy permits shall be issued for any land or use without an approved site plan for such land or use. Any building and site development must comply strictly with the approved site plan, and any building or occupancy permit will not be issued, or will be revoked if already issued, if the approved site plan is not strictly complied with. Any site plan shall indicate the locations of proposed and existing buildings and structures and any proposed new additions to the existing buildings and structures, properly arranged facilities, water detention and drainage facilities, landscaping, buffering to the adjacent residential areas, and such other buffering or features as are necessary or appropriate to maintain the residential character of the premises and to fit harmoniously with the character, use and zoning of adjoining and surrounding properties and to avoid any appreciable adverse effect upon such properties. Such site plan shall also include and/or be accompanied by the documents and information required under Section XIII of this Ordinance. The Plan Commission in its discretion may waive the requirement of submitting any or all such information in connection with applications for approval of site plans for permitted uses in these districts.



Such site plan, and any accompanying documents or information, shall be filed with the Community Development Director, who shall then refer such site plan and documents to the Plan Commission and the Village Engineer, Village Forester and Building Commissioner for review. The Plan Commission shall review the findings of the Village Engineer, Village Forester and Building Commissioner at the first meeting following receipt of a report of their findings. After such review, the Plan Commission shall submit its recommendation to the Village Board of Trustees, who shall either approve or disapprove the proposed site plan, or approve it with modification, or shall refer the site plan back to the Plan Commission for reconsideration or modification. The Board's approval of a site plan may be conditioned on future approval of revised landscaping plans or engineering, as may be needed due to required site plan modifications.

9. Design of Buildings and Structures

- a. All buildings and structures located within the transitional districts, except for churches and schools, which by their very nature have unique architectural designs, shall be so designed and constructed so that their exterior appearance is in conformance with the general appearance of residential architecture in this Village and so that their appearance is residential in character. All buildings and structures must be scaled to that which reflects a residential character with regard to size, roof slope and window placement, so as to fit harmoniously with the character and use of adjacent residential areas and so as to avoid any appreciable adverse effect upon such residential areas. All buildings and structures shall also comply with the requirements for building height, setbacks, lot size and lot width set forth in this Section.
- b. All exterior building facades in the Transitional Districts shall be of high quality materials that may include but are not limited to brick, natural stone, precast stone, architectural pre-cast panels, or glass. The use of plastic siding, vinyl siding, or aluminum siding and the use of engineered stucco systems, including but not limited to those commonly known as "Dryvit" or exterior insulation and finish systems (EIFS) are discouraged as exterior building façade materials for all buildings in the Transitional Districts. Traditional cement based stucco may be used as an exterior building material subject to the following restrictions:
 1. The majority of the building's façade should be brick, natural stone, precast stone, architectural pre-cast panels, or glass.
 2. The first 8 feet from the top of the building's foundation should be brick, natural stone, pre-cast stone, or architectural pre-cast panels with the intent of creating the appearance of a strong building foundation.
 3. Stucco shall be installed as per the manufacturer's specifications.
(9b added by Ordinance A-834-01-12).

10. Landscape Review

As part of Subsection 8, Site Plan Review will include the review of proposed landscape design and improvements. All land and uses must be landscaped in accordance with the general appearance in the residential areas of the Village. Further, all such land and uses must be buffered from adjacent residential uses and residentially zoned properties, except schools and churches, through the use of substantial berming and landscaping in accordance with applicable Village regulations and a landscaping plan to be submitted to and approved by the Village.



All such buffering shall be as close to 100 percent opacity as possible, including during the dormant stage of such landscaping; provided, however, cyclone and chain-link fences and concrete block walls are prohibited. Land adjoining schools or churches, where substantial boundary berming and landscaping is not required, shall provide one landscaped island for each 10 parking spaces within the parking area.

The proposed buffering or parking lot landscaping plan shall be filed with the Community Development Director who shall then refer it to the Plan Commission and the Village Forester for review. The Plan Commission shall review the findings of the Village Forester at the first meeting following receipt of a report of his findings. After such review, the Plan Commission shall submit its recommendation to the Village Board of Trustees, who shall either approve or disapprove the proposed plan, or approve it with modifications, or shall refer the plan back to the Plan Commission for reconsideration or modification.

No occupancy permit shall be issued until the buffering has been completed in strict accordance with the approved plan.

11. Uses in a Building or Structure

Residential uses shall not be permitted in the same structure or building as non-residential uses.

12. One Building on a Lot

Except as otherwise provided herein (e.g., a church and a school on the same lot), there shall be only one building or structure on any lot.

13. Prohibited Use

Single-family detached residences are prohibited.

14. Lots of Record

If a lot was so designated on a subdivision or re-subdivision plan duly recorded in the office of the Recorder of Deeds of either DuPage County or Cook County, Illinois, or registered with the Registrar of Titles of Cook County, Illinois, prior to May 15, 1983, and if such lot does not meet the minimum lot area and/or lot width requirements set out in Section VII,C or Section VII,D below (whichever is applicable), such lot may be used for the purposes permitted in the transitional districts, provided there is conformance with all the other requirements of this Section VII; provided further, however, if any such designated lot which does not comply with such minimum lot area and/or lot width requirements is under the same ownership as any one or more adjacent lots, then the requirements as to lot area and lot width shall nevertheless apply from and after the date of such common ownership to the extent that compliance may be or was possible through the re-location of lot lines or the re-subdivision or combination of such two or more lots by any such owner into a fewer number of lots.



BURR RIDGE ZONING ORDINANCE

SECTION VII.C T-1 TRANSITIONAL DISTRICT

C. T-1 TRANSITIONAL DISTRICT

1. Permitted Uses

- a. Municipal administrative facilities including a detached garage as an accessory use which garage shall be to the rear of the principal building, be of compatible architecture and have a maximum floor area of 2,400 square feet.
- b. Parks
- c. Churches, temples, or synagogues (including accessory day care and pre-school programs)
- d. Multi-family and single-family attached dwelling units not exceeding 3 residential dwelling units per acre.
- e. Schools
- f. Accessory uses customarily incidental to the above permitted uses shall be allowed, provided that such accessory uses are shown on the proposed site plan and have been subject to the site plan review process.

2. Special Uses

- a. Cultural institutions and museums
- b. Funeral homes
- c. Nursing homes
- d. Retirement centers or homes
- e. Dance, music and art studios, but the sale of tangible personal property shall not be allowed if such is the principal use
- f. Libraries
- g. Communities centers
- h. Day care centers
- i. Offices, including medical and dental
- j. Accessory uses customarily incidental to the above special uses shall be allowed, provided that such accessory uses are shown on the proposed site plan and have been subject to the site plan review process.



3. **Lot Size Requirements**

		<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
a.	<u>Permitted Uses</u>		
(1)	All uses except those listed below	40,000 sq.ft.	125 ft.
(2)	Churches, temples and synagogues (including accessory day care or nursery schools, but not including elementary, junior high or high schools)	5 acres	300 ft.
(3)	Churches, temples and synagogues with an elementary and/or high schools--not less than the combination of the acreage required for churches above plus the acreage required for a school below		
(4)	Schools, public and private		
(a)	elementary schools	5 acres	300 ft.
(b)	junior high schools	10 acres	300 ft.
(c)	high schools	20 acres	800 ft.
(5)	Multi-family and single-family attached dwelling units	3 acres	200 ft.
b.	<u>Special Uses</u>		
(1)	All uses except those listed below	40,000 sq.ft.	125 ft.
(2)	Cultural institutions and museums	5 acres	300 ft.
(3)	Nursing homes	3 acres	300 ft.
(4)	Retirement centers or homes	3 acres	300 ft.
(5)	Community centers	2 acres	300 ft.
(6)	Child care centers	Minimum Lot Area and Minimum Lot Width shall be as approved by the Corporate Authorities based on the number of children to be served, after receiving the recommendation of the	



Plan Commission.

4. Building Height

Not more than two stories of rentable space or 30 feet, whichever is lower, provided, however, that a building or structure may be 2 1/2 stories or 30 feet, whichever is lower, when the lowest story is only used for underground parking or storage; and further provided, however, a church may be not more than 2 1/2 stories or 35 feet, whichever is lower, and a church steeple shall be allowed to a maximum of 25 feet above the building height of the church.

5. Yard Requirements

a. Transitional Yards

If a lot line within the T-1 District is adjacent to or faces a residential district(s), the required yard of the transitional use which is adjacent to or so faces the residential district(s) shall be equal to the adjacent required yard of said residential district or as follows, whichever is greater:

- | | | |
|-----|--------------------|----------|
| (1) | Front yard | 100 feet |
| (2) | Corner side yard | 50 feet |
| (3) | Interior side yard | 20 feet |
| (4) | Rear yard | 60 feet |

b. Non-Transitional Yards

If a lot line of a permitted or special use within the T-1 District is adjacent to or faces a non-residential district(s), the required yard of the transitional use which is adjacent to or faces the non-residential district(s) shall be established as follows:

- | | | |
|-----|---------------------------------|---------|
| (1) | Front yard and corner side yard | 50 feet |
| (2) | Interior side yard | 20 feet |
| (3) | Rear yard | 40 feet |

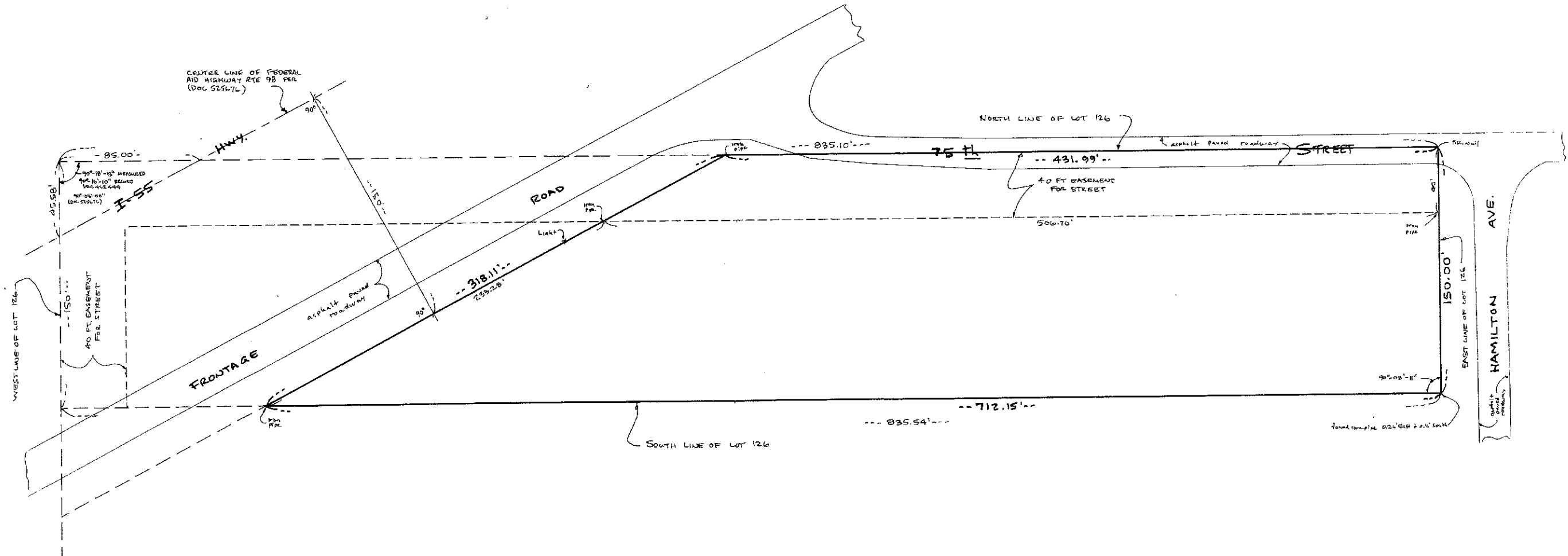
6. Floor Area Ratio

Not to exceed 0.24.

JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 SKYLINE DRIVE
HINSDALE, IL 60521
(708) 789-0858
FAX (708) 789-0857

Plat of Survey

LOT 126 (EXCEPT THAT PART THEREOF LYING NORTH OF A LINE WHICH IS 150 FEET SOUTH OF, AND MEASURED AT RIGHT ANGLES TO, THE CENTER LINE OF FEDERAL AID HIGHWAY ROUTE 98 AS SHOWN ON THE PLAT OF SURVEY OF THE SAID HIGHWAY RECORDED JULY 24, 1947 AS DOCUMENT 525676) IN ROBERT BARTLETT'S HINSDALE COUNTRYSIDE, A SUBDIVISION OF THE SOUTHEAST QUARTER AND THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING SOUTH OF JOLIET ROAD, OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1944 AS DOCUMENT 482444, IN DUPAGE COUNTY, ILLINOIS.



NOTES:
CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY.
NOT SHOWN HEREON, SURVEYOR HAS MADE NO INVESTIGATION OR
INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS,
OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
CHECK LEGAL DESCRIPTION HEREON AGAINST DEED.
SCALE HEREON MAY BE APPROPRIATE IN CERTAIN AREAS FOR CLARITY
OR FROM REPRODUCTION IRREGULARITIES. DO NOT SCALE FROM PLAT.
CONSULT WITH SURVEYOR PRIOR TO USING THIS PLAT FOR ANY
CONSTRUCTION PURPOSES. COMPARE ALL INFORMATION SHOWN BEFORE USE.
DO NOT ASSUME THAT PROPERTY MONUMENTS ARE AT PROPERTY CORNERS.
DO NOT ASSUME THAT PROPERTY MONUMENTS INDICATED REMAIN IN PLACE.
SURVEY PLAT NOT VALID UNLESS EMBOSSED IMPRESSION OF SURVEYOR'S
SEAL IS AFFIXED HEREON.

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

DATE: JULY 15, 2004

JOSEPH M. DE CRAENE

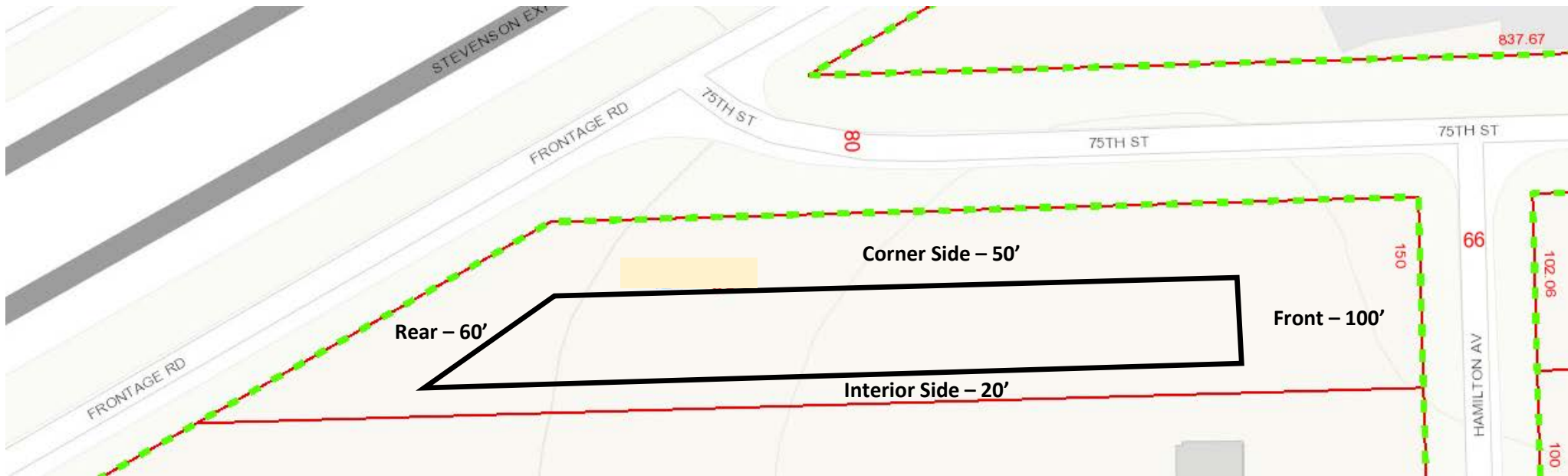
ILLINOIS LAND SURVEYOR NO. 2478

LIC. EXP. 11-30-2004

ORDERED BY: JOHN MOSKAL

ORDER NO: 040528

COPYRIGHT 2004 JOSEPH M. DE CRAENE



7506 S. Hamilton Ave.
Burr Ridge, IL 60527
October 23, 2019

Plan Commission/
Zoning Board of Appeals
Village of Burr Ridge
7660 S. County Line Rd.
Burr Ridge, IL 60527

RE: Rezoning Hearing – 11/4/19
7500 S. Hamilton Ave.
Rezone from R2A to T-1

As 45-year residents of the lot immediately south of the subject site, we are presenting our reasons to the PC/ZBA why you should recommend denial of the requested rezoning and ask that you put this letter and our supporting proof into evidence at the Public Hearing, forwarding all to the Board of Trustees with your formal recommendation.

Objections to Rezoning:

- The owner has attempted to sell the lot over the years to no avail. The last asking price thru a realtor during 2018 was \$499,000-435,000 for this 1.53 acre R2A lot - **Exhibit 1** (different documents show different acreage but **Tax Assessed at 1.53 acres, not 1.56**). As evidenced by **Exhibit 2**, vacant lots from 75th to 77th Streets on Hamilton have sold for much less:

Total Last Three 2.31 acre Vacant Lot Sales on Hamilton	Average Price Per Acre	Representative Price for a 1.53 Acre Lot
\$915,000	\$132,035	\$202,014

Therefore, this lot, closest to I55, asking price should be valued under \$200,000 to have any chance of reasonable offers. Stating the subject lot cannot be sold as currently zoned is not a valid point since it was offered at a grossly, inflated asking price for this area – **Exhibit 3**.

- Any consideration of rezoning should be tied to specific use(s) and plans – not rezoned carte blanche.
- Granting this rezoning change would be a precedence for future encroachment of business zoning as older homes on south side of 75th are sold.
- As shown on the previous Comprehensive Maps as single-family residential, this parcel is now shown on the current Comprehensive Map from 1999 to be used as **Parks/Open Space** – **Exhibit 4**. At the 11/19/1998 Comprehensive Land Use Plan Update Steering Committee Meeting, the minutes noted “Southwest quadrant of I-55 and County Line Road: . . . Transitional and office uses have been planned for this area in the past. **The Committee agreed that continuation of this trend with sensitivity to the adjacent homes should be recommended by the Plan**” - **Exhibit 5**. After months of meetings and consideration of all changes, including this subject lot’s change from R2A to Parks/Open Space future use, the updated Comprehensive Map Plan, prepared by Les Pollock of Camiros, **was approved by**

formal Motion of the PC/ZBA (vote of 7-0 on 3/15/99) to recommend to the Board of Trustees their approval - Exhibit 6.

- Beautiful homes are built along I55 and I294, as evidenced by **Exhibit 7**, showing home values of homes this close to expressways or closer near and above \$1,000,000.
- **Exhibit 8** shows a topo map of my lot/2,600 sq. ft. home with **T-1 setbacks drawn on subject lot**. When we built our home, we planned our 3-car garage on the north side, blocking all views and sound from the motel and I55. Subject lot's potential home could have such a layout to give additional sound/view screenings. **Exhibit 8?** Subject lot is a corner lot with T-1 increased required setbacks: 100' front yard, 50' corner side yard, 20 ft. interior side yard and 60' rear yard with a maximum land coverage, including building, parking areas, drives and other paved areas not to exceed 66 percent of the total site (site 1.53 acre x 43,560 sq. ft. x .66 = 43,986 sq. ft. Parking would be required in back of the building, South side next to my house.
- Is this lot even large enough to house a T-1 building/parking without numerous variations –
- The Effects of Commercial Property on Residential Value

Written by Ryan Cockerham; Updated July 26, 2018

Although a myriad of factors can affect housing prices, it is a commonly held assumption that the presence of commercial property (or the promise of future commercial development) can significantly impact the value of nearby homes. The nature of this impact can vary widely. Whether or not home prices rise or fall due to commercial property can depend on many variables, including the demographic that the commercial property targets, the size of the property and the anticipated number of customers it will attract, among others.

- Properties in floodplains are devalued 7.3% - **Exhibit 9**.
<https://www.sciencedaily.com/releases/2008/04/080403152742.htm>

Respectfully submitted,



Patricia E. Svatos
Resident Owners since 1974
7506 S. Hamilton Ave., abutting lot to the south of subject parcel



William G. Svatos

cc: Board of Trustees

7500 Hamilton Ave
Burr Ridge, IL 60527

PUBLIC RECORD

\$435,000 1.94 Acres \$224.2K/Acre

Exhibit 1

Request Info



Map



Share

Land Value Estimate (\$283K/Acre)

Property Type Land

ZIP Code 60527

County Dupage

Lot Acres 1.94

HOA Fees \$0

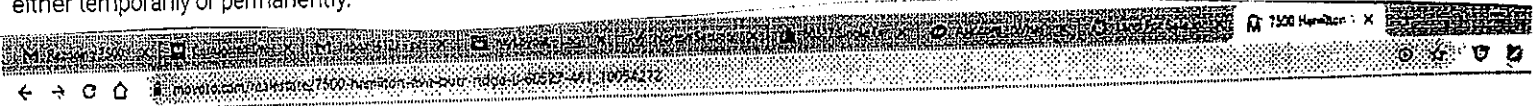
Year Built -

Mortgage Payment \$1,712/Month

Get Your Personalized Mortgage Payment Now

Why can't I see this property's information?

This property's information is probably hidden because it is no longer on the market. That could mean it was sold or the owner delisted it, either temporarily or permanently.



Go See Similar Homes
with a Burr Ridge Agent
★★★★★

Example:
Name:
Phone Number:
I am interested in 7500 Hamilton Ave, Burr Ridge, IL 60527.

Verification is required before we can show you similar homes. Please provide your contact information to the agent or agent's office. We will not share your information with any third party.

Contact Agent

Property History for 7500 Hamilton Avenue, Burr Ridge

Status	Date	Price	Change	Source
Cancelled	Dec 31, 2019	---	---	# 10054272
Price Change	Nov 1, 2018	\$435,000	-2.3%	# 10054272
Price Change	Oct 4, 2018	\$450,000	-3.0%	# 10054272
Price Change	Sep 19, 2018	\$467,000	-6.4%	# 10054272
Listed	Aug 16, 2018	\$499,000	---	# 10054272

See History in 7500 Hamilton Ave

75th & Hamilton

Burr Ridge, IL 60527 · Land For Sale



Map

Street View

Schools

Crime

Commute

Shop & Eat

Save

Share

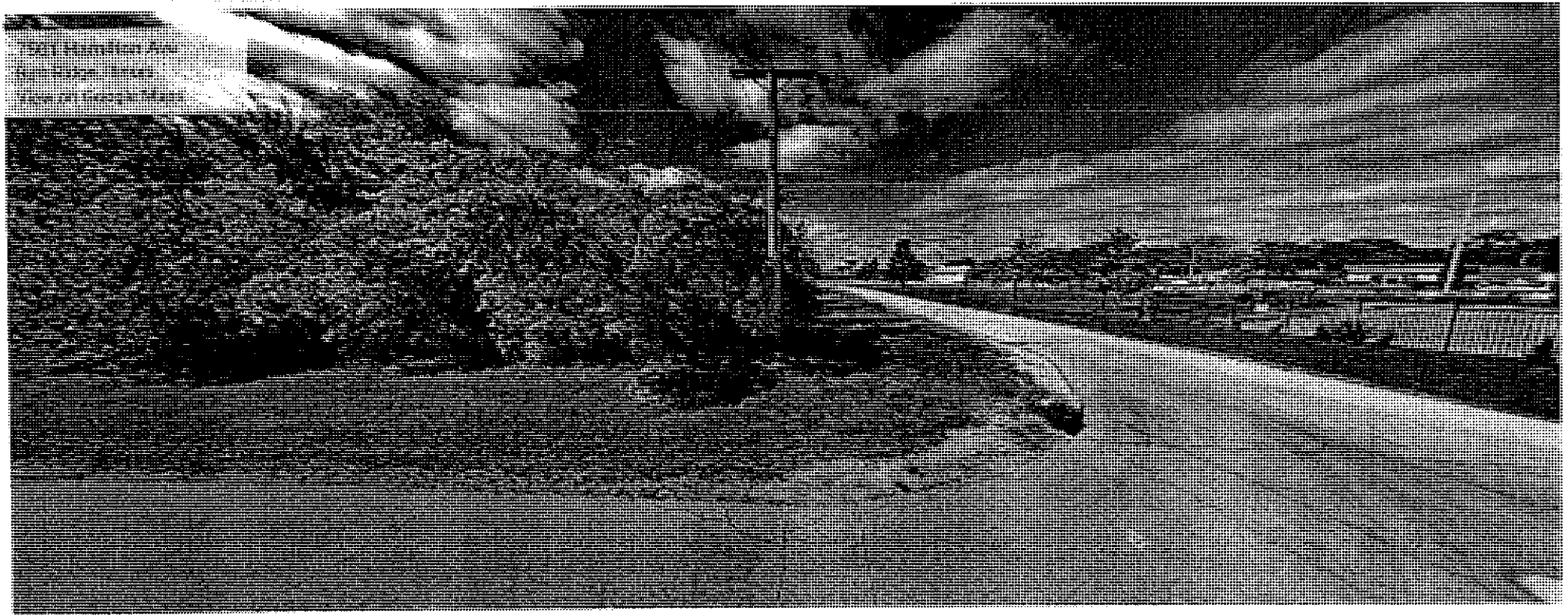
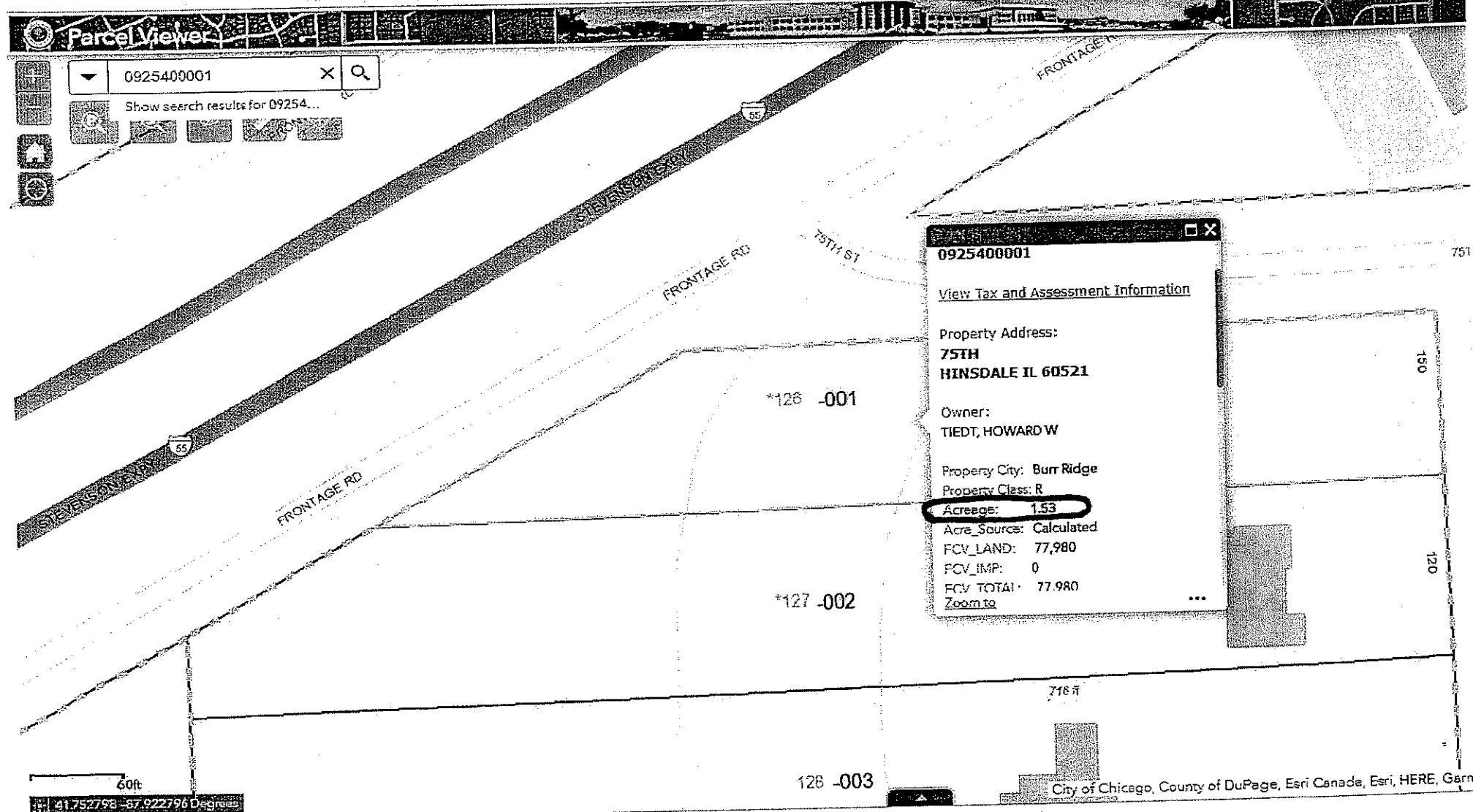


Exhibit 2



7600 Hamilton Ave

Burr Ridge, IL 60527

2.3 acres

SOLD: \$330,000

Sold on 01/31/18

Price / Tax History

- [Price History](#)
- [Tax History](#)

DATE	EVENT	PRICE		AGENTS
1/31/2018	Sold	\$330,000	-12%	<u>Lucy</u> <u>Mierop</u>
1/26/2018	Listing removed	\$375,000		
12/4/2017	Pending sale	\$375,000		
8/31/2017	Listed for sale	\$375,000	-55.9%	
11/8/2015	Listing removed	\$849,900		
Source:		Royal Service Realty Chicago Metro Properties		

\$/sqft:

Report issue with price history

Neighborhood: 60527

MEDIAN ZESTIMATE

\$234,200

Parcel Viewer

0925400007

Show search results for 09254...

130 -005

131 -0

132

133

134 -009

View Tax and Assessment Information

Property Address:
7606 HAMILTON AVE
BURR RIDGE IL 60527

Owner:
JOVIC, KAMENKO & DIANE

Property City: Burr Ridge
Property Class: R
Acreage: 2.31
Acres_Source: Calculated
FCV_LAND: 90,090
FCV_LMP: 0
FCV_TOTAL: 90,090
26,000.00

Layer List

Layers

☒ DuPageAssessmentParcelViewer

☐ AddressPointsUnderDevelopment

☒ DTM 2014 Hillshade

☐ Municipality

☐ DIRM 2019

☐ Subdivision

☐ 2014 Contour Elevations

☐ Wetlands Lakes Ponds

☐ Road Centerlines

☐ Soils (SSURGO_Soils_2011)

☐ Unincorporated Zoning Data

☐ DTM 2014 Hillshade

☐ Imagery 20162017 Service

☐ Imagery 2014 DuPageOnly Service

☐ Imagery 2013 Service

Show all

606

City of Chicago, County of DuPage, Esri Canada, Esri

HowToUseParcelVl...pdf

HowToUseParcelVl...pdf

HowToUseParcelVl...pdf

HowToUseParcelVl...pdf

HowToUseParcelVl...pdf

606

City of Chicago, County of DuPage, Esri Canada, Esri

- HowToUseParcelVl...pdf
- HowToUseParcelVl...pdf
- HowToUseParcelVl...pdf
- HowToUseParcelVl...pdf
- HowToUseParcelVl...pdf

\$385,000

2.31 acres

7606 Hamilton Ave, Burr Ridge, IL 60527

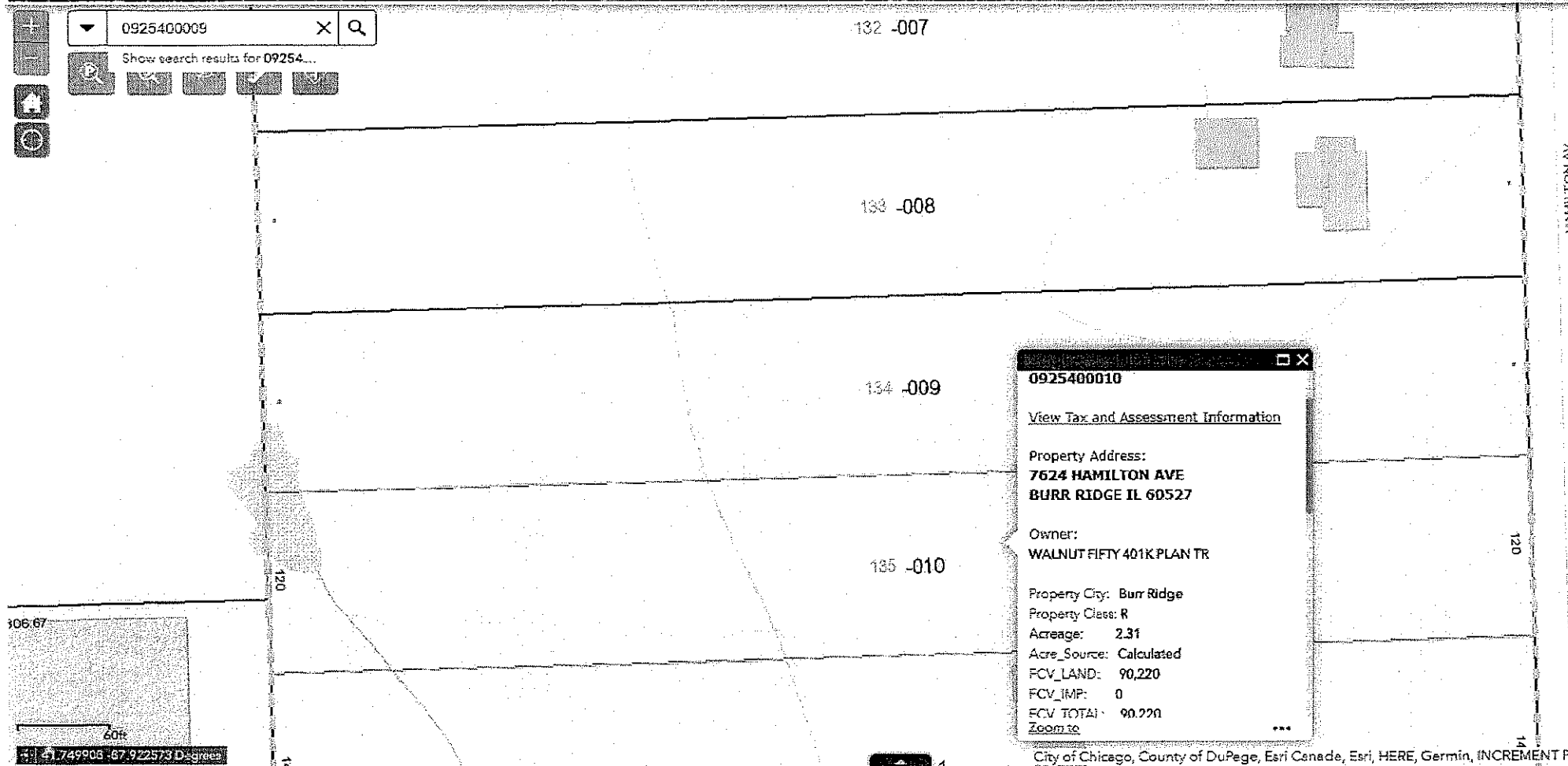
Lot/land Zestimate*: None

Price history

DATE	EVENT	PRICE
4/30/2019	Price change	\$385,000(-1%)
8/30/2018	Listed for sale	\$389,000(+17.9%)
1/16/2018	Sold	\$330,000
5/4/2017	Sold	\$330,000(-17.5%)
11/4/2016	Listed for sale	\$399,900(-5.9%)
9/17/2016	Listing removed	\$425,000
6/30/2016	Price change	\$425,000(-7.6%)
6/7/2016	Listed for sale	\$459,900(+59.1%)
8/1/2014	Sold	\$289,000(+155.8%)

DATE	EVENT	PRICE
5/6/2014	Price change	\$113,000(-71%)
7/19/2011	Listing removed	\$390,000
3/13/2011	Listed for sale	\$390,000
1/22/2011	Listing removed	\$390,000
1/18/2011	Listed for sale	\$390,000(-26.4%)
8/20/2010	Listing removed	\$529,900
6/22/2010	Listed for sale	\$529,900(-42.4%)
9/19/2006	Sold	\$920,000

10/12



7624 Hamilton Ave

Burr Ridge, IL 60527

2.3 acres

OFF MARKET

Zestimate®: None

2017 assessed: \$260,486

Price / Tax History

- [Price History](#)
- [Tax History](#)

DATE	EVENT	PRICE		AGENTS
3/21/2018	Listing removed	\$600,000		
5/27/2016	Listed for sale	\$600,000	+135.3%	
7/8/2011	Sold	\$255,000	-17.7%	<u>Budd Simons</u>
6/18/2011	Price change	\$309,900	-16%	
6/10/2011	Price change	\$369,000	-10%	
6/4/2011	Price change	\$409,900	-8.7%	
5/21/2011	Price change	\$449,000	-4.4%	
5/4/2011	Price change	\$469,900	-6%	
5/3/2011	Price change	\$499,900	+6.4%	
5/1/2011	Price change	\$469,900	-6%	
4/7/2011	Price change	\$499,900	-16.7%	
3/25/2011	Price change	\$599,900	-11.8%	
9/2/2010	Price change	\$679,900	-4.2%	



DATE

EVENT

PRICE

AGENTS

5/29/2010

Price change

\$709,900

-0.7%

4/23/2010

Price change

\$714,900

-3.3%

11/12/2008

Price change

\$739,000

-1.3%

9/3/2008

Listed for sale

\$749,000

+199.6%

5/22/2008

Sold

\$250,000

Exhibit 2

Address	Acreage	Asking/Sold		sq. ft.	\$/acre
7500 Hamilton	1.53	\$435,000	listing ended 12/18 vacant		\$284,313.73
7506 Hamilton	2.21		Svatos since 11/74 4 bed/3 bath	2,560	
7512 Hamilton	2.31	\$275,000	Petrovski sold 9/28/18 3 bed/2 bath	2,050	\$119,047.62
		\$339,000	listed		
		\$250,000	sold 6/4/13		\$108,225.11
		\$399,000	reduced 4/24/13		
		\$499,000	reduced 1/2/13		
		\$529,000	reduced 2/22/12		
		\$539,000	relisted 3/25/11		
		\$649,000	reduced 5/2/10		
		\$735,000	relisted 2/13/10		
		\$750,000	relisted 6/10/08		
		\$775,000	listed		
7518 Hamilton	2.31		Harrisons since 5 bed;3 bath		
7524 Hamilton	2.31		Erins since 1970s 4 bed/3 bath	3,000	
7600 Hamilton	2.31	\$330,000	sold 1/31/18 vacant		\$142,857.14
		\$375,000	listed 8/31/17		
7606 Hamilton	2.31	\$385,000	reduced 4/30/19 vacant		
		\$389,000	listed 8/30/18		
	2.31	\$330,000	sold 1/16/18		\$142,857.14
		\$330,000	sold 5/4/17		\$142,857.14
		\$399,900	listed 11/4/16		
		\$425,000	reduced 6/30/16		
		\$459,900	listed 6/17/16 house torn down		
		\$289,000	sold 8/1/14		\$125,108.23
		\$113,000	reduced 5/6/2014		
		\$390,000	listed 3/13/11		
		\$390,000	listed 1/18/11		
		\$529,900	listed 6/22/10		
		\$920,000	sold 9/19/06 4 bed/2 bath		\$398,268.40
<p>Note: This lot was sold just before the market fell at an highly inflated price to a Chicago minister and his wife. They wanted to build 2 homes on the lot but found out they could not. They never moved in because their current house never sold, this home/lot went into foreclosure and was vacant for over 10 years, the ceiling collapsed and was torn down. A couple of individuals bought the lot in 2017 and 2018 but it still remains vacant.</p>					
7612 Hamilton	2.31	\$425,000	sold 10/13/15 4 bed/2 bath brick		\$183,982.68
		\$475,000	increased 5/16/15		
		\$425,000	listed 3/26/15		
7618 Hamilton	2.31	\$160,000	sold 8/4/95 vacant		\$69,264.07
7624 Hamilton		\$600,000	listed 5/27/16 vacant		
	2.31	\$255,000	sold 7/8/11		\$110,389.61
		\$309,900	reduced 6/18/11		
		\$369,000	reduced 6/10/11		
		\$409,900	reduced 6/4/11		

\$449,000	reduced 5/21/11			
\$469,900	reduced 5/4/11			
\$499,900	reduced 5/3/11			
\$599,900	reduced 3/25/11			
\$679,900	reduced 9/2/10			
\$709,900	reduced 5/29/10			
\$714,900	reduced 4/23/10			
\$739,000	reduced 11/12/08			
\$749,000	listed 9/3/08			
\$250,000	sold	3 bed tear down		\$108,225.11

HOMES ON EAST SIDE OF HAMILTON HAVE NOT SOLD IN 25+ YEARS. 2 WERE BUILT IN 2000 AND REMAIN WITH THOSE OWNERS.

122 75th St.	0.95	\$535,000	5/13/2019 reduced			
		\$539,000	5/13/2019 relisted			
		\$539,000	9/6/2018 reduced			
		\$550,000	5/23/2018 relisted			
		\$599,000	6/22/2017 reduced			
		\$625,000	6/2/2017 listed			
		\$350,000	11/29/00 sold	4 bed/4.5 bath	3,063	\$368,421.05

traffic on Kingery Highway, a townhome or commercial development may be more appropriate with a commercial development at the corner surrounded by townhouses is one alternative. The Committee suggested that continue designation of this property for single-family residential would be appropriate.

Meadowbrook Drive area adjacent to Kingery Highway: Mr. Doug Pollock said that this area needs to be reviewed to determine if single-family residential is a viable long-term land use given the impacts of Kingery Highway. The Committee responded that single-family residential was appropriate for this area.

Southwest quadrant of I-55 and County Line Road: Mr. Doug Pollock said that this area has a mixture of land uses. Transitional and office uses have been planned for this area in the past. The Committee agreed that continuation of this trend with sensitivity to the adjacent homes should be recommended by the Plan.

Case Corporation property on the north side of the new Harvester Drive: Mr. Doug Pollock stated that this area is designated for industrial uses on the proposed plan but was designated for open space on the existing Plan. The Committee agreed that this area should continue to be designated for community recreation, open space/park.

German Church Road Sub-Area Planning Boundaries: The Committee agreed that Flagg Creek should be designated as the planning boundary in this area.

Wolf Road south of the Pleasantview Fire Station: Mr. Doug Pollock said that this area is shown as single-family residential but that there were townhomes to the east and north. He suggested that the single-family residential designation should continue because the the narrow depth of the property and diverse ownership may not be conducive for townhouses. The Committee agreed with this suggestion.

SCHEDULING OF FUTURE MEETINGS The next scheduled meeting of the Steering Committee will be January 13, 1999 for the purpose of reviewing the first draft of the Comprehensive Land Use Plan.

ADJOURNMENT The meeting was adjourned at 9:30 PM.

Exhibit 6

AYES: 7-Coppoletta, Bozich, Grela, Franzese, McTigue, Sperlak and Sodikoff.
NAYS: 0-None.


MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Bozich and **SECONDED** by Commissioner Grela to recommend that the Board approve the Comprehensive Plan Update as presented but that the Board consider the different comments and discussion by the Plan Commission in their review of the Plan. **ROLL CALL VOTE** was as follows:

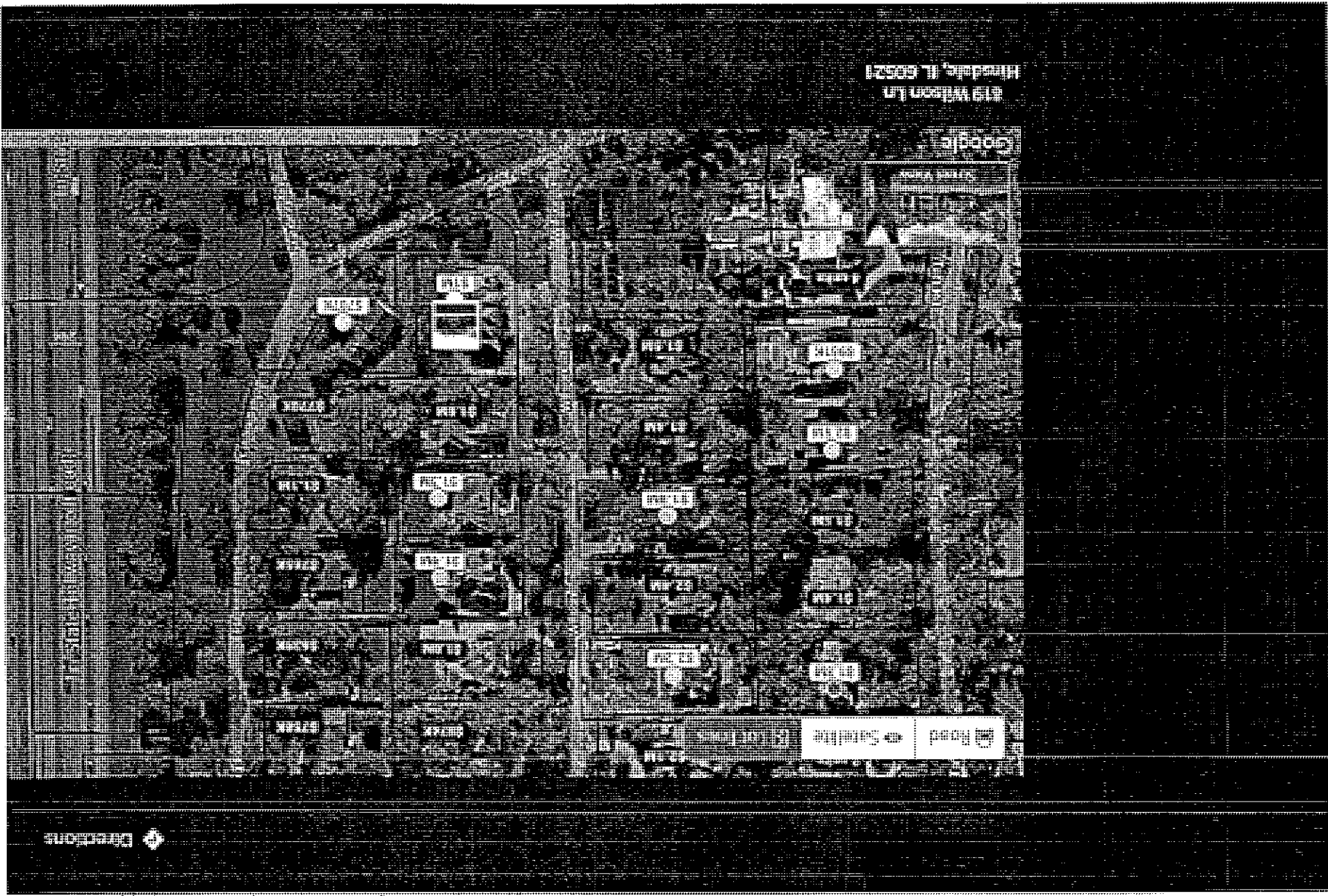
AYES: 7-Bozich, Grela, Coppoletta, Franzese, McTigue, Sperlak and Sodikoff.
NAYS: 0-None.

MOTION CARRIED by a vote of 7-0.

ADJOURNMENT: A **MOTION** was made by Commissioner Sperlak and **SECONDED** by Commissioner McTigue to adjourn this Regular Meeting. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 09:48 p.m.

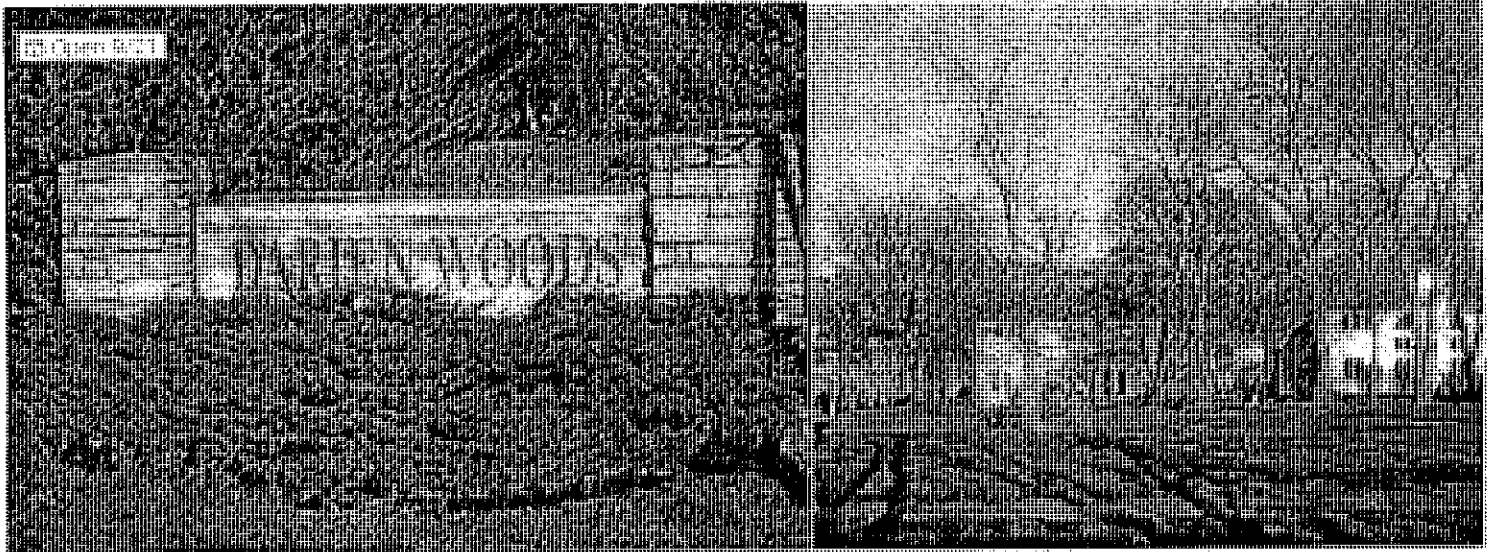


J. Douglas Pollock, AICP
Community Development Director
March 16, 1999




419 Wilson Ln, Hinsdale, IL 60521
1819 Wilson Ln, Hinsdale, IL 60521

Exhibit 7



9017 Kearney Rd

Darien, IL 60561


FOR SALE 166 Days ~~\$123,900~~ ↓\$4K

\$119,900 10,019 Sqft \$521.3K/Acre

Request Info

10

Photos



Map



Share



Save

Land Value Estimate (\$361K/Acre)

Property Type Land

ZIP Code 60561

County Dupage

Lot Sqft 10,019

HOA Fees \$0

Year Built —

Mortgage Payment \$472/Month

[Get Your Personalized Mortgage Payment Now](#)

Ready to build; fully improved | 75' X 134' | Partially wooded sloping lot allows for possible look-out basement | Front lot view facing wooded area | Topographical survey, water test report, and owner owned proposed blueprints available for ADA single story brick ranch; appx 2,900 sq. ft. living area; 3-car garage; with full basement | Location offers quick & easy access to Interstates 55, 355 & 294; Lot located off South Frontage Rd., between Cass Ave. and Lemont Rd. by Waterfall Glen Forest Preserve.

Herve Barbera of Herve F. Barbera

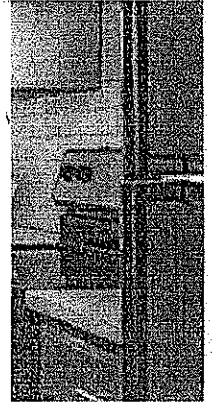
MLS#10334106  updated 2 days ago

Movoto checked MRED for data 38 minutes ago

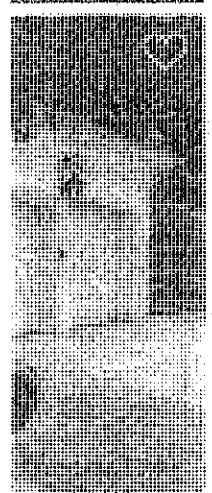
Request Info



Patricia Svatos
patriciasvatos@gmail.com



Sold on 08/07/19
6 bds, 8 ba, 5,513 sqft
744 Wilson Ln, Hinsdale, IL 60521



1727

24'548

712,871

4

CONNECT TO EXIST.
SAN. LINE

SAN. LINE

$\longleftrightarrow 0.91$

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0411

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117
118
119

11

11

Science News

from research organizations

Proximity To A Flood Zone Lowers Property Values

Date: April 3, 2008

Source: Wiley-Blackwell

Summary: Proximity to a flood zone lowers property values. By law, a property is considered in a "flood zone" if any part of the structure falls within a floodplain, an area that is adjacent to a stream or river that experiences periodic flooding. It has been acknowledged that the level of risk associated with a property may be associated with natural hazards.

Share:     

FULL STORY

A new study reveals that proximity to a flood zone lowers property values.

By law, a property is considered in a "flood zone" if any part of the structure falls within a floodplain, an area that is adjacent to a stream or river that experiences periodic flooding. It has been acknowledged that the level of risk associated with a property may be associated with natural hazards.

Researchers examined flood hazards in the coastal housing market of Carteret County, North Carolina. Carteret County has substantial access to water including the Atlantic Ocean, the Pamlico Sound, waterways, lagoons, rivers, streams, creeks, and wetlands.

Utilizing Geographic Information System data on National Flood Insurance Program flood zones and residential property sales in Carteret County from 2000 to 2004, researchers examined the effects of flood hazards on coastal property values.

The findings indicate that the price of a residential property located within a floodplain is significantly lower than an otherwise similar house located outside the flood zone. On average, location within a floodplain lowers estimated sales value \$11, 600, representing a 7.3 percent reduction of the average house sales price.

At a time when the size of the population living along US coastlines is expanding at more than double the national rate of population growth, the information presented in this study should be regarded as a call to action. "With over half of the U.S. population now residing in coastal counties, the need for public policy analysis of hazards that affect these locations is compelling and urgent," the authors conclude.

This study is published in the March 2008 issue of the Journal of Risk & Insurance.

Story Source:

Materials provided by **Wiley-Blackwell**. *Note: Content may be edited for style and length.*

Cite This Page:

MLA

APA

Chicago

Wiley-Blackwell. "Proximity To A Flood Zone Lowers Property Values." ScienceDaily. ScienceDaily, 3 April 2008. <www.sciencedaily.com/releases/2008/04/080403152742.htm>.

RELATED STORIES

Florida Flood Risk Study Identifies Priorities for Property Buyouts

Aug. 17, 2017 — A study of flood damage in Florida proposes prioritizing property buyouts based on flood risk, ecological value, and socioeconomic conditions. Forecasters say an above-normal hurricane season is ... [read more »](#)

Flood Damage After Hurricane Katrina Could Have Been Prevented, Experts Say

Aug. 24, 2015 — A decade after hurricane Katrina hit New Orleans, experts say the flooding that caused over 1,800 deaths and billions of dollars in property damage could have been prevented had the U.S. Army Corps ... [read more »](#)

Coastal Property Values Could Erode If Nourishment Subsidies End

Mar. 25, 2015 — The value of many oceanfront properties on the East Coast could drop dramatically if Congress were to suddenly end federal beach nourishment subsidies. Values could fall by as much as 17 percent in ... [read more »](#)

Going With the Flow: Is River Basin Management Misguided?

Jan. 22, 2015 — Millions of Americans live in flood-prone areas. In 2012 alone, the cost of direct flood damage hit nearly half a billion dollars. However, because the factors contributing to flood risk are not ... [read more »](#)

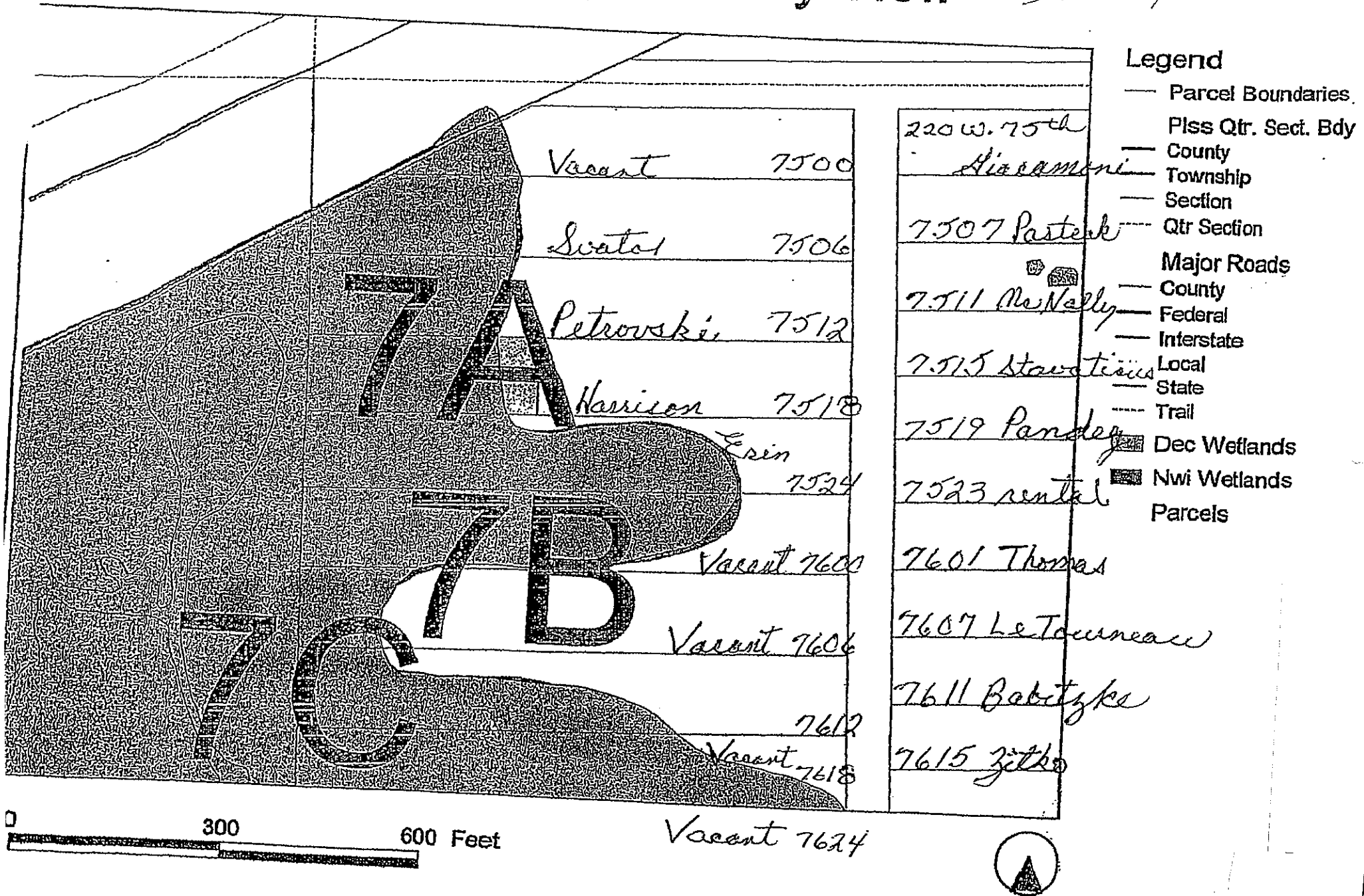
FROM AROUND THE WEB

Below are relevant articles that may interest you. ScienceDaily shares links with scholarly publications in the TrendMD network and earns revenue from third-party advertisers, where indicated.

WIN Consortium Applies Transcriptomics to Bolster Patient Matching in Precision Oncology Study

Precision Oncology News, 2018

DuPage County View *Flood Plain*



October 23, 2019

Plan Commission
Zoning Board of Appeals
Village of Burr Ridge
7660 County Line Road
Burr Ridge, Illinois. 60527

Rezoning Hearing
7500 South Hamilton Avenue
Burr Ridge

Redone from R2A to T-1

Dear Members

We have lived at 122 - 75th Street for almost 20 years. We are opposed to any zoning changes of the subject property for the following reasons:

Substantially devaluation of the residential properties in this area.

Increasing transient traffic on 75th Street. As well as through the residential neighborhood.

Building on this lot could definitely have an adverse effect on the protected wetlands.

Please do not entertain any proposals to change the residential zoning in Bartlett Estates.

Sincerely,


Thomas & Joy Koukol
122 75th Street



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

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

October 15, 2019

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:

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by request by John Moskal for re-zoning of a property from the R-2A Residential District to the T-1 Transitional District. The petition number and property address is **Z-16-2019: 7500 Hamilton Avenue** and the Permanent Real Estate Index Number is **09-25-400-001**.

A public hearing to consider this petition is scheduled for:

Date: Monday, November 4, 2019

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

Location: Village of Burr Ridge
Board Room
7660 South County Line Road
Burr Ridge, IL 60527

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

Evan Walter, Assistant 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 Tuesday preceding the public hearing.

London Property Llc
33 N Brainard Ave
La Grange, IL 605215523
PIN 09251090030000

Mw Real Estate Investment
2829 Towsgate Rd
Westlake Villag, CA 605210000
PIN 09252110180000

Koukol, Thomas & Joy
15W122 75Th St
Burr Ridge, IL 605210000
PIN 09254020010000

Le Tourneau, Edward & J
7607 S Hamilton Ave
Burr Ridge, IL 605270000
PIN 09254010080000

Mw Real Estate Investment
2829 Towsgate Rd
Westlake Villag, CA 605210000
PIN 09252110210000

Heersink, Evert
7239 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252020050000

Layland Jr, H K
100 Shore Dr
Burr Ridge, IL 605210000
PIN 09253030020000

Erin, Elizabeth D
7524 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09254000050000

Milovanovic, Michael & V
7350 Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252070090000

Vega Hospitality Group
300 S Frontage Rd
Burr Ridge, IL 605270000
PIN 09252110010000

Patel, Ruchik & Jigna
1160 S Michigan Ave
Chicago, IL 605270000
PIN 09254010240000

Zelevnikar, John V
121 W 75Th St
Burr Ridge, IL 605210000
PIN 09252110230000

Deldin, Barbara
7401 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252060050000

Mendez, Ray A
7719 Hamilton Ave
Burr Ridge, IL 605270000
PIN 09254040050000

Chicago Industrial Llc
6529 Southern Blvd
West Palm Beach, FL 605210000
PIN 09253030030000

Cermak Enterprise Llc
La Grange, IL 605272537
PIN 09252110050000

Suda, Mark
7620 Drew Ave
Burr Ridge, IL 605270000
PIN 09254010250000

Krampits, George & Ann
7515 S Drew Ave
Burr Ridge, IL 605210000
PIN 09254020040000

Deldin, Barbara
7401 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252060060000

Park, Jesse & Phavinee
7715 S Hamilton Ave
Burr Ridge, IL 605270000
PIN 09254040040000

Lavrisa, Victor & Frances
414 Cherry Ct
Roselle, IL 605270000
PIN 09254000060000

Schultz, William E
7230 Elm Ave
Burr Ridge, IL 605210000
PIN 09252040080000

Kukuc, Stanley & Irene
7615 S Drew Ave
Burr Ridge, IL 605270000
PIN 09254020100000

Graves, Jill S
7720 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09254030010000

Kukuc, Frank & Margaret
7603 S Drew Ave
Burr Ridge, IL 605210000
PIN 09254020070000

Czerwien, Eward G
7249 Hamilton
Burr Ridge, IL 605210000
PIN 09252040050000

El Hori, Marad S
7419 Garfield Ave
Burr Ridge, IL 605210000
PIN 09252090020000

Peoples, Michael & Lynne
7320 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252050080000

Pastiak, Michael
7507 Hamilton Ave
Burr Ridge, IL 605210000
PIN 09254010020000

Kocovski, Dimce & Violet
7320 S Hamilton Ave
Burr Ridge, IL 605270000
PIN 09252070150000

Pandey, Ghanshyam & Leela
7519 Hamilton Ave
Burr Ridge, IL 605270000
PIN 09254010050000

Jason, Derek B & Leah
7340 Park Ave
Burr Ridge, IL 605270000
PIN 09252060100000

Graves, Jill S
7720 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09254030040000

Mackowiak, James
121 74Th St
Burr Ridge, IL 605270000
PIN 09252090010000

Vallandigham, Richard A
7511 Drew Ave
Burr Ridge, IL 605210000
PIN 09254020030000

Vallandigham, Corinne
7511 Drew Ave
Burr Ridge, IL 605270000
PIN 09254040090000

Breymeyer, William G
7711 S Drew Ave
Burr Ridge, IL 605210000
PIN 09254050020000

Village Of Burr Ridge
7660 S County Line Rd
Burr Ridge, IL 605210000
PIN 09254020230000

Paulius, Andrius
1815 W Iowa St
Chicago, IL 605270000
PIN 09254020060000

Dzianott, Tadeusz S
7703 Hamilton Ave
Hinsdale, IL 605210000
PIN 09254040010000

Rutherford, Tricia & Gary
1755 Park St
Naperville, IL 605270000
PIN 09252070070000

Cermak Enterprise Llc

La Grange, IL 605272537
PIN 09252110060000

Graves, Jill S
7720 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09254030030000

Lowney, Marilyn
7244 Chestnut Hills
Burr Ridge, IL 605270000
PIN 09251110010000

Stoss Michaels, Rita D
7520 S Drew Ave
Burr Ridge, IL 605210000
PIN 09254010190000

Arnold, Patrick J & M M
7310 Chestnut Hills
Burr Ridge, IL 605270000
PIN 09251110050000

Seymour Red Partners, Lp

Western Springs, IL 605210000
PIN 09254000010000

Bre/Esa P Portfolio Llc

Charlotte, NC 605210000
PIN 09252110330000

Liss, Thomas & Patricia
7309 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252060010000

Babitzke, Douglas
7611 Hamilton Ave
Hinsdale, IL 605210000
PIN 09254010090000

Straub, Michael
467 81St St
Burr Ridge, IL 605270000
PIN 09252080120000

Littleton, Anna
156 Chestnut Hill Dr
Burr Ridge, IL 605210000
PIN 09251110320000

Pieprzyca Jr, Leon & B
10S051 Clarendon Hills
Willowbrook, IL 605210000
PIN 09252070040000

Ctltc 10224910
10 S Lasalle St
Chicago, IL 605210000
PIN 09252050090000

Sladojevic, Petar
7339 Garfield Ave
Burr Ridge, IL 605276980
PIN 09252050040000

Cermak Enterprise Llc

La Grange, IL 605272537
PIN 09252110160000

Burr Ridge Park Dist
10S474 Madison St
Burr Ridge, IL 605210000
PIN 09251090240000

Michalski, Edward & Debra
7259 S Park Ave
Burr Ridge, IL 605210000
PIN 09252030050000

Patterson, Gerald & M
7630 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09254000110000

Mc Nally, Thomas & P
7249 S Park Ave
Hinsdale, IL 605210000
PIN 09252030040000

Pedersen, Oscar & Susann
7250 Elm St
Burr Ridge, IL 605270000
PIN 09252040100000

Chicago Industrial Llc
6529 Southern Blvd
West Palm Beach, FL 605210000
PIN 09253030040000

Mw Real Estate Investment
2829 Towsgate Rd
Westlake Villag, CA 605210000
PIN 09252110200000

Jason, Mark & Constidina
7339 Giddings Ave
Burr Ridge, IL 605270000
PIN 09252060040000

Schmeicher, Jack
7712 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09254030050000

Brossard, P & V Muellner
7329 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252080030000

Ambadipudi, R & S Pabbathi
7209 Hamilton Ave
Burr Ridge, IL 605270000
PIN 09252040010000

Petrovic, Yvonne
7329 S Park Ave
Burr Ridge, IL 605270000
PIN 09252070170000

7600 Grant Br Llc
150 Harvester Dr
Burr Ridge, IL 605210000
PIN 09253020160000

Novak, George T
7508 Drew Ave
Burr Ridge, IL 605270000
PIN 09254010160000

Rath, Edward
7229 Hamilton Ave
Burr Ridge, IL 605270000
PIN 09252040030000

Lange, Ronald H
7310 Giddings Ave
Burr Ridge, IL 605270000
PIN 09252050070000

Murray, Robert J
7300 S Elm St
Hinsdale, IL 605210000
PIN 09252080050000

Kwilinski, Shirley F
7310 S Elm Ave
Burr Ridge, IL 605270000
PIN 09252080060000

Bokuvka, Robert
635 Briar Hill Ln
Addison, IL 605270000
PIN 09252010090000

Mps Loria Dvlpmt Llc
7500 S County Line Rd
Burr Ridge, IL 605270000
PIN 09254020140000

London Property Llc
33 N Brainard Ave
La Grange, IL 605215523
PIN 09253010050000

Labus, Marian E
7612 Drew Ave
Burr Ridge, IL 605270000
PIN 09254010230000

Schlosser, Camerina
9124 S Keeler Ave
Oak Lawn, IL 605210000
PIN 09254000090000

Gerut, James
7420 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252090070000

Layko Properties
100 Shore Dr
Burr Ridge, IL 605210000
PIN 09253030210000

Alex, Nancy D
142 Chestnut Hill Cr
Burr Ridge, IL 605270000
PIN 09251110450000

Allen, Russell
7519 Drew Ave
Burr Ridge, IL 605210000
PIN 09254020050000

Svatos, William & Patricia
7506 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09254000020000

Partekel, Ronald & C
7350 Giddings Ave
Burr Ridge, IL 605270000
PIN 09252050110000

Bibeau, Marc
5546 Howard Ave
La Grange, IL 605210000
PIN 09252070110000

Bedoe, Linda A
321 73Rd St
Burr Ridge, IL 605210000
PIN 09252070010000

Christian Brother Midwest
7650 S County Line Rd
Burr Ridge, IL 605270000
PIN 09254020270000

Kolniak, Christina A
7600 Drew Ave
Burr Ridge, IL 605270000
PIN 09254010200000

One Equity Place Llc
7420 S County Line Rd
Burr Ridge, IL 605210000
PIN 09252110320000

Dimit, Gregory W
7250 Hamilton
Burr Ridge, IL 605210000
PIN 09252030100000

Frontage Llc
15W580 N Frontage Rd
Burr Ridge, IL 605270000
PIN 09253010040000

Graves, Jill S
7720 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09254030020000

Pabijanski, Henryk
7626 Drew Ave
Burr Ridge, IL 605210000
PIN 09254020130000

Chicago Industrial Llc
6529 Southern Blvd
West Palm Beach, FL 605210000
PIN 09253030060000

Wujcik, Thomas P
8224 Park Ave
Burr Ridge, IL 605210000
PIN 09252060070000

Burnett, Jean & Kenneth
7340 S Hamilton Ave
Burr Ridge, IL 605270000
PIN 09252070080000

Kozak, Joseph M 66239-12
7230 Hamilton Ave
Hinsdale, IL 605210000
PIN 09252030080000

Straub, Michael
467 81St St
Burr Ridge, IL 605270000
PIN 09252080140000

M S J Properties
4601 W 49Th St
Chicago, IL 605210000
PIN 09254010140000

Iwanetz, Bohdan A
7516 Drew Ave
Burr Ridge, IL 605276929
PIN 09254010180000

Burr Ridge Park District
10S474 Madison St
Burr Ridge, IL 605210000
PIN 09252120010000

Mc Elwee, James H & J R
7627 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09254010130000

Kolody, Franklin C
7330 S Park Ave
Burr Ridge, IL 605270000
PIN 09252060080000

Zitko, William & Darlene
7615 Hamilton Ave
Burr Ridge, IL 605210000
PIN 09254010100000

Milovanovic, Daniel
7359 Park Ave
Burr Ridge, IL 605270000
PIN 09252070050000

Rivera, Rudolph A
7607 S Drew Ave
Burr Ridge, IL 605270000
PIN 09254020080000

Burnett, Jean M
7339 S Park Ave
Burr Ridge, IL 605210000
PIN 09252070030000

Mw Real Est Invest Llc
2829 Townsgate Rd
West Lake Vill, CA 605270000
PIN 09252110170000

Bibeau, Marc
5546 Howard Ave
La Grange, IL 605210000
PIN 09252070100000

Moinnuddin, Abid & S
7623 S Drew
Burr Ridge, IL 605210000
PIN 09254020120000

Kolody, Franklin C
7330 S Park Ave
Burr Ridge, IL 605270000
PIN 09252060090000

Andrese, Craig A
7326 Chestnut Hills
Burr Ridge, IL 605270000
PIN 09251110090000

Du Page Forest Preserve
Wheaton, IL 605210000
PIN 09252000090000

Bien, G & S Mikos
631 67Th Pl
Willowbrook, IL 605210000
PIN 09254010170000

Mw Real Estate Investment
2829 Towsgate Rd
Westlake Villag, CA 605210000
PIN 09252110190000

Giacomini, John
220 W 75Th St
Burr Ridge, IL 605210000
PIN 09254010010000

Korfist, Christian
7611 Drew Ave
Burr Ridge, IL 605276948
PIN 09254020090000

Bhurgri, Abdul H
7237 Garfield Ave
Burr Ridge, IL 605210000
PIN 09252010040000

Kocher, Walter
7336 Chestnut Hls Dr
Burr Ridge, IL 605210000
PIN 09251110130000

Chicago Industrial Llc
6529 Southern Blvd
West Palm Beach, FL 604820000
PIN 09253030160000

Lewis, J L
7701 Grant St
Burr Ridge, IL 605270000
PIN 09253030070000

Huber, Lisa C
207 The Lane
Hinsdale, IL 605270000
PIN 09251110390000

Aramark Uniform & Career
115 N 1St St
Burbank, CA 605210000
PIN 09253020170000

,
PIN 09252100130000

Castellan, Pietro
7220 Giddings Ave
Hinsdale, IL 605210000
PIN 09252010070000

Eberhardt, Paul
3742 Gladstone Ave
Riverside, IL 605270000
PIN 09254000070000

Musillami, Sarverio & D
7319 Garfield Ave
Burr Ridge, IL 605210000
PIN 09252050020000

Heartland Bank & Trust
7623 Hamilton Ave
Burr Ridge, IL 605270000
PIN 09254010120000

Drahos, Peter & G Garcia
7612 Hamilton Ave
Burr Ridge, IL 605276924
PIN 09254000080000

Beechen & Dill Bldrs Inc
7512 County Line Rd
Burr Ridge, IL 605270000
PIN 09254020260000

Anton, Mark & Jelena
7340 Giddings Ave
Burr Ridge, IL 605276907
PIN 09252050100000

Mahoney Tr
3275 Beller Dr
Darien, IL 605210000
PIN 09254000030000

Sarma, Vijaya & S
7707 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09254040020000

Lewis, J L
7720 S Drew Ave
Burr Ridge, IL 605270000
PIN 09254040130000

Murphy, Patrick
6301 S Garfield
Burr Ridge, IL 605210000
PIN 09252090150000

Ghorby, Esmat & Ghada
151 74Th St
Burr Ridge, IL 605210000
PIN 09252090060000

Fantozzi, Remo & B Vavra
7301 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252080010000

Rakoci, Robert J
150 74Th St
Burr Ridge, IL 605210000
PIN 09252050120000

Straubland Llc
15W256 N Frontage Rd
Burr Ridge, IL 605270000
PIN 09252070180000

Michalski, Joseph & M
7220 S Elm St
Burr Ridge, IL 605210000
PIN 09252040070000

Andrango, Luis Arturo
7239 Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252040040000

Kaplarevic, Zoran
7329 Garfield Ave
Burr Ridge, IL 605210000
PIN 09252050030000

M S J Properties
4601 W 49Th St
Chicago, IL 605210000
PIN 09254010150000

Beechen & Dill Builders
7512 S County Line Rd
Burr Ridge, IL 605210000
PIN 09254020190000

Commonwealth Edison Co
3 Lincoln Centre
Oakbrook Terr, IL 605210000
PIN 09251090060000

Schauer, Cynthia
120 W 75Th St
Burr Ridge, IL 605270000
PIN 09254020020000

Jirus, Vlasta
7215 Chestnut Hills
Burr Ridge, IL 605210000
PIN 09251110250000

Vartanian, Rose M
7240 S Park Ave
Burr Ridge, IL 605270000
PIN 09252020090000

Robles, Trinidad & R E
7210 Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252030060000

Zavala, Sandra
7248 Giddings Ave
Burr Ridge, IL 605270000
PIN 09252010100000

Kordomenos, John
7701 S Drew Ave
Burr Ridge, IL 605210000
PIN 09254050010000

Castellan, Peter
7213 Garfield Ave
Burr Ridge, IL 605210000
PIN 09252010020000

Mc Cash, Benjamin L & L P
119 W 75Th St
Burr Ridge, IL 605210000
PIN 09252110240000

Dusek, Blanka
120 W 74Th St
Burr Ridge, IL 605270000
PIN 09252050060000

Heersink, Evert J
7239 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252020040000

Sieczka, Krzysztof
7249 Garfield
Burr Ridge, IL 605270000
PIN 09252010050000

Sartore, Michael
7240 Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252030090000

Powers, Pete & Rosemary
7306 Chestnut Hills
Burr Ridge, IL 605270000
PIN 09252070140000

Dusek, Blanka
120 W 74Th St
Burr Ridge, IL 605270000
PIN 09252050050000

Thomas, Jack & Karen
7601 Hamilton Ave
Burr Ridge, IL 605270000
PIN 09254010070000

Adams, James H
134 Chesnut Hills Cr
Burr Ridge, IL 605210000
PIN 09251110490000

Marth, Daniel & Rose
7319 Park Ave
Burr Ridge, IL 605270000
PIN 09252070160000

Harrison Jr, Ivan & Janet
7518 Hamilton Ave
Burr Ridge, IL 605270000
PIN 09254000140000

Adkins, Holly M
7219 Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252040020000

7201 Garfield Land Trust
7201 S Garfield Ave
Burr Ridge, IL 605210000
PIN 09252010010000

Madsen, Scott T & Diane M
7309 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252080020000

Burr Ridge Real Estate
7725 Grant St
Burr Ridge, IL 605210000
PIN 09253030230000

Lutz, Mark C
7624 Drew Ave
Burr Ridge, IL 605270000
PIN 09254010260000

Panduit Corp
18900 Panduit Dr
Tinely Park, IL 605210000
PIN 09253030170000

St Bk Countryside Tr 78
7508 S County Line Rd
Burr Ridge, IL 605210000
PIN 09254020170000

Layland Jr, H K
100 Shore Dr
Burr Ridge, IL 605210000
PIN 09253030010000

Linkowski, Robert W & A A
7340 S Elm St
Burr Ridge, IL 605210000
PIN 09252080070000

Village Of Burr Ridge
7660 S County Line Rd
Burr Ridge, IL 605210000
PIN 09254020250000

Dill, Gerald W
7512 County Line Rd
Burr Ridge, IL 605270000
PIN 09254020180000

Mensik, Frank
7339 Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252080040000

Folkerts, Jack W
7210 Park Ave
Burr Ridge, IL 605210000
PIN 09252020060000

Cermak Enterprise Llc

La Grange, IL 605272537
PIN 09252110040000

Bafia, Joseph & Danuta
7309 S Garfield Ave
Burr Ridge, IL 605210000
PIN 09252050010000

Brown, Woodrow & Cathryn
7619 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09254010110000

, PIN 09252100110000	Sieczka, Jan & Maria 7319 Giddings Ave Burr Ridge, IL 605270000 PIN 09252060020000	Pasquinelli Inc 905 W 175Th St Homewood, IL 605210000 PIN 09251090150000
One Equity Place Llc 7420 S County Line Rd Burr Ridge, IL 605270000 PIN 09252110310000	Farooq, Lubna 7523 Hamilton Ave Burr Ridge, IL 605276938 PIN 09254010060000	Light, Timothy & Margaret 7250 Park Ave Burr Ridge, IL 605270000 PIN 09252020100000
Stasevisius, John & R 7515 S Hamilton Ave Burr Ridge, IL 605210000 PIN 09254010040000	, PIN 09252100120000	Walnut Fifty 401K Plan Tr 8361 Dolfer Cove Burr Ridge, IL 605270000 PIN 09254000100000
Mc Nally, James & C A 7511 S Hamilton Ave Burr Ridge, IL 605210000 PIN 09254010030000	Pauly, Terry & Sandra 7230 S Park Ave Burr Ridge, IL 605210000 PIN 09252020080000	Cervantes, Francisco 7619 Drew Ave Burr Ridge, IL 605270000 PIN 09254020110000
Chang, Dale & Jessica Bong 7608 Drew Ave Burr Ridge, IL 605210000 PIN 09254010220000	Sheputis, James 7700 S Grant St Burr Ridge, IL 605270000 PIN 09253040010000	2014 3 lh Borrower Lp 1717 Main St Dallas, TX 605276942 PIN 09252060030000
Wojtyczka, Stanislaw & M 7350 S Park Ave Burr Ridge, IL 605270000 PIN 09252060120000	Straub, Michael 467 81St St Burr Ridge, IL 605270000 PIN 09252080130000	Fournier, Richard & J A 7219 Park Ave Burr Ridge, IL 605270000 PIN 09252030020000
Reinesto, Mark & Cynthia 7604 Drew Ave Hinsdale, IL 605210000 PIN 09254010210000	Ludwig, Steven & Kelly 7220 Park Ave Burr Ridge, IL 605270000 PIN 09252020070000	Burr Ridge Park Dist 10S474 Madison St Burr Ridge, IL 0 PIN 09254040100000
Milewski, David 731 Royal Crest Ct Bolingbrook, IL 605270000 PIN 09252060130000	Mps Loria Dvlpmt Llc 7500 S County Line Rd Burr Ridge, IL 605210000 PIN 09254020150000	Us Bank 3815 S W Temple Salt Lake City, UT 605270000 PIN 09252030010000
Enzor, Gregory S & Phyllis 7240 S Elm St Burr Ridge, IL 605210000 PIN 09252040090000	Burr Ridge Park District 10S474 Madison St Burr Ridge, IL 0 PIN 09254040110000	Properties, Layko 100 Shore Dr Burr Ridge, IL 605210000 PIN 09253030200000
Bonaminio, Robert & Roshni 210 W 77Th St Burr Ridge, IL 605270000 PIN 09254040080000	Tameling, Edwin L & Sherry 15W616 75Th St Burr Ridge, IL 605270000 PIN 09251080410000	Mulvihill, Agnes & Thomas 5746 N Merrimac Ave Chicago, IL 605210000 PIN 09251080070000

Rmd Construction Inc
7319 S Park Ave
Burr Ridge, IL 605276906
PIN 09252010060000

Cabral, Armando & Maria
15W626 75Th St
Burr Ridge, IL 605270000
PIN 09251080420000

Grancarich, Anna
7208 Chestnut Hill Dr
Burr Ridge, IL 605270000
PIN 09251110610000

Thomas, Anthony & Rebecca
7230 Giddings Ave
Burr Ridge, IL 605270000
PIN 09252010080000

Fox Jr, James E & Sharon
7211 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252020020000

Damore, John D
7920 Garfield
Burr Ridge, IL 605210000
PIN 09251080400000

Sheppler, Clinton P
7241 S Park Ave
Burr Ridge, IL 605210000
PIN 09252030030000

Luckett Jr, Robert L
7213 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252020030000

Burr Ridge Park District
10S474 Madison St
Burr Ridge, IL 0
PIN 09254040120000

Breymeyer, William G & M
7711 S Drew Ave
Burr Ridge, IL 605210000
PIN 09254050030000

Herman, Charles & Ashley
221 72Nd St
Burr Ridge, IL 605276959
PIN 09252020010000

Panduit Corp
18900 Panduit Dr
Tinley Park, IL 605210000
PIN 09253030110000

Bank Financial 011018
7220 Hamilton Ave
Burr Ridge, IL 605270000
PIN 09252030070000

Castaneda, Gerardo
7225 Garfield Ave
Burr Ridge, IL 605210000
PIN 09252010030000

Sharma, Bhagwan
Palos Hts, IL 605210000
PIN 09251110360000

Deist, Robert
121 Chestnut Hill Cr
Burr Ridge, IL 605270000
PIN 09251110570000

Danielson, Bruce E
7711 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09254040030000

Vodicka, Edward & Mildred
7800 Hamilton Ave
Hinsdale, IL 605210000
PIN 09254030060000

Tameling, Edwin L
15W616 75Th St
Burr Ridge, IL 605270000
PIN 09251080080000

Postma, Thomas
129 Chestnut Hills
Burr Ridge, IL 605270000
PIN 09251110640000

Makkena, Srinivas & S
7203 Chestnut Hills
Burr Ridge, IL 605270000
PIN 09251110170000

Lyster, Batsy A
7810 Hamilton Ave
Burr Ridge, IL 605270000
PIN 09254030070000

Shaffer, Charles A & J M
7807 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09254040060000

Xue, Zheng & Lei Zhao
101 Chestnut Hills
Burr Ridge, IL 605270000
PIN 09251110210000

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
1630454-R181, Extension
Ask for Information R Z-16-2019
Further details are available at:
www.burr-ridge.gov
(see Public Hearing Plan
Commission Agenda)



**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.

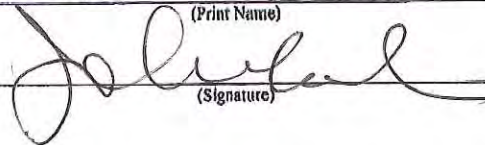
Street Address of Subject Property:

7500 HAMPTON

Property Owner or Petitioner:

JOHN MOSKAL

(Print Name)



(Signature)



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 7500 HAMILTON PIN # 09-25-400-201

GENERAL INFORMATION

PETITIONER: JOHN MOSKAL
(All correspondence will be directed to the Petitioner)
PETITIONER'S ADDRESS 8721 STARK DR, BURR RIDGE, IL
PHONE: 630-621-0691
EMAIL: JMVENT167@hotmail.com
PROPERTY OWNER: SEYMOUR BED STATUS OF PETITIONER: PRINCIPLE
OWNER'S ADDRESS: _____ PHONE: 630-621-0691

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 1.94 A. EXISTING ZONING: R2A
EXISTING USE/IMPROVEMENTS: VACANT
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)

R2A - T1

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

Sept 15, 2019
Date Petition is Filed



Z-18-2019: Requests amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in residential zoning districts.

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

Prepared by: Evan Walter, Assistant Village Administrator

Date of Hearing: November 4, 2019

The petitioner is Tad Christensen, owner of 8079 Creekwood Drive. The petitioner requests consideration of amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in residential zoning districts. For the purposes of this report, staff will refer to the proposed vegetation as “Planned Natural Landscaping” (henceforth: “Landscaping”). At this time, the Village’s regulations regarding plant material in residential yards and subdivisions is limited to three specific areas. They are as follows:

- **Municipal Code.** Through adoption of the 2012 International Property Maintenance Code (IPMC), the Village requires that all grass/weeds in yards be kept shorter than 10 inches in height. This regulation applies specifically to grasses in yards; this does not apply to other larger plantings, such as bushes, shrubs, or trees. Noxious weeds, regardless of location, are prohibited and are defined as poison ivy, ragweed, Canada thistles, perennial sow thistles, European bindweed, leafy spurge, Russian knapweed, hoary cress and other weeds of whatever kind.
- **Municipal Code.** Shoreline protection [of retention stormwater areas] shall be provided utilizing native and/or wetland plantings.
- **Zoning Ordinance.** Garden (in the open) or gardens which are largely enclosed by bushes, hedges, or trees and where the enclosure includes a freestanding architectural wall or monument shall be permitted in the interior side and rear buildable areas and are also permitted in the required rear yard but not closer than 10 feet from a rear lot line.
- **Subdivision Ordinance.** Native grasses or prairie plantings may only be used when expressly permitted by the Board of Trustees upon recommendation from the Village Engineer and only for a subdivision that will have a homeowner’s association which has perpetual maintenance responsibility. A letter of credit or other security separate from the subdivision improvement security to ensure that native landscaping is properly established and maintained is often requested and kept in escrow.

The Village has in the past, by internal action, allowed for the managed installation of Landscaping with permits in residential yards; however, there is no formally defined and codified standard for such action in Village regulations. This petition seeks to establish such regulations on a general basis.

If amendments to permit natural plantings and prairie grasses in residential yards were desired, staff suggests the following general points as elements to be included in said amendments. These points are as follows:

- Setbacks from side and rear property lines.
- Requirement that all Landscaping be located in certain yards, such as rear, and corner or interior side yards.
- Requirement that Landscaping be not more than a particular percentage of the land use of any particular yard in which it is located.
- Establishment of a Landscaping Permit, which is review by Village staff before installation may occur.
- Requirement that all Landscaping be accompanied by a submitted Landscaping Management Plan, which shall be recorded with the Village as part of said Landscaping Permit.
- Requirement that all Landscaping listed within a Landscaping Management Plan be mechanically cut to a maximum of a certain height at least once annually. Fire burning of Landscaping shall be prohibited.

Findings of Fact and Recommendation

Staff seeks direction from the Plan Commission regarding whether amendments to the Zoning Ordinance regarding Landscaping in residential yards is desired, as well as if any additional information is desired. Staff will provide findings of fact and draft amendments at a later meeting should amendments to the Zoning Ordinance be desired. The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if it fulfills the purpose and intent of the Zoning Ordinance.

Appendix

Exhibit A – Petitioner's Materials

EXHIBIT A





VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): PAUL & TAD CHAMBERSEN

STATUS OF PETITIONER: Resident

PETITIONER'S ADDRESS: 8079 CREEKWOOD BURN R. DR

ADDRESS OF SUBJECT PROPERTY: _____

PHONE: 630-656-2322

EMAIL: SERVICEAWATERANDFIREPROF.COM

PROPERTY OWNER: 7800 ORCA AVE TRUST

PROPERTY OWNER'S ADDRESS: _____ PHONE: _____

PUBLIC HEARING REQUESTED: _____ Special Use _____ Rezoning ☒ Text Amendment _____ Variation(s) _____

DESCRIPTION OF REQUEST:

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: _____

EXISTING USE/IMPROVEMENTS: _____

SUBDIVISION: _____

PIN(S) # _____

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 of Filing

9/23/19



FINDINGS OF FACT
FOR AN AMENDMENT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

- #1. Burr Ridge currently is promoting wild flowers around retention areas
2. This would enhance the wild life even all especially the bees and butterfly which are in great disress

b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

The comprehensive plan in Burr Ridge currently supports the preservation of open space well even possible

10/01/2019

Permits Applied For September 2019



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCMSC-19-242	09/05/2019	16W 343 83rd St.	Tomis Electric	2716 W. Fitch Chicago IL 60645	Commercial Miscellaneous
JCMSC-19-248	09/09/2019	16W 210 83RD ST	Target Zero	10435 S. 81st Ct Palos Hills IL 60465	Commercial Miscellaneous
JCMSC-19-259	09/20/2019	116 Shore Dr	Green Air Care	1534 BarClay Blvd Buffalo Grove IL 60089	Commercial Miscellaneous
JCMSC-19-260	09/20/2019	120 Harvester Dr	Estancia UCP LLC	150 Harvester Dr. Suite 100 Burr Ridge IL 60527	Commercial Miscellaneous
JCPE-19-240	09/06/2019	1333 Burr Ridge Pkwy	Siebert Construction	1440 Huntington Dr Calumet City IL 60409	Com Electrical Permit
JDEK-19-251	09/09/2019	7951 Savoy Club Ct.	D&M Outdoor Living Spaces	P.O. Box 54 Western Springs IL 60558	Deck
JPAT-19-247	09/05/2019	6185 Wildwood Ln	King's Landscape Design	16W280 Jeans Rd Mooseheart IL 60539	Patio
JPAT-19-249	09/05/2019	4 Enclave Ct	George Aikara	4 Enclave Ct. Burr Ridge IL 60527	Patio
JPAT-19-252	09/09/2019	8025 Bucktrail Dr	Brian & Colleen Hickey	8025 Bucktrail Dr. Burr Ridge IL 60527	Patio
JPAT-19-262	09/20/2019	8715 Madison St.	JR's Creative Landscaping	31 W 626 Schoger Rd. Naperville IL 60564	Patio
JPF-19-245	09/04/2019	68 Cabernet CT	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit
JPR-19-233	09/25/2019	415 Glenn DR	Irene V Adolf	10S415 Glenn Dr Burr Ridge IL 60527	Right-of-Way
JPR-19-254	09/16/2019	7624 Drew Ave	Keith's Cartage & Excavating,	P.O.Box 34 Willow Springs IL 60480	Right-of-Way
JPR-19-256	09/17/2019	10S 659 Jackson St	Elia Paving Co.	P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JPR-19-263	09/20/2019	15W 541 81st ST	Ken Wilson Seal Coating & As	508 Oakwood Dr. Lemont IL 60439	Right-of-Way
JPS-19-255	09/16/2019	1333 Burr Ridge Pkwy	Parvin-Clauss Sign Company	165 Tubeway Drive Carol Stream IL 60188	Sign
JRAD-19-258	09/19/2019	6786 Fieldstone Dr	Meridian REM, LLC	14 Ambriance Burr Ridge IL 60527	Residential Addition

10/01/2019

Permits Applied For September 2019



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-19-257	09/17/2019	11644 Briarwood Ln	Atlas Restoration	11441 Melrose Av Franklin Park IL 60131	Residential Alteration
JRDB-19-250	09/06/2019	11560 Burr Oak Ln	RG Landscaping	970 Manchester Ct. South Elgin IL 60177	Residential Detached Building
JRDB-19-261	09/20/2019	8715 Madison St.	JR's Creative Landscaping	31 W 626 Schoger Rd. Naperville IL 60564	Residential Detached Building
JRES-19-244	09/03/2019	15W 455 79th St.	St. Mark's Coptic Church	15W455 79th St Burr Ridge IL 60521	Residential Miscellaneous
JRES-19-246	09/05/2019	11240 W 72ND ST	Jay's Plumbing	1509 Ogden Ave Downers Grove IL 60515	Residential Miscellaneous
JRPE-19-253	09/13/2019	11546 Ridgewood Ln	ABC PHCE	220 Campus Dr. Arlington Heights IL 60004	Res Electrical Permit
TOTAL:	23				

10/14/2019

Permits Issued September 2019



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-19-193	09/06/2019	446 Village Center Dr	Accurate Property Services	17312 Harlem Tinley Park IL 60477	Com Alteration \$120,969	1,377
JCA-19-208	09/19/2019	701 Village Center Dr.	Berry Electrical Contracting C	1201 Morris Ave. Berkeley IL 60163	Com Alteration \$2,500	
JCA-19-228	09/25/2019	6900 Veterans Blvd.	Burham Nationwide	111 W Washington St, Ste 450 Chicago IL 60602	Com Alteration \$139,275	1,857
JCMSC-19-248	09/26/2019	16W 210 83RD ST	Target Zero	10435 S. 81st Ct Palos Hills IL 60465	Commercial Miscellaneous	
JCPE-19-240	09/06/2019	1333 Burr Ridge Pkwy	Siebert Construction	1440 Huntington Dr Calumet City IL 60409	Com Electrical Permit \$2,500	
JDEK-19-218	09/05/2019	135 Oak Ridge Dr	O'Rourke Deck Services, LLC	124 N. Park St Westmont IL 60559	Deck	
JDEK-19-231	09/30/2019	5 Hanover Ct	Tsai, Fred P	5 Hanover Ct Burr Ridge IL 60521	Deck	
JDEK-19-234	09/23/2019	8107 Park Ave	Warner's Decking	13349 Wellesley Ct. Plainfield IL 60585	Deck	
JDS-19-079	09/27/2019	7350 Giddings Ave	RMD Construction	7210 Giddings Ave. Burr Ridge IL 60527	Demolition Structure	
JDS-19-197	09/24/2019	7510 Wolf Rd	Illinois Designers & Builders, I	7614 Linden Oak Darien IL 60561	Demolition Structure	
JDS-19-206	09/23/2019	8670 County Line Rd	LM Custom Homes LLC	361 S. Frontage Rd. Burr Ridge IL 60527	Demolition Structure	
JELV-19-180	09/19/2019	9476 Fallingwater Dr E	Extended Home Living Service	210 W. Campos Dr. Arlington Heights IL 60004	Elevator	
JPAT-19-210	09/12/2019	204 W 59th St	Archadeck of Chicagoland	395 W. Northwest Hwy Palatine IL 60067	Patio	
JPAT-19-235	09/19/2019	904 Kenmare Dr	Hinsdale Nurseries	7200 S. Madison St Hinsdale IL 60521	Patio	
JPAT-19-249	09/25/2019	4 Enclave Ct	George Aikara	4 Enclave Ct. Burr Ridge IL 60527	Patio	
JPF-19-245	09/27/2019	68 Cabernet CT	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit	

10/14/2019

Permits Issued September 2019



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JPR-19-220	09/03/2019	7720 Forest Hill Rd	Philip L Fox		Right-of-Way \$8,230
JPR-19-222	09/03/2019	10S 531 MADISON ST	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JPR-19-223	09/03/2019	10S 541 Madison ST	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JPR-19-233	09/25/2019	415 Glenn DR	Irene V Adolf	10S415 Glenn Dr Burr Ridge IL 60527	Right-of-Way
JPS-19-238	09/19/2019	1333 Burr Ridge Pkwy	Parvin-Clauss Sign Company	165 Tubeway Drive Carol Stream IL 60188	Sign \$5,000
JPTR-19-229	09/30/2019	6980 County Line Rd	Homer Tree Care, Inc.	1400 S. Archer Ave. Lockport IL 60441	Tree Removal
JRAL-19-143	09/24/2019	9141 Garfield Av	Mahboob A Choudhry	9141 Garfield Ave Burr Ridge IL 60527	Residential Alteration \$150,000 2,000
JRAL-19-158	09/23/2019	7240 Park Ave	Agata & Marcin Wojtyczka	Burr Ridge IL 60527	Residential Alteration \$58,125 775
JRAL-19-243	09/25/2019	176 Foxborough Pl	Kitchen Bath & Beyond Showr	6244 Main St Downers Grove IL 60516	Residential Alteration \$8,925 119
JRES-19-204	09/06/2019	15W 528 63rd ST	Certasun LLC	1582 Barclay Blvd. Buffalo Grove IL 60089	Residential Miscellaneous
JRES-19-230	09/19/2019	8361 Dolfor Cove	Sunrun Installation Services	2309 S. Mount Prospect Rd. Des Plaines IL 60018	Residential Miscellaneous
JRES-19-246	09/30/2019	11240 W 72ND ST	Jay's Plumbing	1509 Ogden Ave Downers Grove IL 60515	Residential Miscellaneous
JRPF-19-109	09/24/2019	6130 Elm St	Platinum Poolcare Aquatech, L	300 Industrial Drive Wheeling IL 60090	Pool and Fence
JRSF-19-078	09/27/2019	7350 Giddings Ave	RMD Construction	7210 Giddings Ave. Burr Ridge IL 60527	Residential New Single Family \$382,500 2,550
JRSF-19-216	09/27/2019	8670 County Line Rd	LM Custom Homes LLC	361 S. Frontage Rd. Burr Ridge IL 60527	Residential New Single Family \$422,250 2,815

TOTAL: 31

10/14/19

Occupancy Certificates Issued September 2019

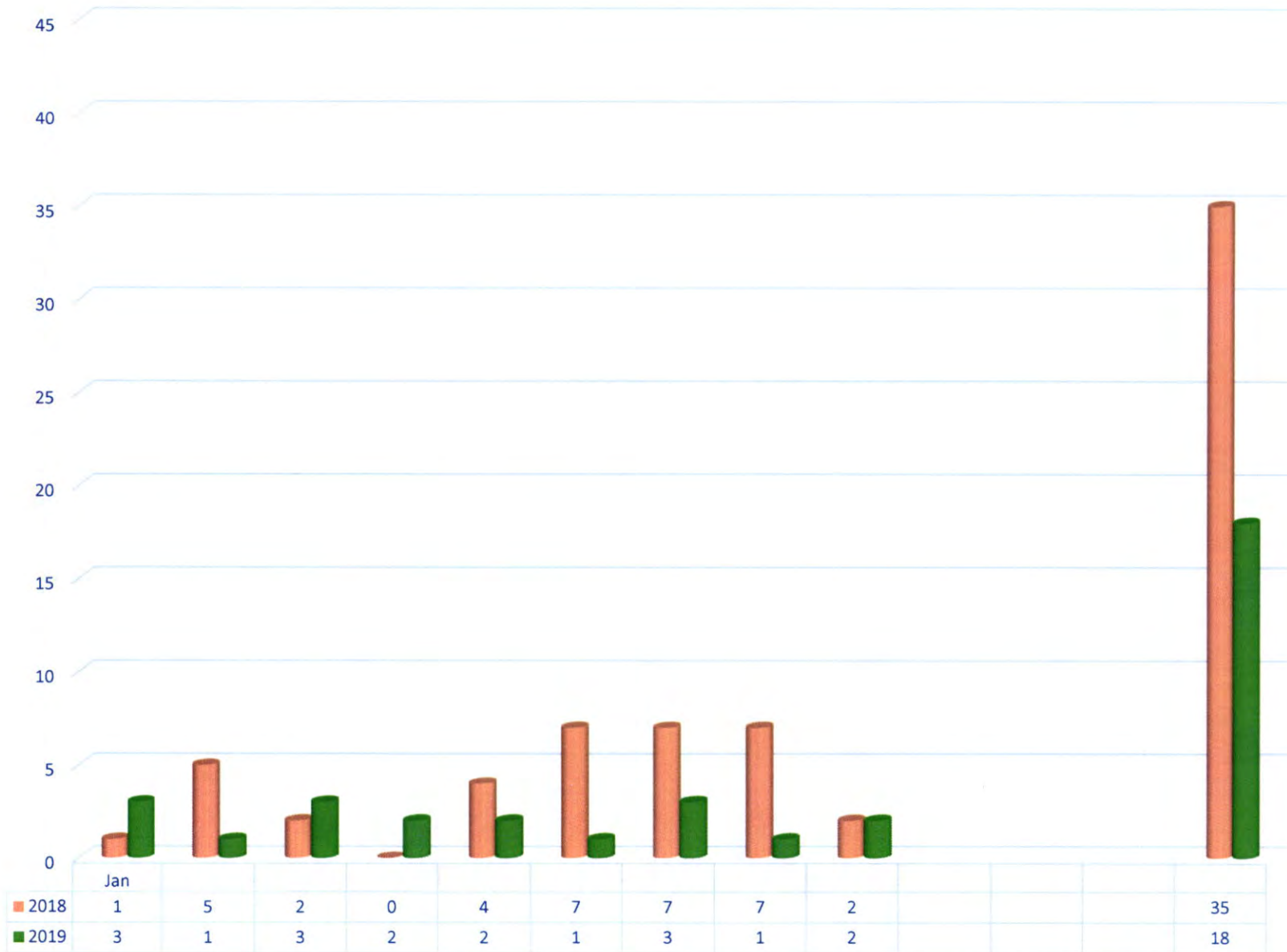
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF19033	09/19/19	Kirk and Thida Lertsburapa	15W 116 79TH ST
OF19034	09/23/19	Bel Canto Music Academy Ltd	92 Burr Ridge Parkway
OF19035	09/18/19	David Milewski	7360 Park AVE

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2019

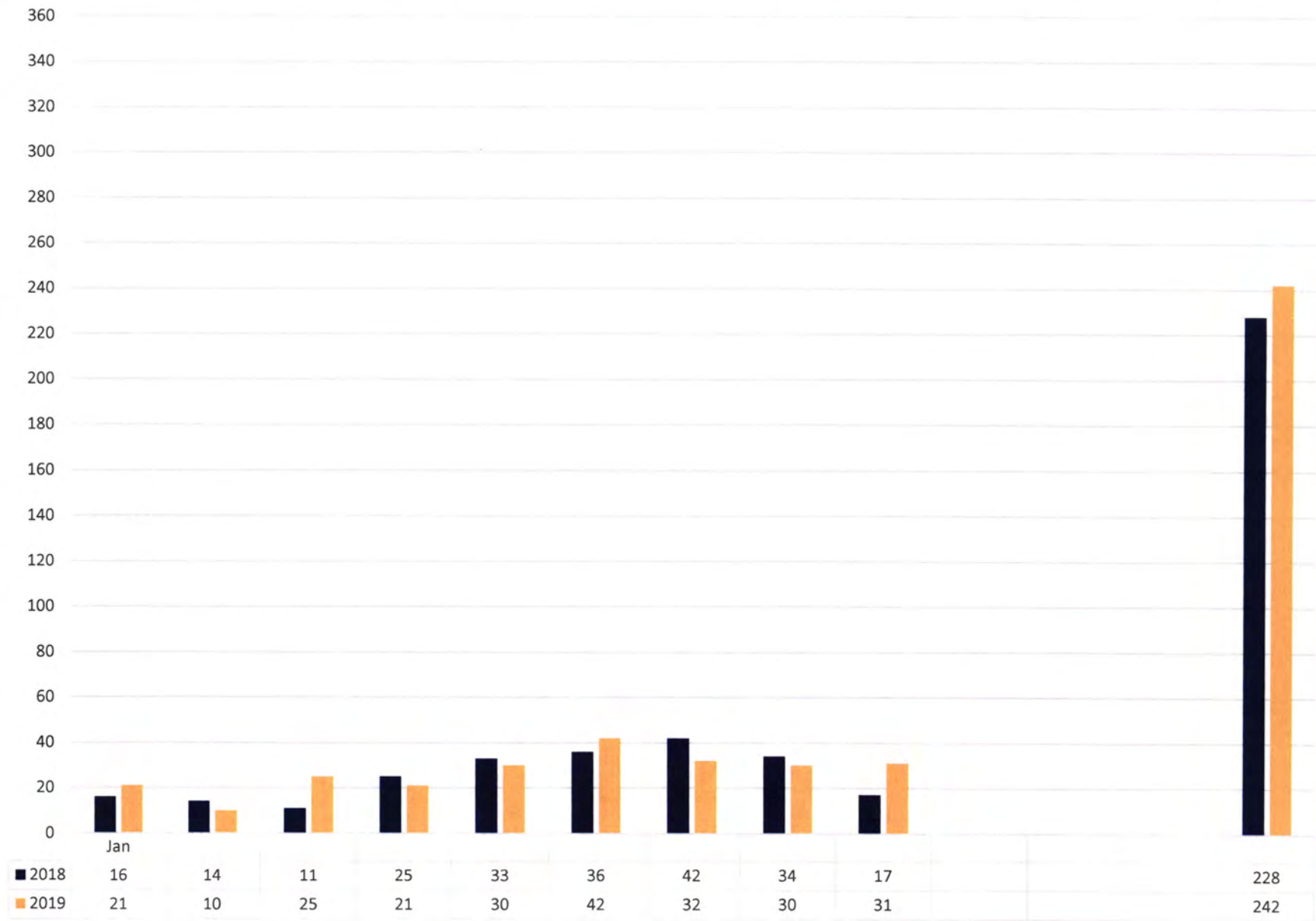
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$1,802,100	\$1,859,525		\$3,846,454	\$7,508,079
	[3]	[3]		[2]	
FEBRUARY	\$488,100	\$180,150		\$3,240,995	\$3,909,245
	[1]	[2]		[2]	
MARCH	\$3,037,650	\$149,550		\$159,888	\$3,347,088
	[3]	[7]		[1]	
APRIL	\$1,519,950	\$538,200		\$579,071	\$2,637,221
	[2]	[8]		[2]	
MAY	\$1,579,350	\$316,575		\$694,886	\$2,590,811
	[2]	[6]		[1]	
JUNE	\$488,100	\$71,775		\$1,319,475	\$1,879,350
	[1]	[3]		[1]	
JULY	\$1,652,700	\$53,775		\$9,287,476	\$10,993,951
	[3]	[4]		[6]	
AUGUST	\$1,039,200	\$77,400			\$1,116,600
	[1]	[2]		[0]	
SEPTEMBER	\$804,750	\$217,050		\$260,244	\$1,282,044
	[2]	[3]		[2]	
OCTOBER					
NOVEMBER					
DECEMBER					
2019 TOTAL	\$12,411,900	\$3,464,000	\$0	\$19,388,489	\$35,264,389
	[18]	[38]		[17]	

Village of Burr Ridge New Housing Permits 2018 Compared to 2019

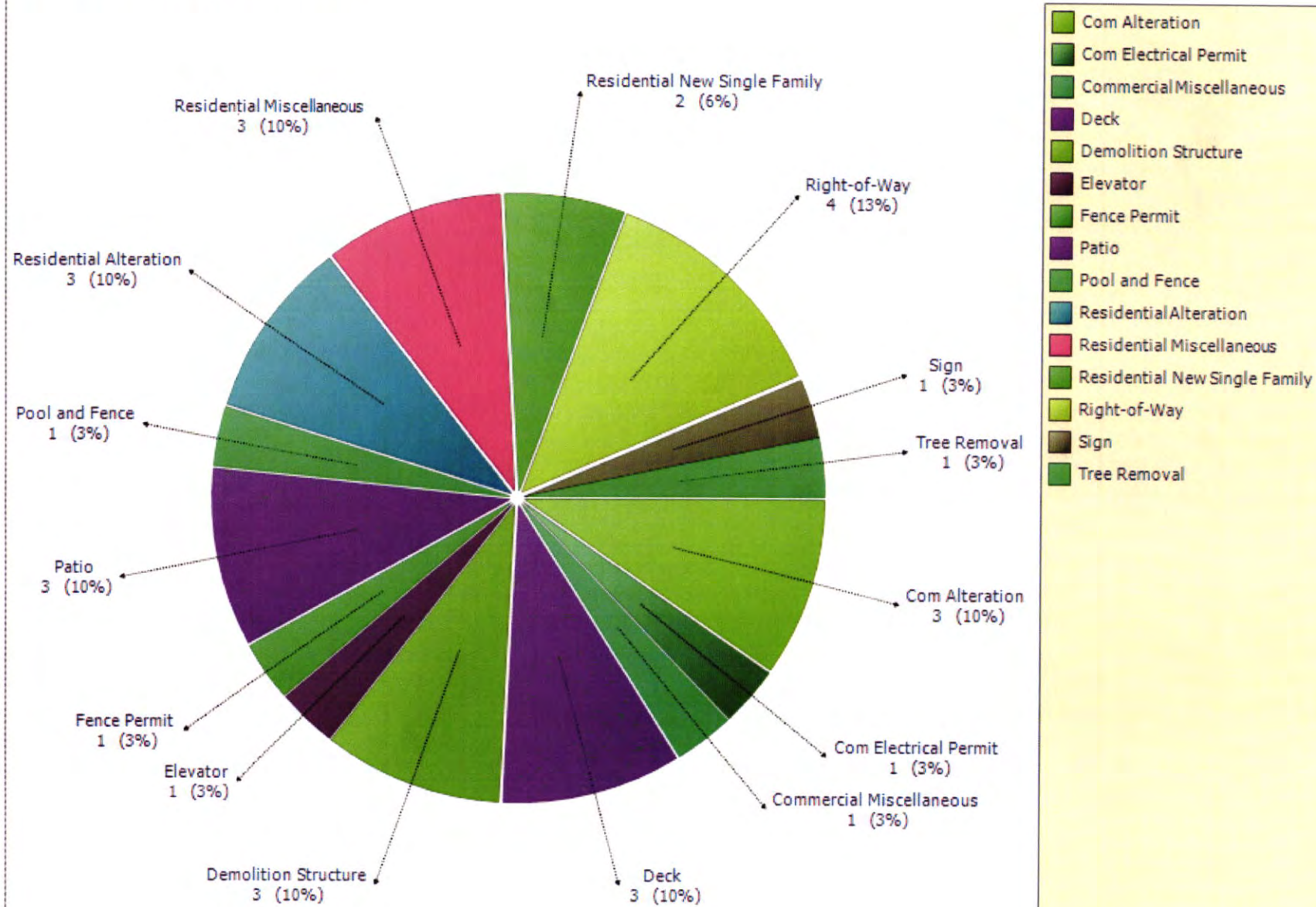


Village of Burr Ridge Building Permits Issued 2018 Compared to 2019



Breakdown of Projects by Project Type

Permits Issued September 2019





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant Village Administrator

DATE: November 4, 2019

RE: Board Report

At its October 14 and 21, 2019 meetings, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

6100 Grant Street (Mendi); The Board of Trustees approved a resolution approving the preliminary plat of subdivision and subdivision variation for the Mendi subdivision.

Z-17-2019: 582 Village Center Drive (Hassan); The Board of Trustees directed staff to prepare an ordinance approving the PUD amendment to amend the approved façade elevation of the Village Center.

Z-07-2019: 7000 County Line Road (Wiegand); The Board of Trustees directed staff to prepare an ordinance approving the text amendment and special use for a birthing center in the B-1 Business District.

October 21: The Board of Trustees directed the Plan Commission to hold a public hearing to consider amendments to the Zoning Ordinance to prohibit recreational cannabis businesses in the Village.