



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
JUNE 7, 2021 - 7:00PM  
VILLAGE HALL - BOARD ROOM AND ONLINE PLATFORM**

**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.**

**Attendance and Public Comment Procedures:** Due to the current limitations on social distancing and gatherings of no more than 30 persons in physical attendance, as set forth in Executive Orders issued by the Governor of the State of Illinois based upon the ongoing novel coronavirus pandemic disaster, and also based upon the Chairman of the Plan Commission having determined that an in-person meeting is not practical or prudent, due to the ongoing novel coronavirus pandemic disaster, the hearing will be conducted utilizing a virtual environment, pursuant to Public Act 101-0640. Village Hall will be open for the meeting; no more than 30 persons may be present at Village Hall at any one time, subject to applicable social distancing requirements. [Here is a link](#) to watch the meeting live. Public comment will be accepted in advance of the meeting via email at [jarcus@burr-ridge.gov](mailto:jarcus@burr-ridge.gov). Public comment may also be made at the applicable time during the meeting by calling [\(224\) 441-6894](tel:2244416894) and entering the conference identification number [\(271 038 90#\)](tel:27103890#). All participants will be muted upon entering the virtual meeting and be unmuted at the direction of the Chairman. Prior to voting on each agenda item, email comments for the item will be read and other comments received.

**I. ROLL CALL**

**II. APPROVAL OF MAY 17, 2021 MEETING MINUTES**

**III. PUBLIC HEARINGS**

**Z-01-2021: 312 Burr Ridge Parkway (Andrews/Rovito); Special Use, Variations, and Findings of Fact; continued from May 3, 2021**

Requests a special use as per Section VIII.B.2.ff of the Zoning Ordinance to permit a restaurant with sales of alcoholic beverages; a special use as per Section VIII.B.2.x of the Zoning Ordinance to permit outdoor dining for a restaurant; and a variation from Section XI.C.13 of the Zoning Ordinance to permit a restaurant without the required number of parking spaces.

**IV. CORRESPONDENCE**

**A. Board Report – May 10, 2021 & May 24, 2021**

**B. Building Report – April 2021**

**V. OTHER CONSIDERATIONS**

**VI. PUBLIC COMMENT**

**VII. FUTURE MEETINGS**

**June 14, 2021 Board of Trustees**

Commissioner Petrich is the scheduled Plan Commission representative for this Board meeting.

**June 21, 2021 Plan Commission**

**A. Z-04-2021**

Requests an amendment to Ordinance #A-834-10-05 to amend the outdoor space use adjacent to Building 4 of the Village Center to add a patio with a permanent/retractable awning to accommodate outdoor dining and a special use as per Ordinance #A-834-10-05 for outdoor dining at a permitted restaurant use, both at the subject property.

**B. Z-05-2021**

Requests re-zoning of the subject property as per Section VI.D of the Zoning Ordinance from the R-3 Residential District to the R-2A Residential District.

**C. PC-02-2021: Burr Ridge Village Center Planned Unit Development; continued from May 17, 2021**

As per PUD Amendment Ordinance A-834-15-20; review of plans for final streetscape design, color and design of surface materials, street furniture and bollard design, landscape and lighting design, etc.

**June 28, 2021 Board of Trustees**

Commissioner Hoch is the scheduled Plan Commission representative for this Board meeting.

**VIII. ADJOURNMENT**

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF MAY 17, 2021**

**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.

Chairman Trzupek read aloud the following statement:

“As Chairman of the Village of Burr Ridge Plan Commission and Zoning Board of Appeals, I am advising you that I hereby declare that conducting a solely in-person meeting of the Burr Ridge Plan Commission/Zoning Board of Appeals on April 19, 2021 is neither practical nor prudent due to Governor Pritzker’s May 29, 2020 Declaration of a State of Emergency caused by the COVID-19 pandemic.”

**ROLL CALL** was noted as follows:

**PRESENT:** 8 – Parrella, Stratis, Broline, Petrich, Hoch, Irwin, Farrell, and Trzupek

**ABSENT:** 0 – None

Village Planner Doug Pollock, Village Planner Joe Arcus, Village Administrator Evan Walter, and Village Engineer Dave Preissig were also present.

**II. APPROVAL OF PRIOR MEETING MINUTES**

Chairman Trzupek asked how best to note that the comments from a resident regarding the Mayor’s influence or lack thereof, over the Plan Commission is highlighted. He noted that a resident stated that the Plan Commission follows the lead of the Mayor and that the minutes indicated that several Commissioners responded that the Mayor has never called them about a pending case. Mr. Pollock responded that he would add Chairman Trzupek’s comments to the minutes for the May 17 meeting.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Petrich to approve the minutes of the May 3, 2021 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Farrell, Petrich, Hoch, Irwin, Broline, Stratis, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

### **III. PUBLIC HEARINGS**

There were no public hearings scheduled.

### **IV. CORRESPONDENCE**

There were no comments regarding the Board Report.

### **V. OTHER PETITIONS**

PC-02-2021: Burr Ridge Village Center Planned Unit Development

Chairman Trzupek asked for the staff summary.

Mr. Pollock responded that the Plan Commission and the Village Board approved an amendment to the Village Center Planned Unit Development in 2020. One of the conditions of the PUD amendment was for review and approval of final plans by the Plan Commission. The petitioner is now requesting final plan approval. Mr. Pollock noted that the PUD specifically stated that a public hearing was not required for the final plan review.

Chairman Trzupek asked for comments from the applicant.

Mr. Ramzi Hassan said that he is the owner of the Village Center. He introduced the architect for the project, Mr. Corey Dunne.

Mr. Dunne described the three districts that were created by the PUD amendment. He said they are seeking approval for the final plans for the entertainment district. He said this focuses on entertainment and includes: a raised surface to indicate the pedestrian zones, use of permeable pavers to achieve stormwater compliance, an activation aisle in the middle of the street for communal gathering and events and for emergency access. He said they were trying to create rhythm with the outdoor seating areas and enclosures. He mentioned that there will also be signage but the signs will be submitted for review at a later date. He said there are string lights over the top and there will be a lock box with clippers for the fire department to cut the string lights if ever necessary.

Mr. Hassan stated that the prospect of these improvements has led to more interest in leasing space in the Village Center.

Chairman Trzupek noted several details that have not been shown. He mentioned that the details for the lights, enclosures, signs, fences, furniture, and other hardscape were not included. He also asked about the water main and stormwater detention.

Mr. Dunne responded that they will agree to remove the structures to allow access to the water main as may be needed.



Chairman Trzupek asked if the stormwater and the water main were part of the Plan Commission's review. Mr. Pollock responded that they are not part of the Commission's review.

Mr. Dunne noted that they were using permeable pavers to accommodate stormwater detention. In response to Chairman Trzupek, Mr. Pollock said that the permeable pavers as a stormwater function was not in the purview of the Commission but in terms of aesthetics and function as a walkable surface, it is appropriate for the Commission to review and consider approval of permeable pavers.

In response to Chairman Trzupek, Mr. Preissig stated that the permeable pavers may qualify as a feature of stormwater but further analysis is required. He said they have been discouraged for residential use because the maintenance requirements but have not been used in a commercial application in Burr Ridge.

Chairman Trzupek said that he would like to know more about the pavers as a pedestrian surface in a retail/restaurant area. Mr. Dunne responded that the newer design of permeable pavers are intended for these types of applications.

Chairman Trzupek asked for comments from the Plan Commission.

Commissioner Stratis asked about the location of the valet stand on the south side of LifeTime Drive and suggested there may need to be one on the other side of the street. He asked about the purpose of the elevated street intersection and suggested that it may not be appropriate. He noted that they are adding significant "floor area" on the street for the restaurants while reducing the parking. He asked if there had been a traffic study completed, and Mr. Pollock responded that a traffic study was not done.

Commissioner Stratis added that he counted over 100 bollards and said he was concerned about the appearance. Mr. Dunne said they could consider planter boxes and other barriers if so desired.

Commissioner Stratis asked how liquor control would work relative to the outdoor seating areas. He mentioned that normally Burr Ridge requires limited access through the interior of the restaurant for outdoor dining areas.

He noted that other businesses that he works with will not use permeable pavers for outdoor pedestrian areas because they can be trip hazards.

Commissioner Farrell said she supports the idea of closing the street. She said she agrees that there are too many bollards. She suggested that the crosswalks over the streets be made more clear. Commissioner Farrell asked about the planters. Mr. Dunne responded that planter boxes would be provided throughout depending on the needs of each tenant.

Commissioner Broline asked about snow removal. Mr. Hassan explained that the existing sidewalk snow removal equipment would be used and that some hand shoveling may be needed at times.

Commissioner Broline said that if pavers are used, the maintenance of the pavers should be included in the PUD ordinance.

In response to Chairman Trzupke, Mr. Hassan said that each tenant would be responsible for maintenance of their own areas.

Commissioner Petrich indicated his general support for having the pedestrian entertainment area between LifeTime Drive and McClintock Drive, and had a few items to discuss with respect to the previously proposed traffic circles, raised intersections, and water main.

The petitioner explained that the previously proposed traffic circle on the south end at LifeTime Drive was found to be too small of a radius to support truck traffic and was eliminated from the plan. The traffic circle at the north end at McClintock Drive was eliminated to better control the traffic flow around Village Green and per the residents' wishes to maintain the fireplace.

Commissioner Petrich was concerned about the very large raised intersection and pedestrian crossing especially along LifeTime Drive as this is a major vehicular traffic path to and from LifeTime Fitness and the parking garage, and concerns having pedestrians crossing over it throughout the raised area. He preferred to maintain the streets at the current lower elevation and as asphalt with concrete curbs and specifically marked crosswalks including from Wok-n-Fire and the planned restaurant Yolk to the planned Entertainment Area. This would also significantly reduce the amount of pavers and associated maintenance as indicated on the drawings in the package, and as required to keep the pavers aesthetically pleasing as well as functional from a drainage standpoint. Similar comments applied to the north at McClintock Drive. The petitioner appeared to be agreeable to this approach, and added that it would also reduce their costs for the development.

Village Engineer Dave Preissig clarified that the water main mentioned in the package is a fire protection line, and the increased vulnerability is that some damage may occur to the outdoor enclosures or seating areas in order to make repairs, and it appears that the petitioner is willing to work with the village to accept those risks.

Commissioner Parrella said she has similar concerns as the other Commissioners. She mentioned concern about the appearance of the pavers over time. She said she would like to see a full package of materials including quality, color, lighting, trash receptacles and a "fly over" rendering of the final product.

Commissioner Irwin said he supported the concept plan presented last year. He said this plan seems different in that it does not provide as much communal space as he expected. He said this plan seems more like an expansion of private restaurant space. He said he does not like the raised intersections, and he agrees that the bollards are a concern.

In response to Commissioner Irwin, Mr. Dunne said that each valet lane would accommodate 7 or 8 cars. Mr. Hassan added that there is also valet at the north end if needed.

Commissioner Irwin said that he would like to see more communal space. Mr. Hassan said that there likely would be more depending on the needs of tenants. He said they are showing the maximum possible amount of outdoor dining and enclosures. Mr. Dunne added that they still had over 50% communal space.

Commissioner Hoch said she does not see the entertainment aspect of the zone and wondered if the words were appropriate for each zone. Mr. Hassan noted that the entertainment would come from the programming. He said they would have art fairs, farmers markets, strolling musicians, and other events.

Commissioner Hoch said she agrees that the street intersections should not be raised and agreed with the comments regarding the bollards.

Chairman Trzupek asked about the differences between the outdoor dining areas and the enclosures. He noted that both could only be used for up to nine months per year. Mr. Dunne responded that the tenant needs would dictate how many enclosures and how much outdoor dining is provided.

Chairman Trzupek said he would like to see how the events are accommodated within the communal spaces. He said he agrees that the raised intersections should be eliminated, that better crosswalk delineation is needed, and he agrees with the comments regarding the pavers.

Commissioner Stratis noted that they are eliminating 30 parking spaces. In response, Chairman Trzupek asked that the petitioner or staff provide a parking calculation for the entire PUD.

Commissioner Irwin said that on several occasions, the petitioner referenced studies they had done. He asked that those be provided to the Plan Commission.

Chairman Trzupek suggested that this be tabled to allow the applicant to provide more information.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to continue PC-02-2021 to June 7, 2021.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Hoch, Broline, Irwin, Farrell, Petrich, Stratis, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

## **VI. PUBLIC COMMENT**

Ms. Alice Krampits said she thought the plan for the Village Center looked different from the concepts and was not as family oriented as expected.

**VII. FUTURE MEETINGS**

Mr. Pollock said that the next meeting is June 7, 2021.

**VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Hoch to adjourn the meeting at 8:46 pm.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Petrich, Hoch, Broline, Farrell, Irwin, Stratis, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

**Respectfully Submitted:**

\_\_\_\_\_  
Doug Pollock, Planner



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**Z-01-2021: 312 Burr Ridge Parkway (Andrews/Rovito); Requests a special use as per Section VIII.B.2.ff of the Zoning Ordinance to permit a restaurant with sales of alcoholic beverages; a special use as per Section VIII.B.2.x of the Zoning Ordinance to permit outdoor dining for a restaurant; and a variation from Section XI.C.13 of the Zoning Ordinance to permit a restaurant without the required number of parking spaces.**

**HEARING:**

June 7, 2021, continued from  
May 3, 2021 and April 19, 2021

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Doug Pollock, Planner

**PETITIONER:**

Sandy Andrews and Filipo Rovito

**PETITIONER STATUS:**

Potential Tenant

**PROPERTY OWNER:**

Bob Garber

**EXISTING ZONING:**

B-1 Business District

**LAND USE PLAN:**

Recommends Commercial Uses

**EXISTING LAND USE:**

Shopping Center

**SITE AREA:**

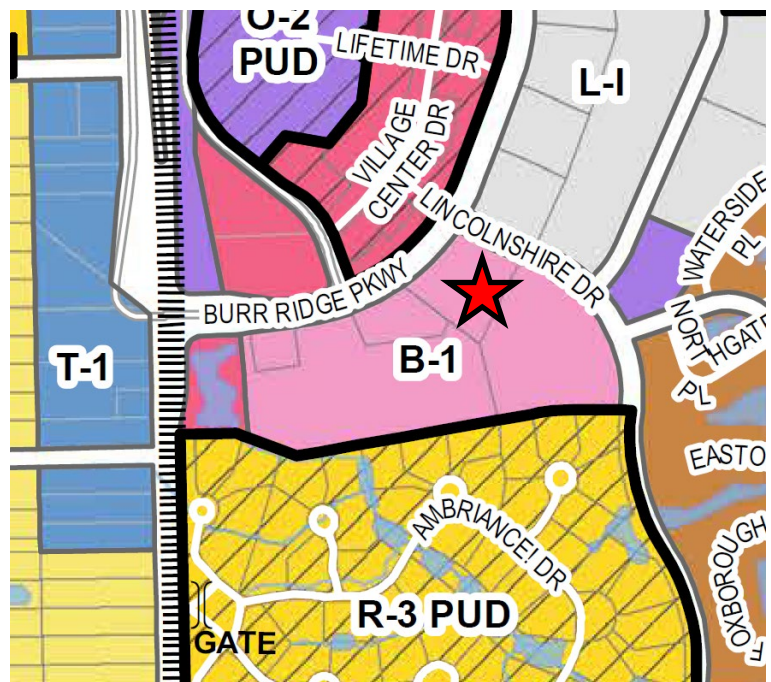
7.2 Acres

**SUBDIVISION:**

County Line Square

**PARKING AVAILABLE:**

499 Parking Spaces



The public hearing for this petition was opened at the May 17, 2021 Plan Commission meeting and continued to June 7, 2021 to allow the petitioner to provide additional information. In response, the petitioner has provided the following:

- A revised petition formally removing any reference to a special use for live entertainment. The revised petition also clarifies that there are co-petitioners, the general contractor Sandy Andrews and business owner Filippo Rovito.
- A letter from the property owner, Bob Garber, stating that the petitioner is authorized to pursue this special use.
- A “Restaurant and Bar Plan” for the proposed business. The business plan includes hours of operation and a commitment to provide valet parking at all times the business is open except Sundays.
- Revised Findings of Fact for the special uses and for the parking variation have been provided.
- Revised floor plan for the outdoor dining area is provided. The revised floor plan provides for an entry door into the restaurant and a separate exit door for customers to access the outdoor dining from inside the restaurant. The petitioner has indicated that an employee will seat all guests for the outdoor dining area after the customer enters the restaurant.

As previously reported, the petitioner seeks approval for a new restaurant in the County Line Square shopping center. The restaurant would include sales of alcoholic beverages and outdoor dining. The petitioner is also requesting a parking variation. As the Plan Commission is well aware, due to the number of available parking spaces and the current tenant mix in County Line Square, the required parking for the shopping center already exceeds the available parking. Thus, any new business that increases the parking requirement relative to the prior tenant requires a parking variation.

### **Compliance with the Zoning Ordinance**

**Special Use Approvals – Restaurant with Sales of Alcoholic Beverages:** As per Section VIII.B.2.ff of the Zoning Ordinance, the proposed land use requires special use approvals for a 2,500 square foot restaurant that serves alcoholic beverages. The original petition and the legal notice included a special use request to include live entertainment. However, the petitioner has subsequently clarified that they are not requesting live entertainment. The floor plans for the proposed restaurant indicates seating for 82 people indoors and 26 people outdoors. The floor plan also includes a kitchen with a pizza oven and a bar.

The Burr Ridge Zoning Ordinance also requires all restaurants to provide an open kitchen for food service up until one hour before closing. Hours for restaurants are limited to 7 AM to Midnight on Sundays through Wednesdays; 7 AM to 1 AM on Thursdays; and 7 AM to 2 AM on Fridays and Saturdays. The proposed restaurant would be subject to these regulations.

**Special Use Approvals – Restaurant with Outdoor Dining:** As per Section VIII.B.2.x, a special use is required for outdoor dining. The proposed outdoor dining is adjacent to the front door of the restaurant and includes 9 tables and 30 chairs (an increase from the prior plan that included 8 tables and 26 chairs for the outdoor dining area). Section VII.A.5 of the Zoning Ordinance provides regulations for outdoor dining. The petitioner has revised the plans for the outdoor dining area to comply with the specific regulation that customer access to the outdoor dining area be directly from the inside of the restaurant. Thus, the proposed outdoor dining will comply with the relevant regulations.

**Parking Variation:** A parking variation is also required as the shopping center does not currently provide the minimum number of parking spaces required for the current tenant mix and the proposed restaurant increases this non-conformity (i.e. it requires more parking than the retail store that it is replacing).

The proposed restaurant requires 38 parking spaces (25 for indoor dining, 5 for outdoor dining, and 8 parking spaces for employees). The prior tenant only required 10 parking spaces. Thus, the parking variation would reduce the required parking for this tenant from 38 spaces to 10 spaces.

Attached is a spreadsheet prepared by staff that lists the required parking and business hours for each use in County Line Square. Staff has updated the spreadsheet to reflect current conditions, to include the proposed restaurant, and to include the Chase Bank property.

### **Public Hearing History**

In regards to parking variations, there have been four other such requests within County Line Square all of which were approved. Those requests included:

- Z-04-2021: 322-324 Burr Ridge Parkway (Capri); variation to reduce required parking for the expansion of a restaurant from 62 to 56 parking spaces.
- Z-17-2015: 124 Burr Ridge Parkway (Cycle Bar); variation to reduce parking for a health fitness business from 19 to 10 parking spaces.
- Z-15-2020: 212 Burr Ridge Parkway (Halleran); variation to reduce parking for a restaurant from 49 to 14 parking spaces.
- Z-03-2021: 80 Burr Ridge Parkway (Manderscheid); variation to reduce parking for the expansion of a restaurant from 11 spaces to 5 spaces.

### **Public Comment**

Public comments received prior to the May 17 hearing were distributed and included in the agenda packet for that meeting. One additional comment was received after May 17 and is included in this agenda packet.

### **Findings of Fact and Recommendation**

The petitioner has provided amended findings of fact, which the Plan Commission may adopt if in agreement with those findings. If the Plan Commission chooses to recommend a special use and variation approval for the proposed restaurant, staff recommends that said recommendation be subject to the following conditions:

1. The special use shall be limited to Filippo Rovito and shall be null and void should Filippo Rovito no longer have ownership interest in the restaurant consisting of approximately 2,500 square feet commonly known as 312 Burr Ridge Parkway.
2. Outdoor dining shall conform to the requirements of Section VII.A.5 of the Zoning Ordinance.
3. Hours of operation for the restaurant and outdoor dining areas shall comply with Section VIII.A.11.c of the Zoning Ordinance.
4. The restaurant shall provide a parking management plan subject to staff review and approval. Said parking management plan shall include:
  - a. Commitment to provide valet parking including parking of valeted cars off-site, behind the building, and/or at west end of shopping center.
  - b. Designation of 4 parking spaces for staging of valet parking and that do not interfere with any drive aisles or fire lanes.

- c. Designation of employee parking either off site or behind the shopping center building(s).

**Appendix**

Exhibit A – Petitioner’s Materials





To: Z-01-2021 Filed

From: Doug Pollock, AICP, Planner

Date: May 24, 2021

RE: Revised submittal

A revised cover letter/business plan, revised findings of fact for the special use and for the variation, and a revised floor plan for the outdoor dining area was submitted by the petitioner on May 24, 2021.

Sandy Andrews

From: Antonella <agrovito@comcast.net>  
Sent: Tuesday, May 25, 2021 6:18 PM  
To: Sandy Andrews  
Subject: Signed petition



VILLAGE OF BURR RIDGE  
PETITION FOR PUBLIC HEARING  
PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 310-312 Burr Ridge Parkway PIN 018-30-301-001

GENERAL INFORMATION

PETITIONER: Filipe Rovito  
(All correspondence will be directed to the Petitioner)  
PETITIONER'S ADDRESS 310-312 Burr Ridge Parkway  
PHONE: 630-885-2268  
EMAIL: agrovito@comcast.net  
PROPERTY OWNER: Bob Garber STATUS OF PETITIONER Applicant  
OWNER'S ADDRESS: 115 Vine Hinsdale PHONE: 630-842-2506

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: EXISTING ZONING: B-1 Business  
EXISTING USE/IMPROVEMENTS: Shopping Center  
SUBDIVISION: County Line Square

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 Rezonning Text Amendment ☒ Variation(s)

Restaurant and Bar Serving Small Plates

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.

Filipe Rovito Jr.  
Petitioner's Signature

Date Petition is Filed

Antonella



REEGS PROPERTIES

5/25/21

Re:  
Are We Live  
310 -312 Burr Ridge Parkway  
Burr Ridge, Il 60527

Reegs Properties is the owner of County Line Square located in Burr Ridge, Illinois. We support the approval and opportunity for Filippo Rovito to pursue the business venture for Are We Live. We look forward to Filippo Rovito and his representatives much success in their new business endeavor.

Sincerely,

Robert Garber  
Owner  
Reegs Properties



Enterprises, Inc.  
CERTIFIED WBE/DBE/ACDBE

**ARE WE LIVE  
Restaurant and Bar Plan**

**Restaurant Concept:**

- Bring a new and exciting concept to the Burr Ridge area
- There is no full size kitchen
- Most items will be cold plates
- A Wood Burning Oven will be utilized to prepare some hot items
- Some typical menu items:
- Cold Seafood Platters, ie; oysters, clams, shrimp
- Carpaccio, Meat and Seafood
- Assortment of sliders
- Pizzettes with various toppings
- Patrons can come and enjoy appetizers and drinks before going to dinner or stop by after dinner for dessert and coffee
- Piped in music will be provided to enhance the ambiance

**Employees:**

- Six employees will be needed with eight employees on peak days and hours
- Some Capri employees will be utilized, but at no time will there be any food or beverage interaction

**Days and Hours of Operation:**

- **Wednesday through Saturday**
- Wednesday 4pm-11pm
- Thursday 4pm-12 midnight
- Friday/Saturday 4pm-2am
- **Sunday** 2pm-11pm

**Parking:**

- Valet parking will be provided at all times, with the exception of Sundays





Findings of Fact – Special Use  
Burr Ridge Zoning Ordinance

Address:

310-312 Burr Ridge  
Parkway

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.**

The restaurant concept is unique to the Village as it will be serving small plates and specialty items with various craft cocktails. There is nothing in the Village like this.

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

The establishment will be operated in a professional manner in accordance with all state all local codes.

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

The establishment will improve property values for the landlord and all currant tenants throughout the Burr Ridge downtown area.

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

The establishment will enhance and compliment the Burr Ridge area.

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

There is adequate access roads, utilities, and drainage provided for the establishment and businesses alike.

- 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.**

There are multiple point of ingress and egress in County Line Square.

- 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 establishment proposal is consistent with the comprehensive plan of the Village as amended.

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

**The establishment will comply with all regulations with the exception of a parking variation which is currently being proposed.**





As per Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance, for a variation to be approved, the petitioner must confirm all of the following findings by providing facts supporting such findings.

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

**The property at 310-312 in the shopping center shares parking by multiple tenants. It is not possible to expand the parking lot given the way it is developed. The owner of the property will have a hard time filling this space with appropriate use without a parking variation. With the hours of use for this space, sufficient parking is available at the west end of the plaza.**

- b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.

**County Line Square is drawing more restaurant use than retail use.**

- c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

**There are only two shopping centers in Burr ridge. This one is the only one with a single area of shared parking. The conditions do not exist anywhere else in the village that give rise to this variation.**

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

**To alleviate congestion at the bar in Capri and for the comfort of customers before and after dinner.**

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

**The ordinance causes a need for variation. It fails to take into regards the shared parking but bases it on a maximum number per tenant.**

- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

**Employee and customer parking will be arranged in a safe and convenient manner with valet parking at all times.**

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

**This location is steady with other uses in the center. It will be safe and convenient for all patrons.**

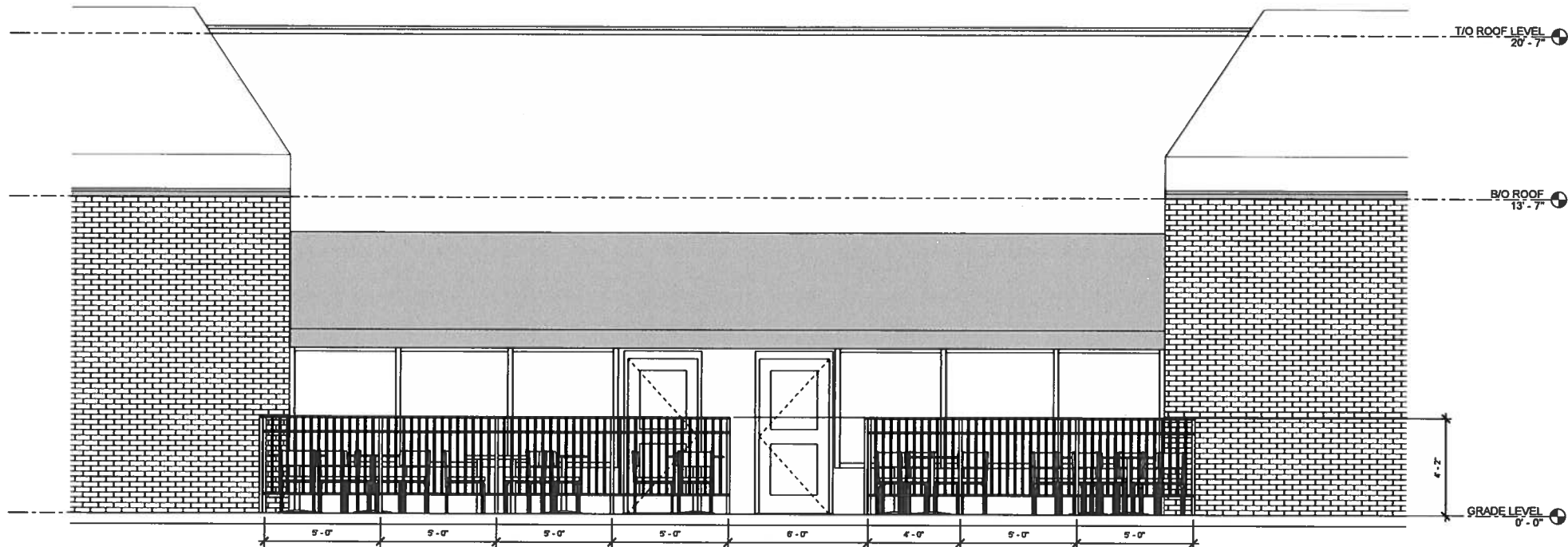
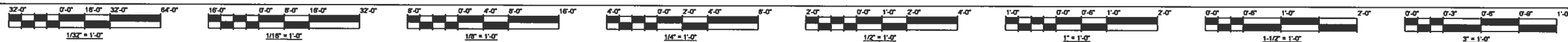
- h. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety,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

**The supply of light and air to the property does not affect granting this variation.**

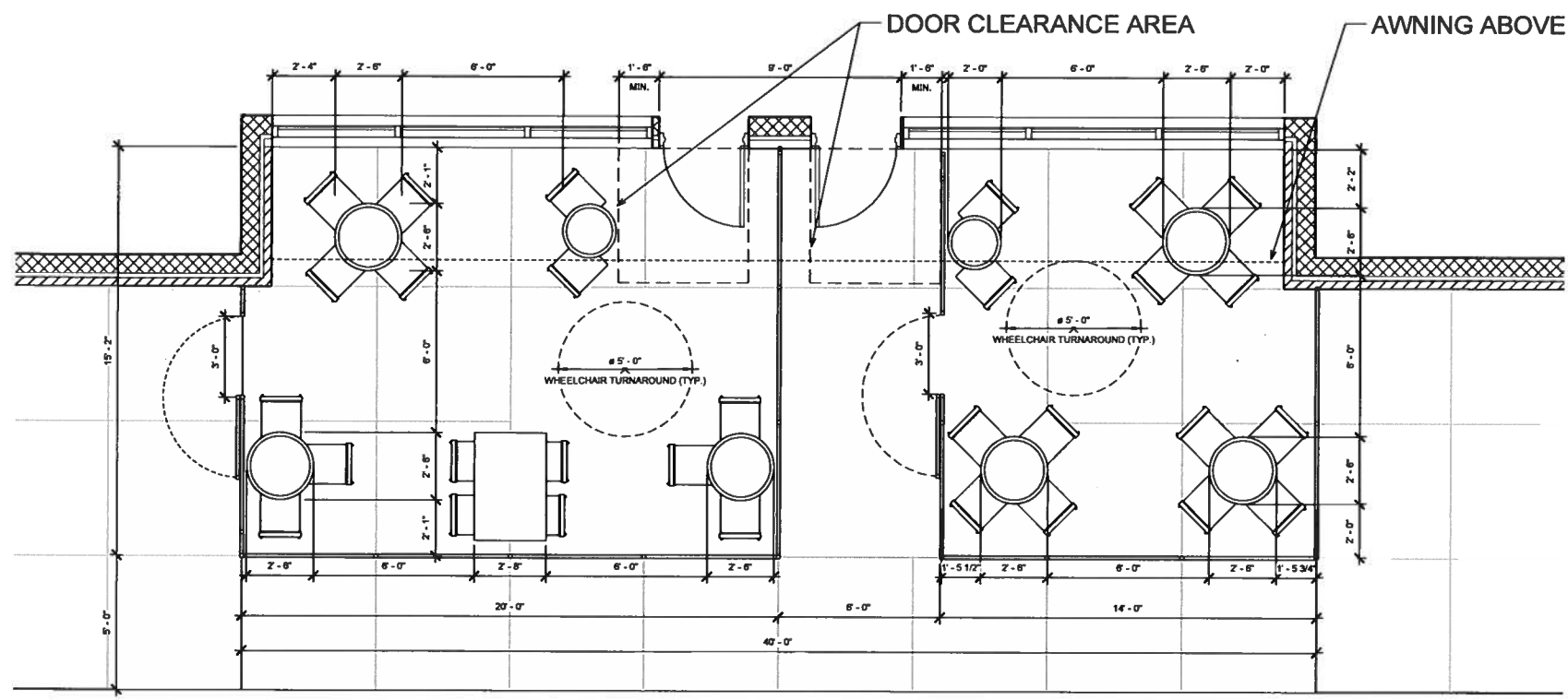
- i. The proposed variation is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.

**Commercial use of the property is recommended by the village's comprehensive plan. Therefore, granting the variation for the restaurant is consistent with the plan.**





2 FRONT ELEVATION  
3/8" = 1'-0"



1 GRADE LEVEL  
3/8" = 1'-0"

I CERTIFY THAT THESE PLANS WERE  
PREPARED UNDER MY SUPERVISION,  
AND TO THE BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE CITY OF  
CHICAGO, CODES.

NOT FOR CONSTRUCTION

STUDIO  
ARQ

ARE WE LIVE  
OUTDOOR SEATING LAYOUT  
BURR RIDGE, IL

STUDIO ARQ  
ARCHITECT OF RECORD  
ADDRESS: 328 W. 18TH STREET, SUITE 504  
CHICAGO, IL 60604  
PHONE: 312.264.6413  
EMAIL: PROJECTS@STUDIOARQ.COM  
WEB: WWW.STUDIOARQ.COM

ISSUANCE

Revision Schedule

REVISION	DESCRIPTION	DATE
----------	-------------	------

PROJECT NO. Project Number

TITLE  
EXISTING GRADE  
LEVEL

Author  
Checker ASK001



APRIL 29, 2021

TO: PLAN COMMISSION

NO! NO! PLEASE NO!

NO MORE NIGHTCLUBS! LET'S NOT  
OPEN OUR VILLAGE TO MORE  
TRAFFIC, MORE DRINKING — WHICH  
LEADS TO MANY OTHER UNLAWFUL  
ACTIVITIES... AS YOU LISTED.

WE DO NOT WANT VIOLENCE  
AND/OR GUNS BECOMING PART  
OF BURR RIDGE "NIGHT LIFE".  
PLEASE VOTE "NO" TO THE  
REQUEST FOR THIS USE OF  
PROPERTY AT 310-312 BURR  
RIDGE PARKWAY.

A RESIDENT,

E. RALL  
CARRIAGE WAY DRIVE



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**Z-01-2021: 312 Burr Ridge Parkway (Andrews/Rovito); Requests a special use as per Section VIII.B.2. ff of the Zoning Ordinance to permit a restaurant with sales of alcoholic beverages; a special use as per Section VIII.B.2.x of the Zoning Ordinance to permit outdoor dining for a restaurant; and a variation from Section XI.C.13 of the Zoning Ordinance to permit a restaurant without the required number of parking spaces.**

**HEARING:**

April 19, 2021

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Doug Pollock, Planner

**PETITIONER:**

Sandy Andrews and Filipo Rovito

**PETITIONER STATUS:**

Potential Tenant

**PROPERTY OWNER:**

Reegs Properties, LLC

**EXISTING ZONING:**

B-1 Business District

**LAND USE PLAN:**

Recommends Commercial Uses

**EXISTING LAND USE:**

Shopping Center

**SITE AREA:**

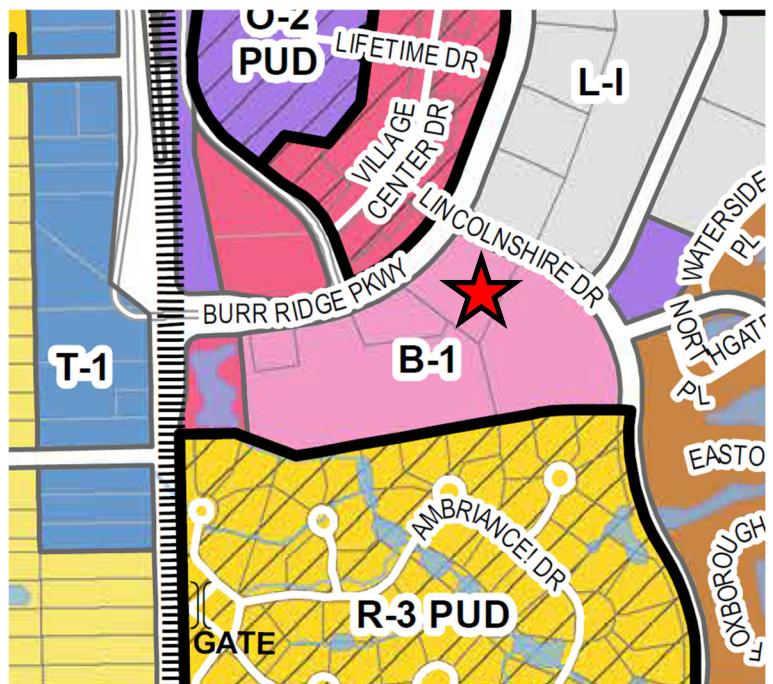
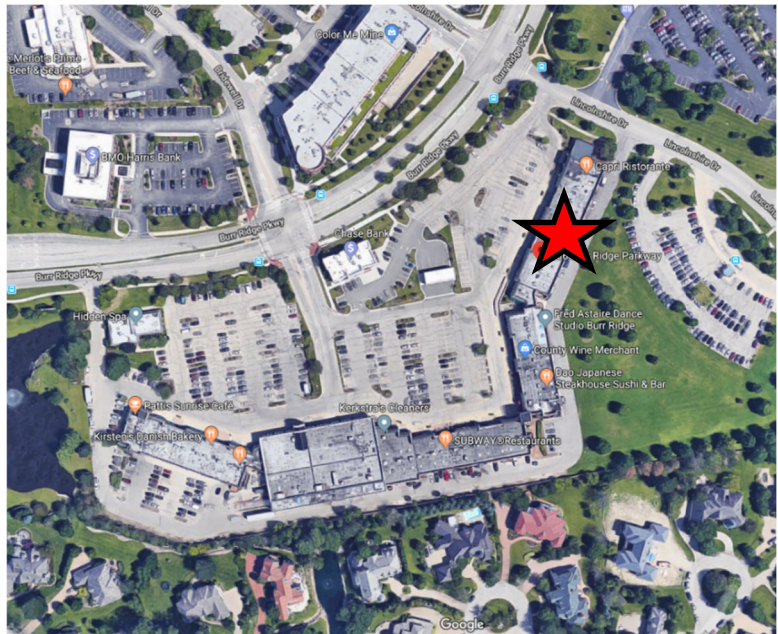
7.2 Acres

**SUBDIVISION:**

County Line Square

**PARKING AVAILABLE:**

499 Parking Spaces



The petitioner is the general contractor for the proposed restaurant operator. The restaurant operator is Mr. Filippo Rovito who also owns Capri Ristorante at 324 Burr Ridge Parkway. The petitioner seeks approval for a new restaurant in the County Line Square shopping center. The restaurant would include sales of alcoholic beverages and outdoor dining. The petitioner is also requesting a parking variation. As the Plan Commission is well aware, due to the number of available parking spaces and the current tenant mix in County Line Square, the required parking for the shopping center already exceeds the available parking. Thus, any new business that increases the parking requirement relative to the prior tenant requires a parking variation.

### **Compliance with the Zoning Ordinance**

**Special Use Approvals – Restaurant with Sales of Alcoholic Beverages:** As per Section VIII.B.2.ff of the Zoning Ordinance, the proposed land use requires special use approvals for a 2,500 square foot restaurant that serves alcoholic beverages. The original petition and the legal notice included a special use request to include live entertainment. However, the petitioner has subsequently clarified that they are not requesting live entertainment. The floor plans for the proposed restaurant indicates seating for 82 people indoors and 26 people outdoors. The floor plan also includes a kitchen with a pizza oven and a bar.

The Burr Ridge Zoning Ordinance also requires all restaurants to provide an open kitchen for food service up until one hour before closing. Hours for restaurants are limited to 7 AM to Midnight on Sundays through Wednesdays; 7 AM to 1 AM on Thursdays; and 7 AM to 2 AM on Fridays and Saturdays. The proposed restaurant would be subject to these regulations.

**Special Use Approvals – Restaurant with Outdoor Dining:** As per Section VIII.B.2.x, a special use is required for outdoor dining. The proposed outdoor dining is adjacent to the front door of the restaurant and includes 8 tables and 26 chairs. Section VII.A.5 of the Zoning Ordinance provides regulations for outdoor dining. Those regulations are as follows:

- a. The dining area shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant;
- b. Door to the dining area shall be self-closing;
- c. Tables shall be cleaned promptly following use;
- d. Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- e. Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- f. No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant;
- g. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;
- h. Outdoor food preparation, storage or display is prohibited;
- i. Hours of operation of an outdoor dining area shall be as specifically approved by the Village.

The plans for the outdoor dining area comply with the above regulations except that the plans do not provide access to the outdoor dining area from the interior of the restaurant. The configuration of the outdoor dining will have to be changed to comply with this standard.

**Parking Variation:** A parking variation is also required as the shopping center does not currently provide the minimum number of parking spaces required for the current tenant mix and the proposed restaurant increases this non-conformity (i.e. it requires more parking than the retail store that it is replacing).

The proposed restaurant requires 38 parking spaces (25 for indoor dining, 5 for outdoor dining, and 8 parking spaces for employees). The prior tenant only required 10 parking spaces. Thus, the parking variation would reduce the required parking for this tenant from 38 spaces to 10 spaces.

Attached is a spreadsheet prepared by staff that lists the required parking and business hours for each use in County Line Square. Staff has updated the spreadsheet to reflect current conditions, to include the proposed restaurant, and to include the Chase Bank property.

### **Public Hearing History**

In regards to parking variations, there have been four other such requests within County Line Square all of which were approved. Those requests included:

- Z-04-2021: 322-324 Burr Ridge Parkway (Capri); variation to reduce required parking for the expansion of a restaurant from 62 to 56 parking spaces.
- Z-17-2015: 124 Burr Ridge Parkway (Cycle Bar); variation to reduce parking for a health fitness business from 19 to 10 parking spaces.
- Z-15-2020: 212 Burr Ridge Parkway (Halleran); variation to reduce parking for a restaurant from 49 to 14 parking spaces.
- Z-03-2021: 80 Burr Ridge Parkway (Manderscheid); variation to reduce parking for the expansion of a restaurant from 11 spaces to 5 spaces.

### **Public Comment**

Attached are public comments that staff has received regarding this petition. As many of those comments referred to noise concerns, we have included a report from the Police Department regarding noise complaints in Downtown Burr Ridge.

### **Findings of Fact and Recommendation**

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. If the Plan Commission chooses to recommend a special use and variation approval for the proposed restaurant, staff recommends that said recommendation be subject to the following conditions:

1. The special use shall be limited to Filippo Rovito and shall be null and void should Filippo Rovito no longer have ownership interest in the restaurant consisting of approximately 2,500 square feet commonly known as 312 Burr Ridge Parkway.
2. Outdoor dining shall conform to the requirements of Section VII.A.5 of the Zoning Ordinance.
3. Hours of operation for the restaurant and outdoor dining areas shall comply with Section VIII.A.11.c of the Zoning Ordinance.
4. The restaurant shall provide a parking management plan subject to staff review and approval. Said parking management plan shall include:
  - a. Commitment to provide valet parking including parking of valeted cars off-site, behind the building, and/or at west end of shopping center.
  - b. Designation of 4 parking spaces for staging of valet parking and that do not interfere with any drive aisles or fire lanes.
  - c. Designation of employee parking either off site or behind the shopping center building(s).

### **Appendix**

Exhibit A – Petitioner's Materials

**April 26, 2021 Parking at County Line Square**  
**Prepared by Community Development Staff**

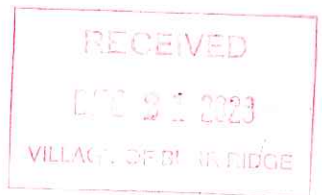
Address	Occupant	Land Use	Section	Required By Code w/Variations	5-6AM	6-7AM	7-8AM	8-9AM	9-10AM	10-11AM	11-12PM	12-1PM	1-2PM	2-3PM	3-4PM	4-5PM	5-6PM	6-7PM	7-8PM	8-9PM	9-10PM	10-11PM
50	Office Outlot (4)	office	West	10				10	10	10	10	10	10	10	10	10						
78	Patti's Sunrise Café	restaurant	West	37		37	37	37	37	37	37	37	37	37								
80	Patti's Sunrise Café	restaurant	West	5				5	5	5	5	5	5	5	5	5						
82	State Farm	office	West	4				4	4	4	4	4	4	4	4	4						
84	Kuman	tutoring	West	4								4	4	4	4	4	4	4				
88-90	Remax	realtor	West	13					13	13	13	13	13	13	13	13		4	4			
92	Bel Canto	music school	West	4					4	4	4	4	4	4	4	4	4	4	4	4		
94	Kirsten's Bakery	bakery	West	7		7	7	7	7	7	7	7	7	7	7	7	7	7				
96	China King	restaurant	West	8							8	8	8	8	8	8	8	8	8	8		
98	Imperial Jewelers	jewelry	West	2						2	2	2	2	2	2	2						
100	Brookhaven	grocery store	West	91			91	91	91	91	91	91	91	91	91	91	91	91	91	91		
102	Kerkstra's Cleaners	cleaners	East	7			7	7	7	7	7	7	7	7	7	7	7	7				
104	Great American Bagel	restaurant	East	20		20	20	20	20	20	20	20	20	20	20	20	20					
106	Magic Nails	salon	East	6					6	6	6	6	6	6	6	6	6	6	6			
108	Vince's Floral	flower shop	East	5					5	5	5	5	5	5	5	5						
110	Salon Hype	salon	East	5				5	5	5	5	5	5	5	5	5	5	5	5	5		
112	Vacant	restaurant	East	15			15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
114	Capri Express	restaurant	East	15						15	15	15	15	15	15	15	15	15	15	15	15	15
116-118	LaCabinita	restaurant	East	21							21	21	21	21	21	21	21	21	21	21	21	21
120	ATI Physical Therapy	medical	East	8			8	8	8	8	8	8	8	8	8	8	8	8				
124	Cyclebar*	health	East	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10			
150	Chase Bank	Bank	East	12					12	12	12	12	12	12	12	12						
200	Dao Sushi and Thai	restaurant	East	45							45	45	45	45		45	45	45	45	45	45	45
208	County Wine Merchant	restaurant	East	13								13	13	13	13	13	13	13	13	13	13	13
212	Johnny Cab's	Restaurant	East	14											14	14	14	14	14	14	14	14
302	Vacant	retail	East	4						4	4	4	4	4	4	4	4	4				
304	Vacant	retail	East	4						4	4	4	4	4	4	4	4	4				
306	Vacant	retail	East	5						4	4	4	4	4	4	4	4	4				
308	Amore Yoga	health	East	4					4	4	4	4	4	4	4	4	4	4	4			
312	Proposed Restaurant	Restaurant	East	38												38	38	38	38	38	38	38
314-316	Chiro One	medical	East	6			6	6	6						6	6	6	6				
318	Dental Fitness Center	dental	East	6			6	6	6	6	6	6	6	6	6	6						
320	Medandspa	medical	East	18						18	18	18	18	18	18	18	18	18				
324	Capri***	restaurant	East	56							56	56	56	56		56	56	56	56	56	56	55
BUSINESSES OPEN					1	4	10	14	20	25	29	31	31	30	30	33	25	22	15	11	8	4
SPACES REQUIRED				522	10	74	207	231	275	316	446	463	463	407	345	484	427	382	345	321	217	120
SPACES AVAILABLE					499	499	499	499	499	499	499	499	499	499	499	499	499	499	499	499	499	499
	Required:	WEST			0	44	135	154	171	173	181	185	185	185	148	148	114	107	103	99	0	0
	Available:	WEST			201	201	201	201	201	201	201	201	201	201	201	201	201	201	201	201	201	201
	Required:	EAST			10	30	72	77	104	143	265	278	278	222	197	336	313	275	242	222	217	120
	Available:	WEST			298	298	298	298	298	298	298	298	298	298	298	298	298	298	298	298	298	298





# 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): SANDY ANDREWS  
STATUS OF PETITIONER: Representative For Applicant  
PETITIONER'S ADDRESS: 310-312 Burr Ridge Parkway  
ADDRESS OF SUBJECT PROPERTY: 310-312 Burr Ridge Parkway  
PHONE: 312-446-1867  
EMAIL: SANDY@OCENTERPRISES.COM  
PROPERTY OWNER: BOB GARBER  
PROPERTY OWNER'S ADDRESS: 115 VINE HINSDALE, IL 60521 PHONE: 630-842-2506  
PUBLIC HEARING REQUESTED: ☒ Special Use ☐ Rezoning ☐ Text Amendment ☒ Variation(s)

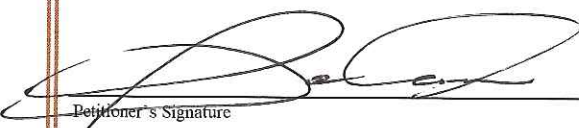
### DESCRIPTION OF REQUEST:

RESTAURANT AND BAR SERVING SMALL PLATES  
AND LIVE ENTERTAINMENT

### PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: \_\_\_\_\_ EXISTING ZONING: B-1 Business  
EXISTING USE/IMPROVEMENTS: Shopping Center  
SUBDIVISION: County Line Square  
PIN(S) #: 18-30-301-001

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

12/21/20  
Date of Filing

**From:** [Sandy Andrews](#)  
**To:** [Douglas Pollock](#)  
**Subject:** Re: 312 Burr Ridge Parkway Public Hearing  
**Date:** Sunday, April 25, 2021 2:23:15 PM

---

Doug,  
There will be no live entertainment at Are We Live. The only music that there will be is what is piped in through the speakers.  
Let me know if there is anything else that you need.

Regards,

Sandy Andrews

Sent from my iPhone

On Apr 25, 2021, at 2:11 PM, Douglas Pollock <[DPOLLOCK@burr-ridge.gov](mailto:DPOLLOCK@burr-ridge.gov)> wrote:

[Sandy,](#)

[I apologize as I should have thought to ask this before; please provide a description of the live entertainment. For example, are there performances by musical groups of 3 or more people? Or is limited to karaoke only? Single performers, piano bar, etc...](#)

**Doug Pollock, AICP**  
Planner  
Village of Burr Ridge  
(630) 654-8181, extension 3000

---

**From:** Sandy Andrews <[sandy@qcenterprises.com](mailto:sandy@qcenterprises.com)>  
**Sent:** Friday, April 23, 2021 11:27 AM  
**To:** Douglas Pollock <[DPOLLOCK@BURR-RIDGE.GOV](mailto:DPOLLOCK@BURR-RIDGE.GOV)>  
**Subject:** RE: 312 Burr Ridge Parkway Public Hearing

Doug,

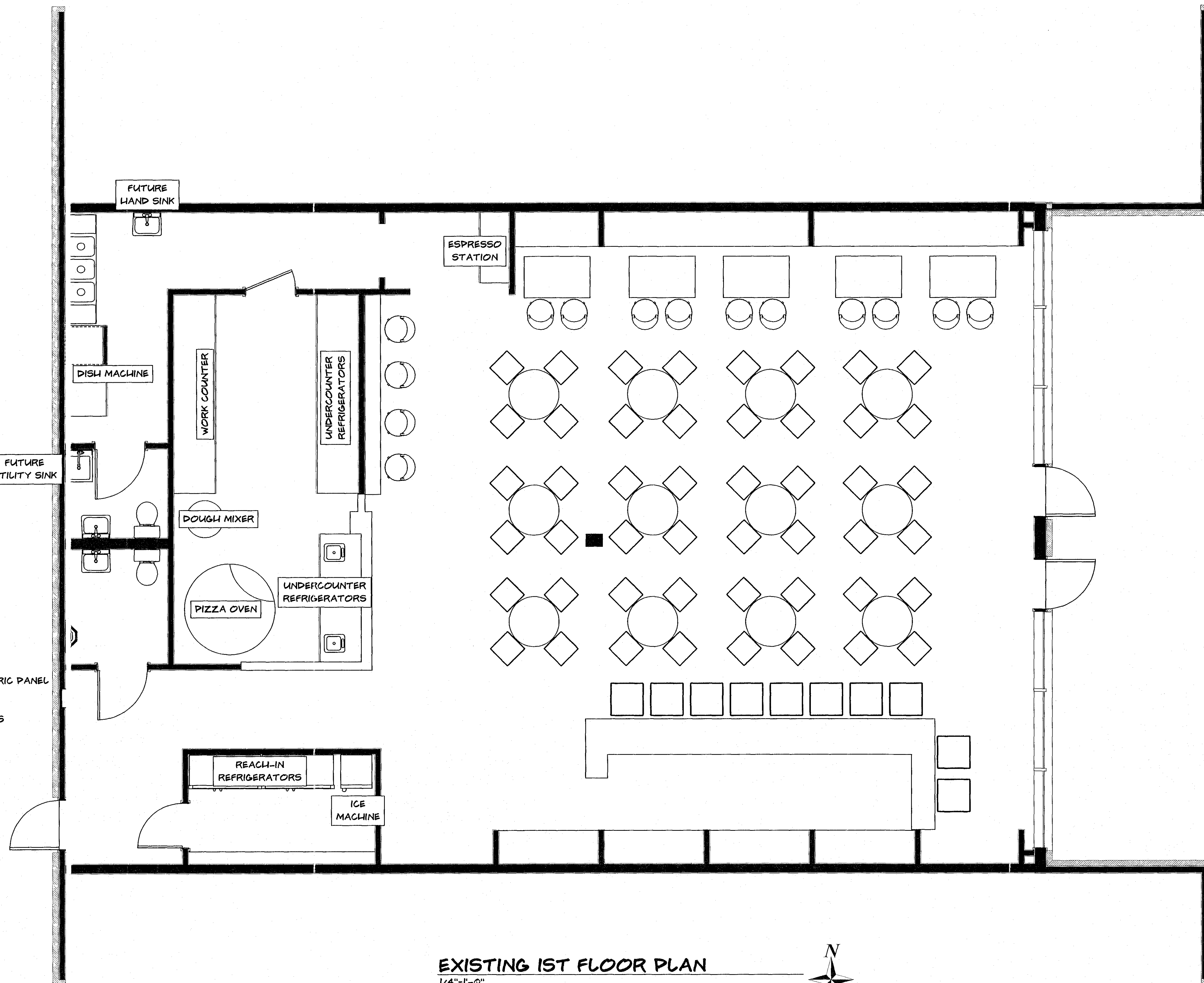
Please see attached. It was sitting in my outbox. I had to clear some things out to send,  
Let me know if there is anything else that you need.

Regards,

*Sandy Andrews*

President  
Q.C. Enterprises, Inc.

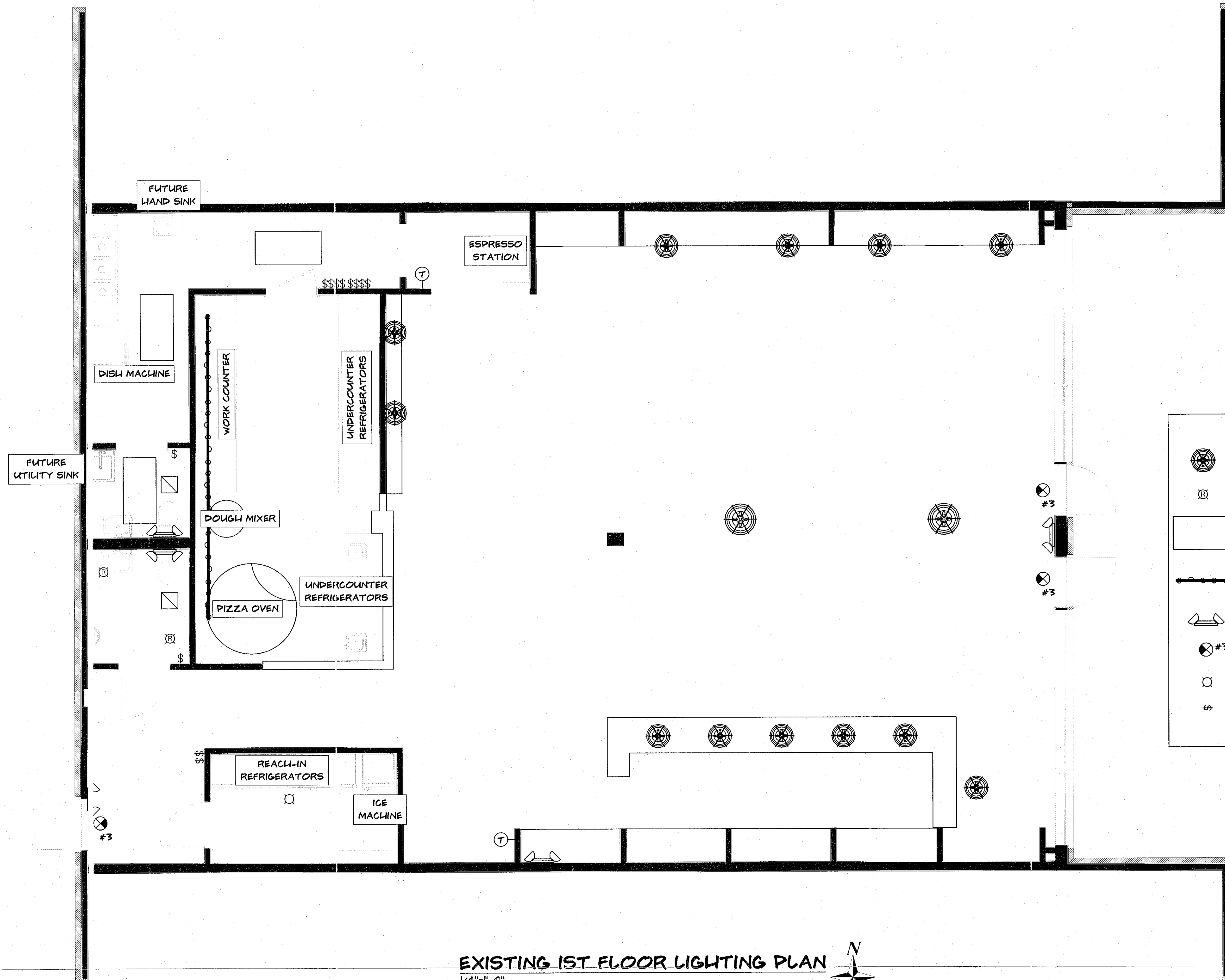
ELECTRIC PANEL  
240 A  
3¢  
42 POS



EXISTING 1ST FLOOR PLAN  
1/4"=1'-0"

310-312 BURR RIDGE PKWY  
BURR RIDGE, IL 60527



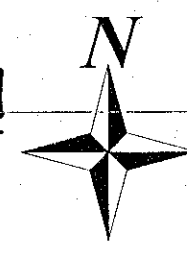


**LIGHTING LEGEND**

- EXISTING PENDANT HUNG FLUORESCENT LIGHT FIXTURE
- EXISTING RECESSED DOWNLIGHT
- EXISTING FLUORESCENT LIGHT
- EXISTING TRACK LIGHT
- EXISTING EMERGENCY LIGHT
- EXISTING EXIT SIGN
- EXISTING SURFACE MOUNTED LIGHT FIXTURE
- EXISTING WALL MOUNTED LIGHT SWITCH

**EXISTING 1ST FLOOR LIGHTING PLAN**  
 1/4"=1'-0"

310-312 BURR RIDGE PKWY  
 BURR RIDGE, IL 60527





**Additional Information Requested by the Village of Burr Ridge for  
ARE WE LIVE**

**Days of the week of Operation-----Wednesday through Sunday**  
**Hours of Operation-----Wednesday 4pm-11pm**  
**Thursday 4pm-12 Midnight**  
**Friday and Saturday 4pm-2am**  
**Sunday 2pm-11pm**

**Employees----- 6 employees and at peak hours 8**  
**Valet Parking to be provided. Employees park in the back of the building. TCF Bank parking lot**  
**will be utilized, as well as the west side of the lot where businesses close early as Patty's Sunrise**  
**Café.**  
**If there is any further information needed, please don't hesitate to contact me.**

**Sandy Andrews**  
**Q.C. Enterprises, Inc**  
**2722 South Hillock Avenue**  
**Chicago, Il 60608**  
**312-842-0230 (Office)**  
**312-446-1867 (Cell)**

**Respondent for Felipe Rovito of ARE WE LIVE**

**From:** [Janet Kowal](#)  
**To:** [Evan Walter](#); [Gary Grasso](#)  
**Subject:** FW: Night Club in Burr Ridge  
**Date:** Thursday, December 31, 2020 12:32:48 PM

---

Forwarding from the Village website email.

*Janet K. Kowal*  
*Communications and Events Coordinator*  
Village Of Burr Ridge  
7660 County Line Road  
Burr Ridge, IL 60527  
Email: [jkowal@burr-ridge.gov](mailto:jkowal@burr-ridge.gov)  
Phone: 630-654-8181, ext. 2120  
[www.burr-ridge.gov](http://www.burr-ridge.gov)

**From:** Nikki Bekteshi, MD <bekteshimd@rotationsmhc.com>  
**Sent:** Thursday, December 31, 2020 12:16 PM  
**To:** BRVillage <brvillage@burr-ridge.gov>; Gary Grasso <ggrasso@burr-ridge.gov>  
**Subject:** Night Club in Burr Ridge

Dear Village Trustees and Mayor Grasso,

I hope this email finds you well. I have heard that there might be consideration for a night club in Burr Ridge, near Capri.

Although I support Capri restaurant as it is one of my favorites, I do not support the idea of a night club. I live behind this area, in Ambriance, and if a nightclub is approved in my area, the peace and serenity my family more than pays for in dues, fees, and homeowners taxes, will all be for nothing as it will jeopardize what we are paying for. We chose Burr Ridge for the family style living, this goes against that.

If there should be a nightclub that is approved and built, it will force me and my family to sell our home and move. I also have a medical business in Burr Ridge, and would be forced to move that as well should I need to relocate my family to a more family style location. I hope that you will not allow this. Several of my neighbors feel the same. We have all worked too hard to get to enjoy where we are with our families only to have it taken away by something that goes against most family values. The noise, alcohol and possible gambling will only cause those of us who are hard working taxpayers to move out. Why pay such high taxes while our Mayor allows everyone to come and disturb what we have built and paid for?

Makes no sense Mayor. Please remember our family values and the destruction you will cause in allowing this to come into our community and please vote against a nightclub near our highly taxed home. Burr Ridge families deserve better.  
Respectfully,

Nikki Bekteshi, MD, MHS

Date: 2020-04-27

Resident Comments for Plan commission meeting of May 3 from Elena Galinski

As a resident, I am concerned that the expansion of Capri to the proposed restaurant at 321 Burr Ridge parkway with live entertainment , sales of alcoholic beverages, and outdoor dining, will result in additional noise and additional drunken patrons causing possible disturbances and risk of drunk driving, disturbing the peace of nearby residents and placing a burden on our police resources.

The following Vision Statement is advertised on the Village of Burr Ridge website "The Village accommodates residents who seek a sense of privacy in a tranquil environment". This tranquil environment is threatened by these proposed uses, which may also negatively affect the property values of nearby residents and residential areas.

Therefore, I am against the granting of a zoning variance for Z-01-2021.

In addition, the current performance requirements in the Village of Burr Ridge Zoning Code with regards to noise pollution are not aligned with Illinois EPA requirements. In simple terms, not only manufacturing zones, but also commercial and business zones are not to cause noise pollution to residential areas.

While calling the police and having them ask the noise violator to reduce volume seems to work well for resident to resident noise complaints, for commercial businesses such as restaurants which have a PROFIT MOTIVE for playing loud music, repeated noise complaints (and potentially, noise violations) show that calling the police alone does not seem to deter noise pollution - and LOSING MONEY, in terms of a fine or losing their liquor license, may be the only way to ensure that they act as good neighbors for nearby residential areas.

**Question: Can the Plan Commission revise the Burr Ridge zoning code to clearly regulate noise pollution from commercial businesses, such as restaurants, to align with Illinois Law, and ensure that those regulations are enforced?**

**Please find details below on this suggestion to update noise performance requirements in the current Burr Ridge Village Zoning code to align with Illinois Environmental Protection Agency regulations regarding noise pollution.**

For the purposes of noise, the IL EPA groups the LBCS (Land-Based Classification Standards) four digit codes which range from the 1000's (residential), 2000's (general sales and services, including restaurants) and others into 35 IAC 901 Land Classes A, B, and C.

Reference Illinois regulations **SECTION 901.APPENDIX B LAND-BASED CLASSIFICATION STANDARDS AND CORRESPONDING 35 ILL. ADM. CODE 901 LAND CLASSES**

**Link:**<https://www.ilga.gov/commission/jcar/admincode/035/03500901ZZ9996bR.html>

The Burr Ridge Village Center area which is zoned B-2 PUD (General Business) by Burr Ridge could be identified as including both Land Class A and Land Class B under this regulation as it includes both residential (Burr Ridge Village Center apartments) and commercial uses and buildings.

The nearby residential developments of Ambriance (zoned R3 PUD) and Chasemoor (R-5) which are solely residential would fall under Land Class A.

This implies that the class A noise pollution requirements of the IL EPA regulations (see details below) could apply to both types of residential areas.

In addition, the IL EPA regulation ALSO applies to noise emissions from class B commercial land use areas such as restaurants, NOT ONLY MANUFACTURING uses which are generally considered class C.

So while our current code notes in Section IV General Regulations W Performance Standards 1.Noise b. Prohibition of Noise Pollution (see below) that the IL EPA noise pollution standards should be met, the portion of the code in subsection d. Sound Emitted Standards and Limitations for Noise Sources

which calls out ONLY MANUFACTURING uses IS NOT in line with the IL EPA noise regulations.

On behalf of our residents I request that the plan commission and village board

- a) Modify subsection d Sound Emitted Standards and Limitations for Noise Sources of the BR Village Zoning code to add noise restrictions aligned with the IL EPA noise standards by referencing commercial and business uses in addition to manufacturing uses in the noise performance standards.
- b) Provide better enforcement of the noise standards by
  - a. requesting that applicants for zoning variations which may cause additional noise (such as the recently approved County Wine merchant expansion and the proposed Capri expansion currently being considered) include means to reduce noise pollution such as landscaping and/or other noise barriers in the plans provided for review.
  - b. confirming that planned noise reduction and control mechanisms are effective by having an engineer measure the noise produced to verify it is within the standards.
  - c. having police officers measure noise levels when investigating a noise complaint to objectively document whether there is a violation of performance standards
  - d. ensuring that repeat confirmed violators are induced to control noise and confirm with measurements that the noise controls are effective, by fining them for violations and eventually revoking or not renewing their business or liquor licenses (e.g. three strikes and you're out).

The class A requirements, from IL EPA regulation are show below: highlights are mine

**TITLE 35: ENVIRONMENTAL PROTECTION**

**SUBTITLE H: NOISE**

**CHAPTER I: POLLUTION CONTROL BOARD**

**PART 901 SOUND EMISSION STANDARDS AND LIMITATIONS FOR PROPERTY-LINE-NOISE-SOURCES**

**SECTION 901.102 SOUND EMITTED TO CLASS A LAND**

Link: [Section 901 \(ilga.gov\)](#)

<https://www.ilga.gov/commission/jcar/admincode/035/035009010001020R.html>

## Section 901.102 Sound Emitted to Class A Land

- a) Except as elsewhere provided in this Part, a person must not cause or allow the emission of sound during **daytime hours from** any property-line noise source located on any **Class A, B or C land** to **any receiving Class A land** that exceeds any allowable octave band sound pressure level specified in the following table, when measured at any point within the receiving Class A land. Sound pressure levels must be measured at least 25 feet from the property-line noise source.

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving Class A Land from		
	Class C Land	Class B Land	Class A Land
31.5	75	72	72
63	74	71	71
125	69	65	65
250	64	57	57
500	58	51	51
1000	52	45	45
2000	47	39	39
4000	43	34	34
8000	40	32	32

- b) Except as provided elsewhere in this Part, person must not cause or allow the emission of sound during **nighttime hours from** any property-line noise source located on any **Class A, B or C land** to **any receiving Class A land** that exceeds any allowable octave band sound pressure level specified in the following table, when measured at any point within the receiving Class A land. Sound pressure levels must be measured at least 25 feet from the property-line noise source.

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving Class A Land from		
	Class C Land	Class B Land	Class A Land
31.5	69	63	63
63	67	61	61
125	62	55	55
250	54	47	47
500	47	40	40
1000	41	35	35
2000	36	30	30

4000	32	25	25
8000	32	25	25

(Source: Amended at 42 Ill. Reg. 20453, effective November 1, 2018)

If the BRVC is considered to be class B only regardless of the residential uses, the following IL EPA standards apply:

### **Section 901.103 Sound Emitted to Class B Land**

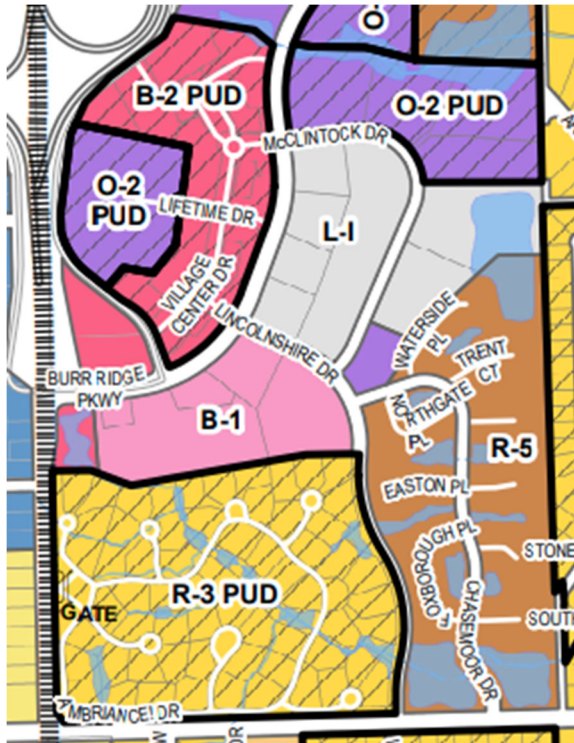
Except as provided elsewhere in this Part, a person must not cause or allow the emission of sound from any property-line noise source located on any Class A, B or C land to any receiving Class B land that exceeds any allowable octave band sound pressure level specified in the following table, when measured at any point within the receiving Class B land. Sound pressure levels must be measured at least 25 feet from the property-line noise source.

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving Class B Land from		
	Class C Land	Class B Land	Class A Land
31.5	80	79	72
63	79	78	71
125	74	72	65
250	69	64	57
500	63	58	51
1000	57	52	45
2000	52	46	39
4000	48	41	34
8000	45	39	32

(Source: Amended at 42 Ill. Reg. 20453, effective November 1, 2018)

Zoning areas near proposed use change in B-2 PUD, from 2021 zoning map:





The relevant sections of Burr Ridge Village zoning code: **Comments and suggested changes highlighted**

**Zoning Code, Section IV General Regulations W Performance Standards** Any use established in any district shall be so operated as to comply with the performance standards as set forth hereinafter.

**1. Noise b. Prohibition of Noise Pollution**

No person shall cause or allow the emission of sound beyond property lines so as to cause noise pollution (violating any applicable standards established by the Illinois Environmental Protection Agency) or a nuisance in Burr Ridge, or so as to violate any provisions of this Ordinance.

**Comment: THIS IS THE GENERAL SECTION WHICH WOULD APPLY CURRENTLY since the following sections do not include regulation of commercial or business zones.**

**d. Sound Emitted Standards and Limitations for Noise Sources**

**1. Sound Emitted to Residential (R) Districts During Daytime Hours**

Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound during daytime hours from any noise source located in a Manufacturing District **Add: Business or commercial district** or from any noise source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to any receiving Residential Districts or developments and any school buildings or sites (hereinafter collectively referred to as R Districts) which exceeds the allowable octave band sound pressure level specified in Table 1, when measured at any point within such receiving R District, provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source.



**TABLE 1 SOUND EMITTED TO ANY RECEIVING R DISTRICTS FROM A MANUFACTURING Add: BUSINESS, OR RESIDENTIAL DISTRICT DURING DAYTIME HOURS**

Add the columns shown on the right from the IL EPA Tables in section 901.102 a.

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving R Districts from a Manufacturing District (dB) during Daytime Hours	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving R Districts from a Commercial or Business District (dB) during Daytime Hours	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving R Districts from a Residential District (dB) during Daytime Hours
31.5	72	72	72
63	71	71	71
125	65	65	65
250	57	57	57
500	51	51	51
1000	45	45	45
2000	39	39	39
4000	34	34	34
8000	32	32	32

2. **Sound Emitted to Residential (R) Districts During Nighttime Hours**

Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound during night time hours from any noise source located in a Manufacturing District Add: Business or commercial district or from any noise source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to any receiving R District which exceeds any allowable octave band sound pressure level specified in Table 2, when measured at any point within such receiving R District, provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source. In addition, where any such use in any district utilizes trucks or other vehicular equipment, such as forklifts, outside in its operations and is adjacent to residential properties, the back-up warning signals on all such trucks or other vehicular

equipment shall, to the extent allowed by law, be turned off or otherwise muted during nighttime hours so as to be inaudible to the adjacent residential properties. Trucks and other vehicular equipment operated outside adjacent to residential properties shall not idle outside during nighttime hours for a period in excess of five minutes.

**TABLE 2 SOUND EMITTED TO ANY RECEIVING R DISTRICTS FROM A MANUFACTURING Add: BUSINESS, OR RESIDENTIAL DISTRICT DURING NIGHTTIME HOURS**

Add the columns shown on the right from the IL EPA Tables in section 901.102 b.

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving R Districts from a Manufacturing District (dB) during <u>Daytime</u> <u>Nighttime</u> Hours	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving R Districts from a Commercial or <u>Business</u> District (dB) during Nighttime Hours	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving R Districts from a Residential District (dB) during Nighttime Hours
31.5	63	63	63
63	61	61	61
125	55	55	55
250	47	47	47
500	40	40	40
1000	35	35	35
2000	30	30	30
4000	25	25	25
8000	25	25	25

3. **Sound Emitted to Business (B) Districts**

Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound from any noise source located in a Manufacturing District Add: or Business or commercial District to any receiving Business (B) District (hereinafter referred to as B District) which exceeds any allowable octave band sound pressure level specified in Table 3, when measured at any point within such receiving B Districts, provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source.

**TABLE 3 SOUND EMITTED TO ANY RECEIVING B DISTRICTS FROM A MANUFACTURING ~~Add: OR BUSINESS~~ DISTRICT**

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving <del>R-B</del> Districts from a Manufacturing District (dB) during Daytime Hours	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving B Districts from a Business District (dB) during Daytime Hours
31.5	79	79
63	78	78
125	72	72
250	64	64
500	58	58
1000	52	52
2000	46	46
4000	41	41
8000	39	39

**Zoning Code, Section VIII Section Administration and Enforcement; F Zoning Certificates 3. Compliance with Performance Standards**

An application for a zoning certificate for a building or structure (or portion thereof) and use which requires compliance with the Performance Standards as herein set forth in the general regulations of the Manufacturing Districts shall have affixed to it the certification of a professional engineer, licensed by the State of Illinois, and who is qualified to review the engineering aspects of the various performance standards regulations. Such certification shall state that the building or structure (or portion thereof) and the operation of the use thereof, or the use of land when no building or structure is involved, complies with all provisions of this Ordinance pertaining to such Performance Standards.

Comment: This existing section requires engineering review to confirm compliance of zoning certificate.

**XV VIOLATION, PENALTY, ENFORCEMENT**

1. VIOLATION	AND	PENALTY
Any person, firm or corporation who violates, disobeys, omits, neglects, refuses to comply with, or who resists enforcement of any of the provisions of this Ordinance shall, upon conviction, be fined not less than \$100.00 nor more than \$750.00 for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. <b>Comment: repeat offenders should incur violations.</b>		
2. <u>ENFORCEMENT</u>		
The Community Development Director is hereby designated and authorized to enforce this Ordinance or to appoint an enforcement officer with the same authority. However, it shall also be the duty of all officers, citizens, and employees of the Village, particularly of all members of the police department, to assist the Community Development Director by reporting to him any new construction, reconstruction, improved land uses, or any other activity which appears to constitute a violation of this Ordinance. (Amended by Ord. A-834-03-05) <b>Comment: Police officers should be trained on usage of village noise measuring equipment and have the equipment available for their use to be able to confirm violations when noise complaints are being investigated, especially for repeat violators.</b>		

See liquor license section below:

## 25 Liquor Control:

### 25.28 Conduct of Licensee

Every licensee and every officer, shareholder, associate, member, agent, representative and employee of every licensee under this Chapter shall be subject to the following regulations, and all persons shall likewise be subject to the applicable regulations set forth below (when the term licensee is used in this Sec. 25.28, it shall be deemed to include every officer, shareholder, associate, member, manager, agent, representative and employee of the licensee):

1. Every licensee shall conduct his place of business in a **quiet**, decent and respectable manner and shall eject therefrom or refuse admittance thereto all persons rendering themselves objectionable or undesirable by reason of undue **noise** or other acts disturbing the peace.
2. It shall be unlawful for any licensee to give or deliver any alcoholic liquor or intoxicating beverages to a person under the influence of intoxicating liquor. Soliciting of drinks or prostitution is prohibited.
3. Every licensee shall immediately report to the Village police any act by a person or patron rendering himself objectionable, causing undue **noise** or disturbance, breach of peace or unlawful conduct.
4. No person licensed under the provisions hereof shall **make or allow any loud or boisterous talking, or obscene or profane language, quarreling, singing, fighting or other disturbance of persons passing along any street or public way in the vicinity thereof or to the disturbance of the peace and quiet of persons doing business or residing in the neighborhood thereof.**

**From:** [Lynn Sellers](#)  
**To:** [Douglas Pollock](#)  
**Subject:** Are We Live?  
**Date:** Monday, April 26, 2021 2:03:37 PM

---

Mr. Pollock,

I would like to voice my displeasure about the proposed new nightclub in County Line Square. I am a 15 year Burr Ridge resident in the Chasemoor community.

Music from County Wine Merchant can be heard evenings in my home with all the windows and doors closed. Between more music and noise from Mr. Halleran's new club in the former dance studio space, and the proposed "Are we Live?", the sound will become intolerable. I'm not in favor of these types of businesses in our community, as it will change the peaceful character of our town. More traffic, unruly patrons and parking issues will likely ensue. And speaking of parking, I'm sure the operators of the PACE park and ride can't be too happy with their lot being used by these businesses, on the weekends, especially, as liability must be involved.

I think Burr Ridge is a wonderful community with a nice mix of retail and restaurants, and our wonderful homes and Town Center. I appreciate all the community events that are offered. These changes and proposed changes are disheartening.

Thank you for considering my thoughts.

Lynn Sellers  
101 Waterside Place  
Burr Ridge  
(Chasemoor)  
(630) 789-6388  
lyselle6@aol.com

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Thank you for considering my thoughts.

Lynn Sellers  
101 Waterside Place  
Burr Ridge  
(Chasemoor)  
(630) 789-6388  
lyselle6@aol.com

**From:** [Bill Napleton](#)  
**To:** [Douglas Pollock](#)  
**Subject:** Class H license  
**Date:** Saturday, April 24, 2021 11:18:31 AM

---

To-Burr Ridge Planning Commission

I would like to give you my input on the proposed Class H liquor License hearing that will occur on 5-3-21

I highly encourage economic development in our village. I am concerned about a bar or restaurant that could be open till 2 am. This would not be a positive outcome for our community. We made a great decision to not approve the movie complex many years ago and it paid great dividends to our development. I support a new restaurant with or without a bar, but I am opposed to a late night club. This is not a positive for our village.

Respectfully

William F Napleton  
15 Ambriance Drive  
Burr Ridge IL 60527

**Bill Napleton**  
**Napleton Auto Group**  
**10400 W. Higgins Road, Suite 701**  
**Rosemont, IL 60018**  
**Phone: (847) 825-1800**  
**Fax: (847) 696-3211**  
[bnapleton@napleton.com](mailto:bnapleton@napleton.com)  
[www.shopnapleton.com](http://www.shopnapleton.com)

**From:** [Sheila Goss](#)  
**To:** [Douglas Pollock](#)  
**Subject:** County line sq  
**Date:** Saturday, April 24, 2021 1:44:11 PM

---

As a resident of burr ridge I am strongly against the night club in county line sq

Sent from my iPhone



## Douglas Pollock

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**From:** Diane Hholzer <hholzer@comcast.net>  
**Sent:** Thursday, April 22, 2021 1:12 PM  
**To:** Douglas Pollock  
**Subject:** New Night Club

Mr. Pollock we are residents of Burr Ridge and strongly OPPOSE the plans for the proposed nightclub Are We Live at 310-312 Burr Ridge Parkway. This is a beautiful and quiet village and this business is inappropriate. Thank you.

Diane/Helmut Holzer  
20 S. Old Mill Lane  
Burr Ridge, IL

Sent from my iPad

**From:** [Patricia Davis](#)  
**To:** [Douglas Pollock](#)  
**Subject:** RE: Nightclub/restuarant proposal for 312 Burr Ridge Parkway  
**Date:** Thursday, March 25, 2021 11:54:01 AM  
**Attachments:** [NOISE COMPLAINTS FILED BY RESIDENTS OF BURR RIDGE VILLAGE CENTER CONDOS IN 2020.docx](#)

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Dear Mr. Pollock:

In advance of the April 19, 2021 Plan Commission/Zoning Board of Appeals meeting, I wish to express my opposition to the “special use” petition for 312 Burr Ridge Parkway by “Sandy Andrews” who I believe to be a shill applicant for Filippo “Gigi” Rovito, owner/operator of Capri Ristorante next door to the proposed restaurant/nightclub.

Mr. Rovito “showed his hand,” so to speak, by blatant disregard for our Plan Commission and village zoning procedures when he erected his nightclub’s sign, “Are We Live?” in advance of getting the right permits. It was only after his buddy, Mayor Grasso, intervened did “Gigi” acquiesce and remove his sign: <https://patch.com/illinois/burrridge/burr-ridge-wants-nightclub-sign-down>

If Mr. Rovito cannot be trusted to follow the rules for signage and building permits, how is he to be trusted to adhere to noise ordinances, parking allocation, hours of operation, and the like? His Capri Ristorante, although not the subject of the April 19 meeting, has been the subject of many police encounters and reports over the years for staying open/serving alcohol past permitted hours, drunken patrons roaming the area, and many other infractions. Mr. Rovito has shown he cannot be trusted – even with getting permission to erect a sign – to be a good citizen and business owner here in our Village. He must not be granted another establishment.

As to noise complaints, I especially fear for the condo owners at the Burr Ridge Village Center who have endured unrelenting, loud music from the Burr Ridge Parkway businesses. As you can see from the attached document (culled from a FOIA request for all noise complaints made to police in 2020), the worst offender by far is Mr. Halleran’s County Wine Merchant.....and that establishment is FURTHER AWAY from the BRVC condos than Mr. Rovito’s proposed nightclub will be.

At the most recent Plan Commission/Zoning meeting related to Patti's Sunrise Café, several of the commissioners expressed their great concern over the shrinking parking situation in County Line Square. A parking variance was given to Mr. Halleran's new nightclub at 310 Burr Ridge Parkway (the former Fred Astaire Dance Studio). Another nightclub just a few yards away will impact parking even more. Where are you going to put all those cars?

I urge the Plan Commission/Zoning Board to DENY Ms. Andrews and Mr. Rovito all three special use variances as presented. More nightclubs, bars, live entertainment, proposed gambling/video terminals (the latter is a rumor on the street) are NOT what we want to see in Burr Ridge.  
Please ----- don't turn Burr Ridge into Rosemont!

Thank you,

Sincerely,  
Patricia A. Davis  
26 Pine Tree Lane  
Burr Ridge  
630-808-6252

Beth Berger  
181 Foxborough Pl.

I very strongly object  
to a nightclub in the  
Burr Ridge Center! The  
Wine Merchants music  
is loud and very  
annoying to the  
residents of Waterside  
Please respect our  
wonderful community  
Beth Berger + DAN



181 Foxborough Pl  
B.R. 60527

S SUBURBAN IL 604

23 APR 2021 PM 4 L



FOREVER / USA

RECEIVED

APR 26 2021

VILLAGE OF BURR RIDGE

Plus Commission

7660 County Line Rd

Burr Ridge, IL 60527

60527-695060



**From:** [Janet Kowal](#)  
**To:** [Evan Walter](#); [Gary Grasso](#)  
**Subject:** FW: Night Club in Burr Ridge  
**Date:** Thursday, December 31, 2020 12:32:48 PM

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Forwarding from the Village website email.

*Janet K. Kowal*  
*Communications and Events Coordinator*  
Village Of Burr Ridge  
7660 County Line Road  
Burr Ridge, IL 60527  
Email: [jkowal@burr-ridge.gov](mailto:jkowal@burr-ridge.gov)  
Phone: 630-654-8181, ext. 2120  
[www.burr-ridge.gov](http://www.burr-ridge.gov)

**From:** Nikki Bekteshi, MD <bekteshimd@rotationsmhc.com>  
**Sent:** Thursday, December 31, 2020 12:16 PM  
**To:** BRVillage <brvillage@burr-ridge.gov>; Gary Grasso <ggrasso@burr-ridge.gov>  
**Subject:** Night Club in Burr Ridge

Dear Village Trustees and Mayor Grasso,

I hope this email finds you well. I have heard that there might be consideration for a night club in Burr Ridge, near Capri.

Although I support Capri restaurant as it is one of my favorites, I do not support the idea of a night club. I live behind this area, in Ambriance, and if a nightclub is approved in my area, the peace and serenity my family more than pays for in dues, fees, and homeowners taxes, will all be for nothing as it will jeopardize what we are paying for. We chose Burr Ridge for the family style living, this goes against that.

If there should be a nightclub that is approved and built, it will force me and my family to sell our home and move. I also have a medical business in Burr Ridge, and would be forced to move that as well should I need to relocate my family to a more family style location. I hope that you will not allow this. Several of my neighbors feel the same. We have all worked too hard to get to enjoy where we are with our families only to have it taken away by something that goes against most family values. The noise, alcohol and possible gambling will only cause those of us who are hard working taxpayers to move out. Why pay such high taxes while our Mayor allows everyone to come and disturb what we have built and paid for?

Makes no sense Mayor. Please remember our family values and the destruction you will cause in allowing this to come into our community and please vote against a nightclub near our highly taxed home. Burr Ridge families deserve better.  
Respectfully,

Nikki Bekteshi, MD, MHS

## Douglas Pollock

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**From:** James Marrs <jimmarrs@sbcglobal.net>  
**Sent:** Thursday, April 22, 2021 7:32 PM  
**To:** Douglas Pollock  
**Subject:** Nightclubs

I am shocked to learn that a night club was already approved and will be placed in the former Fred Astaire dance studio. Never knew this had gone on and now to learn of a second proposed Night Club is very discouraging. The Burr Ridge center is not an area for nightclubs. We are a quiet residential area of hardworking people and retirees. A nightclub will bring late night noise pollution, garbage, drunk driving, speeding (especially through Chasemoor Drive), and more trouble than I am sure our local police department or us residents want to deal with (i.e. fights, gun usage). It will impact property values negatively as Burr Ridge will be a less desirable place to live. Please do NOT approve the request for a Nightclub. If it's not too late please rescind the approval of the first one. Burr Ridge should never be home to nightclubs.

James B. Marrs  
Burr Ridge Resident

P. S. If I had known the Trustees had approved a Nightclub for the Country Wine Merchant I would not have voted for any of them

## Douglas Pollock

---

**From:** Magdalyn Patyk <mpatyk15@gmail.com>  
**Sent:** Monday, April 26, 2021 6:16 PM  
**To:** Douglas Pollock  
**Subject:** Opposed to Nightclub venue -"Are We Live"

As long-time residents of Burr Ridge, we do not support the establishment of a **second** nightclub venue in County Line Square. If "Are We Live" owned and operated by Filippo Rovito is approved it will be just steps away from a previously approved nightclub at 212 Burr Ridge Parkway.

We are concerned about about:

- Property values of neighboring residences, such as Ambriance, Chasemoor and the condominiums in the Burr Ridge TownCenter.
- The already limited parking in County Line Square and the potential overflow parking issues close to these residential communities.
- The potential negative impact on the current businesses in Country Line Square.
- Increased traffic through the neighboring streets, such as Chasemoor Drive.
- Potential negative impact on the Village policing; possibly requiring an expanded police force

We urged the members of the Planning / Zoning Commission to carefully consider the possible ramifications of approving this proposal and vote "NO" on allowing this nightclub.

Sincerely,  
Magdalyn & Joseph Patyk

## **Douglas Pollock**

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**From:** sharad gandhi <sharadcgandhi@gmail.com>  
**Sent:** Monday, April 26, 2021 8:47 PM  
**To:** Douglas Pollock  
**Subject:** Opposing the proposed night club at 310-312 Burr Ridge Parkway.

I would like to formally oppose the approval of the proposed night club at 310-312 Burr Ridge Parkway. I live in Ambriance, a beautiful gated community adjoining Burr Ridge Parkway village center. Burr Ridge village slogan is a "A Very Special Place".

I am worried about the property value, noise, delivery trucks, garbage flying out, drunk patrons gathering outside the club and drunk driving.

Is this the condition we want in this very special place?

I strongly oppose approval of this night club.

I have been a resident of Ambriance in Burr Ridge for the last 16 years.

Thanks,

Sharad Gandhi



## Douglas Pollock

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**From:** Nancy Tepler <ntepler@gmail.com>  
**Sent:** Monday, April 26, 2021 8:50 PM  
**To:** Douglas Pollock  
**Subject:** Are We Live

Good Evening,

I am writing in response to the proposed nightclub Are We Live?. I don't see any problem with the addition of a nightclub to our area. I may be old (66) but we're not dead. The residents of BRVC knew there was going to be restaurants and businesses when they purchased their condos. Maybe shortening the hours on the weekends would be a satisfactory compromise.

I am more disappointed in the closing of the retail shops in Burr Ridge. Ann Taylor Loft is gone and another restaurant is going up in its place. Couldn't they have used one of the other vacant spots?? I'd like to see more retail in the mall

Nancy Tepler  
Chasemoor Resident

Sent from my iPad

## **Douglas Pollock**

---

**From:** Patricia Davis <patti@davismedpr.com>  
**Sent:** Tuesday, April 27, 2021 8:25 AM  
**To:** Douglas Pollock  
**Cc:** Gary Grasso  
**Subject:** Is Gigi Rovito's "Are We Live?" nightclub a "done deal" already?

Good morning Mr. Pollock,

I am writing this email to you and ask that it be included in the agenda packet in advance of the Planning & Zoning Commission meeting May 3.

I saw this on Capri Ristorante's website this morning, which would indicate "Are We Live?" has already been approved:

7:59 AM Tue Apr 27



*Capri*  
BY RISTORANTE  
*Gigi*

It is wrong and disingenuous of Mr. Rovito to think that his proposed nightclub already has approval from the Village. But Mr. Rovito has overstepped the Village's guidelines previously when he put up signage for "Are We Live?" and started building last December. The Village rightly stepped in and stopped his activity until he had the requisite approvals (<https://patch.com/illinois/burrridge/burr-ridge-wants-nightclub-sign-down>). He does not yet have those approvals.

Mr. Rovito obeys no ordinances. He seems to think he can walk all over this Planning and Zoning Commission and the residents of Burr Ridge. He is out of line. I hope Chairman Trzupsek will question Mr. Rovito and his associate, petitioner Sandy Andrews, why they feel so entitled to step ahead of the rules here in this "Very Special Place."

Thank you,  
Sincerely,  
Patricia A. Davis  
26 Pine Tree Lane  
Burr Ridge

## Douglas Pollock

---

**From:** Jim Dickert <jim.dickert@frontier.com>  
**Sent:** Tuesday, April 27, 2021 10:21 AM  
**To:** Douglas Pollock  
**Subject:** 2 night clubs

Dear Mt Pollock, Add my vote to NOT allow the two “nightclubs” in the Village Square. Unless they end up with low attendance there will be much extra traffic from cars AND imbibed persons as most customers will be from other areas. There is not enough population in Burr Ridge to support 2 clubs so that means traffic from out of town. The folks living in “downtown” Burr Ridge and Chasemoor will not appreciate the traffic and noise and will be negatively affected.

We should see more about these ideas. The parking is already crowded in the area and will be unable to absorb the extra traffic,

We live in Chasemoor and we would likely wish for a gated entrance to avoid boozed up traffic at closing time.

We are not kill-joys but, if “approved” will not end well. If it was an expansion of a restaurant with entertainment along with dining, that would be more appropriate.

Jim and Renee Dickert

## Douglas Pollock

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**From:** Cindy Mottl <cindy.mottl@comcast.net>  
**Sent:** Tuesday, April 27, 2021 2:14 PM  
**To:** Douglas Pollock  
**Subject:** Are We Live Nightclub

My husband Dan and I are against the approval of this project and the granting of variances for the following reasons:

1. There already is a nightclub approved for that center.
2. There already are problems with noise, drunken patrons, and after hours operations related to outdoor music at the Country Wine Merchant and operations at Capri Ristorante.
3. The residential areas surrounding the nightclubs will likely see lower property values and face difficulty selling their properties due to #2.
4. Inadequate parking in the center.
5. Mr. Rovito, the owner of Capri Ristorante and the person seeking to open Are We Live has multiple felony convictions, including the kidnapping, beating and rape of a 14 year old (<https://caselaw.findlaw.com/il-court-of-appeals/1064158.html>) and drug charges related to heroin (see attached village memo). Our concern is that his past as well as current issues at Capri, including after hours operation and ignoring the governor's COVID ban on indoor dining would lead to problems at this venue. He breaks and bends rules.
6. Rovito mob ties. See previous article and <https://www.google.com/amp/s/chicago.suntimes.com/platform/amp/2015/11/17/18461489/pal-of-outfit-boss-gets-4-years-for-extortion>. Again, these ties make the operation of a nightclub by Rovito problematic.
7. 6. Large campaign contributions to village mayor. <https://www.wcia.com/news/local-news/shady-campaign-cash-flows-to-gop-candidate/>. This is relevant because it shows the close ties between Rovito and Burr Ridge village government.
8. The brazen assumption by Rovito that this is a done deal. See attached photo of website announcement.





Bur

# Memo

COPY

To: Karen Thomas, Village Clerk  
From: John W. Madden, Chief of Police  
Date: June 4, 2013  
Re: Liquor License Applicant Background Investigation

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A background investigation was conducted on the following liquor license applicant from Burr Ridge. The applicant, Rovito, Filippo Jr. (aka Gigi), transitioned from restaurant management to liquor license application. The applicant listed below is a convicted felon with multiple felony convictions. § 12-1.1-1 offenses of Aggravated Criminal Sexual Assault, Manufacture / Delivery of Controlled Substances, and Possession of Heroin. Mr. Rovito was sentenced to six years imprisonment in the Illinois Department of Corrections in 1997. Rovito was released from prison on May 14, 2002 and was required to register as a sex offender for 10 years.

*Chapter 25, section 25.38, Section F - A person who has been convicted of a misdemeanor under any Federal or State law dealing with or regulating the sale, distribution, or use of drugs, cannabis sativa, or controlled substances as defined under the Liquor Control Commissioner determines that such person*

7:59 AM Tue Apr 27



*Capri*  
BY RISTORANTE  
*Gigi*

Cindy Valek Mottl  
Burr Ridge resident since 1976

**Douglas Pollock**

---

**From:** darshiwadhwa@aol.com  
**Sent:** Tuesday, April 27, 2021 2:33 PM  
**To:** Douglas Pollock  
**Subject:** Planning/Zoning Commission - Night Club

We at 128 KRAML DIVE, Burr Ridge, IL. 60527 protest the consideration/approval of this.

Please add our names to the list for May 3rd meeting.

Thanks.

Sudarshan Wadhwa & Asha Wadhwa

## Douglas Pollock

---

**From:** Diane <dianemweber@gmail.com>  
**Sent:** Tuesday, April 27, 2021 2:33 PM  
**To:** Douglas Pollock  
**Subject:** Nightclub opinion

I am a resident of Chasemoor in Burr Ridge, only a few blocks from the proposed nightclubs. I often walk to the center to shop or purchase groceries. I enjoy the environment here, the walking paths, the access to the Pace bus and the safe feeling of the community.

Other people I know here are not interested in another place to drink or party, nor are they interested in hearing noise or having additional people nearby in the wee hours of the morning. And neither am I. I didn't move here for that. So I am opposed to approving either of the nightclubs as I believe they will bring more harm than benefit to our community.

I think establishments should be opened in the communities that will frequent them, not in other communities that will have to deal with the negative effects as noise, drunk drivers and overcrowded parking lots.

Thank you for listening to my view.

Diane Weber

## Douglas Pollock

---

**From:** Property Manager <pm@ambriance.com>  
**Sent:** Tuesday, April 27, 2021 2:40 PM  
**To:** Douglas Pollock  
**Subject:** Comments RE: Proposed Nightclub 310-312 Burr Ridge Parkway

To Whom it May Concern:

On behalf of the residents of The Ambriance Trust, we the Board of Trustees wish to express our opposition to the proposed nightclub that would occupy the currently vacant space at 310-312 Burr Ridge Parkway. In connection with this proposition, we are also opposed to the granting of a Class H liquor license to this establishment.

Our gated community was developed in the late 1980's with the intent and purpose of offering our members a private, serene retreat from everyday noise contamination. Our homeowners are primarily hardworking professionals that greatly value the peace and quiet enjoyment that the community offers. Many of our homeowners are in the medical field and their schedules require them to rise at a very early time of day.

Ambriance is located directly next to the location of the proposed nightclub. The development of an establishment that would permit its patrons to be in the area until 1:00 or 2:00 AM would have a highly negative impact on our community. Our Rules and Regulations prohibit our homeowners from making noise past 10:00 PM. It would be impossible for us to prohibit the activities and noise from this establishment without police intervention. The homeowners at Ambriance have heavily invested in their homes. The development of this nightclub would also be detrimental to property values, not only at Ambriance but the community in general.

As such, as representatives for the homeowners at Ambriance, we vehemently and unanimously oppose this development as we consider it incongruous with the area.

We empower our Property Manager, Ms. Rosa M. Ordetx, to act as our representative for any communications regarding this matter. Please direct any questions or comments via email to [PM@Ambriance.com](mailto:PM@Ambriance.com) or by calling our onsite management office at 630-325-6631.

Respectfully,

The Board of Trustees for The Ambriance Trust

Dr. Anis Mekhail  
Mrs. Patricia Forkan  
Mr. Sharad Gandhi  
Mr. Alan Johnson  
Mr. William Napleton

cc: Ms. Rosa M. Ordetx, Property Manager  
630-325-6631



## **Douglas Pollock**

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**From:** vcsalamone88@aol.com  
**Sent:** Tuesday, April 27, 2021 5:40 PM  
**To:** Douglas Pollock  
**Subject:** Burr Ridge nightclub

To whom it may concern,

I would like to express my disinterest in the proposed nightclub, "Are We Live" by Capri Ristorante. As a lifelong resident of Burr Ridge, I believe our beautiful city does not need this type of business in the Burr Ridge Village Center. Parking at this center is a issue and this "nightclub" would only make things worse for the other patrons of these Burr Ridge businesses. Please consider rejecting this proposal.

Vito

## **Douglas Pollock**

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**From:** Vito Salamone <vito823@gmail.com>  
**Sent:** Tuesday, April 27, 2021 5:44 PM  
**To:** Douglas Pollock  
**Subject:** Capri nightclub

Hello,

I would like to propose that the following nightclub not be allowed in Burr Ridge. Burr Ridge does not need the congestion, traffic, noise or headaches associated with a nightclub. Please consider rejecting the proposal.

## Douglas Pollock

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**From:** Michelle Linz <linzobre@gmail.com>  
**Sent:** Tuesday, April 27, 2021 5:50 PM  
**To:** Douglas Pollock  
**Subject:** Burr Ridge nightclub proposal

Dear Mr. Pollock,

As a mother of three living in Burr Ridge for the better part of a decade, I am STRONGLY against Capri Ristorante's bid for a new nightclub. I do not mind paying high property taxes for the exclusivity of what Burr Ridge has to offer, however, I will not stay silent on the following matter. The idea of the owners blatant disregard for the rules through constructing the sign, and going about building out this location without any permits shows the kind of character Capri Risorantes owner really is. If this nightclub is approved I will strongly consider moving out of the town I love.

Lindsay

## **Douglas Pollock**

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**From:** John Brewer <jbjb02p@gmail.com>  
**Sent:** Tuesday, April 27, 2021 5:56 PM  
**To:** Douglas Pollock  
**Subject:** Capri Nightclub Dismay

I would like to bring the matter of the proposed nightclub, "Are We Live", into question. As a resident of Burr Ridge, I am against this idea and would like to strongly recommend the board to deny the applicants request for a business license for the following reasons; traffic, noise that it may bring, rowdiness, and most importantly, the lack of parking that currently exists in this town center. I am against this idea and would not be happy if the zoning and planning commission approves the applicant.

John B

## **Douglas Pollock**

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**From:** Frank Lucca <luccafrank7@gmail.com>  
**Sent:** Tuesday, April 27, 2021 6:11 PM  
**To:** Douglas Pollock  
**Subject:** Are We Live Yet nightclub

To whom it may concern,

As a resident of Savoy Club, I was instructed by a fellow neighbor to reach out and express my disinterest in the following proposal by Capri Restaurant. We would like to board to consider rejecting the proposal for a new nightclub in Burr Ridge. This is not what I, or my family, would like to see in our area. Thank you for your consideration.

Frank

## **Douglas Pollock**

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**From:** Michael Philip <homesbymike80@gmail.com>  
**Sent:** Tuesday, April 27, 2021 6:21 PM  
**To:** Douglas Pollock  
**Subject:** Zoning/Planning Commission Capri new nightclub

Dear Doug Pollock,

I would like to express my sincere opposition to a new nightclub coming to Burr Ridge. This is not what our city needs. Whats next? Gaming? Please reject this proposal. There is simply not enough parking in this area for one. The restaurant has a tent that takes up half of the parking lot as well. How is this not a violation in itself? Please get back to me on this one.

A Concerned Resident,  
Michael



## Douglas Pollock

---

**From:** Larry Sala <larry1181@yahoo.com>  
**Sent:** Tuesday, April 27, 2021 6:30 PM  
**To:** Douglas Pollock  
**Subject:** Capri new nightclub

Hello-

My name is Larry Sala and I am opposed to the proposed new nightclub coming to Burr Ridge. Please reject this proposal. The reason I am against this new nightclub is because I currently work in the Burr Ridge Center and the parking is a huge issue. So much an issue, that I have had to resort to pulling in front of my place of work just to wait for a parking space to open up. This is especially an issue on the weekends. If this new nightclub comes to Burr Ridge, parking will be an even bigger issue. Thank you for your consideration in rejecting this proposal.

Larry Sala

**Douglas Pollock**

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**From:** Arthur Gordon <arthur.gordon@yahoo.com>  
**Sent:** Tuesday, April 27, 2021 6:43 PM  
**To:** Douglas Pollock  
**Subject:** No Nightclubs in Burr Ridge

Nightclubs are not welcome in Burr Ridge.

We do not want the noise, the drunken behavior, the drugs or the stigma of a nightclub.

As a twenty-five year resident I have enjoyed the peace and quiet of our family oriented village.

It is the job of village officials to keep our lovely village wholesome and desirable. Nightclub/s will degrade the village and drop our property values and anger the residents.

I have no problem with restaurants serving food and alcohol. Also outdoor dining is no problem. Nightclubs no, in fact hell no!

I would gladly join and contribute to any legal action required to quash this terrible intrusion.

## **Douglas Pollock**

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**From:** Denise Styrzula <rczula938@gmail.com>  
**Sent:** Tuesday, April 27, 2021 6:44 PM  
**To:** Douglas Pollock  
**Subject:** New nightclub in Burr Ridge

As a lifelong resident of Burr Ridge, I oppose the planning commission allowing a new nightclub in the village center. Parking issues, noise complaints and an overall general nuisance would ensue if the permits are granted. Please reject this proposal to keep Burr Ridge "A Very Special Place".

Thank you for your consideration,  
Denise S

## Douglas Pollock

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**From:** Philip Salamone <psal9205@gmail.com>  
**Sent:** Tuesday, April 27, 2021 7:24 PM  
**To:** Douglas Pollock  
**Subject:** Capri Restaurant new nightclub proposal

Good afternoon Mr. Pollock,

I would like to bring the matter of a new nightclub to attention that is being proposed by business owner Gigi Rovito at Capri Ristorante. First and foremost, I would like to make it clear that I am strongly against the idea of any nightclub in Burr Ridge. As a resident of Burr Ridge for the better part of 20 years, I would like to say that this is not what this city needs. Burr Ridge bears the logo of it being a "Very Special Place", and I could not agree more. I love this city, and could not imagine myself living anywhere else. With that being said, I would be remiss to say that if this proposed venture is approved, I would wholeheartedly be disappointed.

I am all for small businesses succeeding and thriving, especially in these tough and trying times, however, I am not on board with what this business model may potentially bring to our city. One thing that comes to mind is the congestion that we currently face in this Burr Ridge town center currently. With the addition of Chase bank years back, this shopping center lost a good amount of parking spaces that were once utilized. As a member of CycleBar, everytime I have a scheduled evening class, there is not one available parking space. Not to mention Capri Ristorante's use of the tent structure that takes up half of the East side of the parking lot.

Another issue that plagues me is the idea of the noise my family and I will have to endure when this establishment is open well into the night. During summer hours this past year the wine bar proved to be a nuisance with the karaoke and extended hours. I can only imagine what it would be like for our family if both of these operations are up and running simultaneously.

I hope that we can continue to keep the town I love, Burr Ridge, "A Very Special Place" for years and years to come. I appreciate the board taking my concerns into consideration.

Philip S

## **Douglas Pollock**

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**From:** Kathleen Lotz <lotz0746@gmail.com>  
**Sent:** Tuesday, April 27, 2021 7:48 PM  
**To:** Douglas Pollock  
**Subject:** Nightclub in Burr Ridge

Dear Mr. Pollock,

As a resident of Burr Ridge, I would like to bring attention to the proposed new nightclub in question. I would like to give my stance on this matter and say I strongly disagree with the Village of Burr Ridge allowing this type of endeavor in our city. I feel we do not need, or want a nightclub in Burr Ridge. We need to preserve our community, not tear it down with illicit businesses. This would lead to the decline of our property values and I can not get behind that idea. We pay far to much in taxes to get away from the rift-raft found in the city of Chicago. I do not wish to see any of that nonsense in the future in our city.

Kathleen L

## **Douglas Pollock**

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**From:** Linette G <linettejr1@gmail.com>  
**Sent:** Tuesday, April 27, 2021 7:58 PM  
**To:** Douglas Pollock  
**Subject:** Are We Live nightclub

Dear Doug Pollock,

My name is Linette Georgen and as a Burr Ridge resident, I am opposed to a new nightclub coming into our wonderful city of Burr Ridge. Please consider rejecting this proposal as this "nightclub" would bring everything in which our city does not need. Parking is already one issue to consider with the Burr Ridge center being pretty much at full capacity during weekdays and total capacity on weekends. The noise is another factor I would like to be considered. I appreciate your time and look forward to hearing what other residents think.

Sincerely,  
Linette Georgen

## **Douglas Pollock**

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**From:** Anne Tuc <tuc7988@gmail.com>  
**Sent:** Tuesday, April 27, 2021 8:06 PM  
**To:** Douglas Pollock  
**Subject:** Capri nightclub

To whom it may concern,

I was instructed by a fellow resident of Burr Ridge and neighbor of mine to email and give my stance on the new proposed Burr Ridge Capri nightclub that is being considered. I would like to flat out say that I am strongly against this proposal and would be extremely upset if this were to be approved. I am not the only person who feels this way. Burr Ridge is Burr Ridge, it is not Rosemont. Lets keep our village a beautiful and a very special place.

Anne T.



## Douglas Pollock

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**From:** John Kuhlman <jkuhlmanjr2@gmail.com>  
**Sent:** Tuesday, April 27, 2021 8:44 PM  
**To:** Douglas Pollock  
**Subject:** Fwd: Screenshot 2021-04-27 at 8.33.20 PM

Hi Doug,

I find it interesting that Gigi was already acting like the night club was coming back in 2020. You have probably been alerted to this previously.

Regards,

John Kuhlman

Sent from my iPhone

Begin forwarded message:

**From:** Ann Kuhlman <amason4@aol.com>  
**Date:** April 27, 2021 at 8:33:48 PM CDT  
**To:** John Kuhlman <jkuhlmanjr2@gmail.com>  
**Subject:** Screenshot 2021-04-27 at 8.33.20 PM



ibygigi.com



## Capri Banquets & Catering

📍 24 Burr Ridge Parkway, Burr Ridge,  
IL 60527

📞 708-505-1100

## Capri By Gigi Group

### COMING SOON

“Are We Live” 312 Burr Ridge Parkway  
in Burr Ridge!

Right by Capri Ristorante.



Sent from my iPhone

## **Douglas Pollock**

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**From:** Linda Palamar <lindapalamar@hotmail.com>  
**Sent:** Tuesday, April 27, 2021 9:08 PM  
**To:** Douglas Pollock  
**Subject:** Defeat the proposal of the night clubs

## Douglas Pollock

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**From:** Linda Palamar <lindapalamar@hotmail.com>  
**Sent:** Tuesday, April 27, 2021 9:57 PM  
**To:** Douglas Pollock  
**Subject:** DEFEAT THE NIGHT CLUBS PROPOSED FOR BURR RIDGE

Dear Mr. Pollock,

I have been a resident and a Realtor in Burr Ridge for over 35 years. I am completely opposed to the establishment of the two night clubs being proposed for County Line Square.

If approved, the property values are going to suffer. The noise, the extra traffic, drunk drivers and

possible destruction of property.in

I feel as though the village leaders are not considering the good of the residents. It is about time things

were done in full view and discussion with the voters, It is time for you to listen and be up front with us.

Thank you,

Linda Palamar 36 Thornhill Court, Burr Ridge, 60527

## **Douglas Pollock**

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**From:** Margaret Koludrovic <henry803@gmail.com>  
**Sent:** Thursday, April 22, 2021 5:51 PM  
**To:** Douglas Pollock  
**Subject:** Proposed Nightclubs

I am not all in favor of nightclubs in Burr Ridge.

Moved to Chasemoor 6 years ago to enjoy peaceful community.

Please consider our feelings and concerns regarding this matter.  
Margaret Koludrovic  
50 Thornhill Ct.

Sent from my iPhone

## Douglas Pollock

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**From:** Margaret Marrs <mjmarrs@sbcglobal.net>  
**Sent:** Thursday, April 22, 2021 7:46 PM  
**To:** Douglas Pollock  
**Subject:** Night clubs in Burr Ridge....NOT HERE

I want the Village Planning/Zoning Commission to vote NO to ANY FORM OF NIGHT CLUB related establishments in Burr Ridge.

We are a "bedroom community", i.e., not an entertainment Mecca. The existing GIGI's Capri has taken advantage of the village government's participation in provisions of tents to continue serving customers during Covid precautions. In February, I picked up "take out dinners" and had to go into the restaurant, to then see people packed in both the restaurant and the tent. No effort was evident of the owners maintaining any six foot distance between diners., in either the tent, nor the restaurant. It is obvious what the owners will exploit with a night club, with packed bars, body to body drinking and dancing. Where are the Covid protections Mayor Grasso touts? Capri hAs made a joke of Mayor Grasso, and there seemed to be no change, up to date.

I live in Chasemoor, and we share a wall with a gated community, Ambriance. Having loud music pounding Beats, patrons drinking, (night clubs are bars) is not the character of Burr Ridge community. Parking is already used by the Village Center restaurant patrons, because on street parking is very limited. DUI's will increase, if our police do their jobs, and I don't want our police to be challenged by drunken patrons driving down a residential street, and resisting arrest.

NO to any NIGHT CLUBS in the area. If this request is approved, the appearance will look suspicious.

My husband was a Plan Commission Member on Hinsdale, as well as a DuPage Zoning Board Commissioner during the 1990's, so I am very aware of the pressure brought to Commissioners. It is a difficult job to do with integrity and commitment to your constituents. Be a responsible board representing the community.

NO NIGHTCLUBS.

Sent from my iPad



**From:** [Anatoly Okun](#)  
**To:** [Douglas Pollock](#)  
**Subject:** New Nightclub  
**Date:** Monday, April 26, 2021 2:42:43 PM

---

To the members of the Planning/Zoning Board,

I am a long time resident of Burr Ridge and support the Village's Vision Statement and Strategic Goals. The Statement reads in part 'Burr Ridge is a high-quality suburban community with low-density neighborhoods characterized by distinctive homes in natural settings. The Village accommodates residents who seek a sense of privacy in a tranquil environment.'

How will allowing one or two nightclubs to operate in the County Line Square or anywhere else in the Village move us closer to reaching the Strategic Goals? The late hours and zoning for entertainment, dancing and liquor late at night will clearly result in more noise, more traffic, crime and less tranquility for the residents.

Please vote against the proposed nightclubs!

Anatoly & Nina Okun, Chasemoor

**From:** [mary tromiczak](#)  
**To:** [Douglas Pollock](#)  
**Subject:** Night Club  
**Date:** Monday, April 26, 2021 11:20:33 AM

---

As a resident of Burr Ridge, I strongly disapprove of the proposed night club in the County Line Square. There are plenty of restaurants in that area and a late night establishment would not fit in our family environment. I sincerely hope this proposal is rejected by the Planning/Zoning Commission.

Thank you for your consideration.

Mary Tromiczak  
140 Carriage Way Drive, #125

**From:** [Marianne](#)  
**To:** [Douglas Pollock](#)  
**Subject:** Night Club X2  
**Date:** Saturday, April 24, 2021 5:24:41 PM

---

I am distressed to find out not one but two night clubs. As the first one has been approved why don't we wait to see how the first one works out before be put in a second. We can say good bye to walking around. People who frequent clubs also are armed. Who will be the first to get shot. The peace will leave us and no one else will want to come to live here.

Marianne Mangan 1000 VCD.

**From:** [Karen Elizabeth Berg Phillipp](#)  
**To:** [Douglas Pollock](#)  
**Subject:** Nightclub in Burr Ridge County Line Square  
**Date:** Friday, April 23, 2021 6:17:46 PM

---

I have lived in Burr Ridge since before the mall was built, 1987. Raised four children and saw all the changes from Bockwinkles, the video store, the popcorn store and the Hot dog/pizza restaurant. Lots of change, progress.

The stores have suffered with Covid19 but now things are improving. It's a great place for restaurants and it is a family friendly place.

We fought the large Cinema that wanted to come in. My ex husband and I spent a lot of private money to fight with the Daley Law firm with John George. We actually won and thank goodness we don't have that mall, which would have been an eyesore

Now, Capri Ristorante, a wonderful restaurant, wants to engage in this process of having a nightclub? Just not a "Good fit" for Burr Ridge. Please work as hard as you can to prevent this in the mall.

It will add crime problems, noise and just not an appropriate for our village.

It's just my opinion but this will be be more money and work with police for our Village. I believe the owner of Capri is

"Pulling his weight around." Perhaps another venue for a family restaurant or a nice boutique or a clothing store? I don't see Hinsdale adding a night club?

Most sincerely concerned for our village,

Most sincerely,  
Karen Elizabeth Phillipp  
Burr Ridge

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Karen E Phillipp

**From:** [SE](#)  
**To:** [Douglas Pollock](#)  
**Subject:** Nightclub opposition  
**Date:** Monday, April 26, 2021 12:53:41 AM

---

To whom it may concern:

I am a resident of Burr Ridge, with young kids, and I completely oppose the proposed business (nightclub in county line square). This will bring in unwanted traffic, noise, drunk drivers into our beautiful community. As a mother of young kids, we want to keep our future generations safe, we want to keep our families safe. My husband is a physician who is on call throughout the month. I am worried for his safety if he's leaving home to attend to an emergency, that he could possibly get hit by a drunk driver without even exiting Burr Ridge. My kids need their father.

We are also paying high taxes to be in a safe secure and quiet area. It makes no sense to pay this much in taxes when there's a possibility of getting hit by a drunk driver in your own neighborhood. We want to feel safe, we NEED to feel safe. A nightclub will also bring down property value. Nightclubs don't belong in this area.

**From:** [John Kuhlman](#)  
**To:** [Douglas Pollock](#)  
**Subject:** Nightclub  
**Date:** Saturday, April 24, 2021 5:36:48 PM

---

Doug,

You have got to be kidding me. Are we turning Burr Ridge into a mini Rosemont?

Burr Ridge was originally a very nice country type village. How do Ambiance and Chasemoor feel about having 3 busy entertainment venues in their backyards?

The liquor commissioner better think long and hard and get resident approval before issuing another liquor license and so should the village trustees. I appreciate the fact that these facilities bring in tax revenue but it shouldn't be to the detriment of village residents who moved here with hopes of living and raising families in a quiet and respected community. I would like to see how much revenue Burr Ridge received yearly from Capri prior to the pandemic. By the way when does Capri take down the tents that look hideous and take up parking. Thanks Doug, I look forward to hearing from you.

Regards,

John A. Kuhlman, Jr.  
Sent from my iPhone

**From:** [pwall0749@aol.com](mailto:pwall0749@aol.com)  
**To:** [Douglas Pollock](#)  
**Subject:** Nightclubs  
**Date:** Sunday, April 25, 2021 10:00:59 AM

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We have been Chasemoor residents for over six years. We moved here because of the quiet nature filled area. The residents of this area tend to be older seeking to enjoy their retirement.;  
The last thing that is needed are nightclubs that mostly cater to people that do not live near here.

It would be one thing if the establishments closed at 10PM Sunday thru Thursday and midnight Friday and Saturday but midnight and 2 AM!! Where will these patrons be coming from? This area will become their last stop after an evening of drinking. We've all been there in our 20s-30s.

It will not remain a safe area. We do not have a police force to handle what could happen after hours.  
Please think twice and at least limit their hours.

Joy & Jim Wallace

**From:** [Gina McHugh](#)  
**To:** [Douglas Pollock](#)  
**Subject:** NO to "NIGHTCLUBS" in Burr Ridge!  
**Date:** Sunday, April 25, 2021 4:49:56 PM

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To Whom it May Concern,

As owners in the Chasemoor neighborhood, we were shocked and appalled to learn that MR. Halleran, County Wine Merchant owner, was already given approval by the village to open a nightclub in the County Line Square shopping area. We are adamantly opposed to the approval of any proposed nightclub, including 'Are We Live', to be owned and operated by Filippo 'Gigi' Rovito, in the Burr Ridge Parkway (County Line Square) shopping area. We believe this will negatively impact the safety of our community as well as reduce the value of our property by attracting a segment of society that embraces alcohol and drug abuse, sex trade and gambling.

Capri Restaurant in Burr Ridge currently owned by Mr. Rovito, is allowed to park an unsightly trailer on the north side of the restaurant and dump garbage, including glass beer bottles, cans and other restaurant paraphernalia, into the PACE bus stop field without consequence. Capri Restaurant has taken over the parking lot to the south of the restaurant with an unsightly tent that should have been removed months ago after the Covid Illinois shut down was lifted but, for some reason, has been given permission to remain. There is an open gas tank on the east side of the tent that is also unsafe.

We are concerned that this is indicative of what we can expect, and then some, if no action is taken to stop Mr. Rovito from expanding his business ventures in our neighborhood.

It is due to these facts that we, as Burr Ridge residents, question why Burr Burr Ridge officials, elected to look out for the best interests of our community, have already approved one nightclub and are not taking action to stop Mr. Rovito from opening another.

We are proud of our community and Burr Ridge's respectable reputation and we oppose the approval of 'Are We Live' and any other comparable endeavors in the village of Burr Ridge.

Respectfully,

Ed and Gina McHugh  
173 Foxborough Place  
Burr Ridge, IL 60527



**From:** [Sue M. Bauer](#)  
**To:** [Douglas Pollock](#)  
**Subject:** NO TO NIGHTCLUBS IN BURR RIDGE  
**Date:** Sunday, April 25, 2021 7:24:48 PM

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To Whom It May Concern:

Recently I've been made aware of not one but possibly two nightclubs coming into Burr Ridge directly behind the beautiful residential area of Chasemoor. I live in Chasemoor and am opposed to this endeavor and future approvals of this nature within such close proximity to our lovely community. Why?

There's already been a mass exodus of favorite retail stores due to parking issues and replaced with eateries creating more parking problems and traffic thru our community. NOW you want to approve the likes of late night drinking, dancing, more noise and traffic causing establishments open til Midnight and 1 a.m. and probably some gaming machines too? Again, why? So the owners of this plaza who "sold" the promise of living, dining and shopping to its residents and nearby neighbors can be disturbed with more traffic thru Chasemoor and people coming from all over to make noise and litter our community? We have lovely respectable summertime venues for outside entertainment and enjoyment without being open til Midnight or 1 a.m. to disturb the community.

This isn't LasVegas for goodness sake!!! Jen's Guesthouse is located very close by and **isn't in a resident community** and has tasteful entertainment and doesn't stay open that late **NOR is near** any residential community.

When my favorite store Chico's left recently I drove to their store in Orland Park to utilize gift cards I received and was told that their shopping center owners also owned our Burr Ridge Center and planned on making it an Entertainment Hub...I'm sure the financial implications are great for the center owners BUT strongly feel it will be at OUR expense. We desired to live in a peaceful family oriented community and maintain/increase the value of our homes and not have them depreciated, that's why we chose to live in this community. I'm totally opposed and disturbed that our local government would want to bring/approve anything but respectable establishments within the Village of Burr Ridge. **NO TO NIGHTCLUBS IN BURR RIDGE!!**

Sincerely,  
Sue M. Bauer  
189 Foxborough Place  
Burr Ridge, Il 60577

## NOISE COMPLAINTS FILED BY RESIDENTS OF BURR RIDGE VILLAGE CENTER CONDOS IN 2020

<b><u>CAPRI RISTORANTE</u></b> 324 BURR RIDGE PARKWAY	LOUD MUSIC COMPLAINT	6/12/20	11:19 PM
<b><u>CYCLEBAR</u></b> 124 BURR RIDGE PARKWAY	LOUD NOISE COMPLAINT FROM OUTDOOR WORKOUTS	6/17/20	8:40 AM
<b><u>COUNTY WINE MERCHANT</u></b> 208 BURR RIDGE PARKWAY	LOUD NOISE COMPLAINT	7/17/20	10:49 PM
	LOUD NOISE COMPLAINT	7/24/20	10:41 PM
	LOUD NOISE/KARAOKE	7/25/20	10:56 PM
	LOUD MUSIC COMPLAINT	8/21/20	9:52 PM
	LOUD NOISE/KARAOKE	8/29/20	11:15 PM
<b><u>BURR RIDGE PARK DISTRICT</u></b> "CONCERT ON THE GREEN" BURR RIDGE VILLAGE CENTER	LOUD NOISE COMPLAINT	9/15/20	10:40 PM
<b><u>TOPAZ RESTAURANT</u></b> 780 BURR RIDGE PARKWAY	LOUD NOISE COMPLAINT	9/25/20	10:10 PM
<b><u>VILLAGE CENTER ACTIVITIES</u></b> BURR RIDGE VILLAGE CENTER Via email to Village: "Loud noise almost daily at the Village Center, noise is coming from daily activities is disturbing"	LOUD NOISE COMPLAINT	9/15/20	11:19 AM

**From:** [John Perez](#)  
**To:** [Douglas Pollock](#)  
**Subject:** Opening of 2 night clubs in County Line Square  
**Date:** Saturday, April 24, 2021 11:30:55 AM

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I am very concerned due to the noise until very late hours that will generate to have 2 night clubs at County Line

Square.

In my neighborhood, Chasemoore of Burr Ridge dwell mostly elderly persons and many of them are sick that need

to rest and not the aggravation of their conditions and ailments.

Due to above reasons I am vehemently oppose to the opening of both night clubs.

Sincerely,

John F. Perez, M.D.

Sent from [Mail](#) for Windows 10

**From:** [Judy Raica](#)  
**To:** [Douglas Pollock](#)  
**Subject:** Planning Commission meeting re:nightclub  
**Date:** Friday, April 23, 2021 12:40:09 PM

---

I am absolutely not in favor of allowing another nightclub in the Village of Burr Ridge. I was shocked to learn a license was already allowed in the former Fred Astaire location.

I live in Burr Ridge in Chasemoor and think the additional traffic and noise will be a significant problem. I am in favor of business development in the community but not in the form of a nightclub. Call is what you will this type of business with late bar hours will cause more problems than it's worth to our area. The location along Burr Ridge Parkway is not the appropriate place for it. If the Village is interested in allowing this type of establishment, then put it in a better location.

I realize this has been a difficult year for most of the businesses in the Village but this is definitely the wrong decision.

Judy Raica  
160 Easton Place  
Burr Ridge, IL

**From:** [Jean Carey](#)  
**To:** [Douglas Pollock](#)  
**Cc:** [David Preissig](#)  
**Subject:** Public Comment-Chasemoor of Burr Ridge  
**Date:** Monday, April 26, 2021 1:12:50 PM  
**Attachments:** [Village Letter.pdf](#)

---

Dear Doug,

Please see the attached letter regarding comments from the Board of Directors on behalf of the association and owners at Chasemoor of Burr Ridge. The board would like this included in the Planning/Zoning Commission report at the meeting on May 3<sup>rd</sup>.

I'd also like to find out how owners can join the meeting, is there a Zoom link or can they attend in person.

Please confirm you received this email and letter.

Thank you,

Jean Carey, CMCA  
Account Executive  
Erickson Realty and Management, Inc.  
13301 S. Ridgeland Avenue, Suite B  
Palos Heights, Illinois 60463  
P: 708-425-8700 Ext. 213  
F: 708-425-8562  
[jean.carey@ericksonmanagement.com](mailto:jean.carey@ericksonmanagement.com)

Visit us at [ericksonmanagement.com](http://ericksonmanagement.com)

**From:** [ELAINE LAYDEN](#)  
**To:** [Douglas Pollock](#)  
**Subject:** Re: Nightclub opinion  
**Date:** Monday, April 26, 2021 8:41:25 AM

---

**To whom it may concern:**

**We strongly urge the Village of Burr Ridge to NOT support the concept of having a night club in the Burr Ridge mall run by Filippo “Gigi” Rovito, the owner of Capri restaurant.**

- **Night clubs in the Mall with license to sell liquor until 1AM on Thursday/2AM on weekends is not consistent with image of Burr Ridge.**
- **There are homes near the proposed site that could be disturbed by traffics and noise.**
- **the parking is already problematic due to a large tent from Capri taking up space.**
- **The thought of nocturnal activity and driving home after two in the morning is unacceptable.**
- **The owner of Capri, Filippo Rovito, has had complaints - It seems that Mr. Rovito has his own set of rules. According to locally published accounts:**

**he has been reprimanded more than once regarding following Public Health mask policies - putting customers at risk.**

**Before any formal Village approval, Rovito placed a sign on the face of the building that he proposes as the site of the new nightclub.**

**There have been several complaints about after hours business at Capri Restaurant**

**He has made illegal donations to politicians that the politicians had to return**

**Thomas and Elaine Layden**  
**Carriage Way POA Home owners**

**From:** [Douglas Pollock](#)  
**To:** ["Elena Galinski"](#)  
**Cc:** [Evan Walter](#)  
**Subject:** RE: Noise pollution concerns in Burr Ridge  
**Date:** Monday, April 19, 2021 9:15:00 AM

---

Elena,

I will forward your comments to the Plan Commission for their consideration. They will review your comments and provide a recommendation to the Board of Trustees if they deem further action to be appropriate. You will also have the opportunity to raise these questions at the public hearing (May 3) if you so choose.

Please note that "outdoor" music/live entertainment was not approved for any restaurant in County Line Square nor is it proposed for the pending restaurant with live entertainment. Both restaurants plan to have outdoor dining but the approval for live entertainment is limited to the indoor area of the restaurants.

**Doug Pollock, AICP**

Planner  
Village of Burr Ridge  
(630) 654-8181, extension 3000

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**From:** Elena Galinski <meg611@gmail.com>  
**Sent:** Friday, April 16, 2021 2:08 PM  
**To:** Douglas Pollock <DPOLLOCK@BURR-RIDGE.GOV>  
**Cc:** Evan Walter <EWalter@burr-ridge.gov>  
**Subject:** Re: Noise pollution concerns in Burr Ridge

Hello Doug,

Thank you for replying. I know there was a resident at the Burr Ridge Village center condos that had brought up the existence of recurring noise complaints about Country wine merchant at a recent Board meeting before their recently approved expansion which will include live (outdoors?) music. If the new nightclub addition to Capri has outdoor live music my understanding is it will be even closer to residential areas and therefore more likely to be heard.

Given that there have been repeated complaints, it seems like the police asking the business owners to lower the volume is a temporary fix and not a permanent deterrent, especially when these businesses would appear to have a financial incentive to play their music loudly.

Can the plan commission please consider expanding the noise pollution performance standards to apply to noise emitted to residential districts and to those condos, by these restaurants that are expanding into the "nightclub" uses?

How can this get added to the plan commission agenda?

Also, can it be communicated to the Capri folks to please address prevention of noise pollution in their proposed request for variance?



Best regards,  
Elena Galinski

---

**From:** Douglas Pollock <[DPOLLOCK@BURR-RIDGE.GOV](mailto:DPOLLOCK@BURR-RIDGE.GOV)>  
**Sent:** Friday, April 16, 2021 10:33 AM  
**To:** Elena Galinski <[meg611@gmail.com](mailto:meg611@gmail.com)>  
**Cc:** Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)>  
**Subject:** RE: Noise pollution concerns in Burr Ridge

Elena,

Please see comments below.

Doug Pollock  
Planner  
Village of Burr Ridge  
(630) 654-8181, extension 3000

---

**From:** Elena Galinski <[meg611@gmail.com](mailto:meg611@gmail.com)>  
**Sent:** Thursday, April 15, 2021 10:29 AM  
**To:** Douglas Pollock <[DPOLLOCK@BURR-RIDGE.GOV](mailto:DPOLLOCK@BURR-RIDGE.GOV)>  
**Cc:** Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)>  
**Subject:** Noise pollution concerns in Burr Ridge

Hello Doug,

I have questions about zoning and noise pollution in Burr Ridge, given the recent approval of an expansion including outdoor dining/music and the upcoming proposed zoning variation for another outdoor dining/ dancing/ music venue. I'd like to understand whether the plans include noise barriers and confirming measurements of noise levels to ensure that nearby residential areas are not impacted by noise pollution.

Hello Doug,

I have questions about zoning and noise pollution in Burr Ridge, given the recent approval of an expansion including outdoor dining/music and the upcoming proposed zoning variation for another outdoor dining/ dancing/ music venue. I'd like to understand whether the plans include noise barriers and confirming measurements of noise levels to ensure that nearby residential areas are not impacted by noise pollution.

1. Is the 2021 Zoning map posted somewhere on the website? I could only find the 2017 Zoning map. The 2021 Zoning Map is available here: <https://www.burr-ridge.gov/community-development/sign-regulations/> under "Zoning Map" on the left.
2. Does the Village have equipment to measure sound levels/noise? The Village owns sound measuring tools and utilizes the equipment when needed.

3. Is there a procedure for how to measure sound levels/noise? **Staff measures sound levels at the lot lines, as that is how the noise levels are regulated in the zoning code.**
4. Are police officers trained on the equipment/procedure so that they can determine if a noise complaint shows a violation of the ordinance? What is the frequency of this training, and do the police have ready access to the equipment? **Police and Code staff share equipment, and we have occasionally used an acoustic engineer in more complex situations.**
5. How is it confirmed that a new business or expansion will meet the Zoning General Regulations/Performance with regards to noise emissions/noise pollution – it seems that this should be required to be confirmed and certified by an engineer before allowing occupancy, per **Section VIII Section Administration and Enforcement; F Zoning Certificates 3. Compliance with Performance Standards?** **We do not require preemptive confirmation of compliance with the performance standards in the zoning ordinance. If we receive a complaint or if we have reason to believe there is a potential for violation, we would address those standards at that time.**
6. If a proposed change in use such as live outdoor music is expected to increase noise levels, can't the planning commission require the business to make some alteration to the proposed plans, confirmed by noise measurements, to ensure the noise levels will stay in compliance with the zoning ordinance (eg. Add noise barriers of some type)? **Yes, the Plan Commission may do so.**
7. Do only manufacturing businesses have to comply with the regulations on sound emission to residential districts noted in Zoning Code, Section IV General Regulations W Performance Standards 1. Noise d. Sound Emitted Standards and Limitations for Noise Sources, or do ALL businesses (eg restaurants) have to comply with the emissions limits to residential districts? **The performance standards for noise that you have cited apply to land uses in manufacturing districts emitting noise to other properties. They do not apply to business districts. It is within the purview of the Plan Commission to recommend and the Board to adopt similar regulations for business districts.**
8. The Burr Ridge Village Center condos are in an area shown on the 2017 zoning map as "B-2". What are the noise limits for these residences? **Noise limits for business districts are enforceable via the Municipal Code definition of a "nuisance". Our Police Department enforces potential nuisance violations. Enforcement typically involves an officer investigating the complaint and asking the business owner to lower or eliminate the noise. To date, this has always resolve the immediate situation. If it did not, the officer would write a ticket for the violation. If the business wanted to contest the ticket, it would go before our local Hearing Officer for adjudication. It is at the discretion of the police officer to determine if the noise rises to level of a nuisance under the code. As noted, however, we have always been able to resolve such situations "in the field".**
9. If a business is too noisy, how is it confirmed that they have violated the ordinance? Does someone have to measure the noise and record that it is above the performance standards? **See answers to questions #3, #4 and #8 above.**
10. How is the business notified of the violation, and how are they convicted? **Businesses would typically be notified by phone call, email, and/or letter. The Village recently adopted local adjudication for these types of cases and enforcement would go through the adjudicator.**
11. How is it confirmed whether a business has made changes that will ensure they no longer violate the ordinance? Eg. Does an engineer have to measure and confirm that the maximum

volume will be sufficiently blocked by additional noise barriers to adhere to the noise pollution ordinance? If the noise is not entirely eliminated, we would have another sound measure taken to determine compliance.

I am sending this to you, Doug, as you are coordinating with the Plan Commission but I am copying Evan as well in case some of these questions are better addressed to him. Please advise if there is someone else I should address these questions to, as well as time needed.

Best regards,

Elena Galinski

**From:** [Ashley Rowe](#)  
**To:** [Douglas Pollock](#)  
**Subject:** Regarding the zoning/planning commission issue of "Are We Live?"  
**Date:** Monday, April 26, 2021 4:23:27 PM

---

As residents of Burr Ridge, my husband and I both support the opening of Are We Live in Burr Ridge.

Thank you.

Ashley Rowe

Sent from my iPhone



Mr. & Mrs. Tim W. Kosac  
Apt 223c  
140 Carriage Way Dr  
Burr Ridge, IL 60527

S SUBURBAN IL 604

23 APR 2021 PM 7 L



East  
April 23

FORE

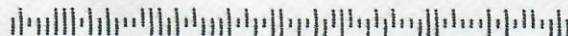
PLAN COMMISSION  
7660 COUNTRY LANE RD  
Burr Ridge, IL 60527

RECEIVED

APR 26 2021

VILLAGE OF BURR RIDGE

60527-895060



To Do...

WE BEEN IN BURR  
RIDGE 11 YEARS A  
GREAT PLACE TO RE SIDE  
AND A SAFE TOWN  
WE FEEL NIGHT CLUBS  
WOULD CHANGE THAT  
AND SO WE ARE  
AGAINST THIS PROPOSAL.

HOW ABOUT A FAMILY  
RESTAURANT WHICH  
IS NEEDED



St. Jude Children's  
Research Hospital

Finding cures. Saving children.  
We are the future.



THANK YOU

stjude.org/donatetoday

**From:** [joan1884@aol.com](mailto:joan1884@aol.com)  
**To:** [Douglas Pollock](#)  
**Subject:** second night club  
**Date:** Saturday, April 24, 2021 9:47:33 AM

---

My husband and I extend our vote in favor of Mr Rovito's night club in County Line Square  
Joan and David Emery

# Chasemoor of Burr Ridge Condominium Association

*C/O Erickson Realty & Mgmt. Inc.*

Accredited Association Management Company

13301 S. Ridgeland Ave., #B

Palos Heights, IL 60463

Phone: 708-425-8700 / Fax: 708-425-8562

April 23, 2021

Letter to the Village of Burr Ridge Board of Directors

On behalf of the Board of Directors and the 300 plus residents/voters of the Chasemoor subdivision of Burr Ridge, I am submitting this letter of concern regarding the expansion of the Burr Ridge Village mall with the addition of multiple new commercial entertainment businesses. There is major concern about the reduction of property value, the noise and the increased traffic that will result from the development of these new businesses!

The amount of traffic that funnels daily on Chasemoor Drive from 79<sup>th</sup> street to McClintock is already excessive and impedes the peaceful and calm environment that inhabitants of Chasemoor have expected and enjoyed for many years. Despite various traffic controls – speed bumps, low speed limit, random police ‘speed-traps’ – the increase in traffic is excessive and will soon be ‘out of control’ once the development of the Burr Ridge mall is put into action.

There is already a break-down in communication – essentially no communication at all – relating to the expansion of the mall with more stores, more restaurants, more bars, and more people without any regard for the local citizenry that will have to tolerate this explosion of humanity and excessive traffic! The long-standing peace, quiet, and tranquility will be destroyed and the safety of one’s life will be compromised.

While Village growth and advancement is important, it should be done with the right kind of planning. The planning process should involve and be open to all concerned citizens and entities that have the wellbeing and enhancement of the Village of Burr Ridge as a shared goal.

Since Chasemoor Drive acts as a connector between 79<sup>th</sup> Street and the Burr Ridge mall area, it does not seem that there will be much change in the traffic flow, except for a steady increase in the traffic volume and the excessive speed of each vehicle as it races to get to Life-Time fitness, or Brookhaven Market, or Capri Restaurant, or the new entertainment restaurant/bars that are envisioned.

I would urge the Village Board and the Planning Commission to consider the impact that their need for increased sales tax revenue, rental fees, and tax dollars has on the tax-paying citizens of the community, especially those in the quiet, peaceful community of Chasemoor. We do not want to impact progress, but at the same time, we do not want to have our way of life destroyed!

You could consider prohibiting the flow of traffic on Chasemoor Drive at certain hours of the day (except for safety vehicles). Perhaps this tactic will coincide with the Village established curfew for commercial entertainment hours of operation. A curfew for new establishments should follow the precedent that’s already in place. Additionally, it might be prudent to request that Chasemoor Drive be temporarily closed to one-way traffic on weekend evenings. Barricades would have to be manually put up and taken down by the Burr Ridge police, but the traffic flow can be more easily monitored when channeled with fewer access points.

It would be much appreciated if some additional time for comment and discussion of this major new aspect of community development could be presented to and discussed by the members of the Chasemoor community with the Planning/Zoning Commission prior to their meeting on May 3, 2021. Presently, the entire situation ‘smacks’ of being a ‘fait accompli’ by the governing Board of our community without any public involvement allowed and workable compromises suggested!!

Sincerely,

Mary L. Lowrey

Chasemoor Board President

**From:** [Gina Pfeifer](#)  
**To:** [Douglas Pollock](#)  
**Subject:** Zoning proposal  
**Date:** Sunday, April 25, 2021 10:45:28 AM

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I am deeply opposed to the proposed nightclub in County Line Square at 310-312 Burr Ridge Parkway. I've been a resident and taxpayer of Burr Ridge for 28 years.

Gina Pfeifer



## **Douglas Pollock**

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**From:** Yvonne M <mayeryvonne44@gmail.com>  
**Sent:** Wednesday, April 28, 2021 10:37 AM  
**To:** Douglas Pollock  
**Subject:** Nightclub

To the Planning/Zoning Committee,

As a resident of Burr Ridge, I would like to express my opinion on the newly proposed nightclub that will be added to this weeks Village Agenda. I would like to wholeheartedly express my disinterest in this regard. The proposal, if I am not mistaken, states that this zoning ordinance if approved would allow live music and entertainment from 3pm - 12am. This is far too late and would prove to be quite a disturbance for my family and I, as well as our fellow neighbors. I politely request for this proposal to be denied at this time. I appreciate your consideration in this matter and the consideration of your fellow Burr Ridge Residents.

Yvonne Mayer

## Douglas Pollock

---

**From:** Oscar Rod <oscarrodrig801@gmail.com>  
**Sent:** Wednesday, April 28, 2021 10:48 AM  
**To:** Douglas Pollock  
**Subject:** Burr Ridge nightclub/parking issue

As a concerned resident of Burr Ridge, I was instructed by fellow neighbors of mine to address the current proposal that will be brought forth to the Zoning and Planning Commission. I would like the board to reject the following proposal for the following reasons. I believe that Burr Ridge is becoming more congested by the day, especially in the area where this new nightclub would be located. I frequent Capri and Dao as well as CycleBar, and everytime I am faced with the issue of limited parking. As a suggestion, I think we should look into expanding the lot or taking over the Pace bus parking area when it is not in use. Also, although I am pretty far removed living in Falling Waters, I feel that the other residents in the area would suffer from the noise as well as the type of clientele it may bring to Burr Ridge. Please consider rejecting this new nightclub. I thank you for your consideration.

Oscar Rod

## **Douglas Pollock**

---

**From:** Delphine C <condelphine@gmail.com>  
**Sent:** Wednesday, April 28, 2021 10:53 AM  
**To:** Douglas Pollock  
**Subject:** May 3 plan agenda inquiry

Good morning Doug,

I wanted to inquire about the following information that was passed along to me by my fellow neighbors- Would this Monday be the date in which the new nightclub will be discussed? I would like to express my negative stance on the matter and hope that the board rejects this proposal. As a concerned resident, I do not think Burr Ridge needs a nightclub. This is not what I would want to see in my neighborhood.

Delphine Condon

## **Douglas Pollock**

---

**From:** Krishna Reddy <pennabad@msn.com>  
**Sent:** Wednesday, April 28, 2021 12:04 PM  
**To:** Douglas Pollock  
**Subject:** Night club

Sir/madam,

We are residents of Ambriance subdivision. We purchased our house 5 years ago knowing the fact that this residential area is safe and secure. Had we known nightclub coming to be an immediate neighbor to this subdivision, we would not have chosen this place for our needs.

By making nightclub as the neighbors is not proper in a quite gated residential area such as ours. Brookheaven center is not like downtown, Chicago. Currently Burr Ridge has good name and enjoys a status equal to other prestigious neighborhoods such Oakbrook subdivision.

Please, our request is not to grant zoning for nightclub which would increase crime and lower the status of Burr Ridge.

Sincerely,

Dr Krishna P Reddy  
406 Ambriance Dr

Sent from my T-Mobile 4G LTE Device

## Douglas Pollock

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**From:** Aruna Reddy <arupenna@hotmail.com>  
**Sent:** Wednesday, April 28, 2021 12:05 PM  
**To:** Douglas Pollock  
**Subject:** Proposed Nightclub at 310-312 Burr Ridge Parkway

Dear sir,

We vehemently oppose to the proposed nightclub at 310-312 Burr Ridge Parkway since such businesses increase crime rate in the neighborhood and disturb peaceful living of the residents. This will convert our property location to undesirable category which will have disastrous results on our property values.

We request you not to proceed with the approval of the proposed nightclub Thank you, Aruna Reddy

406 Ambriance dr,

Burr Ridge,IL 60527

Sent from my iPhone

April 27, 2021

Subject: Letter to Concerned Burr Ridge Residents 4/19/2021

We are and have been residents of Burr Ridge and Chasemoor for twenty-six years.

We have watched over the years more and more traffic, noise and pollution occur in our streets and around our lovely shopping centers, as a result of Capri Restaurant.

County Line Square has grown over the years specifically Capri Restaurant – into a three-ring circus with attached tenting, which has resulted in loud noise, no parking, litter, cooking oils and kitchen fluids on the sidewalk adjacent to the “add-on side structure”. (Did Burr Ridge Building Inspector review building code of the add-on structure?)

Now the Village needs to consider more additions to Capri. If approved, conditions such as noise, parking, litter, more traffic and possible gambling, alcohol, etc. will not improve our Village, but only make life more miserable for residents of Chasemoor, Ambriance, Burr Ridge Center and the rest of the Village.

I believe that our responsible Burr Ridge residents feel that it is time that Capri stop taking advantage of us for their financial gain.

Please do not approve the requested Capri Night Club.

Respectfully, Residents of Chasemoor

April 27, 2021

Attention: Planning/Zoning Commission

Subject: Proposed "Are we live?" nightclub - OPPOSITION

Dear commissioners:

As long-time residents of Burr Ridge and the Chasemoor community, we are deeply concerned to learn that a proposed nightclub aka "Are we live?" is being considered for the vacant space in the County Line Square mall. We are writing to state our strong opposition to any such additional venue being allowed in our community's convenience mall.

The areas directly behind County Line Square comprise residences and neighborhoods that value the long-standing lovely village environment of these communities and type of businesses that provide services to our community—from grocers to dry cleaners to cafes and restaurants. These services are supported by us and others in the local community (prior to, during and after the Pandemic!). However, the expansion of additional live music/bar entertainment outlets is not in keeping with the community character and not appropriate for the small mall closely surrounded by families and neighborhoods that prize the peace, safety and character of our current environment. We do not support the proposed "Are we live?" and are strongly opposed to it.

As you may be aware, over recent years there has been the increased traffic "cutting through" our Chasemoor community using Chasemoor Drive to get to and from County Line Square and Burr Ridge Village Center. The resulting speeding, noise and litter including beer cans, wine bottles, cigarette butts, vape dispensers, etc. have had a negative impact on our community. (Chasemoor residents constantly have to pick up this dirty litter on morning walks, especially after weekends when the restaurants have been fully engaged!) The addition of a late night venue, such as "Are we live?", will only compound the problems and make these issues worse. In addition, as parking constraints continue to grow, which would likely be the case with an "Are we live?" venue, parking spills out to our side streets and makes walking across these streets and mall entrances dangerous. (As you may know, this is a community area that includes many walkers during that day and evenings walking dogs.)

We and other residents have found the Village motto, "A very special place", to be spot-on and ask that you continue to honor that axiom as you do your work on our behalf.

Thank you for your service to us and the Village. Please do not approve the "Are we live?".

Sincerely,

Chasemoor Residents

## Douglas Pollock

---

**From:** Fouzia Hashmi <fouzia1@sbcglobal.net>  
**Sent:** Wednesday, April 28, 2021 1:50 PM  
**To:** Douglas Pollock  
**Subject:** NIGHT CLUB PERMIT

HELLO

I AM A RESIDENT OF AMBRIANCE SUBDIVISION , I AM STRONGLY AGAINST THE NIGHT CLUB PERMIT AS IT WILL BE DISTURBING THE LEVEL AND AMOUNT OF CROWD AND ROWDINESS IT BRINGS IN THE AREA. THE REASON WE BROUGHT THIS PROPERTY IS FOR THE CALMNESS IT BRINGS , WE WORK LONG HOURS IN OUR WORK, AND WHEN WE GET HOME WE NEED PEACE AND TRANQUILITY FOR OUR NEXT DAY. THIS BUSINESS WILL BE DOING THE COMPLETE OPPOSITE TO IT, AND WE WOULD HATE TO CALL OUT THE NOISE COMPLAIN AS THEY HAVE MORE PRESSING MATTERS TO HANDLE.

REGARDS  
FOUZIA HUSSAIN  
11 AMBRIANCE DRIVE.  
BURR RIDGE, IL 60527





# VILLAGE OF BURR RIDGE

## MEMORANDUM

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

**FROM:** Joe Arcus, Planner  
Doug Pollock, AICP

**DATE:** June 1, 2021

**RE:** Board Report

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At its May 10, 2021 meeting, the Board of Trustees took the following actions relative to matters forwarded from the Plan Commission.

**V-02-2021: 7875 Wolf Road:** The Board of Trustees approved the Ordinance by unanimous Omnibus Vote.

05/20/2021

## Permits Applied For April 2021



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-21-098	04/02/2021	7050 HIGH GROVE BLVD	Hughes-Powers-Garay	288 Howard Ave Des Plaines IL 60018	Com Alteration
JCA-21-147	04/28/2021	565 Village Center Dr.	Blackbird Construction	14400 South Humphey Blvd Orland Park IL 60462	Com Alteration
JCMSC-21-115	04/13/2021	7941 Madison St	Frederick Quinn Construction	103 S. Church St. Addison IL 60101	Commercial Miscellaneous
JCMSC-21-119	04/15/2021	595 Village Center Dr.	Terracon Construction Group, I	714 Enterprise DR, Suite 100 Oak Brook IL 60523	Commercial Miscellaneous
JDEK-21-121	04/19/2021	6642 MANOR DR	Schiltz Custom Carpentry		Deck
JDEK-21-128	04/22/2021	192 Pheasant Hollow DR	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-21-129	04/22/2021	183 Pheasant Hollow Dr	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-21-130	04/22/2021	169 Pheasant Hollow Dr	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-21-131	04/22/2021	185 Pheasant Hollow Dr	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-21-132	04/22/2021	189 Pheasant Hollow Dr	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-21-133	04/22/2021	137 Daisy Meadow Dr	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-21-134	04/22/2021	187 Pheasant Hollow Dr	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-21-149	04/30/2021	8485 Kimberly Ct	Homeowner	Burr Ridge IL 60527	Deck
JELV-21-105	04/07/2021	41 Cabernet Ct	DME Access, LLC	1973 Ohio St Lisle IL 60532	Elevator
JGEN-21-100	04/05/2021	8 Pepper Mill Ct	Four Seasons Home Services	9934 S 76th Ave Bridgeview IL 60455	Generator
JPAT-21-099	04/05/2021	15W 760 89TH ST	King's Landscaping	16W280 Jeans Rd. Lemont IL 60439	Patio
JPAT-21-110	04/09/2021	8638 Timber Ridge Dr	Wingren Landscape, Inc.	5126 Walnut Av. Downers Grove IL 60515	Patio

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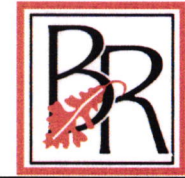
## Permits Applied For April 2021



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPAT-21-113	04/12/2021	8150 Ridgpointe Dr	Outdoor Masters Inc	329 Marion Ave Aurora IL 60505	Patio
JPAT-21-125	04/20/2021	7967 Shag Bark Ln	Prairie Path Group	500 W. Cossitt Ave La Grange IL 60525	Patio
JPAT-21-127	04/21/2021	8522 Johnston Rd	Power Court	734 Hickory Ln West Chicago IL 60185	Patio
JPAT-21-136	04/26/2021	41 Cabernet Ct	Power Court	734 Hickory Ln West Chicago IL 60185	Patio
JPAT-21-139	04/26/2021	9705 Pacific Ct	Loboz & Associates	17525 S Parker Rd Homer Glen IL 60491	Patio
JPAT-21-145	04/28/2021	114 Carriage Way Dr A114/A2	MI Construction & Roofing	7101 Adams ST, Suite 2 Willowbrook IL 60527	Patio
JPCT-21-141	04/26/2021	7101 Garfield Av	TBD		Cell Tower
JPCT-21-143	04/27/2021	16W 50 83rd ST	Insite, Inc.	1S660 Midwest RD, Suite 140 Oak Brook Terrace IL 60181	Cell Tower
JPF-21-106	04/07/2021	8522 Johnston Rd	Acosta Fence Corp	3755 N. Division St Morris IL 60450	Fence Permit
JPF-21-137	04/26/2021	7512 County Line Rd	Discount Fence Company	709 Ogden Avenue Downers Grove IL 60515	Fence Permit
JPF-21-142	04/27/2021	11 Buege Ln	First Fence Inc.	10 N Elm St. Hillside IL 60162	Fence Permit
JPPL-21-114	04/12/2021	8614 Johnston Rd	Expert Pool Builders Your Bac	8884 Louisiana Street Merrillville IN 46410	Pool
JPPL-21-135	04/22/2021	8664 Wedgewood Dr	Aqua Pools, Inc.	13445 W 159th St. Homer Glen IL 60491	Pool
JPS-21-104	04/07/2021	88 Burr Ridge Pkwy	Image 360 Mokena	9960 W 191st St Mokena IL 60448	Sign
JPS-21-111	04/09/2021	7508 County Line Rd	Olympik Signs, Inc	1130 N. Garfield Lombard IL 60148	Sign
JPS-21-122	04/19/2021	15W 122 South Frontage Rd.	Olympik Signs, Inc	1130 N. Garfield Lombard IL 60148	Sign
JPS-21-146	04/29/2021	60 Shore Dr	TBD		Sign

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## Permits Applied For April 2021



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-21-103	04/06/2021	6 Norris Dr	Michael Joseph Homes	5639 Peck Ave Countryside IL 60525	Residential Alteration
JRAL-21-109	04/09/2021	ROWs Ck Cty Locations	AT & T	1000 Commerce Dr Oak Brook IL 60523	Right-of-Way
JRAL-21-117	04/14/2021	314 Highland Ct	Prucha Builders	11523 Swinford Ln Mokena IL 60448	Right-of-Way
JRAL-21-124	04/20/2021	6549 Manor Dr	ABH Concrete	2210 Mulberry Rd Joliet IL 60432	Right-of-Way
JRAL-21-126	04/21/2021	15W 731 90th St	Kildare Concrete & Sons Inc	P.O. Box 526 Frankfort IL 60423	Right-of-Way
JRAL-21-138	04/26/2021	9705 Pacific Ct	Loboz & Associates	17525 S Parker Rd Homer Glen IL 60491	Right-of-Way
JRAL-21-144	04/28/2021	8713 Aintree Ln	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JRAL-21-148	04/28/2021	461 Kirkwood Cove	US Waterproofing	5650 Meadowbrook Ct Rolling Meadows IL 60008	Residential Alteration
JRDB-21-107	04/07/2021	1331 Laurie Ln	Homeowner	Burr Ridge IL 60527	Residential Detached Building
JRDB-21-116	04/14/2021	314 Highland Ct	Prucha Builders	11523 Swinford Ln Mokena IL 60448	Residential Detached Building
JRES-21-102	04/05/2021	8025 Woodside Ln	Sunrun Installation Service	2309 S. Mount Prospect Rd Des Plaines IL 60018	Residential Miscellaneous
JRES-21-108	04/08/2021	8517 Heather Dr	Homeowner	Burr Ridge IL 60527	Residential Miscellaneous
JRES-21-123	04/19/2021	15W 201 81st St	Thomas Architects	2800 S River RD Des Plaines IL 60018	Residential Miscellaneous
JRES-21-140	04/26/2021	536 Kirkwood Cove	Roberto		Residential Miscellaneous
JRPE-21-101	04/05/2021	15W 463 87TH ST	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit
JRPF-21-112	04/12/2021	8661 Dolfor Cove	Barrington Pools, Inc.	6 Executive Ct Barrington IL 60010	Pool and Fence
JRSF-21-120	04/20/2021	7252 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family

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## Permits Applied For April 2021



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
<b>TOTAL:</b>	<b>51</b>			



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## Permits Issued April 2021



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	
					Value & Sq Ftg	
JCA-21-046	04/01/2021	807 Village Center Dr	TBD		Com Alteration	
					\$500,000	3,511
JCA-21-098	04/22/2021	7050 HIGH GROVE BLVD	Hughes-Powers-Garay	288 Howard Ave Des Plaines IL 60018	Com Alteration	
					\$52,243	517
JCNC-20-330	04/12/2021	7001 North Frontage Road	Flagg Creek Water Reclamatio	7001 North Frontage Rd. Burr Ridge IL 60527	Com New Construction	
					\$625,000	530
JDEK-21-069	04/05/2021	119 Kraml Dr	D&M Outdoor Living Spaces	P.O. Box 54 Western Springs IL 60558	Deck	
					\$15,500	240
JDEK-21-078	04/07/2021	11631 Briarwood Ln	MYM One Construction	1111 N. Yale Ave Villa Park IL 60181	Deck	
					\$8,000	629
JDEK-21-121	04/30/2021	6642 MANOR DR	Schiltz Custom Carpentry		Deck	
					\$26,000	523
JELV-21-105	04/27/2021	41 Cabernet Ct	DME Access, LLC	1973 Ohio St Lisle IL 60532	Elevator	
JGEN-21-064	04/02/2021	11 Norris Dr	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Generator	
JODK-21-072	04/19/2021	11751 Woodside Ct	County Wide Landscaping	42W891 Beith Rd. Elburn IL 60119	Outdoor Kitchen	
					\$15,800	216
JPAT-21-073	04/05/2021	6813 Fieldstone Dr	Vanderveer Concrete Contracto	17329 Elk Dr Orland Park IL 60467	Patio	
					\$11,475	
JPAT-21-099	04/23/2021	15W 760 89TH ST	King's Landscaping	16W280 Jeans Rd. Lemont IL 60439	Patio	
JPF-21-071	04/19/2021	536 Kirkwood Cove	Homeowner		Fence Permit	
				Burr Ridge IL 60527	\$4,118	
JPF-21-106	04/28/2021	8522 Johnston Rd	Acosta Fence Corp	3755 N. Division St Morris IL 60450	Fence Permit	
					\$11,975	
JPPL-21-043	04/05/2021	8522 Johnston Rd	Fox Pool Chicago	1502 Fitzer DR Joliet IL 60431	Pool	
					\$60,000	640
JRAL-21-063	04/02/2021	134 Surrey Ln	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration	
					\$62,500	303
JRAL-21-068	04/08/2021	ROWs DuPage Locations	DuBois Paving Company	1061 E. Main St. East Dundee IL 60118	Right-of-Way	
					\$54,726	12,518

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## Permits Issued April 2021



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRAL-21-076	04/07/2021	500 Devon Dr	John's Home Remodeling and	6014 W Belmont Ave, #103 Chicago IL 60634	Residential Alteration \$2,485	20
JRAL-21-080	04/08/2021	ROWs Ck Cty Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way \$7,158	
JRAL-21-081	04/23/2021	8437 Walredon Ave	Assurance Restoration & Const	5100 Pearl St Schiller Park IL 60176	Residential Alteration \$10,128	3,134
JRAL-21-082	04/12/2021	6976 Fieldstone Dr	Hardscape Group Landscaping	9923 Walker Rd Yorkville IL 60560	Right-of-Way \$46,000	
JRAL-21-087	04/16/2021	7329 Giddings Ave	Elia Paving	P.O. Box 580 Hinsdale IL 60521	Right-of-Way \$4,262	
JRAL-21-088	04/16/2021	2 Pepper Mill Ct	Elia Paving	P.O. Box 580 Hinsdale IL 60521	Right-of-Way \$13,085	
JRAL-21-091	04/16/2021	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	Right-of-Way	
JRAL-21-092	04/16/2021	ROWs Ck Cty Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	Right-of-Way	
JRAL-21-095	04/15/2021	ROWs DuPage Locations	Barrington Pools, Inc.	6 Executive Ct Barrington IL 60010	Right-of-Way	
JRAL-21-096	04/21/2021	6401 Hillcrest Dr	American Bluegrass	286 Commonwealth Dr Carol Stream IL 60188	Right-of-Way \$7,000	
JRAL-21-103	04/28/2021	6 Norris Dr	Michael Joseph Homes	5639 Peck Ave Countryside IL 60525	Residential Alteration \$75,000	1,053
JRAL-21-109	04/27/2021	ROWs Ck Cty Locations	AT & T	1000 Commerce Dr Oak Brook IL 60523	Right-of-Way	
JRDB-21-107	04/27/2021	1331 Laurie Ln	Homeowner	Burr Ridge IL 60527	Residential Detached Building \$5,000	99
JRES-21-065	04/02/2021	11509 Woodglen Ln	Western Suburbs Concrete, Inc.	9400 W. 47th St. Brookfield IL 60513	Residential Miscellaneous \$3,300	110
JRES-21-070	04/12/2021	129 Oak Ridge Dr	Backyard Buildings & More	550 Windy Point Rd Glendale Heights IL 60139	Residential Miscellaneous \$7,200	96
JRPE-21-101	04/23/2021	15W 463 87TH ST	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit \$1,750	

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## Permits Issued April 2021



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description
TOTAL: 32				Value & Sq Ftg



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## Occupancy Certificates Issued April 2021



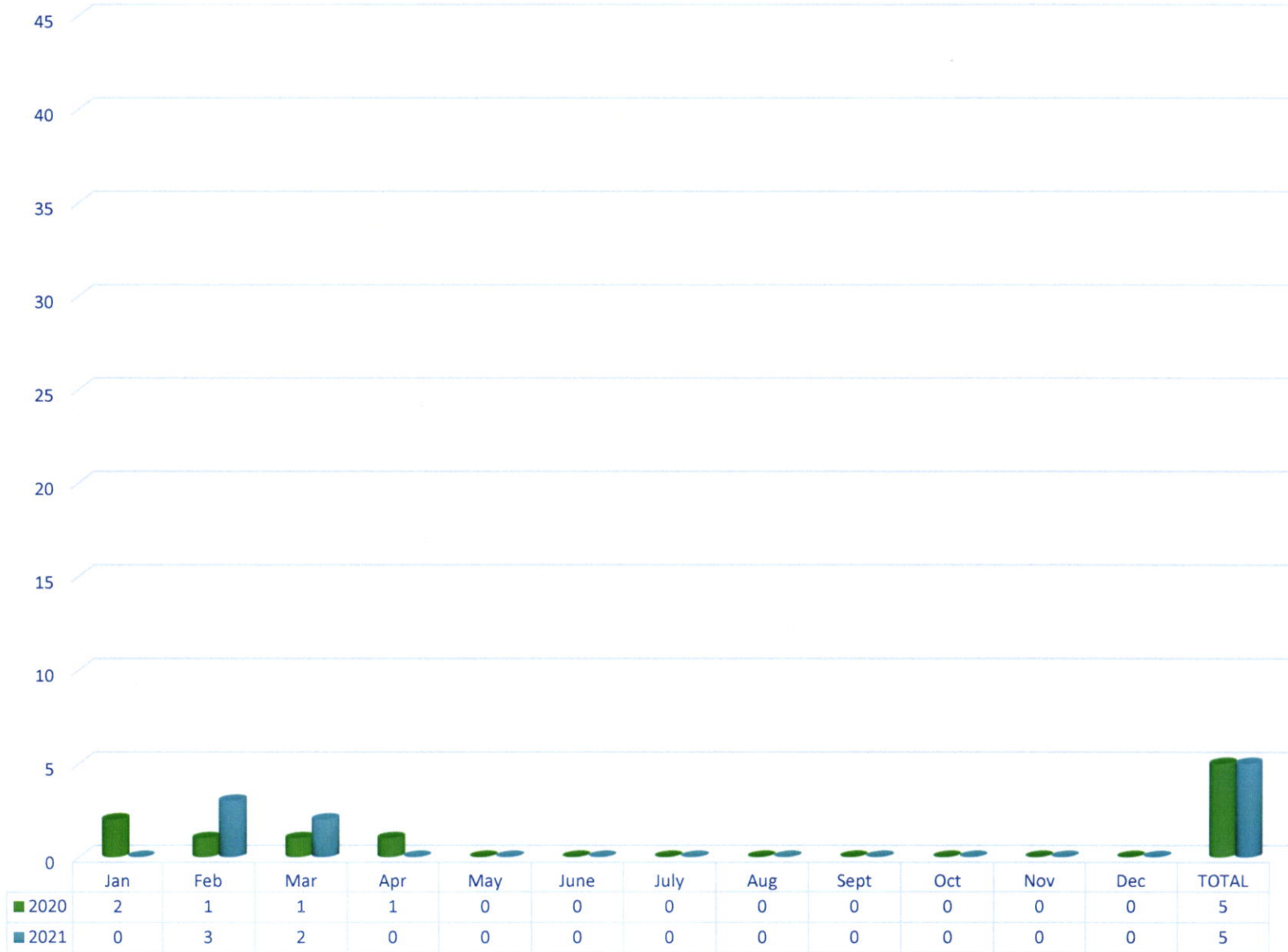
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF21008	04/05/21	Seasons Hospice	745 McClintock Dr
OF21009	04/21/21	Richard & Jane Trainor	7201 Lakeside Cir
OF21010	04/27/21	Derick Dermatology	805 Village Center DR
OF21011	04/27/21	Scott & Andrea Graves	7800 Hamilton Ave
OF21012	04/30/21	Falco's Restaurant	16w 561 S FRONTAGE RD

## CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2021

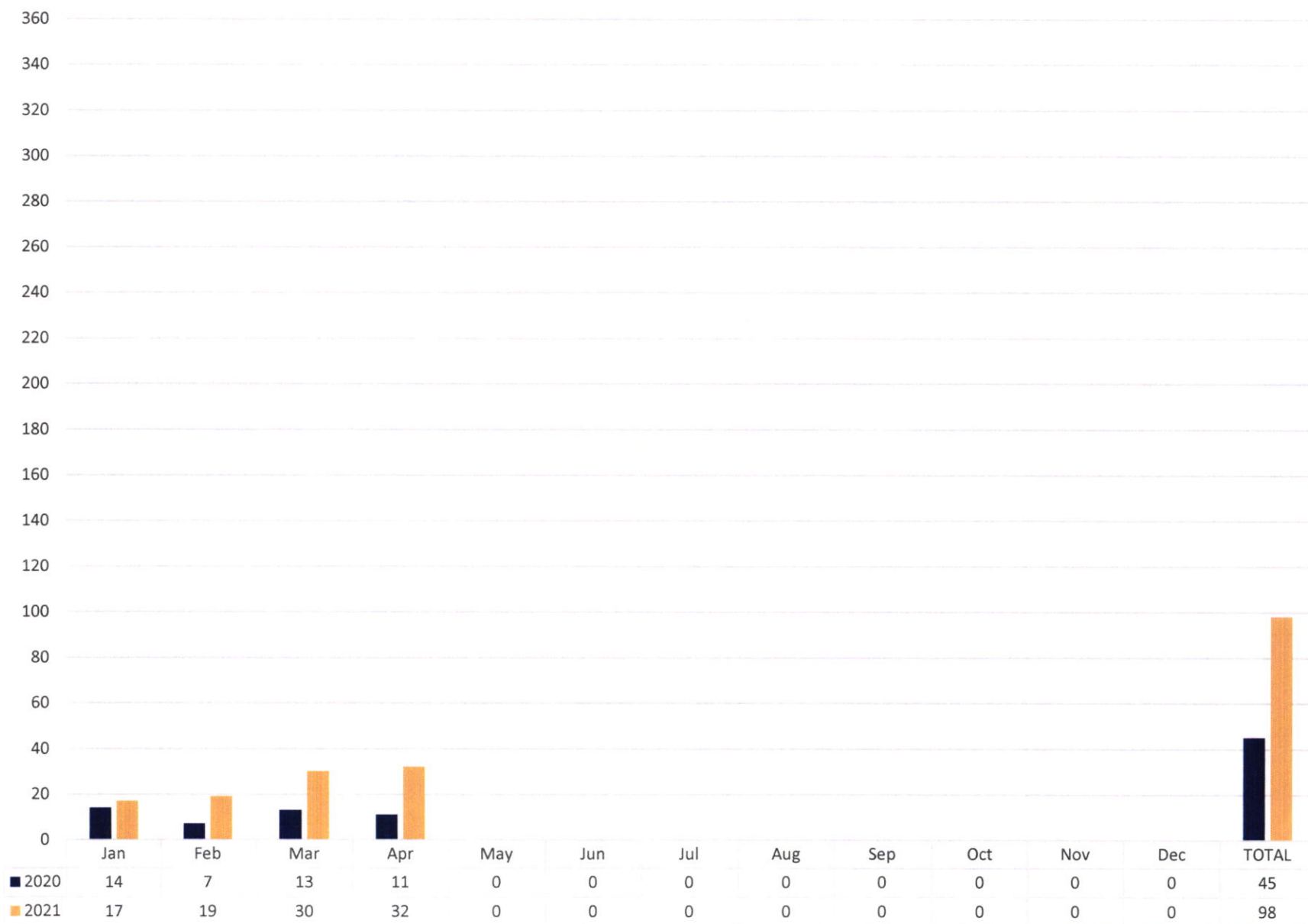
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY		\$536,512		\$200,000	\$736,512
		[5]		[1]	
FEBRUARY	\$1,418,400	\$32,064			\$1,450,464
	[3]	[2]			
MARCH	\$1,450,300	\$1,108,590		\$1,640,295	\$4,199,185
	[2]	[5]		[3]	
APRIL		\$150,113	\$625,000	\$552,243	\$1,327,356
	[]	[4]	[1]	[2]	
MAY					\$0
		[]		[]	
JUNE					\$0
	[]	[]		[]	
JULY					\$0
	[]	[]		[]	
AUGUST					\$0
	[]	[]			
SEPTEMBER					\$0
	[]	[]		[]	
OCTOBER					\$0
	[]	[]			
NOVEMBER					\$0
	[]	[]		[]	
DECEMBER					\$0
	[]	[]		[]	
<b>2021 TOTAL</b>	<b>\$2,868,700</b>	<b>\$1,827,279</b>	<b>\$625,000</b>	<b>\$2,392,538</b>	<b>\$7,713,517</b>
	[5]	[16]	[1]	[6]	

## Village of Burr Ridge New Housing Permits 2020 Compared to 2021



## Village of Burr Ridge Building Permits Issued 2020 Compared to 2021





## Breakdown of Projects by Project Type

## Permits Issued April 2021

