



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
JULY 19, 2021 - 7:00PM
VILLAGE HALL - BOARD ROOM**

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

I. ROLL CALL

II. APPROVAL OF JUNE 21, 2021 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-09-2021: 720-730 Village Center Drive (Kostandinov); PUD Amendment, Special Uses, and Findings of Fact

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, a special use as per Ordinance #A-834-10-05 for outdoor dining at a permitted restaurant use, and a special use as per Ordinance #A-834-10-05 to permit a restaurant with hours of operation exceeding midnight, all at the subject property.

B. Z-10-2021: 6547 County Line Road (Klein); Re-Zoning and Findings of Fact

Requests re-zoning of the subject property as per Section VI.D of the Zoning Ordinance from the R-1 Residential District to the R-2A Residential District.

C. Z-06-2021: 114 Burr Ridge Parkway (Salamone); Special Use, Variation, and Findings of Fact

Requests an amendment to special use Ordinance A-834-03-11 to permit amended outdoor dining at an existing restaurant.

D. Z-07-2021: Zoning Ordinance Amendments (Panico); Text Amendments and Findings of Fact

Requests a text amendment to Section IV of the Zoning Ordinance to permit the building and location of detached buildings accessory to residential uses, specifically detached garages, in interior side yards of properties located in Residential Districts.

E. Z-08-2021: 50-124 and 200-324 Burr Ridge Parkway (Village of Burr Ridge); Planned Unit Development and Findings of Fact

Requests a Planned Unit Development as per Section VIII.B.2.cc of the Zoning Ordinance for the purpose of creating parking and land use regulations at the subject property.

IV. CORRESPONDENCE

V. OTHER CONSIDERATIONS

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

July 26, 2021 Board of Trustees

Commissioner Irwin is the scheduled Plan Commission representative.

August 2, 2021 Plan Commission

A. V-04-2021: 6100 Grant Street (Toland); Variation and Findings of Fact

Requests a variation from Section VI.F.4 of the Zoning Ordinance to permit a single-family residence to be built with a floor area ratio in excess of 20%.

B. Z-11-2021: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendments and Findings of Fact

Requests text amendments to Section IV.W of the Zoning Ordinance related to noise standards.

August 9, 2021 Board of Trustees

Commissioner Farrell is the scheduled Plan Commission representative.

August 16, 2021 Plan Commission

Several petitions have been received that may appear on this agenda but have not yet been processed in final for scheduling.

VIII. ADJOURNMENT

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF JUNE 21, 2021

I. ROLL CALL

The 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 hereby declare that conducting an in-person meeting of the Burr Ridge Plan Commission/Zoning Board of Appeals on June 21, 2021 is neither practical nor prudent due to Governor Pritzker’s Declaration of a State of Emergency caused by the COVID-19 pandemic.”

ROLL CALL was noted as follows:

PRESENT: 8 – Broline, Petrich, Irwin, Stratis, Farrell, Hoch, Parella, and Trzupek
ABSENT: 0 – None

Commissioner Parrella participated remotely. Interim Village Administrator Evan Walter was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Farrell to approve the minutes of the June 7, 2021 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Petrich, Farrell, Irwin, Broline, Parella, Stratis, and Trzupek
NAYS: 0 – None
ABSTAIN: 1 – Hoch

MOTION CARRIED by a vote of 7-0.

III. PUBLIC HEARINGS

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

Z-05-2021: 15W351 87th Street (Patel); Re-Zoning and Findings of Fact

Commissioner Petrich, being a neighbor living directly adjacent to the subject property, recused himself from discussion and voting on this petition at the outset of the public hearing.

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the petitioner is the property owner of 15W351 87th Street, an approximately 3-acre property located on the south side of 87th Street about halfway between County Line Road and Madison Street. The property contains one single-family home which is in process of being demolished and replaced with a new home. The petitioner requests re-zoning of the subject property from R-3 Residential District to the R-2A Residential District. Lots zoned as R-2A Residential must have a minimum size of 40,000 square feet, while lots zoned as R-3 Residential must have a minimum size of 20,000 square feet. The purpose of the re-zoning is to allow for a home with larger attached garages and detached accessory buildings than what would be permitted under standard R-3 Residential zoning. The petitioner had already submitted applications for building permits to demolish an existing home and build a new single-family home. If the petitioner were successful in re-zoning the property to R-2A Residential, the petitioner's proposed home would then comply with all facets of the Zoning Ordinance.

Chairman Trzupek asked for public comment.

Joe Petrich, 8700 Wedgewood, objected to the re-zoning on the basis that the Village had, in 2002, re-zoned the property from R-1 to R-3, reading from the approving ordinance from 2002 that R-3 best met the conditions and character of the existing neighborhood.

Joe Pozzi, 4 Hanover Court, objected to the re-zoning as it would create additional standing water and water conveyance to his property.

Al Petkus, 5 Regent Court, objected to the re-zoning as it would create additional flooding for his property as well as the neighborhood.

Betty Pozzi, 4 Hanover Court, objected to the re-zoning as the size of the proposed house was too large, and that the size of the accessory structures would be unsightly in a backyard. Ms. Pozzi said that many trees had been removed in the development process and that the re-zoning would permit the continued destruction of the local environment.

Commissioner Hoch asked if the property could be subdivided. Mr. Walter said that the property could have at least three parcels under R-3 zoning. Commissioner Irwin asked if the property owner could remove trees without a permit. Mr. Walter said that the property owner could remove no more than four live trees in excess of 6" in width without a permit, but could remove as much brush or dead trees as they desired without a building permit. Commissioner Hoch asked if the Village had encountered any petitions to upzone properties with resident objection. Mr. Walter said that he could not find evidence of a comparable petition. Commissioner Hoch questioned why R-2A was worse than R-3 given the protections available in R-2A via subdivisions.

Commissioner Irwin said that the rezoning would result in more density via a bigger house since a subdivision was not proposed, noting the presence of the sport court. Mr. Walter said that the sport court which appeared on the plans would be permitted under any zoning classification. Mr. Walter said that the petition could also have a 4-car attached garage with a 1500 square foot

detached garage, thereby allowing them all of the garage space that they are presently requesting in an amended form.

Commissioner Parella expressed concerns about the size of the development.

Commissioner Farrell said that she did not support the findings of fact as submitted as the petitioner did not need to re-zone to R-2A to satisfy the requirements of the Comprehensive Plan to reach 30,000 square foot lots.

Commissioner Stratis asked if the Village were better off providing the petitioner a variance to accommodate the petition. Mr. Walter said it did not appear that a hardship was present, and felt that a PUD was not a wise precedent given the scope of the development.

Chairman Trzupek asked if subdivisions trigger stormwater issues. Mr. Walter said that stormwater would need to be addressed, but only to combat the amount of impervious surfaces generated by the development. Chairman Trzupek asked if the Village could condition a re-zoning request to a specific site plan. Mr. Walter said that the Village was not permitted to condition a re-zoning under State law.

Joe Petrich asked if there was a wall lining the driveway. Jon Bieritz, petitioner, said that no wall was present. Mr. Petrich asked if a fence was permitted in the front yards as shown on the site. Mr. Walter said that the fence as shown would not be permitted in any zoning district.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to close the public hearing for Z-05-2021.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees deny the request to re-zone the property at 15W351 87th Street from R-3 Residential to R-2A Residential.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Z-04-2021: 720-730 Village Center Drive (Kostandinov); Special Use, PUD Amendment, and Findings of Fact

Chairman Trzupek asked for a summary of the petition. The petitioner, Alexander Kostandinov, is 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 720-730 Village Center Drive. The petitioner is seeking to open a restaurant called Pella located in the former LOFT and Banana Republic tenant spaces in Building 4 at the corner of Village Center Drive and LifeTime Drive. Ordinance #A-834-10-05 created the concept of the Village Center in both land use and physical form, including a specific set of uses that were permitted in each building as well as specific dimensions of buildings, setbacks, streetscapes, and common areas around each building. Ordinance #A-834-15-20 later amended the streetscape in specific areas as well as re-classified certain uses as being permitted or special uses in specific buildings. One such use that was classified as permitted in the 2020 amendment was “restaurants without drive-through facilities and with any of the following: live entertainment, dancing, or sales of alcoholic beverages.” By right, the petitioner may operate an indoor-only restaurant at the subject property without need for zoning consideration. The purpose of the petition is to consider the petitioner’s request not only for outdoor dining (a special use in Building 4 of the Village Center as per the 2005 ordinance) but to amend the outdoor space at the subject property (also per the 2005 ordinance). The petitioner’s proposed restaurant contains approximately 8,000 square feet of indoor space with two banquet rooms, a private dining room, a gelato shop, two bar areas (including one indoor/outdoor bar), and an indoor fountain. There is also 4,660 square feet of new outdoor patio area proposed on the east side of Building 4 between the building and street, including a permanent/retractable awning and additional outdoor bar. An additional water feature is proposed between the terminus of the patio and the sidewalk. In total, there are over 450 seats shown in the petitioner’s site plan, not counting any capacity that would be imputed in the two indoor banquet facilities. There is no current outdoor dining space in this area of the Village Center.

Chairman Truzpek asked for public comment. None was given.

Anthony Garza, TGAR Group representing the petitioner, provided a revised rendering to the Plan Commission of the proposed restaurant space.

Chairman Trzupek asked for staff analysis regarding the parking generated by the use. Mr. Walter said that if the standard Village calculation of 1 space per 100 square feet were used to calculate restaurant parking need, all of the current restaurants along with Pella would have their parking needs satisfied in the parking decks, leaving 190 additional deck spaces and all surface spaces open for use at other places of business.

Stanley Tomula, contractor for the petitioner, presented the petition to the Plan Commission.

Commissioner Stratis asked if live music was planned. Mr. Tomula said that the only outdoor music planned was over a speaker system, while there would likely be live music indoors. Commissioner Stratis said that he preferred a fence to match other restaurants in the center, such as Topaz. Commissioner Stratis asked about the hours of operation. Mr. Tomula said that the restaurant would be open to 2am. Mr. Walter said that 2am would not be permitted based upon the PUD’s regulations, and that receiving a 2am close would require a special use. Mr. Walter said

that staff was unaware of any intention to stay open until 2am as it was not included in their business plan. Mr. Walter recommended that the use withdraw and refile its petition if they wanted to obtain a 2am close but cautioned that the Village Board had already directed staff to begin work on amendments to restrict closures to midnight Village-wide.

Commissioner Farrell asked where the patio would be located. Mr. Walter said that the sign and retaining wall would remain in place and the patio will be built up to the sign. Commissioner Farrell asked if the outside window to the gelato shop was permitted. Mr. Walter said the Plan Commission had the ability to recommend such a use. Commissioner Farrell said that she opposed the urns and statues being proposed for the front entranceway.

Commissioner Petrich asked how the outdoor patio was enclosable. Mr. Tomula said that some type of Nano wall would be employed. Commissioner Petrich asked where the water features would be located. Mr. Garza said that the only water feature would be located indoors.

Commissioner Irwin said that the plan as shown did not present symmetry with the building on the other side of the road and requested a redesign of the outdoor space.

Commissioner Hoch asked for comparable examples of the enclosure. Mr. Walter displayed an example product. Commissioner Hoch said she supported the concept but agreed that some of the details needed fine tuning.

Commissioner Parella said that the design needed work to match the size and scale of the buildings around the subject property.

Chairman Trzupek supported the concept but felt that there was insufficient detail and specificity in the plans. The Plan Commission discussed the size of the patio extending towards Burr Ridge Parkway, with no immediate concerns being presented.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to continue the public hearing for Z-04-2021 to July 19, 2021.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

V. OTHER PETITIONS

PC-02-2021: Burr Ridge Village Center Planned Unit Development (Hassan); Conditional Approval

Chairman Trzupek asked for a summary of the petition. The Plan Commission previously recommended approval of the PUD amendment subject to final plan review and approval. At this time, the property owner is seeking final plan approval. Staff completed a follow-up review of the plans. The petitioner is amending their original petition to split the approval process into three phases (1 – infrastructure; 2 – signage and wayfinding; 3 – tenant enclosures). The purpose of the multi-phase approach is to allow timely construction to occur if the Plan Commission is in agreement with the petitioner's proposal.

The Plan Commission requested a more thorough analysis of the parking context at the Village Center be provided. There are 1,145 public parking spaces at the Village Center that are controlled by the property owner available for restaurant, retail, and office uses, of which 624 spaces are located in two parking decks adjacent to Buildings 3 and 5, and 491 spaces are located variously throughout the property in surface lots and along Village Center Drive. Approximately 50% of the surface parking at Village Center is located along Village Center Drive, of which 30 of the 491 spaces would be eliminated by the proposal. Approximately 100 deck spaces are reserved for office parking during normal business hours which are available to any patron during evening or weekend hours. Parking at Village Center was originally devised using a shared parking method, meaning that a general projection of the parking demands of different types of uses was used to aggregate a set amount of parking need for the entirety of Village Center. While the current tenant mix denotes an increase in demand from the initial parking projections, it should be noted that a significant amount of "retail" has been converted to office use, such as the conversion of the north end of the Village Center adjacent to Village Green into doctor's offices with almost no traffic impact beyond 5pm. While the mix of tenants is more "parking intensive," a significant amount of retail space which was projected to be open through the dinner hour has been replaced with more daytime-oriented business uses. Staff's analysis of the tenant mix at the Village Center indicates that only 34% of the gross leasable area of the entire Village Center is currently open past 6pm, almost all restaurants, the focal tenant of the entertainment area. Under the current tenant parking projection, all restaurant traffic could fit within the two parking decks with approximately 190 additional deck spaces and all surface parking unused.

Ramzi Hassan, petitioner and property owner, said that he was pleased to present revisions to the petition in line with the Plan Commission's feedback.

Corey Dunne, D+K Architects, said that the petition had been significantly refined and noted that several representatives of the proposed permeable paver product were present to answer questions.

Bob Walker, Bono Consulting, said that the location was ideal for permeable pavers due to the street's ability to take on water and filter any particulate matter which may seep into the ground. Mr. Walker said that the proposed engineering with permeable pavers would exceed MWRD regulations and aid in local stormwater collection.

Chairman Trzupek asked about maintenance of permeable pavers. Mr. Walker said that the joints were only ¼-inch thick, and if any joint material became corroded, it would become obvious near the surface, and the joints could be easily replaced. Mr. Hassan said that pavers were already in use at the Village Center, such as at the Starbucks seating area.

Commissioner Hoch thanked the petitioner for making changes as requested and supported approval of the first phase.

Commissioner Irwin asked if traffic would be backed up along Lifetime Drive. Mr. Dunne said that eight cars could fit in the valet staging area.

Commissioner Petrich asked about the final color of the pavers. Mr. Dunne said that the final color would match the existing color scheme of the Village Center and not introduce any significantly different shades.

Commissioner Farrell supported the petition and acknowledged the changes made at the behest of the Plan Commission.

Chairman Trzupek asked if the proposed temporary enclosures would be placed into foundations in the ground, thus triggering need to review the enclosures during the present hearing. Mr. Dunne said that there was no need to perform such work, and thus the enclosures would be discussed at a later date.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees approve the request for conditional approval to approve phase one engineering and infrastructure amendments at the Village Center as per the petitioner's submitted site plan, with the condition that the property owner petition the Village for all remaining elements of the streetscape within 12 months.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

S-01-2021: 7508 County Line Road (Guidepost); Condition Approvals, Sign Variations, and Findings of Fact

Mr. Walter said that the petition was tabled indefinitely at the request of the petitioner. No further action was taken.

VI. PUBLIC COMMENT

Alice Krampits, 7515 Drew, requested staff follow up with the petition at 7512 County Line Road regarding the proposed tree types. Mr. Walter said staff would follow up in the coming days to resolve the matter.

VII. FUTURE MEETINGS

Mr. Walter said that there were four public hearings scheduled for July 19, 2021 and that a significant number of petitions were being processed for the next three months.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to adjourn the meeting at 9:47 pm.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

Respectfully Submitted:

Evan Walter – Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-09-2021: 720-730 Village Center Drive (Kostandinov); 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, a special use as per Ordinance #A-834-10-05 for outdoor dining at a permitted restaurant use, and a special use as per Ordinance #A-834-10-05 to permit a restaurant with hours of operation exceeding midnight, all at the subject property.

HEARING:

July 19, 2021

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Village Administrator

PETITIONER:

Alexander Kostandinov

PETITIONER STATUS:

Prospective Tenant

PROPERTY OWNER:

BRVC Owner, LLC

EXISTING ZONING:

B-2 Business PUD

LAND USE PLAN:

Recommends Mixed Uses

EXISTING LAND USE:

Mixed-Use Center

SITE AREA:

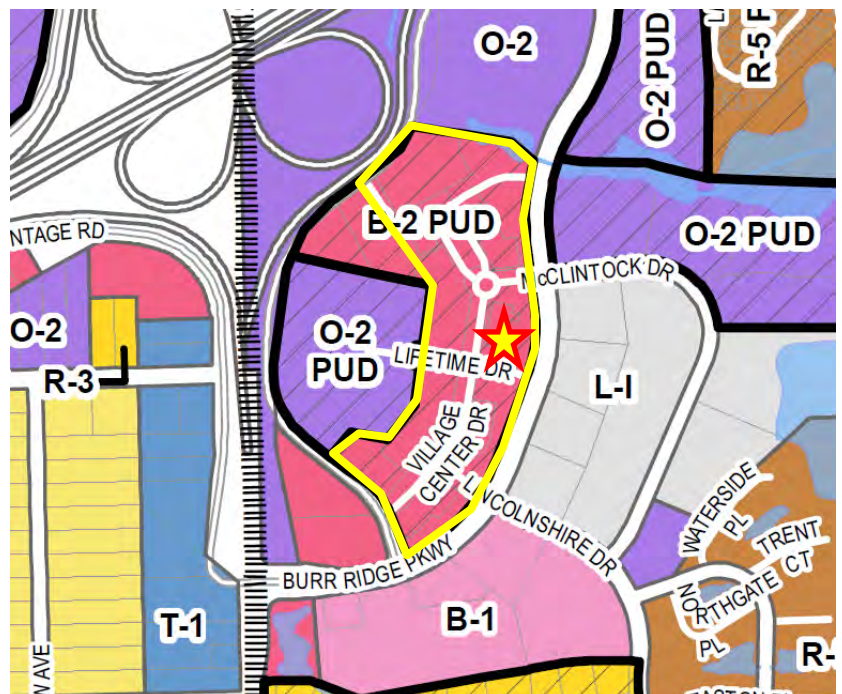
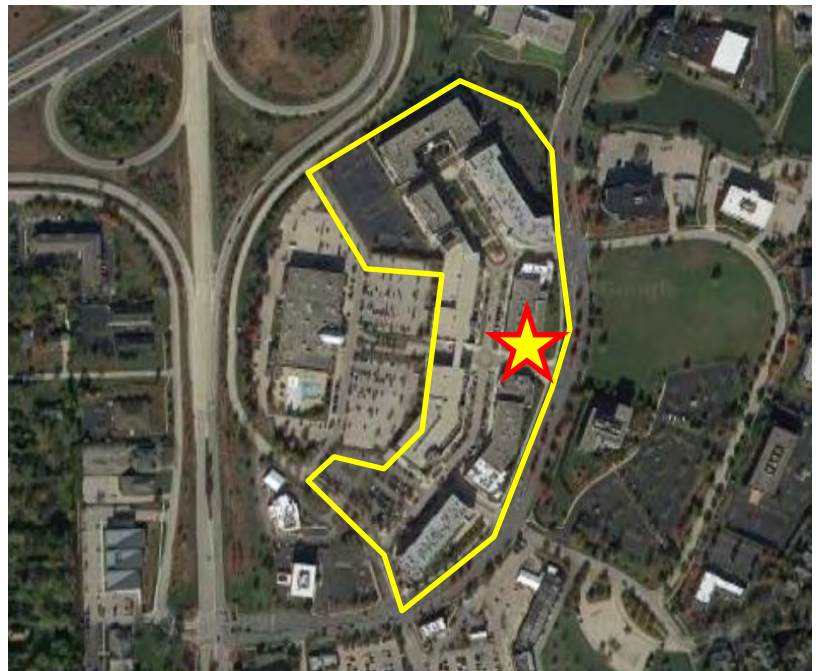
20 Acres

SUBDIVISION:

Burr Ridge Village Center

PARKING:

1,145 Spaces



The petitioner, Alexander Kostandinov, is seeking to open a restaurant called Pella, which would be located in the former LOFT and Banana Republic tenant spaces in Building 4 at the corner of Village Center Drive and LifeTime Drive. The petitioner 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, a special use as per Ordinance #A-834-10-05 for outdoor dining at a permitted restaurant use, and a special use as per Ordinance #A-834-10-05 to permit a restaurant with hours of operation exceeding midnight, all at the subject property. This petition was originally submitted as Z-04-2021 but was withdrawn to incorporate a request to remain open beyond the PUD's permitted hours of midnight.

Compliance with the Village Center PUD

Ordinance #A-834-10-05 created the concept of the Village Center in both land use and physical form, including a specific set of uses that were permitted in each building as well as specific dimensions of buildings, setbacks, streetscapes, and common areas around each building. Ordinance #A-834-15-20 later amended the streetscape in specific areas as well as re-classified certain uses as being permitted or special uses in specific buildings. One such use that was classified as permitted in the 2020 amendment was "restaurants without drive-through facilities and with any of the following: live entertainment, dancing, or sales of alcoholic beverages." By right, the petitioner may operate an indoor-only restaurant at the subject property without need for zoning consideration. The purpose of the petition is to consider the petitioner's request not only for outdoor dining (a special use in Building 4 of the Village Center as per the 2005 ordinance) but to amend the outdoor space at the subject property (also per the 2005 ordinance).

The petitioner's proposed restaurant contains approximately 8,000 square feet of indoor space with two banquet rooms, a private dining room, a gelato shop, two bar areas (including one indoor/outdoor bar), and an indoor fountain. There is also 4,660 square feet of new outdoor patio area proposed on the east side of Building 4 between the building and street, including a permanent/retractable awning and additional outdoor bar. An additional water feature is proposed between the terminus of the patio and the sidewalk. In total, there are over 450 seats shown in the petitioner's site plan, not counting any capacity that would be imputed in the two indoor banquet facilities. There is no current outdoor dining space in this area of the Village Center.

A glass fence is shown surrounding the entire outdoor seating area. There are currently no glass fences at the Village Center surrounding any outdoor dining area. The proposed patio is shown as abutting just behind an existing Village Center entrance sign at the intersection of Burr Ridge Parkway and LifeTime Drive; the patio is estimated to be located generally abutting the sign's rear elevation. A minor re-grading is shown on the subject property as well, which would be considered as an alteration of the outdoor space of the property. Staff has no concerns regarding grading or utility issues regarding this petition.

An additional feature included in the petitioner's special use proposal is to include a permanent/retractable awning as shown in the petitioner's submittal. This awning would allow for year-round use of the space, with built in comforting and power. The petitioner revised their petition to reduce the size of the retractable awning to better align with the corner of the building and create a true outdoor dining area near the sidewalk. The petitioner is also proposing façade alterations of their outdoor space, which include a minor addition of two columns with antique pots on the top of each column. An overhang over the sidewalk is also proposed. All of the façade amendments would be included in the general request to amend their outdoor space.

Staff Report and Summary

Z-09-2021: 720-730 Village Center Drive (Kostandinov); Special Uses, PUD Amendment and Findings of Fact

The second floor of Building 4 above the subject property contains no residential units, and is primarily occupied by professionals in office settings whose professional hours conclude at the end of normal business hours.

Comparison with Existing Village Center Uses

There are four restaurants with outdoor dining at the Village Center at this time:

Restaurant	Address	Outdoor Seating Area	Allowable Closing	Business Plan
Stix 'n Stones	505	1000 SF	Midnight	8pm
Cooper's Hawk	510	1200 SF	1am	9pm
Wok 'n Fire	590	1700 SF	1am	11pm
Topaz	780	3700 SF	Midnight	11pm

The petitioner has submitted a revised petition to permit the entirety of the proposed restaurant to be open until 2am. At this time, no use in the Village Center has an allowable closing beyond 1am; that is, the Village has permitted certain uses to legally stay open until 1am. No restaurant at the Village Center currently remains open past 11pm based upon their current business plans but may revise them to stay open until midnight without Village approval.

Compliance with the Zoning Ordinance

The Zoning Ordinance delineates several regulations related to outdoor dining at all places of eating in the Village (petitioner's compliance with these regulations is noted in **red**):

- 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;

Staff considers this condition to be met based upon the petitioner's revised site plan.

- b. Door to the dining area shall be self-closing;

Staff interprets this condition to be met based upon the petitioner's site plan.

- c. Tables shall be cleaned promptly following use;
- d. Furniture and umbrellas shall be weighted to prevent their movement in the wind;

Staff considers these conditions to be met and recommends they be included as a condition of any approval.

- 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;

Staff considers these conditions to be met based upon the petitioner's site plan.

- f. No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant;

Staff considers this condition to be met based upon the petitioner's site plan.

- g. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;

Staff considers this condition to be met based upon the petitioner's site plan.

- h. Outdoor food preparation, storage or display is prohibited;

Staff considers this condition to be met based upon the petitioner's site plan. Due to the size of the outdoor area, staff recommends that a specific condition be included in any recommendation to prohibit this activity.

- i. Hours of operation of an outdoor dining area shall be as specifically approved by the Village.

Staff considers this condition to be met based upon the petitioner's business plan and the Plan Commission specify when this area should be closed as part of any approval.

Public Hearing History

There have been no prior public hearings for this particular tenant space (aside from Z-04-2021).

Public Comment

Staff received one objection to the proposed petition.

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 that the special uses for outdoor dining and the creation of an outdoor patio be approved, staff recommends the following conditions for consideration:

1. The special use for a restaurant with outdoor seating shall be made to Alexander Kostandinov and his business partners of Pella Restaurant and shall not be transferable to any other party.
2. The special use shall substantially comply with the submitted site plans including but not limited to the number of seats, location of the awnings, etc.
3. The hours of operation shall be 1am for indoor dining and bar areas and 11pm for outdoor dining and bar areas. Any bar labeled as "indoor/outdoor" must cease service to the outdoor portion at 11pm.
4. Music and all other amplified sound originating from the restaurant should be kept to a level so as not to be audible from residential units.
5. Tables shall be cleaned promptly following use.
6. Furniture and umbrellas shall be weighted to prevent their movement in the wind.
7. Outdoor food preparation, storage, or display is prohibited.

Appendix

Exhibit A – Petitioner's Materials

Findings of Fact For Petition No. _____:
720 Village Center Drive (Pella Signature, LLC);

FINDINGS OF FACT FOR A SPECIAL USE
PERMIT PURSUANT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE

Section XIII.K.7 of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the listed standards. In order for a special use to be approved, the petitioner must respond to and confirm each and every one of the findings by indicating the facts supporting such findings to:

Pella Signature, LLC variation requests;

- 1) Include a seasonal outdoor pavilion (approx. 4,660 SF) footprint to accommodate private functions and to allow for future social distancing, to east side of Building 4-1; requesting a 31.5' variance in building line setback; similar to approved Topaz restaurant. This setback is a Vital Design requirement with emphasis on outdoor functions activities and expansion to banquet facility operations.
- 2) To add a water fountain, waterfall and outdoor bar in the outdoor pavilion seating area.
- 3) To add a retractable skylight roof system for seasonal restaurant and private party functions.
- 4) Modify a monument sign to Read "Pella Signature" backlit signage at the northwest corner of Lifetime Drive and Burr Ridge Parkway of the north of Building 4-1;

- 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 PUD amendments do not alter the use or services provided by the development as approved by the Final PUD. Pella restaurant caters to a unique Mediterranean cuisine and outdoor ambiance serving European and Grecian menus catered in the outdoor environment.

- 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 PUD amendments will not impact the public health, safety, morals, comfort, or general welfare. Burr Ridge Village Center provides garage accessed deliveries and support services and will serve as main transport terminal for importing and exporting of goods.

- 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 amendments are generally consistent with the Final PUD which approved an outdoor dining area for the space at 720 Village Center Drive. The modifications do not significantly alter the character or design of the space.

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

The PUD amendment is consistent with the original design and architecture of the Final PUD which will not impede the normal development of the Burr Ridge Village Center and the surrounding area.

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

The Burr Ridge Village Center has provided all necessary utilities to service the building under construction.

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.

The Burr Ridge Village Center project is providing adequate ingress and egress to the development.

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 Comprehensive Plan recommends the use of the property as a mixed-use development and the amendments to the PUD are consistent with the objectives of the Comprehensive Plan.

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 land use conforms to the other provisions of the PUD as approved by the Village Board upon a recommendation by the Plan Commission as well as the other provisions of the Village of Burr Ridge Zoning Ordinance.

Petitioner.

Alexander Kostadinov; email alexaner@advance77.com

Pella Signature, LLC

Architect; TGAR Group, Kenosha Wisconsin; Tony Garza, AIA; tonyg@tgar.biz

Project Manager; Industrial Construction and Associates, Franksville, WI;

Stanley Tomala : email Stanley.tomala@iss-na.com

ICA General Manager: Jim Donajkowski; email: jim.donajkowski@iss-na.com

Food Service ;Losurdo Inc., Addison, IL; Mark Losurdo, CFSP; mlosurdo@losurdo.com

Pella Manager; Sanya Jovanovska; email sanya@advance77.com

$$1'' = 20' - 0''$$



TGAR

TGAR GROUP, Inc.

ARCHITECTURE * ENGINEERING * CONSTRUCTION

213 Fifty-Fifth Street
Kenosha, Wisconsin 53140

Ph.: (262) 818-4620
e-mail: tonyg@car.b

e-mail: tonyg@car.b

DEMOLITION NOTES

- REVIEW WITH OWNER ALL SALVAGEABLE COMPONENTS BEING REMOVED PRIOR TO DISCARDING OR REMOVING MATERIALS.
- COORDINATE ALL CAPPING OF MISCELLANEOUS SYSTEMS WHICH END AT FIXTURES, WALLS, OR CEILINGS TO BE REMOVED. CAPPING SHALL BE COMPLETED IN SUCH A MANNER THAT WILL NOT INTERFERE WITH NEW WORK OR BE VISIBLE IN FINISHED SPACES.
- COORDINATE REMOVAL, RELOCATION, AND PEROUTING (AS REQUIRED) OF ALL MECHANICAL OR ELECTRICAL PIPES, CONDUTS, VENTS, CONTROLS, ETC., WHICH ARE LOCATED IN WALLS, FLOORS, OR CEILINGS TO BE REMOVED.
- REMOVE ALL EXISTING WALL MOUNTED ITEMS NOT REQUIRED
- PATCH HOLES TO MATCH EXISTING CONDITIONS PRIOR TO PAINTING.
- ALL CONTRACTORS TO FIELD VERIFIED EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. IN THE EVENT THAT AN ITEM NOT SHOWN ON THE DRAWINGS WILL CONFLICT WITH WORK UNDER THIS CONTRACT, CONTRACT ARCHITECT / G.C. BEFORE REMOVING THE ITEM.
- SHORE ALL EXISTING CONSTRUCTION AS REQUIRED TO PERFORM DEMOLITION WORK.
- NOTIFY ARCHITECT OF ANY CONDITION THAT MAY PROVE TO BE DETRIMENTAL TO THE STRUCTURE DURING THE DEMOLITION PHASE.

LEGEND

 EXISTING WALL

 NEW WALL

DEMO WALL

NEW DOOF

EXISTING DOOR

[illegible]

COMMENTS

DATE _____

PELLA RESTAURANT

720 VILLAGE CENTER
BURR RIDGE IL.

PRINCIPAL IN CHARGE:

DESIGNED BY: _____

DRAWN BY:

CHECKED BY: _____

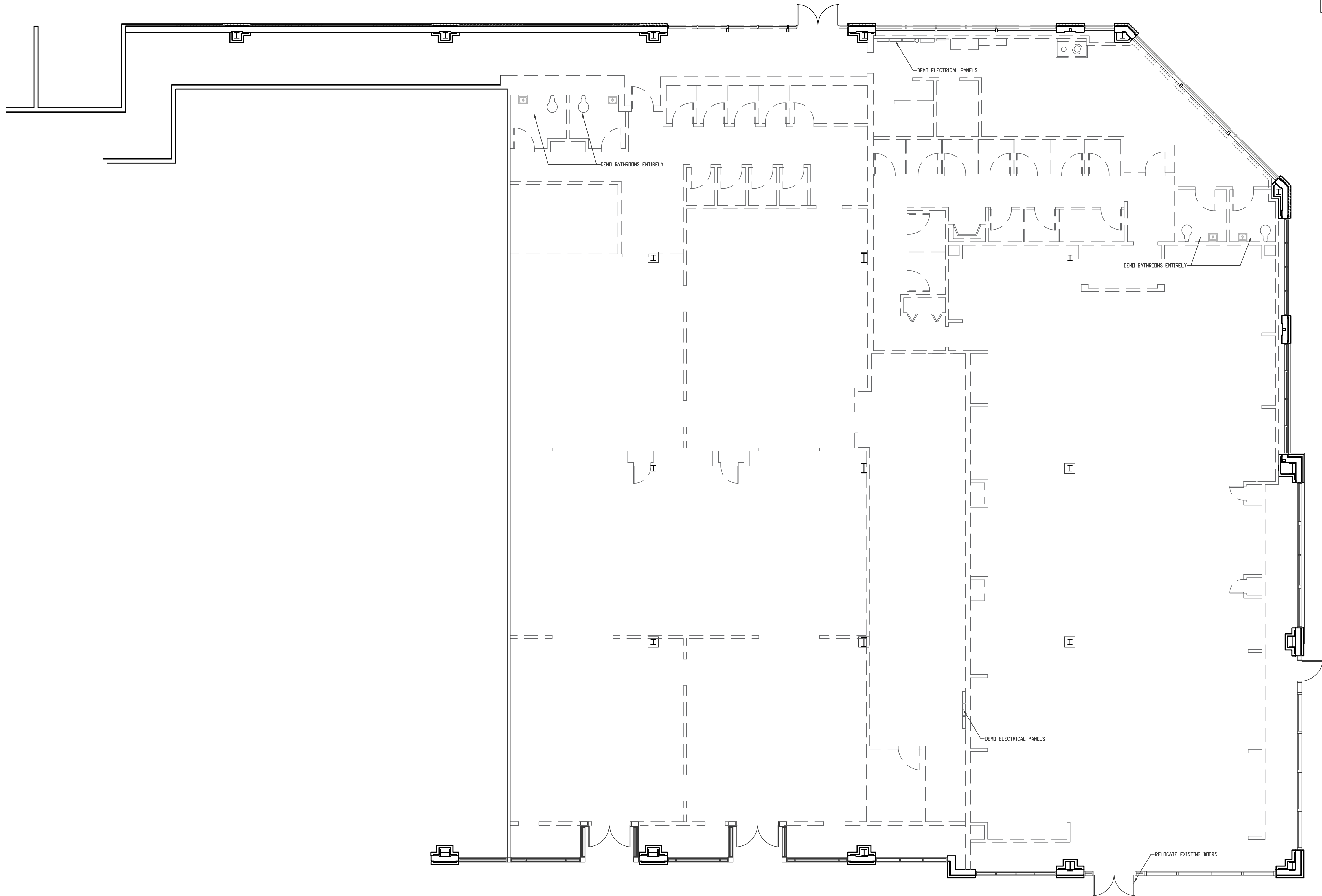
DEMO PLAN

SCALE: 1/8"=1'-0"

PROJECT NO.

SHEET NO.:

410



1 DEMO PLAN
1/8"=1'-0"

SCALE: 1/8"=1'-0"

PROJECT NO.: SHEET NO.:
A2.0



ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

213 Fifty-Fifth Street
Kenosha, Wisconsin 53140
Ph: (262) 818-4620
E-mail: tony@tgar.biz



COMMENTS	DATE
----------	------

COMMENTS	DATE
----------	------

20 VILLAGE CENTER.
BURR RIDGE IL.

PROPOSED ELEVATIONS

PROJECT NO.:	SHEET NO.:
	A3.0



RENDERING - FRONT FACADE



RENDERING - VILLAGE CENTER ENTRANCE



RENDERING - PATIO VIEW #1 (WINDOWS CLOSED)



RENDERING - PATIO VIEW #1 (WINDOWS OPEN)



RENDERING - PATIO VIEW #2 (WINDOWS CLOSED)



RENDERING - PATIO VIEW #2 (WINDOWS OPEN)

LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at **7:00 p.m. on Monday, July 19, 2021**, at Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.

PURPOSE OF HEARING

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by the Alexander Kostandinov for 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, a special use as per Ordinance #A-834-10-05 for outdoor dining at a permitted restaurant use, and a special use as per Ordinance #A-834-10-05 to permit a restaurant with hours of operation exceeding midnight, all at the subject property. The petition number and property address is **Z-09-2021: 720-730 Village Center Drive** and the Permanent Real Estate Index Numbers are **18-30-300-045-0000 and 18-30-300-055-1001**.

Public comment may be provided by individuals who attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than 5:00 p.m. on Tuesday, July 13, 2021. All public comment may be emailed to Evan Walter (ewalter@burr-ridge.gov) or mailed to Mr. Walter's attention at the aforementioned address. All public comment received in a timely fashion shall be considered equally. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

Greg Trzupek, Chairman

MEMBERS: GREG TRUZPEK, MIKE STRATIS, LUISA HOCH, JIM BROLINE, JANINE FARRELL, BARRY IRWIN, JOSEPH PETRICH, AND ENZA PARRELLA.



NOTICE

There will be a public hearing on July 19, 2021
regarding this property.

At 7:00 p.m., or as soon thereafter as the matter may be heard, the Plan Commission will consider a request by Alexander Kozlowski regarding the property commonly known as 720-724 Village Center Drive (Parcel No. Z-49-2021). The petitioner requests an amendment to Ordinance #4-834-10-05 to amend the outdoor space use adjacent to Building 4 of the Village Center to add a patio with a permanent structure, awning to accommodate outdoor dining, a special use as per Ordinance #4-834-10-05 for outdoor dining at a permitted restaurant use, and a special use as per Ordinance #4-834-10-05 to permit a restaurant with hours of operation exceeding midnight, all at the subject property.

For further information, please call Evan Walter or visit:

Burr Ridge Village Hall
7900 County Line Road
(630) 654-8181, Extension 2000

Ask for Information File: Z-09-2021

18-30-300-056-1001
James Glimco
450 Village Center Drive #201
Burr Ridge, IL 60527

18-30-300-056-1004
Joan Sikora
450 Village Center Drive #204
Burr Ridge, IL 60527

18-30-300-056-1007
Nancy Tameling
450 Village Center Drive #207
Burr Ridge, IL 60527

18-30-300-056-1009
Michael J. Criscione
450 Village Center Drive #209
Burr Ridge, IL 60527

18-30-300-056-1012
Kevin Kopp
450 Village Center Drive #212
Burr Ridge, IL 60527

18-30-300-056-1015
Presidio Capital LLC
3 Grant Street, Suite 415
Hinsdale, IL 60521

18-30-300-056-1018
Christopher S Cole
450 Village Center Drive #301
Burr Ridge, IL 60527

18-30-300-056-1021
Geno Napolitano
450 Village Center Drive #304
Burr Ridge, IL 60527

18-30-300-056-1024
Linnette Bullock
450 Village Center Drive #307
Burr Ridge, IL 60527

18-30-300-056-1027
Patricia Gould and Nicole Gould
450 Village Center Drive #310
Burr Ridge, IL 60527

18-30-300-056-1002
Elizabeth Levy
450 Village Center Drive #202
Burr Ridge, IL 60527

18-30-300-056-1005
Phillip Timyan
450 Village Center Drive #205
Burr Ridge, IL 60527

18-30-300-056-1008
Daniel Dabros
450 Village Center Drive #208
Burr Ridge, IL 60527

18-30-300-056-1010
Dariusz Wida
450 Village Center Drive #210
Burr Ridge, IL 60527

18-30-300-056-1013
Bejan Fakouri
450 Village Center Drive #213
Burr Ridge, IL 60527

18-30-300-056-1016
Alexander Thomas and Ellie Homan
450 Village Center Drive #216
Burr Ridge, IL 60527

18-30-300-056-1019
Demetrio G Veja
2 Saddle Court
Burr Ridge, IL 60527

18-30-300-056-1022
Filip Trajkov
450 Village Center Drive #305
Burr Ridge, IL 60527

18-30-300-056-1025
Steven Jiotis
450 Village Center Drive #308
Burr Ridge, IL 60527

18-30-300-056-1028
Jerry Lee
450 Village Center Drive #311
Burr Ridge, IL 60527

18-30-300-056-1003
Kristin A Burka
450 Village Center Drive #203
Burr Ridge, IL 60527

18-30-300-056-1006
Nicholas Lykouratzos
450 Village Center Drive #206
Burr Ridge, IL 60527

18-30-300-056-1011
Thomas Murray
450 Village Center Drive #211
Burr Ridge, IL 60527

18-30-300-056-1014
Mona Mekhail
450 Village Center Drive #214
Burr Ridge, IL 60527

18-30-300-056-1017
Jennifer Fox
450 Village Center Drive #217
Burr Ridge, IL 60527

18-30-300-056-1020
Lorriance Bilthuis
450 Village Center Drive #303
Burr Ridge, IL 60527

18-30-300-056-1023
Cynthia Millinowisch
450 Village Center Drive #306
Burr Ridge, IL 60527

18-30-300-056-1026
Shirley A Strzyz
450 Village Center Drive #309
Burr Ridge, IL 60527

18-30-300-056-1029
Guy Santillo
450 Village Center Drive #312
Burr Ridge, IL 60527

18-30-300-056-1030
 Martin Rola
 450 Village Center Drive #313
 Burr Ridge, IL 60527

18-30-300-056-1033
 Kerry Murphy
 450 Village Center Drive #316
 Burr Ridge, IL 60527

18-30-300-056-1036
 Mr. and Mrs. Caveney
 450 Village Center Drive #402
 Burr Ridge, IL 60527

18-30-300-056-1040
 Stillman Chang
 9550 Pacific Court
 Burr Ridge, IL 60527

18-30-300-056-1043
 Jennifer Ryan
 450 Village Center Drive #410
 Burr Ridge, IL 60527

18-30-300-056-1046
 Murray Homestead, L.L.C.
 450 Village Center Drive #413
 Burr Ridge, IL 60527

18-30-300-056-1049
 David Arnold and George Izzo
 450 Village Center Drive #416
 Burr Ridge, IL 60527

18-30-300-056-1031
 Jean M Randolph
 450 Village Center Drive #314
 Burr Ridge, IL 60527

18-30-300-056-1034
 Donna Grabowski
 450 Village Center Drive #317
 Burr Ridge, IL 60527

18-30-300-056-1037
 David Jelinek
 450 Village Center Drive #403
 Burr Ridge, IL 60527

18-30-300-056-1041
 Ahmed & Khadija Shakir
 450 Village Center Drive #408
 Burr Ridge, IL 60527

18-30-300-056-1045
 Maihlaqa and Heena Alavi
 450 Village Center Drive #411
 Burr Ridge, IL 60527

18-30-300-056-1047
 Thomas Toellner
 450 Village Center Drive #414
 Burr Ridge, IL 60527

18-30-300-056-1050
 Susan M Broucek
 450 Village Center Drive #417
 Burr Ridge, IL 60527

18-30-300-056-1032
 Thomas and Judith Rediehs
 450 Village Center Drive #315
 Burr Ridge, IL 60527

18-30-300-056-1035
 David A Cales
 450 Village Center Drive #401
 Burr Ridge, IL 60527

18-30-300-056-1038
 Juanito Bartolome
 450 Village Center Drive #404
 Burr Ridge, IL 60527

18-30-300-056-1042
 Artur Miller
 450 Village Center Drive #409
 Burr Ridge, IL 60527

18-30-300-056-1046
 John Phelps
 450 Village Center Drive #412
 Burr Ridge, IL 60527

18-30-300-056-1048
 Thomas F. Hurka
 450 Village Center Drive #415
 Burr Ridge, IL 60527

18-30-300-056-1039
 Mr. Dean Henning
 450 Village Center Drive #405
 Burr Ridge, IL 60527

18-30-301-001-0000
 Reegs Properties
 PO Box 639
 Hinsdale, IL 60522

18-30-302-001-0000
 TCF Bank Facilities Mgt.
 801 Marquette Ave
 Minneapolis, MN 55402

18-30-303-010-0000
 Kensington Park LLC
 743 McClintock Drive
 Burr Ridge, IL 60527

18-30-306-024-0000
 Dr. Ghassan Abboud
 206 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-305-005-0000
 Dr. Andrew J Moormann
 50 Burr Ridge Pkwy 101
 Burr Ridge, IL 60527

18-30-306-018-0000
 John J Forkan
 305 Ambriance
 Burr Ridge, IL 60527

18-30-306-022-0000
 Parris Szot
 301 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-302-002-0000
 TCF Bank Facilities Mgt.
 801 Marquette Ave
 Minneapolis, MN 55402

18-30-304-003-0000
 Taxpayer of
 101 Burr Ridge Parkway
 Burr Ridge, IL 60527

18-30-305-003-0000
 Reegs Properties
 PO Box 639
 Hinsdale, IL 60522

18-30-306-015-0000
 Sharad Gandhi
 403 Ambriance Drive
 Burr Ridge, IL 60527

18-30-306-019-0000
 Mr Mrs A Fernandez
 305 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-021-0000
 Ramit Mendi
 302 Ambriance
 Burr Ridge, IL 60527

18-30-302-003-0000
 TCF Bank Facilities Mgt.
 801 Marquette Ave
 Minneapolis, MN 55402

18-30-304-004-0000
 Harris NC CRE
 PO Box 755
 Chicago, IL 60690

18-30-305-004-0000
 Inter Contl Burr Ridge
 2221 Camden Court #200
 Oak Brook, IL 60523

18-30-306-016-0000
 Hirsh Monindra
 500 Quail Ridge
 Westmont, IL 60559

18-30-306-020-0000
 Magdalena Kolosa
 303 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-025-0000
 Spencer Lee Mi Y Won
 205 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-026-0000
 Nabeel Jabri
 204 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-027-0000
 Michael A Micaletti
 203 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-031-0000
 Athihalli Nagaraj
 102 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-032-0000
 Sunil Suri
 103 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-033-0000
 Edward T Prodehl
 104 Ambriance Ct.
 Burr Ridge, IL 60527

09-25-402-017
 ST bank Countryside TR 78
 c/o Coglianese Funeral HM
 7508 S County Line Road
 Burr Ridge, IL 60527

09-25-402-018
 Gerald W Dill
 7512 County Line Road
 Burr Ridge, IL 60527

09-25-402-019
 Beechen & Dill Builders
 7512 S County Line Road
 Burr Ridge, IL 60527

09-25-402-023
 Village of Burr Ridge
 7660 S County Line Road
 Burr Ridge, IL 60527

09-25-402-024
 Village of Burr Ridge
 7660 S County Line Road
 Burr Ridge, IL 60527

09-25-402-026
 Beechen & Dill Builders
 7512 S County Line Road
 Burr Ridge, IL 60527

09-25-402-027
 Christian Brother Midwest
 7650 S County Line Road
 Burr Ridge, IL 60527

18-30-300-053-1001
 Renuka H Bhatt MDSC
 2202 Essington Road #101
 Joliet, IL 60435

18-30-300-
 037/038/042/044/047/053/056-0000
 BRVC Owner, LLC
 200 S. Wacker Drive, Suite 1325
 Chicago, IL 60606

18-30-100-008-0000
 Doug Young
 18267 Casey Road
 Grayslake, IL 60030

18-30-300-026-0000
 TCF Bank Facilities Management
 801 Marquette Avenue
 Minneapolis, MN 55402

18-30-300-057-1001
 lyda Ghuneim
 801 Village Center Drive, Unit 201
 Burr Ridge, Illinois 60527

18-30-300-057-1004
 Resident
 801 Village Center Drive, Unit 204
 Burr Ridge, Illinois 60527

18-30-300-057-1006
 Resident
 801 Village Center Drive, Unit 206
 Burr Ridge, Illinois 60527

18-30-300-057-1007
 Shafout J. Kahn
 801 Village Center Drive, Unit 207
 Burr Ridge, Illinois 60527

18-30-300-057-1012
 Mr. Dominic Fava
 801 Village Center Drive, Unit 304
 Burr Ridge, Illinois 60527

18-30-300-057-1015
 Mr. William Dillard
 801 Village Center Drive, Unit 307
 Burr Ridge, Illinois 60527

18-30-300-057-1017
 Resident
 801 Village Center Drive, Unit 401
 Burr Ridge, Illinois 60527

18-30-300-057-1019
 Debra Sutkowski-Markmann
 801 Village Center Drive, Unit 403
 Burr Ridge, Illinois 60527

18-30-300-057-1021
 Resident
 801 Village Center Drive, Unit 405
 Burr Ridge, Illinois 60527

18-30-300-057-1002
 Ms. Erin Holec
 801 Village Center Drive, Unit 202
 Burr Ridge, Illinois 60527

18-30-300-057-1004
 Mr. Raghuvansh Kumar
 8161 Ridge Pointe
 Burr Ridge, Illinois 60527

18-30-300-057-1006
 Alka Srivastava
 9 Lake Ridge Court
 Burr Ridge, Illinois 60527

18-30-300-057-1008
 Mr. Nicholas Meyers
 801 Village Center Drive, Unit 208
 Burr Ridge, Illinois 60527

18-30-300-057-1010
 Ms. Carol Zapka
 801 Village Center Drive, Unit 302
 Burr Ridge, Illinois 60527

18-30-300-057-1013
 Mr. and Mrs. Paul Bellisario
 801 Village Center Drive, Unit 305
 Burr Ridge, Illinois 60527

18-30-300-057-1022
 Cartus Financial Corp
 40 Apple Ridge Road
 Danbury CT 06810

18-30-300-057-1017
 Davindra L. Sharma
 6652 Manor Drive
 Burr Ridge, Illinois 60527

18-30-300-057-1020
 Resident
 801 Village Center Drive, Unit 404
 Burr Ridge, Illinois 60527

18-30-300-057-1021
 Ms. Asha Sarode
 502 Ambriance Drive
 Burr Ridge, IL 60527

18-30-300-057-1003
 Mr. and Mrs. Keefe
 801 Village Center Drive, Unit 203
 Burr Ridge, Illinois 60527

18-30-300-057-1005
 Rita D Stoss-Michaels
 801 Village Center Drive, Unit 205
 Burr Ridge, Illinois 60527

18-30-300-057-1009
 Sarla Gupta
 801 Village Center Drive, Unit 301
 Burr Ridge, Illinois 60527

18-30-300-057-1011
 Nancy Rizzuto
 801 Village Center Drive, Unit 303
 Burr Ridge, Illinois 60527

18-30-300-057-1014
 Abdul Ilah Touleimat
 801 Village Center Drive, Unit 306
 Burr Ridge, Illinois 60527

18-30-300-057-1016
 Ms. Maureen Denard
 801 Village Center Drive, Unit 308
 Burr Ridge, Illinois 60527

18-30-300-057-1018
 Ms. Sandra Otto
 801 Village Center Drive, Unit 402
 Burr Ridge, Illinois 60527

18-30-300-057-1020
 Mr. Larry Edwards Siebs
 34770 N. Los Reales
 Carefree, AZ 85377

18-30-300-057-1022
 Resident
 801 Village Center Drive, Unit 406
 Burr Ridge, Illinois 60527

18-30-300-057-1023
 Mr. and Mrs. Harbour
 801 Village Center Drive, Units 407
 Burr Ridge, IL 60527

18-30-300-054-1002
 Mr. and Mrs. Kyksta
 850 Village Center Drive, Unit 202
 Burr Ridge, IL 60527

18-30-300-054-1004
 Resident
 850 Village Center Drive, Unit 204
 Burr Ridge, IL 60527

18-30-300-054-1006
 Mr. Michael Yost
 850 Village Center Drive, Unit 206
 Burr Ridge, IL 60527

18-30-300-054-1009
 Antonije Keljevick
 850 Village Center Drive, Unit 209
 Burr Ridge, IL 60527

18-30-300-054-1012
 Resident
 850 Village Center Drive, Unit 212
 Burr Ridge, IL 60527

18-30-300-054-1014
 Daniel and Janet Piecki
 850 Village Center Drive, Unit 214
 Burr Ridge, IL 60527

18-30-300-054-1017
 Kil Nam and Hee Ja Kim
 850 Village Center Drive, Unit 217
 Burr Ridge, Illinois 60527

18-30-300-054-1019
 Sylvia Lee
 850 Village Center Drive, Unit 219
 Burr Ridge, Illinois 60527

18-30-300-054-1022
 Ashok Kothari
 850 Village Center Drive, Unit 301
 Burr Ridge, Illinois 60527

18-30-300-054-1001
 Resident
 850 Village Center Drive, Unit 201
 Burr Ridge, IL 60527

18-30-300-054-1004
 Armarjit Singh
 51 Ashton Court
 Burr Ridge, IL 60527

18-30-300-054-1007
 Vida Jankauskiene
 850 Village Center Drive, Unit 207
 Burr Ridge, IL 60527

18-30-300-054-1010
 Nancy Segreti
 850 Village Center Drive, Unit 210
 Burr Ridge, IL 60527

18-30-300-054-1012
 Elham Abboud
 1241 Ashbury Court
 Libertyville, IL 60048

18-30-300-054-1015
 Nizam Ather
 850 Village Center Drive, Unit 215
 Burr Ridge, IL 60527

18-30-300-054-1018
 Colette Rennie
 850 Village Center Drive, Unit 218
 Burr Ridge, Illinois 60527

18-30-300-054-1020
 Altobelli
 850 Village Center Drive, Unit 220
 Burr Ridge, Illinois 60527

18-30-300-054-1023
 Sheela Singh
 850 Village Center Drive, Unit 302
 Burr Ridge, Illinois 60527

18-30-300-054-1001
 Mr. and Mrs. Walk
 36 S. Old Mill Lane
 Burr Ridge, IL 60527

18-30-300-054-1003
 Mr. Vincenzo Marino
 850 Village Center Drive, Unit 203
 Burr Ridge, IL 60527

18-30-300-054-1005
 Mr. Michael Simmons
 850 Village Center Drive, Unit 205
 Burr Ridge, IL 60527

18-30-300-054-1008
 Anthony Jalovec
 850 Village Center Drive, Unit 208
 Burr Ridge, IL 60527

18-30-300-054-1011
 Richard Sileikis
 850 Village Center Drive, Unit 211
 Burr Ridge, IL 60527

18-30-300-054-1013
 Eloise Carnevale
 850 Village Center Drive, Unit 213
 Burr Ridge, IL 60527

18-30-300-054-1016
 Tracy Schoppen
 850 Village Center Drive, Unit 216
 Burr Ridge, IL 60527

18-30-300-057-1024
 Mr. and Mrs. Wasz
 801 Village Center Drive, Units 408
 Burr Ridge, IL 60527

18-30-300-054-1021
 Alice Martin
 850 Village Center Drive, Unit 221
 Burr Ridge, Illinois 60527

18-30-300-054-1024
 Resident
 850 Village Center Drive, Unit 304
 Burr Ridge, Illinois 60527

18-30-300-054-1024
Francisco & Laura Cervantes
7619 Drew Avenue
Burr Ridge, Illinois 60527

18-30-300-054-1026
Kaleinkovas Vitalijus
850 Village Center Drive, Unit 306
Burr Ridge, Illinois 60527

18-30-300-054-1029
Resident
850 Village Center Drive, Unit 309
Burr Ridge, Illinois 60527

18-30-300-054-1030
James Kuksta
850 Village Center Drive, Unit 310
Burr Ridge, Illinois 60527

18-30-300-054-1033
Anthony Formato
850 Village Center Drive, Unit 313
Burr Ridge, Illinois 60527

18-30-300-054-1036
Jason Nash
850 Village Center Drive, Unit 316
Burr Ridge, Illinois 60527

18-30-300-054-1037
Ann L. Vaughan
940 S. Vine Street
Hinsdale, IL 60521

18-30-300-054-1039
Kathleen Jaszka
850 Village Center Drive, Unit 319
Burr Ridge, Illinois 60527

18-30-300-054-1041
Patel
850 Village Center Drive, Unit 321
Burr Ridge, Illinois 60527

18-30-300-054-1044
James Chesniak
850 Village Center Drive, Unit 404
Burr Ridge, Illinois 60527

18-30-300-054-1025
Resident
850 Village Center Drive, Unit 305
Burr Ridge, Illinois 60527

18-30-300-054-1027
Suryakant Patel
6816 Fieldstone Drive
Burr Ridge, Illinois 60527

18-30-300-054-1029
Diane and Kemenko Jovic
7920 Deer View Court
Burr Ridge, IL 60527

18-30-300-054-1031
Wesley Tate
850 Village Center Drive, Unit 311
Burr Ridge, Illinois 60527

18-30-300-054-1034
Mary Lisnich
850 Village Center Drive, Unit 314
Burr Ridge, Illinois 60527

18-30-300-054-1038
Mutie Naim Sughayer
850 Village Center Drive, Unit 318
Burr Ridge, Illinois 60527

18-30-300-054-1042
Lali Singh
850 Village Center Drive, Unit 401
Burr Ridge, Illinois 60527

18-30-300-054-1045
Amy Seus
850 Village Center Drive, Unit 405
Burr Ridge, Illinois 60527

18-30-300-054-1025
Devindra and Usha Sharma
6652 Manor Drive
Burr Ridge, IL 60527

18-30-300-054-1028
Philip Jepsen
850 Village Center Drive, Unit 308
Burr Ridge, Illinois 60527

18-30-300-054-1032
Catharine Danly
850 Village Center Drive, Unit 312
Burr Ridge, Illinois 60527

18-30-300-054-1035
David Atkenson
850 Village Center Drive, Unit 315
Burr Ridge, Illinois 60527

18-30-300-054-1037
Resident
850 Village Center Drive, Unit 317
Burr Ridge, Illinois 60527

18-30-300-054-1040
Rishi Sharma
850 Village Center Drive, Unit 320
Burr Ridge, Illinois 60527

18-30-300-054-1043
Robert & Marie Zumstein
850 Village Center Drive, Unit 402
Burr Ridge, Illinois 60527

18-30-300-054-1046
Allan Thom
850 Village Center Drive, Unit 406
Burr Ridge, Illinois 60527

18-30-300-054-1047
 850 BR Condo LLC
 850 Village Center Drive, Unit 407
 Burr Ridge, Illinois 60527

18-30-300-054-1048
 Gerald Cronk
 850 Village Center Drive, Unit 408
 Burr Ridge, Illinois 60527

18-30-300-054-1049
 Mr. Edmundo Sanchez
 850 Village Center Drive, Unit 410
 Burr Ridge, Illinois 60527

18-30-300-054-1050
 Mary Okolisam
 Samuel Basillious
 850 Village Center Drive, Unit 411
 Burr Ridge, Illinois 60527

18-30-300-054-1051
 Gregory Shultz
 850 Village Center Drive, Unit 412
 Burr Ridge, Illinois 60527

18-30-300-054-1052
 Mr. and Mrs. Kalnes
 850 Village Center Drive, Unit 413
 Burr Ridge, Illinois 60527

18-30-300-054-1053
 Rick Michalak
 850 Village Center Drive, Unit 414
 Burr Ridge, Illinois 60527

18-30-300-054-1054
 Diane Vivo
 850 Village Center Drive, Unit 415
 Burr Ridge, Illinois 60527

18-30-300-054-1055
 Resident
 850 Village Center Drive, Unit 416
 Burr Ridge, Illinois 60527

18-30-300-054-1055
 Perm Sharma
 505 Ambriance Drive
 Burr Ridge, IL 60527

18-30-300-054-1056
 Resident
 850 Village Center Drive, Unit 417
 Burr Ridge, Illinois 60527

18-30-300-054-1056
 850 Burr LLC
 2500 S. Highland Avenue
 Suite 103
 Lombard, IL 60148

18-30-300-054-1057
 Lena Kasi
 850 Village Center Drive, Unit 418
 Burr Ridge, Illinois 60527

18-30-300-054-1058
 Kumad Barman
 850 Village Center Drive, Unit 419
 Burr Ridge, Illinois 60527

18-30-300-054-1059
 Vijay Singhal
 850 Village Center Drive, Unit 420
 Burr Ridge, Illinois 60527

18-30-300-054-1060
 James O'Brien
 850 Village Center Drive, Unit 421
 Burr Ridge, Illinois 60527

18-30-300-058-1058
 William Petty
 1000 Village Center Drive, Unit 414
 Burr Ridge, Illinois 60527

18-30-300-058-1059
 Jay Christopher
 1000 Village Center Drive, Unit 416
 Burr Ridge, Illinois 60527

18-30-300-054-1047
 850 BR Condo LLC
 160 Green Tree Drive, Suite 101
 Dover, Delaware 19904

18-30-300-058-1030
 John Forkan
 1000 Village Center Drive, Unit 214
 Burr Ridge, Illinois 60527

18-30-300-058-1033
 Kathleen Binks
 1000 Village Center Drive, Unit 301
 Burr Ridge, Illinois 60527

18-30-300-058-1036
 Denise Lehnert
 1000 Village Center Drive, Unit 304
 Burr Ridge, Illinois 60527

18-30-300-058-1039
 Brenda Helms
 1000 Village Center Drive, Unit 307
 Burr Ridge, Illinois 60527

18-30-300-058-1041
 Frank Tabachka
 1000 Village Center Drive, Unit 309
 Burr Ridge, Illinois 60527

18-30-300-058-1044
 Jean Rudolph
 1000 Village Center Drive, Unit 312
 Burr Ridge, Illinois 60527

18-30-300-058-1046
 Jim and Leslie Bowman
 1000 Village Center Drive, Unit 314
 Burr Ridge, Illinois 60527

18-30-300-058-1049
 Jim and Marriane Coogan
 1000 Village Center Drive, Unit 401
 Burr Ridge, Illinois 60527

18-30-300-058-1052
 Nasem Akel
 1000 Village Center Drive, Unit 406
 Burr Ridge, Illinois 60527

18-30-300-058-1055
 Tom Harris
 1000 Village Center Drive, Unit 409
 Burr Ridge, Illinois 60527

18-30-300-058-1031
 Barbara Spitkovsky
 1000 Village Center Drive, Unit 215
 Burr Ridge, Illinois 60527

18-30-300-058-1034
 Sharon M. Jioia
 1000 Village Center Drive, Unit 302
 Burr Ridge, Illinois 60527

18-30-300-058-1037
 Claudia Navarro
 1000 Village Center Drive, Unit 305
 Burr Ridge, Illinois 60527

18-30-300-058-1040
 Virgilio N. Nidea
 1000 Village Center Drive, Unit 308
 Burr Ridge, Illinois 60527

18-30-300-058-1042
 Rosa Diaz Trust
 1000 Village Center Drive, Unit 310
 Burr Ridge, Illinois 60527

18-30-300-058-1044
 Mr. and Mrs. Pierre Wakim
 107 Oak Ridge Drive
 Burr Ridge, IL 60527

18-30-300-058-1047
 Gia and Tim Ormond
 1000 Village Center Drive, Unit 315
 Burr Ridge, Illinois 60527

18-30-300-058-1050
 Asle and Kathleen Klemma
 1000 Village Center Drive, Unit 403
 Burr Ridge, Illinois 60527

18-30-300-058-1053
 Betty J. Cervený
 1000 Village Center Drive, Unit 407
 Burr Ridge, Illinois 60527

18-30-300-058-1056
 Tom Mouroukas
 1000 Village Center Drive, Unit 410
 Burr Ridge, Illinois 60527

18-30-300-058-1032
 Helen Nardi
 1000 Village Center Drive, Unit 216
 Burr Ridge, Illinois 60527

18-30-300-058-1035
 Sean Carney
 1000 Village Center Drive, Unit 303
 Burr Ridge, Illinois 60527

18-30-300-058-1038
 Kathleen Becker
 1000 Village Center Drive, Unit 306
 Burr Ridge, Illinois 60527

18-30-300-058-1043
 Larry Marcheschi
 1000 Village Center Drive, Unit 311
 Burr Ridge, Illinois 60527

18-30-300-058-1045
 Dejan Derikonjic
 1000 Village Center Drive, Unit 313
 Burr Ridge, Illinois 60527

18-30-300-058-1048
 Art and Amy Munar
 1000 Village Center Drive, Unit 316
 Burr Ridge, Illinois 60527

18-30-300-058-1051
 Wade Smith
 1000 Village Center Drive, Unit 405
 Burr Ridge, Illinois 60527

18-30-300-058-1054
 Nada Jensen
 1000 Village Center Drive, Unit 408
 Burr Ridge, Illinois 60527

18-30-300-058-1057
 Louise Junkniess
 1000 Village Center Drive, Unit 411
 Burr Ridge, Illinois 60527

18-30-300-058-1001
Suresh Agarwal
1000 Village Center Drive, Unit 101
Burr Ridge, Illinois 60527

18-30-300-058-1004
Atlagic Zeliko
1000 Village Center Drive, Unit 104
Burr Ridge, Illinois 60527

18-30-300-058-1007
Joe Canfora
1000 Village Center Drive, Unit 107
Burr Ridge, Illinois 60527

18-30-300-058-1010
Mohammed Daaif & Ghussoun Kassam
1000 Village Center Drive, Unit 110
Burr Ridge, Illinois 60527

18-30-300-058-1012
Dennis Quinn
1000 Village Center Drive, Unit 112
Burr Ridge, Illinois 60527

18-30-300-058-1015
Ruth Lognman
1000 Village Center Drive, Unit 115
Burr Ridge, Illinois 60527

18-30-300-058-1018
Scott Golchert & Jennifer Turano
1000 Village Center Drive, Unit 202
Burr Ridge, Illinois 60527

18-30-300-058-1021
Pervez & Frances Altaf
1000 Village Center Drive, Unit 205
Burr Ridge, Illinois 60527

18-30-300-058-1024
Annette Jones
1000 Village Center Drive, Unit 208
Burr Ridge, Illinois 60527

18-30-300-058-1027
John O'Connor
1000 Village Center Drive, Unit 211
Burr Ridge, Illinois 60527

18-30-300-058-1002
Stanley Karcz/Antonette Favia
1000 Village Center Drive, Unit 102
Burr Ridge, Illinois 60527

18-30-300-058-1005
Dhaliwal Tehsel Singh
1000 Village Center Drive, Unit 105
Burr Ridge, Illinois 60527

18-30-300-058-1008
Edward Dobrotka
1000 Village Center Drive, Unit 108
Burr Ridge, Illinois 60527

18-30-300-058-1013
Dean Norman
1000 Village Center Drive, Unit 113
Burr Ridge, Illinois 60527

18-30-300-058-1016
Yan Zhao
1000 Village Center Drive, Unit 116
Burr Ridge, Illinois 60527

18-30-300-058-1019
Thomas Simunek
1000 Village Center Drive, Unit 203
Burr Ridge, Illinois 60527

18-30-300-058-1022
Marriane Mangan
1000 Village Center Drive, Unit 206
Burr Ridge, Illinois 60527

18-30-300-058-1025
Paula Lesniewski
1000 Village Center Drive, Unit 209
Burr Ridge, Illinois 60527

18-30-300-058-1028
Paul Van Huben
1000 Village Center Drive, Unit 212
Burr Ridge, Illinois 60527

18-30-300-058-1003
Richard Scardina
1000 Village Center Drive, Unit 103
Burr Ridge, Illinois 60527

18-30-300-058-1006
Lynn Rebello
1000 Village Center Drive, Unit 106
Burr Ridge, Illinois 60527

18-30-300-058-1009
Ahmad Zuhair
1000 Village Center Drive, Unit 109
Burr Ridge, Illinois 60527

18-30-300-058-1011
Kerry Postillion
1000 Village Center Drive, Unit 111
Burr Ridge, Illinois 60527

18-30-300-058-1014
Marcia Miller
1000 Village Center Drive, Unit 114
Burr Ridge, Illinois 60527

18-30-300-058-1017
Ruthann McCarty
1000 Village Center Drive, Unit 201
Burr Ridge, Illinois 60527

18-30-300-058-1020
Jason Chen
1000 Village Center Drive, Unit 204
Burr Ridge, Illinois 60527

18-30-300-058-1023
Philip Trabaris
1000 Village Center Drive, Unit 207
Burr Ridge, Illinois 60527

18-30-300-058-1026
Sahajpal Tripat
1000 Village Center Drive, Unit 210
Burr Ridge, Illinois 60527

18-30-300-058-1029
Mr. and Mrs. Allenson
1000 Village Center Drive, Unit 213
Burr Ridge, Illinois 60527

From: [Ruthann McCarty](#)
To: [Evan Walter](#)
Subject: Alexander Kostandinov
Date: Thursday, July 1, 2021 8:38:04 AM

Plan Commission/Board of Appeals,

I am vehemently opposed to the amendment change Mr. Kostandinov is proposing. The space proposed for permanent outdoor dining will severely limit walking access in the vicinity.

I also am opposed to operation of said restaurant after midnight.

Residents will be adversely affected by both proposals.

Please deny this amendment and special use permit.

Ruthann McCarty
1000 Village Center
Unit 201

Sent from my iPhone



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): ALEXANDER KOSTADINOV

STATUS OF PETITIONER: TENANT LESSOR

PETITIONER'S ADDRESS: 8048 HAMILTON AVE

ADDRESS OF SUBJECT PROPERTY: 720 VILLAGE CENTER

PHONE: 1-773-551-7588

EMAIL: ALEXANDER@ADVANCE77.COM

PROPERTY OWNER: BURR RIDGE VILLAGE CENTER

PROPERTY OWNER'S ADDRESS: 701 BURR RIDGE PKWY PHONE: 1-630-654-2782

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

DESCRIPTION OF REQUEST:

CONSTRUCT OUTDOOR ENCLOSED PATIO AREA OVER THE
65'-0" BUILDING LINE THAT FACES BURR RIDGE PARKWAY.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: _____

EXISTING USE/IMPROVEMENTS: _____

SUBDIVISION: _____

PIN(S) # _____

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

Alexander Kostadinov

Petitioner's Signature

5/26/21

Date of Filing



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-10-2021: 6547 County Line Road (Klein); Requests re-zoning of the subject property as per Section VI.D of the Zoning Ordinance from the R-1 Residential District to the R-2A Residential District.

HEARING:

July 19, 2021

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Village Administrator

PETITIONER:

Matthew Klein

PETITIONER STATUS:

Representative of Property Owner

PROPERTY OWNER:

Danesh Alem and Natalia Nekludoff

EXISTING ZONING:

R-1 Residential

LAND USE PLAN:

Recommends Single-Family
Residential Uses

EXISTING LAND USE:

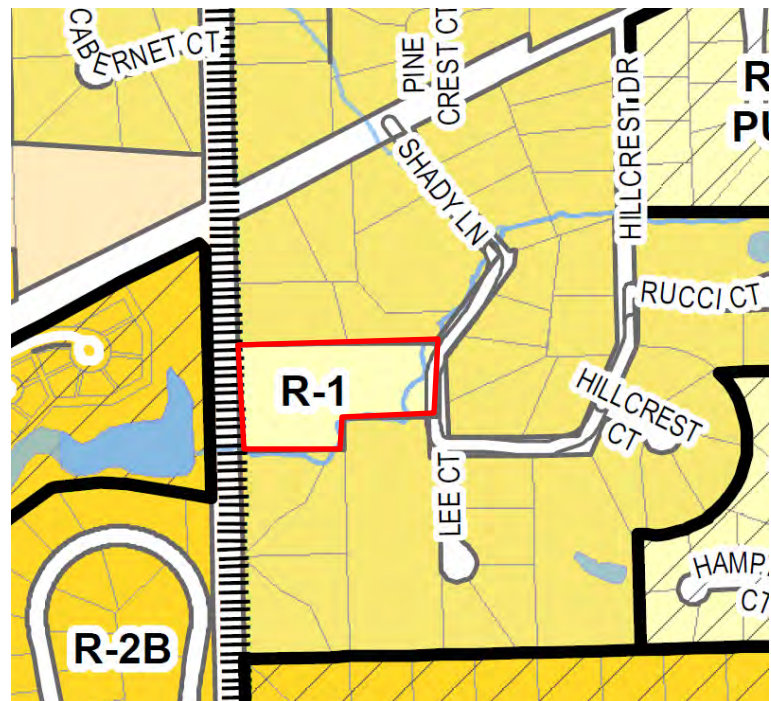
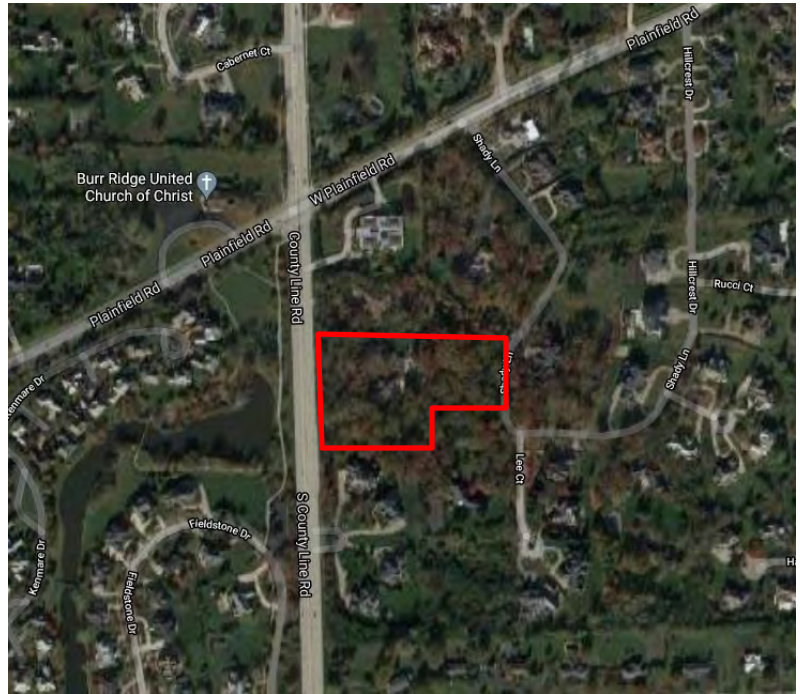
Single-Family Residence

SITE AREA:

4.18 Acres

SUBDIVISION:

None



The petitioner is acting on behalf of the property owner of 6547 County Line Road, an approximately 4-acre property located near the southeast corner of the Plainfield Road and County Line Road intersection. The subject property is currently zoned R-1 Residential as a remnant of a long-past annexation and is seeking to re-zone to R-2A Residential. Properties in the R-2A Residential District must have at least 40,000 square feet and 130 feet of lot width at the street frontage; the subject property complies with both requirements. The subject property currently contains one single-family home.

Compliance with the Comprehensive Plan

The Comprehensive Plan recommends single family residential uses for these parcels and for the surrounding area. The Comprehensive Plan states that lot sizes “are encouraged to be 30,000 square feet or larger.”

Compatibility with Surrounding Zoning and Development

In addition to the Comprehensive Plan, a key factor in determining zoning for a property is the surrounding pattern of zoning and development. The subject property is surrounded on the north, east, and south sides by properties zoned R-2A Residential of a similar size and development pattern. Additionally, with the property being located on County Line Road, it is subject to the County Line Road Overlay District, meaning that all properties touching this District must be at least 40,000 square feet in size regardless of their zoning classification. The Fieldstone Club subdivision is located across County Line Road to the west, zoned R-3 Residential PUD.

Public Hearing History

There have been no prior public hearings related to the subject property.

Public Comment

Staff has received a number of informational inquiries related to this petition, but none have resulted in definitive support or opposition to the petition.

Findings of Fact and Recommendation

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. Staff recommends no conditions be added to any Plan Commission decision.

Appendix

Exhibit A – Petitioner’s Materials

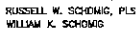
DANISH ALAM & NATALIA NEKUDOFF

6547 COUNTY LINE ROAD

REZONING REQUEST R-1 TO R-2A

FINDINGS OF FACT

- A. All property in the general area of the Property east of County Line Road is used for single-family homes, with homes on smaller lots further east and south. To the west, across County Line Road are homes on smaller lots and a park.
- B. All of the area adjacent to the Property to the north, east and south is zoned R-2A. The smaller lots further east are zoned R-1 PUD, and the to south are zoned R-3 PUD. Across County Line Road to the west are also single-family homes on smaller lots in R-3 PUD and R-2B zoning, as well as a public park.
- C. The property is not suited for the R-1 zoning district. The property does not meet the minimum five (5) acre minimum lot size for R1 zoning, and is surround by development consistent with R-2A or R-2B zoning.
- D. While the trend of development in the area remains single-family, all new development is in R-2A, R-2B or PUD development with smaller lots, included smaller lot development to the east under R-1 PUD zoning.
- E. The most recent completed planning by the Village plans the Property for single family development, the same planning as that of the single-family area in the R-2A zoned area east of and sounding the property. Rezoning the Property to R-2A will follow the existing pattern of low density development in the immediate area, and follow the recommendation that new development be of lots 30,000 square feet or larger.



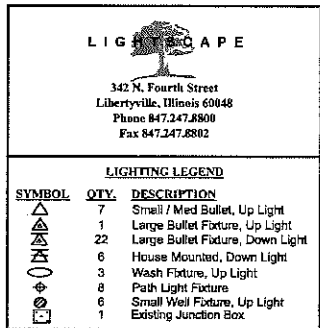
• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

PLAT OF SURVEY

TRACT 2 IN BURR RIDGE ESTATES, BEING A SUBDIVISION, OF THAT PART OF THE NORTHWEST 1/4, OF SECTION 10, TOWNSHIP 33 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF PLAINFIELD ROAD, ACCORDING TO THE PLAT FILED MAY 2, 1950 AS DOCUMENT NUMBER 1467078, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART THEREOF FALLING WITHIN THE KROEHLER AND LEONARDS SUBDIVISION OF TRACT 1 IN BURR RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 30, 1958 AS DOCUMENT 1578959, IN COOK COUNTY, ILLINOIS, TOGETHER WITH A TRIANGULAR PIECE DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF TRACT 2, THENCE EAST ON THE NORTH LINE THEREOF 317.3 FEET; THENCE WESTERLY TO A POINT ON THE WEST LINE OF TRACT 1 IN SAID SUBDIVISION 4.0 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 4.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 6547 COUNTY LINE ROAD, BURR RIDGE

909 EAST 31st STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@SEICGLOBAL.NET
WEB: WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
FAX: 708-352-1454



NOTED: CHECK LOCATIONS IS APPROXIMATE.

SHOWN HEREIN. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT
LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY
AND REPORT ANY DISCREPANCY FOR ELABORATION OR CORRECTION
IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW
BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL
ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF GEORGINA LAND SURVEYORS, LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW.

© COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: NOVEMBER 12TH, 2012
BUILDING LOCATED: NOVEMBER 15TH, 2012
ORDERED BY: MARLENE R. LEIKO
PLAT NUMBER: 121955 & ROLL 85-1 & FC2520 SCALE: 1" = 30'



LEGEND

B.L.	= BUILDING LINES
P.U.E.	= PUBLIC UTILITY EASEMENT
W.D.	= WIDEWAY DIMENSION
M.E.A.S.	= MEASURED DIMENSION
C.L.	= CENTER LINE
F.F.	= FENCE
W.F.	= WOOD FENCE
G.R.	= GAULD RAIL
P.O.	= POWER POLE
M.	= MANHOLE
F.H.	= FIRE HYDRANT



STATE OF ILLINOIS)
County of Cook)
City of Chicago)
LOT AREA: 163,152 SQUARE FEET

WE, SCHOMB LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL SERVICE FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AFFOED TO THIS PLAT.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS GIVEN ON THIS PLAT ARE THE BEST AVAILABLE. THE FACT THAT THERE ARE BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED, AND SHOWN TO INDICATE ANGULAR RELATIONSHIPS OF LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD PRACTICES.

BY: Russell W. Schomig
PROFESSIONAL ENGINEERING LAND SURVEYOR LICENSE # 005-007440

LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at **7:00 p.m. on Monday, July 19, 2021**, at Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.

PURPOSE OF HEARING

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Matthew Klein to re-zone of the subject property as per Section VI.D of the Zoning Ordinance from the R-1 Residential District to the R-2A Residential District. The petition number is **Z-10-2021: 6547 County Line Road** and the Permanent Real Estate Index Number is **18-19-103-018**.

Public comment may be provided by individuals who attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than 5:00 p.m. on Tuesday, July 13, 2021. All public comment may be emailed to Evan Walter (ewalter@burr-ridge.gov) or mailed to Mr. Walter's attention at the aforementioned address. All public comment received in a timely fashion shall be considered equally. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

Greg Trzupek, Chairman

MEMBERS: GREG TRUZPEK, MIKE STRATIS, LUISA HOCH, JIM BROLINE, JANINE FARRELL, BARRY IRWIN, JOSEPH PETRICH, AND ENZA PARRELLA.



NOTICE

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

For further information,
please call or visit:

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

7-10-2021

Petition Number:

Further details are available at:
www.burr-ridge.gov

Trumbull, George & Karen
1204 Kenmare Dr
Burr Ridge, IL 605270000
PIN 09242090070000

Rocco Salviola
1223 Oxford Ln
Naperville, IL 605408145
PIN 18191030710000

Allen Koranda
727 E. 7Th
Hinsdale, IL 605214873
PIN 18191030810000

Poronsky, Albert & C
1102 Kenmare Dr
Burr Ridge, IL 605270000
PIN 09242090120000

Taxpayer Of
6501 S County Line Rd
Burr Ridge, IL 605275719
PIN 18191030760000

Euphoria Real Estate Inve
6679 Lee Ct
Burr Ridge, IL 605270000
PIN 09242010230000

R & P Taylor
6607 Lee Ct
Burr Ridge, IL 605275798
PIN 18191030680000

Inter Contl Burr Ridge
2221 Camden Ct #200
Oak Brook, IL 605234606
PIN 18191050010000

Burr Ridge United Church
15W100 Plainfield Rd
Hinsdale, IL 605210000
PIN 09242010150000

Tax Payer Of
6750 County Line Ln
Burr Ridge, IL 605275746
PIN 18193020030000

Danesh Alam
6547 S Count Ln Dr
Burr Ridge, IL 605275719
PIN 18191030180000

Gulati, Bindu
836 67Th St
Darien, IL 605270000
PIN 09242010280000

Kagalwalla, Amir & Y
1202 Kenmare Dr
Burr Ridge, IL 605270000
PIN 09242090080000

Mcnaughton Development
11S220 Jackson St #101
Burr Ridge, IL 605276818
PIN 18191030540000

Vincent Headington
6760 County Line Rdge
Burr Ridge, IL 605275746
PIN 18193020020000

Cabernet Court Sub Hoa
77 Cabernet Ct
Burr Ridge, IL 605270000
PIN 09242010310000

Alcantara, Noel G
6951 Fieldstone Dr
Burr Ridge, IL 605270000
PIN 09242050050000

Allen Koranda
727 E 7Th St
Hinsdale, IL 605214873
PIN 18191030720000

Salb, David B Tr
10 E Delaware Pl
Chicago, IL 605270000
PIN 09242010090000

Marri, Bharathi Reddy
6972 Fieldstone Dr
Burr Ridge, IL 605270000
PIN 09242040050000

Badia Development Llc
16192 Coastal Hwy
Lewes, DE 0
PIN 18191030790000

Sameh Nabelsi
4 Hill Crest
Burr Ridge, IL 605275710
PIN 18191030590000

Diancin, Teddy & Lilia
6964 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09242040030000

Aristotle Halikias
2221 Camden Ct #200
Oak Brook, IL 605234606
PIN 18191050020000

Muhammad A Hamadeh
6447 Shady Lane
Burr Ridge, IL 605275792
PIN 18191030840000

Mark C Van Wormer
127 Post Rd
Burr Ridge, IL 605275727
PIN 18193020060000

,
PIN 0

J & H Patel
1901 S Calumet #902
Chicago, IL 606166043
PIN 18191030730000

Frank Ward
6500 Hillcrest Dr
Burr Ridge, IL 605275705
PIN 18191030630000

Rediehs, C & J D Salazar
1005 Kenmare Dr
Burr Ridge, IL 605276998
PIN 09242090150000

Bryan Foy
6660 Shady Ln
Burr Ridge, IL 605275713
PIN 18191030320000

Inter Contl Burr Ridge
2221 Camden Ct #200
Oak Brook, IL 605234606
PIN 18191050070000

Muhammad M Hamadeh
6445 Hillcrest Dr
Burr Ridge, IL 605275793
PIN 18191030880000

Thomas Genovese
6460 Hillcrest Dr
Burr Ridge, IL 605275761
PIN 18191030240000

Colleen M Annunziata
5 Hillcrest Ct
Burr Ridge, IL 605275757
PIN 18191030600000

Betty A Becker
6545 S County Line Rd
Burr Ridge, IL 605275719
PIN 18191030510000

Atassi, Hani & Dana
6976 Fieldstone Dr
Burr Ridge, IL 605270000
PIN 09242040060000

Louis Korompilas
6655 Lee Ct
Burr Ridge, IL 605275798
PIN 18191030700000

Fieldstone Club Assn
211 W Chicago Ave
Hinsdale, IL 605210000
PIN 09242090010000

Rediehs, George & G
1203 Kenmare Dr
Burr Ridge, IL 605270000
PIN 09242090040000

Huang, Dennis W
6971 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09242050020000

Reiss, Michael & Sally
1205 Kenmare Dr
Burr Ridge, IL 605270000
PIN 09242090050000

Burr Ridge Park Dist
10S474 Madison St
Burr Ridge, IL 605210000
PIN 09242040010000

Miriam J Mager
100 Post Rd
Burr Ridge, IL 605275771
PIN 18193040130000

Burr Ridge Park Dist
10S474 Madison
Burr Ridge, IL 605210000
PIN 09242020030000

Allen Koranda
727 E. 7Th
Hinsdale, IL 605214873
PIN 18191030820000

Birck, Christopher & C
1564 Marquette Ave
Naperville, IL 605210000
PIN 09242010240000

Robert & Betty Becker
6545 S County Line Rd
Burr Ridge, IL 605275719
PIN 18191030780000

Joseph T Sheridan
6500 Shady Lane
Burr Ridge, IL 605275711
PIN 18191030520000

Taxpayer Of
6501 S County Line Rd
Burr Ridge, IL 605275719
PIN 18191030770000

Samuel & Mary Leung
3 Hillcrest Ct
Burr Ridge, IL 605275757
PIN 18191030610000

Rinella, Anthony & Mary
6451 S Elm St
Burr Ridge, IL 605270000
PIN 09242010080000

Franco, Joseph
46 Tomlin Cir
Burr Ridge, IL 605210000
PIN 09242010300000

Fieldstone Club Assn
211 W Chicago Ave
Hinsdale, IL 605210000
PIN 09242090020000

Nc Global Llc
1033 Redwood Ln
Minooka, IL 605220000
PIN 09242050010000

Osama & Marina Ramsey
143 Post Rd
Burr Ridge, IL 605275742
PIN 18193020080000

Allen Koranda
727 E 7Th St
Hinsdale, IL 605214873
PIN 18191030740000

Tee, Kim K & Kathy J
6983 Fieldstone Dr
Burr Ridge, IL 605270000
PIN 09244020030000

Baird, James
1104 Kenmare Dr
Burr Ridge, IL 605270000
PIN 09242090110000

Morrison, John & Kim
1206 Kenmare Dr
Burr Ridge, IL 605210000
PIN 09242090060000

Entrust Adm& J Wilson
555 12Th St
Oakland, CA 946074046
PIN 18191030530000

John Stenzel
100 Stirrup Ln
Burr Ridge, IL 605275774
PIN 18193040140000

Munoz, Oscar & Clara A
6962 Fieldstone
Burr Ridge, IL 605210000
PIN 09242040020000

Fannin Ii, James E
1003 Kenmare Dr
Burr Ridge, IL 605210000
PIN 09242090140000

Gary Cullen
One Hillcrest Ct
Burr Ridge, IL 605275757
PIN 18191030620000

Thomas K Meehan
6401 County Line Rd
Burr Ridge, IL 605274865
PIN 18191000190000

Gerard & J K Schulte
7 Hampton Ct
Burr Ridge, IL 605275760
PIN 18191030460000

Rao, Dev & Kusum
6989 Fieldstone Dr
Burr Ridge, IL 605210000
PIN 09244020040000

,
PIN 0

Kubinski, Larry
43 Forest Gate Cir
Oak Brook, IL 605270000
PIN 09242090090000

Allen Koranda
727 E. 7Th
Hinsdale, IL 605214873
PIN 18191030800000

Mulki, Ghalth
6959 Fieldstone Dr
Burr Ridge, IL 605270000
PIN 09242050040000

Kamlesh & Renuka Shah
2 Hillcrest Court
Burr Ridge, IL 605275710
PIN 18191030580000

Inter Contl Burr Ridge
2221 Camden Ct #200
Oak Brook, IL 605234606
PIN 18191050060000

Ingles, Charles & Anna
1201 Kenmare Dr
Burr Ridge, IL 605210000
PIN 09242090030000

Maen Martini
6423 Hillcrest Dr
Burr Ridge, IL 605275793
PIN 18191030870000

Vaze, Prashant & Nina
1004 Kenmare Dr
Burr Ridge, IL 605210000
PIN 09242090160000

Mahammad Younus Qasim
6499 Shadylane
Burr Ridge, IL 605275792
PIN 18191030830000

T Yuknis
119 Post Rd
Burr Ridge, IL 605275727
PIN 18193020050000

Wail Asfour
6677 S County Line Rd
Burr Ridge, IL 605275708
PIN 18191030560000

Krug Jr, George
1001 Kenmare Dr
Burr Ridge, IL 605270000
PIN 09242090130000

Inter Contl Burr Ridge
2221 Camden Ct
Oak Brook, IL 605231273
PIN 18191050030000

Elisa Mclean
6631 Lee Court
Burr Ridge, IL 605275798
PIN 18191030690000

Frank A Bernatowicz
6543 Hillcrest Dr
Burr Ridge, IL 605275740
PIN 18191030640000

Abbassian, Mehrdad
6968 Fieldstone Dr
Burr Ridge, IL 605270000
PIN 09242040040000

Peters, Arthur & Nancy Jo
1103 Kenmare Dr
Burr Ridge, IL 605270000
PIN 09242090100000

Franco, Joseph
200 E Court St
Kankakee, IL 605210000
PIN 09242010290000

Ctltc Htna 3306
10 S Lasalle St
Chicago, IL 605270000
PIN 09242050030000

,
PIN 18191030100000

S & L Reedy
6699 S County Line Rd
Burr Ridge, IL 605275708
PIN 18191030570000

Walsh Higgins & Co
101 E Erie St
Chicago, IL 605210000
PIN 09244030010000

Bryan Foy
6660 Shady Ln
Burr Ridge, IL 605275713
PIN 18191030060000

Mh Shady Lane Hamadeh
6445 Hillcrest Dr
Burr Ridge, IL 605275793
PIN 18191030890000

S A & R Dola
233 E 13Th St #1606
Chicago, IL 606053253
PIN 18191030860000

La Salle A7710693802
135 S La Salle St
Chicago, IL 605210000
PIN 09242070230000

Cheng Yee Teng
909 Holly Court
Northbrook, IL 600624720
PIN 18193020040000

Fieldstone Club Assn
211 W Chicago Ave
Hinsdale, IL 605210000
PIN 09242060310000

Marybeth Zindrick
6600 Shady Lane
Burr Ridge, IL 605275713
PIN 18191030040000

Ahmad Raslan
6655 S County Line Rd
Burr Ridge, IL 605275708
PIN 18191030550000

Ahsan & Shahida Rashid
6832 Fieldstone Dr
Burr Ridge, IL 605276967
PIN 18191030850000

Sam Ramsey
135 Post Rd
Burr Ridge, IL 605275742
PIN 18193020070000

The Northern Tr Co
50 S La Salle
Chicago, IL 605270000
PIN 09244020020000

Hruby, Roger F
6505 Elm St
Burr Ridge, IL 605210000
PIN 09242010100000

Walsh Higgins & Co
101 E Erie St
Chicago, IL 605210000
PIN 09242080010000

Hoekstra, Sharon R
1002 Kenmare Dr
Burr Ridge, IL 605210000
PIN 09242090170000



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): Matthew Klein (Attorney)

STATUS OF PETITIONER: Attorney for owners

PETITIONER'S ADDRESS: 324 W Burlington LaGrange IL

ADDRESS OF SUBJECT PROPERTY: 6547 County Line Road

PHONE: 708 354 8840, 630 533 3290 (cell)

EMAIL: matthew.klein55@gmail.com

PROPERTY OWNER: Danesh Alam & Natalia Nekudoff

PROPERTY OWNER'S ADDRESS: 6547 County Line Rd PHONE: 630 390 0042

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

DESCRIPTION OF REQUEST:

Rezone from R-1 to R2A

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 4.18 acre EXISTING ZONING: R-1

EXISTING USE/IMPROVEMENTS: Single family home, garage, pool

SUBDIVISION: Burr Ridge Estates

PIN(S) # 18-19-103-018

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.

Matthew Klein
Petitioner's Signature

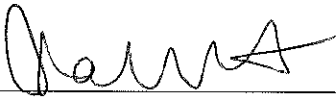
6/23/21
Date of Filing

DANISH ALAM & NATALIA NEKUDOFF
6547 COUNTY LINE ROAD
REZONING REQUEST R-1 TO R-2A

Disclosure of Beneficiary

Please be advised that NATALIA NEKLUDOFF is the sole beneficiary of Chicago Title Land Trust number 8002363187 dated October 18, 2013.

Dated June 23, 2021



Natalia Nekludoff



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

CONSENT TO INSTALL PUBLIC NOTICE SIGN

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

Street Address of Subject Property:

Property Owner or Petitioner:

N. Nekudolski
(Print Name)

[Signature]
(Signature)



DEED IN TRUST - WARRANTY

THIS INDENTURE, WITNESSETH, THAT
THE GRANTOR, **DANESH ALAM**
and **NATALIA NEKLUDOFF**, husband
and wife,
of the County of **COOK** and
State of **ILLINOIS** for and
in consideration of the sum of **TEN** Dollars
(\$ **10.00**) in hand paid, and of other good
and valuable considerations, receipt of which
is hereby duly acknowledged, convey and
WARRANT unto **CHICAGO TITLE LAND**
TRUST COMPANY a Corporation of Illinois
whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust
Agreement dated **October 18, 2013** and known as Trust Number **8002363187**, the following
described real estate situated in **COOK** County, Illinois to wit:



Doc#: 1330319125 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2013 02:45 PM Pg: 1 of 4

(Reserved for Recorders Use Only)

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As **6547 S. County Line Rd., Burr Ridge IL 60527**
Property Index Numbers **18-19-103-018-0000**

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and
purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART
HEREOF.

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

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this **18th** day of
October 2013

Signature **DANESH ALAM**

Signature **NATALIA NEKLUDOFF**

Signature

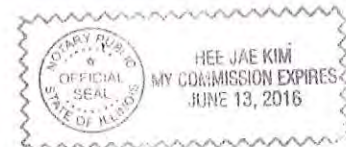
Signature

STATE OF **ILLINOIS**) I, **HEE JAE KIM**, a Notary Public in and for
COUNTY OF **COOK**) said County, in the State aforesaid, do hereby certify **DANESH ALAM and**
NATALIA NEKLUDOFF
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument,
appeared before me this day in person and acknowledged that They signed, sealed and delivered said instrument
as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of
homestead.

GIVEN under my hand and seal this **18th** day of **October, 2013**

NOTARY PUBLIC

Prepared By: **Richard Kim, 5765 N. Lincoln Ave. #26, Chicago IL 60659**



MAIL TO: CHICAGO TITLE LAND TRUST COMPANY
10 S. LASALLE STREET, SUITE 2750
CHICAGO, IL 60603

SEND TAX BILLS TO: **Owner of Record**
6822 Fieldstone Dr.
Burr Ridge IL 60527

Exempt Transfer under Real Estate Transfer act Section 305/4, Subsection E
[35 ILCS 305/4]

TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (*including the Recorder of Deeds of the aforesaid county*) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (*and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof*). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

Legal Description

TRACT 2 IN BURR RIDGE ESTATES, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF PLAINFIELD ROAD, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1950 AS DOCUMENT NUMBER 14790705, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART THEREOF FALLING WITHIN THE KROEHLER AND LEONARD'S SUBDIVISION OF TRACT 1 IN BURR RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 30, 1963 AS DOCUMENT NUMBER 18708958) TOGETHER WITH A TRIANGULAR PIECE DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF TRACT 2; THENCE EAST ON THAT NORTH LINE THEREOF 317.3 FEET THENCE WESTERLY TO A POINT ON THE WEST LINE OF TRACT 1 IN SAID SUBDIVISION 4.0 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 4.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Address: 6547 S. County Line Road, Burr Ridge, IL 60527

Permanent Tax Number: 18-19-103-018-0000

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

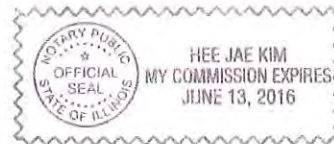
Dated this 25 day of OCTOBER 2013.

Signature _____

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTOR
THIS 25th DAY OF OCTOBER 2013.

NOTARY PUBLIC



The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

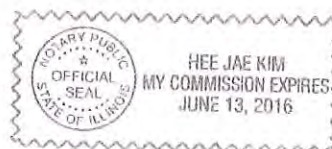
Dated this 25 day of OCTOBER 2013.

Signature _____

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTEE
THIS 25th DAY OF OCTOBER 2013.

NOTARY PUBLIC

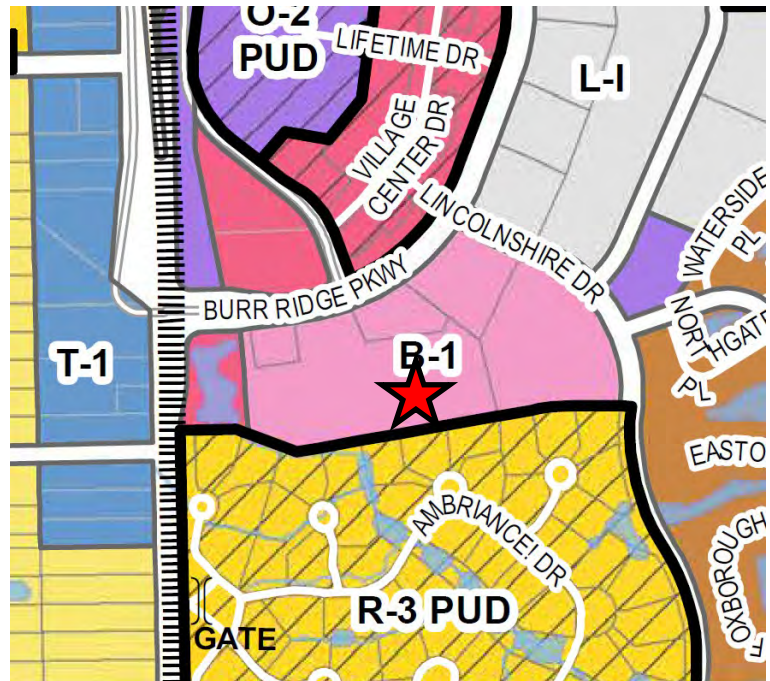


Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate-Transfer Tax Act.]



PARKING AVAILABLE:
479 Public Spaces



The petitioner is Phil Salamone, owner and operator of Capri Express restaurant at 114 Burr Ridge Parkway in County Line Square. The petitioner is requesting an amendment to a special use (Ordinance #A-834-03-11) regarding outdoor dining at an existing restaurant. Capri Express was granted a special use for limited outdoor dining related to a specific site plan and layout and is seeking to upgrade their space with an awning of similar design to other restaurants at County Line Square. Capri Express' 2011 special use limited their outdoor seating to four tables and sixteen chairs; the petitioner has stated that this amount of seating would remain the same. The petitioner was not previously permitted to have table service or alcoholic beverages in their outdoor dining area; this would also not change. The amendment would be limited solely to the installation of the awning as shown in Exhibit A. Because no additional seating or capacity changes are proposed, no consideration of parking needs is required by this petition.

Public Hearing History

Two public hearings were held in 2003 and 2011 related to this business, both related to outdoor dining and were approved. One petition for the provision of outdoor food storage and preparation was denied in 2011.

Public Comment

Staff has not received any public comment regarding this petition.

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 for an amended outdoor seating area, staff recommends it be made subject to the following conditions:

1. The location and configuration of the outdoor seating area and of the proposed awning shall be as specified on the submitted plans attached hereto as **Exhibit A** including but not limited to a maximum of four tables and 16 chairs.
2. At all times, the tables and chairs shall be kept at least 5 feet from the back of the curb to ensure an adequate pedestrian sidewalk.
3. The tables shall not exceed 36 inches in diameter.
4. There shall be no table service or service of alcoholic beverages for the sidewalk seating.
5. The operation of the outdoor seating areas shall not include any advertising, signs, or leaflets.
6. A trash container shall be provided adjacent to the building and said container shall include a self-closing lid.
7. Failure at any time to comply with these regulations shall deem this special use approval null and void.

Appendix

Exhibit A – Petitioner's Materials



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.**

Outdoor dining is an activity that has been consistently approved by the Village and desired by its residents.

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

Outdoor dining contributes to the promotion of a healthy community.

- 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 special use will enhance the enjoyment of the subject property.

- 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 area is generally developed already but will not impede leasing at nearby properties.

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

Confirmed. Such facilities are present.

- 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.**

Outdoor dining will not contribute to any issues to this effect.

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

Confirmed.

- 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.**

Confirmed.



Graphic Solutions For The Sign Industry

Contact us today for your free Estimate "If you can't come to us, we will come to you"

(773) 436-5764 Fax: (773) 436-5770

edsigns@sbcglobal.net

Business Name: Capri Express Name: Phil

Address: 114 Burr Ridge Parkway, Burr Ridge, IL 60527

Ph: 630-232-3430 Cell: 708-692-1200 E-mail: phil@capriexpress.com

Now



Patio black canvas
Fabrications & Intallation

Estimate:

58" x 19' x 13' proyection \$ 11,225.00

48" x 19' x 13' proyection \$ 10,400.00

36" x 19' x 13' proyection \$ 9,700.00

Proposal

Half Awning



ORDINANCE NO. A-834-____-11

**AN ORDINANCE GRANTING SPECIAL USE
PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE
FOR AN OUTDOOR SIDEWALK DINING AREA
(Z-12-2010: 114 Burr Ridge Parkway - Capri Express)**

WHEREAS, an application for a special use for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on December 6, 2010, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, public notice in the form required by law was provided for said public hearing not more than 30 nor less than 15 days prior to said public hearing by publication in the Suburban Life, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties,

Illinois, as follows:

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 114 Burr Ridge Parkway, Burr Ridge, Illinois, is Robert Spadoni on behalf of Capri Express (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section VIII.B.2.x of the Zoning Ordinance to permit outdoor seating on the common sidewalk in front of an existing restaurant.
- B. That the special use will not be detrimental to surrounding properties because the outdoor seating area will be limited in size and will not include outdoor table service and the restaurant does not serve alcoholic beverages.
- C. That the special use is consistent with the Burr Ridge Comprehensive Plan which calls for the continued use of the property and retail shopping center as commercial which is consistent with the other uses in the retail shopping center.

Section 3: That special use approval as per Section VIII.B.2.x of the Zoning Ordinance to permit outdoor seating on the common sidewalk in front of an existing restaurant ***is hereby granted*** for the tenant space within the existing County Line Square commonly known as 114 Burr Ridge Parkway and legally described as follows:

Parcel 1 - Lot 1 in Burr Ridge Market Resubdivision of Lots, 4, 5 and Vacated Emro Drive in Burr Ridge Park Unit 2 in the West ½ of the Southwest ¼ of Section 30, Township 38 North, Range 12, East of the Third Principal Meridian, According to the Plat Thereof Recorded April 18, 1989 as Document Number 89171549, Cook County, Illinois.

Parcel 2 - Lot 1 in Burr Ridge Unit 1 Being a Subdivision in the West ½ of the Southwest ¼ of Section 30, Township 38 North, Range 12, East of the Third Principal Meridian, According to the Plat Thereof Recorded January 3, 1984 as Document Number 26915064, in Cook County, Illinois.

Section 4: That the special use approval as per Section VIII.B.2.x of the Burr Ridge Zoning Ordinance to allow modifications to the outdoor dining area is subject to the following terms and conditions:

- A. The location and configuration of the outdoor seating area shall be as specified on the submitted plans attached hereto as **Exhibit A** including but not limited to a maximum of four tables and 16 chairs.
- B. At all times, the tables and chairs shall be kept at least 5 feet from the back of the curb to ensure an adequate pedestrian sidewalk.
- C. The tables shall not exceed 36 inches in diameter.
- D. There shall be no table service or service of alcoholic beverages for the sidewalk seating.
- E. The umbrellas shall be black or heather beige but shall be a uniform color for all umbrellas that are used and shall not include any lettering, logos or other advertising.
- F. The operation of the outdoor seating areas shall not include any advertising, signs, or leaflets.
- G. The tables and chairs shall match the tables and chairs approved for other sidewalk seating for County Line Square as approved in Ordinance # A-834-5-03.
- H. A trash container shall be provided adjacent to the building and said container shall include a self-closing lid.

- I. Outdoor seating shall be limited to May 1 to October 31 each year, and all furniture and facilities for outdoor seating shall be removed from November 1 to April 30.
- J. Failure at any time to comply with these regulations shall deem this special use approval null and void.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 10th day of January, 2011, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by the President of the Village of Burr Ridge on this 10th day of January, 2011.

Village President

ATTEST:

Village Clerk

LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at **7:00 p.m. on Monday, July 19, 2021**, at Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.

PURPOSE OF HEARING

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Phil Salamone for an amendment to a special use (Ordinance #A-834-03-11) regarding outdoor dining at an existing restaurant. The petition number and address is **Z-06-2021: 114 Burr Ridge Parkway** and the Permanent Real Estate Index Number is **18-30-305-003-0000**.

Public comment may be provided by individuals who attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than 5:00 p.m. on Tuesday, July 13, 2021. All public comment may be emailed to Evan Walter (ewalter@burr-ridge.gov) or mailed to Mr. Walter's attention at the aforementioned address. All public comment received in a timely fashion shall be considered equally. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

Greg Trzupek, Chairman

MEMBERS: GREG TRUZPEK, MIKE STRATIS, LUISA HOCH, JIM BROLINE, JANINE FARRELL, BARRY IRWIN, JOSEPH PETRICH, AND ENZA PARRELLA.



NOTICE

There will be a public hearing on July 19, 2021
regarding this property.

At 7:00 p.m., or as soon thereafter as the matter may be heard, the Plan Commission will consider a request by Phillip Salamone regarding the property commonly known as 114 Burr Ridge Parkway (Petition No. Z-06-2021). The petitioner requests an amendment to special use Ordinance A-634-03-11 to permit amended outdoor dining at an existing restaurant.

For further information, please call Evan Walter or visit:

Burr Ridge Village Hall
7660 County Line Road
(630) 654-8181, Extension 2000

Ask for Information Re: Z-06-2021

DOORDASH DRIVERS

Please inform staff name of customer on
your order

Pull up vehicle

Wait for our staff to bring to your car

THANK YOU!

CAPRI EXPRESS



DISCOVER
NETWORK



18-30-300-056-1001
James Glimco
450 Village Center Drive #201
Burr Ridge, IL 60527

18-30-300-056-1004
Joan Sikora
450 Village Center Drive #204
Burr Ridge, IL 60527

18-30-300-056-1007
Nancy Tameling
450 Village Center Drive #207
Burr Ridge, IL 60527

18-30-300-056-1009
Michael J. Criscione
450 Village Center Drive #209
Burr Ridge, IL 60527

18-30-300-056-1012
Kevin Kopp
450 Village Center Drive #212
Burr Ridge, IL 60527

18-30-300-056-1015
Presidio Capital LLC
3 Grant Street, Suite 415
Hinsdale, IL 60521

18-30-300-056-1018
Christopher S Cole
450 Village Center Drive #301
Burr Ridge, IL 60527

18-30-300-056-1021
Geno Napolitano
450 Village Center Drive #304
Burr Ridge, IL 60527

18-30-300-056-1024
Linnette Bullock
450 Village Center Drive #307
Burr Ridge, IL 60527

18-30-300-056-1027
Patricia Gould and Nicole Gould
450 Village Center Drive #310
Burr Ridge, IL 60527

18-30-300-056-1002
Elizabeth Levy
450 Village Center Drive #202
Burr Ridge, IL 60527

18-30-300-056-1005
Phillip Timyan
450 Village Center Drive #205
Burr Ridge, IL 60527

18-30-300-056-1008
Daniel Dabros
450 Village Center Drive #208
Burr Ridge, IL 60527

18-30-300-056-1010
Dariusz Wida
450 Village Center Drive #210
Burr Ridge, IL 60527

18-30-300-056-1013
Bejan Fakouri
450 Village Center Drive #213
Burr Ridge, IL 60527

18-30-300-056-1016
Alexander Thomas and Ellie Homan
450 Village Center Drive #216
Burr Ridge, IL 60527

18-30-300-056-1019
Demetrio G Veja
2 Saddle Court
Burr Ridge, IL 60527

18-30-300-056-1022
Filip Trajkov
450 Village Center Drive #305
Burr Ridge, IL 60527

18-30-300-056-1025
Steven Jiotis
450 Village Center Drive #308
Burr Ridge, IL 60527

18-30-300-056-1028
Jerry Lee
450 Village Center Drive #311
Burr Ridge, IL 60527

18-30-300-056-1003
Kristin A Burka
450 Village Center Drive #203
Burr Ridge, IL 60527

18-30-300-056-1006
Nicholas Lykouratzos
450 Village Center Drive #206
Burr Ridge, IL 60527

18-30-300-056-1011
Thomas Murray
450 Village Center Drive #211
Burr Ridge, IL 60527

18-30-300-056-1014
Mona Mekhail
450 Village Center Drive #214
Burr Ridge, IL 60527

18-30-300-056-1017
Jennifer Fox
450 Village Center Drive #217
Burr Ridge, IL 60527

18-30-300-056-1020
Lorriance Bilthuis
450 Village Center Drive #303
Burr Ridge, IL 60527

18-30-300-056-1023
Cynthia Millinowisch
450 Village Center Drive #306
Burr Ridge, IL 60527

18-30-300-056-1026
Shirley A Strzyz
450 Village Center Drive #309
Burr Ridge, IL 60527

18-30-300-056-1029
Guy Santillo
450 Village Center Drive #312
Burr Ridge, IL 60527

18-30-300-056-1030
 Martin Rola
 450 Village Center Drive #313
 Burr Ridge, IL 60527

18-30-300-056-1033
 Kerry Murphy
 450 Village Center Drive #316
 Burr Ridge, IL 60527

18-30-300-056-1036
 Mr. and Mrs. Caveney
 450 Village Center Drive #402
 Burr Ridge, IL 60527

18-30-300-056-1040
 Stillman Chang
 9550 Pacific Court
 Burr Ridge, IL 60527

18-30-300-056-1043
 Jennifer Ryan
 450 Village Center Drive #410
 Burr Ridge, IL 60527

18-30-300-056-1046
 Murray Homestead, L.L.C.
 450 Village Center Drive #413
 Burr Ridge, IL 60527

18-30-300-056-1049
 David Arnold and George Izzo
 450 Village Center Drive #416
 Burr Ridge, IL 6527

18-30-300-056-1031
 Jean M Randolph
 450 Village Center Drive #314
 Burr Ridge, IL 60527

18-30-300-056-1034
 Donna Grabowski
 450 Village Center Drive #317
 Burr Ridge, IL 60527

18-30-300-056-1037
 David Jelinek
 450 Village Center Drive #403
 Burr Ridge, IL 60527

18-30-300-056-1041
 Ahmed & Khadija Shakir
 450 Village Center Drive #408
 Burr Ridge, IL 60527

18-30-300-056-1045
 Maihlaqa and Heena Alavi
 450 Village Center Drive #411
 Burr Ridge, IL 60527

18-30-300-056-1047
 Thomas Toellner
 450 Village Center Drive #414
 Burr Ridge, IL 60527

18-30-300-056-1050
 Susan M Broucek
 450 Village Center Drive #417
 Burr Ridge, IL 60527

18-30-300-056-1032
 Thomas and Judith Rediehs
 450 Village Center Drive #315
 Burr Ridge, IL 60527

18-30-300-056-1035
 David A Cales
 450 Village Center Drive #401
 Burr Ridge, IL 60527

18-30-300-056-1038
 Juanito Bartolome
 450 Village Center Drive #404
 Burr Ridge, IL 60527

18-30-300-056-1042
 Artur Miller
 450 Village Center Drive #409
 Burr Ridge, IL 60527

18-30-300-056-1046
 John Phelps
 450 Village Center Drive #412
 Burr Ridge, IL 60527

18-30-300-056-1048
 Thomas F. Hurka
 450 Village Center Drive #415
 Burr Ridge, IL 60527

18-30-300-056-1039
 Mr. Dean Henning
 450 Village Center Drive #405
 Burr Ridge, IL 60527

18-30-301-001-0000
Reegs Properties
PO Box 639
Hinsdale, IL 60522

18-30-302-001-0000
TCF Bank Facilities Mgt.
801 Marquette Ave
Minneapolis, MN 55402

18-30-303-010-0000
Kensington Park LLC
743 McClintock Drive
Burr Ridge, IL 60527

18-30-306-024-0000
Dr. Ghassan Abboud
206 Ambriance Dr.
Burr Ridge, IL 60527

18-30-305-005-0000
Dr. Andrew J Moormann
50 Burr Ridge Pkwy 101
Burr Ridge, IL 60527

18-30-306-018-0000
John J Forkan
305 Ambriance
Burr Ridge, IL 60527

18-30-306-022-0000
Parris Szot
301 Ambriance Dr.
Burr Ridge, IL 60527

18-30-302-002-0000
TCF Bank Facilities Mgt.
801 Marquette Ave
Minneapolis, MN 55402

18-30-304-003-0000
Taxpayer of
101 Burr Ridge Parkway
Burr Ridge, IL 60527

18-30-305-003-0000
Reegs Properties
PO Box 639
Hinsdale, IL 60522

18-30-306-015-0000
Sharad Gandhi
403 Ambriance Drive
Burr Ridge, IL 60527

18-30-306-019-0000
Mr Mrs A Fernandez
305 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-021-0000
Ramit Mendi
302 Ambriance
Burr Ridge, IL 60527

18-30-302-003-0000
TCF Bank Facilities Mgt.
801 Marquette Ave
Minneapolis, MN 55402

18-30-304-004-0000
Harris NC CRE
PO Box 755
Chicago, IL 60690

18-30-305-004-0000
Inter Contl Burr Ridge
2221 Camden Court #200
Oak Brook, IL 60523

18-30-306-016-0000
Hirsh Monindra
500 Quail Ridge
Westmont, IL 60559

18-30-306-020-0000
Magdalena Kolosa
303 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-025-0000
 Spencer Lee Mi Y Won
 205 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-026-0000
 Nabeel Jabri
 204 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-027-0000
 Michael A Micaletti
 203 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-031-0000
 Athihalli Nagaraj
 102 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-032-0000
 Sunil Suri
 103 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-033-0000
 Edward T Prodehl
 104 Ambriance Ct.
 Burr Ridge, IL 60527

09-25-402-017
 ST bank Countryside TR 78
 c/o Coglianese Funeral HM
 7508 S County Line Road
 Burr Ridge, IL 60527

09-25-402-018
 Gerald W Dill
 7512 County Line Road
 Burr Ridge, IL 60527

09-25-402-019
 Beechen & Dill Builders
 7512 S County Line Road
 Burr Ridge, IL 60527

09-25-402-023
 Village of Burr Ridge
 7660 S County Line Road
 Burr Ridge, IL 60527

09-25-402-024
 Village of Burr Ridge
 7660 S County Line Road
 Burr Ridge, IL 60527

09-25-402-026
 Beechen & Dill Builders
 7512 S County Line Road
 Burr Ridge, IL 60527

09-25-402-027
 Christian Brother Midwest
 7650 S County Line Road
 Burr Ridge, IL 60527

18-30-300-053-1001
 Renuka H Bhatt MDSC
 2202 Essington Road #101
 Joliet, IL 60435

18-30-300-
 037/038/042/044/047/053/056-0000
 BRVC Owner, LLC
 200 S. Wacker Drive, Suite 1325
 Chicago, IL 60606

18-30-100-008-0000
 Doug Young
 18267 Casey Road
 Grayslake, IL 60030

18-30-300-026-0000
 TCF Bank Facilities Management
 801 Marquette Avenue
 Minneapolis, MN 55402

18-30-300-057-1001
 lyda Ghuneim
 801 Village Center Drive, Unit 201
 Burr Ridge, Illinois 60527

18-30-300-057-1004
 Resident
 801 Village Center Drive, Unit 204
 Burr Ridge, Illinois 60527

18-30-300-057-1006
 Resident
 801 Village Center Drive, Unit 206
 Burr Ridge, Illinois 60527

18-30-300-057-1007
 Shafout J. Kahn
 801 Village Center Drive, Unit 207
 Burr Ridge, Illinois 60527

18-30-300-057-1012
 Mr. Dominic Fava
 801 Village Center Drive, Unit 304
 Burr Ridge, Illinois 60527

18-30-300-057-1015
 Mr. William Dillard
 801 Village Center Drive, Unit 307
 Burr Ridge, Illinois 60527

18-30-300-057-1017
 Resident
 801 Village Center Drive, Unit 401
 Burr Ridge, Illinois 60527

18-30-300-057-1019
 Debra Sutkowski-Markmann
 801 Village Center Drive, Unit 403
 Burr Ridge, Illinois 60527

18-30-300-057-1021
 Resident
 801 Village Center Drive, Unit 405
 Burr Ridge, Illinois 60527

18-30-300-057-1002
 Ms. Erin Holec
 801 Village Center Drive, Unit 202
 Burr Ridge, Illinois 60527

18-30-300-057-1004
 Mr. Raghuvansh Kumar
 8161 Ridge Pointe
 Burr Ridge, Illinois 60527

18-30-300-057-1006
 Alka Srivastava
 9 Lake Ridge Court
 Burr Ridge, Illinois 60527

18-30-300-057-1008
 Mr. Nicholas Meyers
 801 Village Center Drive, Unit 208
 Burr Ridge, Illinois 60527

18-30-300-057-1010
 Ms. Carol Zapka
 801 Village Center Drive, Unit 302
 Burr Ridge, Illinois 60527

18-30-300-057-1013
 Mr. and Mrs. Paul Bellisario
 801 Village Center Drive, Unit 305
 Burr Ridge, Illinois 60527

18-30-300-057-1022
 Cartus Financial Corp
 40 Apple Ridge Road
 Danbury CT 06810

18-30-300-057-1017
 Davindra L. Sharma
 6652 Manor Drive
 Burr Ridge, Illinois 60527

18-30-300-057-1020
 Resident
 801 Village Center Drive, Unit 404
 Burr Ridge, Illinois 60527

18-30-300-057-1021
 Ms. Asha Sarode
 502 Ambriance Drive
 Burr Ridge, IL 60527

18-30-300-057-1003
 Mr. and Mrs. Keefe
 801 Village Center Drive, Unit 203
 Burr Ridge, Illinois 60527

18-30-300-057-1005
 Rita D Stoss-Michaels
 801 Village Center Drive, Unit 205
 Burr Ridge, Illinois 60527

18-30-300-057-1009
 Sarla Gupta
 801 Village Center Drive, Unit 301
 Burr Ridge, Illinois 60527

18-30-300-057-1011
 Nancy Rizzuto
 801 Village Center Drive, Unit 303
 Burr Ridge, Illinois 60527

18-30-300-057-1014
 Abdul Ilah Touleimat
 801 Village Center Drive, Unit 306
 Burr Ridge, Illinois 60527

18-30-300-057-1016
 Ms. Maureen Denard
 801 Village Center Drive, Unit 308
 Burr Ridge, Illinois 60527

18-30-300-057-1018
 Ms. Sandra Otto
 801 Village Center Drive, Unit 402
 Burr Ridge, Illinois 60527

18-30-300-057-1020
 Mr. Larry Edwards Siebs
 34770 N. Los Reales
 Carefree, AZ 85377

18-30-300-057-1022
 Resident
 801 Village Center Drive, Unit 406
 Burr Ridge, Illinois 60527

18-30-300-057-1023
 Mr. and Mrs. Harbour
 801 Village Center Drive, Units 407
 Burr Ridge, IL 60527

18-30-300-054-1002
 Mr. and Mrs. Kyksta
 850 Village Center Drive, Unit 202
 Burr Ridge, IL 60527

18-30-300-054-1004
 Resident
 850 Village Center Drive, Unit 204
 Burr Ridge, IL 60527

18-30-300-054-1006
 Mr. Michael Yost
 850 Village Center Drive, Unit 206
 Burr Ridge, IL 60527

18-30-300-054-1009
 Antonije Keljevic
 850 Village Center Drive, Unit 209
 Burr Ridge, IL 60527

18-30-300-054-1012
 Resident
 850 Village Center Drive, Unit 212
 Burr Ridge, IL 60527

18-30-300-054-1014
 Daniel and Janet Piecki
 850 Village Center Drive, Unit 214
 Burr Ridge, IL 60527

18-30-300-054-1017
 Kil Nam and Hee Ja Kim
 850 Village Center Drive, Unit 217
 Burr Ridge, Illinois 60527

18-30-300-054-1019
 Sylvia Lee
 850 Village Center Drive, Unit 219
 Burr Ridge, Illinois 60527

18-30-300-054-1022
 Ashok Kothari
 850 Village Center Drive, Unit 301
 Burr Ridge, Illinois 60527

18-30-300-054-1001
 Resident
 850 Village Center Drive, Unit 201
 Burr Ridge, IL 60527

18-30-300-054-1004
 Armarjit Singh
 51 Ashton Court
 Burr Ridge, IL 60527

18-30-300-054-1007
 Vida Jankauskiene
 850 Village Center Drive, Unit 207
 Burr Ridge, IL 60527

18-30-300-054-1010
 Nancy Segreti
 850 Village Center Drive, Unit 210
 Burr Ridge, IL 60527

18-30-300-054-1012
 Elham Abboud
 1241 Ashbury Court
 Libertyville, IL 60048

18-30-300-054-1015
 Nizam Ather
 850 Village Center Drive, Unit 215
 Burr Ridge, IL 60527

18-30-300-054-1018
 Colette Rennie
 850 Village Center Drive, Unit 218
 Burr Ridge, Illinois 60527

18-30-300-054-1020
 Altobelli
 850 Village Center Drive, Unit 220
 Burr Ridge, Illinois 60527

18-30-300-054-1023
 Sheela Singh
 850 Village Center Drive, Unit 302
 Burr Ridge, Illinois 60527

18-30-300-054-1001
 Mr. and Mrs. Walk
 36 S. Old Mill Lane
 Burr Ridge, IL 60527

18-30-300-054-1003
 Mr. Vincenzo Marino
 850 Village Center Drive, Unit 203
 Burr Ridge, IL 60527

18-30-300-054-1005
 Mr. Michael Simmons
 850 Village Center Drive, Unit 205
 Burr Ridge, IL 60527

18-30-300-054-1008
 Anthony Jalovec
 850 Village Center Drive, Unit 208
 Burr Ridge, IL 60527

18-30-300-054-1011
 Richard Sileikis
 850 Village Center Drive, Unit 211
 Burr Ridge, IL 60527

18-30-300-054-1013
 Eloise Carnevale
 850 Village Center Drive, Unit 213
 Burr Ridge, IL 60527

18-30-300-054-1016
 Tracy Schoppen
 850 Village Center Drive, Unit 216
 Burr Ridge, IL 60527

18-30-300-057-1024
 Mr. and Mrs. Wasz
 801 Village Center Drive, Units 408
 Burr Ridge, IL 60527

18-30-300-054-1021
 Alice Martin
 850 Village Center Drive, Unit 221
 Burr Ridge, Illinois 60527

18-30-300-054-1024
 Resident
 850 Village Center Drive, Unit 304
 Burr Ridge, Illinois 60527

18-30-300-054-1024
Francisco & Laura Cervantes
7619 Drew Avenue
Burr Ridge, Illinois 60527

18-30-300-054-1026
Kaleinkovas Vitalijus
850 Village Center Drive, Unit 306
Burr Ridge, Illinois 60527

18-30-300-054-1029
Resident
850 Village Center Drive, Unit 309
Burr Ridge, Illinois 60527

18-30-300-054-1030
James Kuksta
850 Village Center Drive, Unit 310
Burr Ridge, Illinois 60527

18-30-300-054-1033
Anthony Formato
850 Village Center Drive, Unit 313
Burr Ridge, Illinois 60527

18-30-300-054-1036
Jason Nash
850 Village Center Drive, Unit 316
Burr Ridge, Illinois 60527

18-30-300-054-1037
Ann L. Vaughan
940 S. Vine Street
Hinsdale, IL 60521

18-30-300-054-1039
Kathleen Jaszka
850 Village Center Drive, Unit 319
Burr Ridge, Illinois 60527

18-30-300-054-1041
Patel
850 Village Center Drive, Unit 321
Burr Ridge, Illinois 60527

18-30-300-054-1044
James Chesniak
850 Village Center Drive, Unit 404
Burr Ridge, Illinois 60527

18-30-300-054-1025
Resident
850 Village Center Drive, Unit 305
Burr Ridge, Illinois 60527

18-30-300-054-1027
Suryakant Patel
6816 Fieldstone Drive
Burr Ridge, Illinois 60527

18-30-300-054-1029
Diane and Kemenko Jovic
7920 Deer View Court
Burr Ridge, IL 60527

18-30-300-054-1031
Wesley Tate
850 Village Center Drive, Unit 311
Burr Ridge, Illinois 60527

18-30-300-054-1034
Mary Lisnich
850 Village Center Drive, Unit 314
Burr Ridge, Illinois 60527

18-30-300-054-1038
Mutie Naim Sughayer
850 Village Center Drive, Unit 318
Burr Ridge, Illinois 60527

18-30-300-054-1042
Lali Singh
850 Village Center Drive, Unit 401
Burr Ridge, Illinois 60527

18-30-300-054-1045
Amy Seus
850 Village Center Drive, Unit 405
Burr Ridge, Illinois 60527

18-30-300-054-1025
Devindra and Usha Sharma
6652 Manor Drive
Burr Ridge, IL 60527

18-30-300-054-1028
Philip Jepsen
850 Village Center Drive, Unit 308
Burr Ridge, Illinois 60527

18-30-300-054-1032
Catharine Danly
850 Village Center Drive, Unit 312
Burr Ridge, Illinois 60527

18-30-300-054-1035
David Atkenson
850 Village Center Drive, Unit 315
Burr Ridge, Illinois 60527

18-30-300-054-1037
Resident
850 Village Center Drive, Unit 317
Burr Ridge, Illinois 60527

18-30-300-054-1040
Rishi Sharma
850 Village Center Drive, Unit 320
Burr Ridge, Illinois 60527

18-30-300-054-1043
Robert & Marie Zumstein
850 Village Center Drive, Unit 402
Burr Ridge, Illinois 60527

18-30-300-054-1046
Allan Thom
850 Village Center Drive, Unit 406
Burr Ridge, Illinois 60527

18-30-300-054-1047
 850 BR Condo LLC
 850 Village Center Drive, Unit 407
 Burr Ridge, Illinois 60527

18-30-300-054-1048
 Gerald Cronk
 850 Village Center Drive, Unit 408
 Burr Ridge, Illinois 60527

18-30-300-054-1049
 Mr. Edmundo Sanchez
 850 Village Center Drive, Unit 410
 Burr Ridge, Illinois 60527

18-30-300-054-1050
 Mary Okolisam
 Samuel Basillious
 850 Village Center Drive, Unit 411
 Burr Ridge, Illinois 60527

18-30-300-054-1051
 Gregory Shultz
 850 Village Center Drive, Unit 412
 Burr Ridge, Illinois 60527

18-30-300-054-1052
 Mr. and Mrs. Kalnes
 850 Village Center Drive, Unit 413
 Burr Ridge, Illinois 60527

18-30-300-054-1053
 Rick Michalak
 850 Village Center Drive, Unit 414
 Burr Ridge, Illinois 60527

18-30-300-054-1054
 Diane Vivo
 850 Village Center Drive, Unit 415
 Burr Ridge, Illinois 60527

18-30-300-054-1055
 Resident
 850 Village Center Drive, Unit 416
 Burr Ridge, Illinois 60527

18-30-300-054-1055
 Perm Sharma
 505 Ambriance Drive
 Burr Ridge, IL 60527

18-30-300-054-1056
 Resident
 850 Village Center Drive, Unit 417
 Burr Ridge, Illinois 60527

18-30-300-054-1056
 850 Burr LLC
 2500 S. Highland Avenue
 Suite 103
 Lombard, IL 60148

18-30-300-054-1057
 Lena Kasi
 850 Village Center Drive, Unit 418
 Burr Ridge, Illinois 60527

18-30-300-054-1058
 Kumad Barman
 850 Village Center Drive, Unit 419
 Burr Ridge, Illinois 60527

18-30-300-054-1059
 Vijay Singhal
 850 Village Center Drive, Unit 420
 Burr Ridge, Illinois 60527

18-30-300-054-1060
 James O'Brien
 850 Village Center Drive, Unit 421
 Burr Ridge, Illinois 60527

18-30-300-058-1058
 William Petty
 1000 Village Center Drive, Unit 414
 Burr Ridge, Illinois 60527

18-30-300-058-1059
 Jay Christopher
 1000 Village Center Drive, Unit 416
 Burr Ridge, Illinois 60527

18-30-300-054-1047
 850 BR Condo LLC
 160 Green Tree Drive, Suite 101
 Dover, Delaware 19904

18-30-300-058-1030
 John Forkan
 1000 Village Center Drive, Unit 214
 Burr Ridge, Illinois 60527

18-30-300-058-1033
 Kathleen Binks
 1000 Village Center Drive, Unit 301
 Burr Ridge, Illinois 60527

18-30-300-058-1036
 Denise Lehnert
 1000 Village Center Drive, Unit 304
 Burr Ridge, Illinois 60527

18-30-300-058-1039
 Brenda Helms
 1000 Village Center Drive, Unit 307
 Burr Ridge, Illinois 60527

18-30-300-058-1041
 Frank Tabachka
 1000 Village Center Drive, Unit 309
 Burr Ridge, Illinois 60527

18-30-300-058-1044
 Jean Rudolph
 1000 Village Center Drive, Unit 312
 Burr Ridge, Illinois 60527

18-30-300-058-1046
 Jim and Leslie Bowman
 1000 Village Center Drive, Unit 314
 Burr Ridge, Illinois 60527

18-30-300-058-1049
 Jim and Marriane Coogan
 1000 Village Center Drive, Unit 401
 Burr Ridge, Illinois 60527

18-30-300-058-1052
 Nasem Akel
 1000 Village Center Drive, Unit 406
 Burr Ridge, Illinois 60527

18-30-300-058-1055
 Tom Harris
 1000 Village Center Drive, Unit 409
 Burr Ridge, Illinois 60527

18-30-300-058-1031
 Barbara Spitkovsky
 1000 Village Center Drive, Unit 215
 Burr Ridge, Illinois 60527

18-30-300-058-1034
 Sharon M. Jioia
 1000 Village Center Drive, Unit 302
 Burr Ridge, Illinois 60527

18-30-300-058-1037
 Claudia Navarro
 1000 Village Center Drive, Unit 305
 Burr Ridge, Illinois 60527

18-30-300-058-1040
 Virgilio N. Nidea
 1000 Village Center Drive, Unit 308
 Burr Ridge, Illinois 60527

18-30-300-058-1042
 Rosa Diaz Trust
 1000 Village Center Drive, Unit 310
 Burr Ridge, Illinois 60527

18-30-300-058-1044
 Mr. and Mrs. Pierre Wakim
 107 Oak Ridge Drive
 Burr Ridge, IL 60527

18-30-300-058-1047
 Gia and Tim Ormond
 1000 Village Center Drive, Unit 315
 Burr Ridge, Illinois 60527

18-30-300-058-1050
 Asle and Kathleen Klemma
 1000 Village Center Drive, Unit 403
 Burr Ridge, Illinois 60527

18-30-300-058-1053
 Betty J. Cervený
 1000 Village Center Drive, Unit 407
 Burr Ridge, Illinois 60527

18-30-300-058-1056
 Tom Mouroukas
 1000 Village Center Drive, Unit 410
 Burr Ridge, Illinois 60527

18-30-300-058-1032
 Helen Nardi
 1000 Village Center Drive, Unit 216
 Burr Ridge, Illinois 60527

18-30-300-058-1035
 Sean Carney
 1000 Village Center Drive, Unit 303
 Burr Ridge, Illinois 60527

18-30-300-058-1038
 Kathleen Becker
 1000 Village Center Drive, Unit 306
 Burr Ridge, Illinois 60527

18-30-300-058-1043
 Larry Marcheschi
 1000 Village Center Drive, Unit 311
 Burr Ridge, Illinois 60527

18-30-300-058-1045
 Dejan Derikonjie
 1000 Village Center Drive, Unit 313
 Burr Ridge, Illinois 60527

18-30-300-058-1048
 Art and Amy Munar
 1000 Village Center Drive, Unit 316
 Burr Ridge, Illinois 60527

18-30-300-058-1051
 Wade Smith
 1000 Village Center Drive, Unit 405
 Burr Ridge, Illinois 60527

18-30-300-058-1054
 Nada Jensen
 1000 Village Center Drive, Unit 408
 Burr Ridge, Illinois 60527

18-30-300-058-1057
 Louise Junkniess
 1000 Village Center Drive, Unit 411
 Burr Ridge, Illinois 60527

18-30-300-058-1001
Suresh Agarwal
1000 Village Center Drive, Unit 101
Burr Ridge, Illinois 60527

18-30-300-058-1004
Atlagic Zeliko
1000 Village Center Drive, Unit 104
Burr Ridge, Illinois 60527

18-30-300-058-1007
Joe Canfora
1000 Village Center Drive, Unit 107
Burr Ridge, Illinois 60527

18-30-300-058-1010
Mohammed Daaif & Ghussoun Kassam
1000 Village Center Drive, Unit 110
Burr Ridge, Illinois 60527

18-30-300-058-1012
Dennis Quinn
1000 Village Center Drive, Unit 112
Burr Ridge, Illinois 60527

18-30-300-058-1015
Ruth Lognman
1000 Village Center Drive, Unit 115
Burr Ridge, Illinois 60527

18-30-300-058-1018
Scott Golchert & Jennifer Turano
1000 Village Center Drive, Unit 202
Burr Ridge, Illinois 60527

18-30-300-058-1021
Pervez & Frances Altaf
1000 Village Center Drive, Unit 205
Burr Ridge, Illinois 60527

18-30-300-058-1024
Annette Jones
1000 Village Center Drive, Unit 208
Burr Ridge, Illinois 60527

18-30-300-058-1027
John O'Connor
1000 Village Center Drive, Unit 211
Burr Ridge, Illinois 60527

18-30-300-058-1002
Stanley Karcz/Antonette Favia
1000 Village Center Drive, Unit 102
Burr Ridge, Illinois 60527

18-30-300-058-1005
Dhaliwal Tehsel Singh
1000 Village Center Drive, Unit 105
Burr Ridge, Illinois 60527

18-30-300-058-1008
Edward Dobrotka
1000 Village Center Drive, Unit 108
Burr Ridge, Illinois 60527

18-30-300-058-1013
Dean Norman
1000 Village Center Drive, Unit 113
Burr Ridge, Illinois 60527

18-30-300-058-1016
Yan Zhao
1000 Village Center Drive, Unit 116
Burr Ridge, Illinois 60527

18-30-300-058-1019
Thomas Simunek
1000 Village Center Drive, Unit 203
Burr Ridge, Illinois 60527

18-30-300-058-1022
Marriane Mangan
1000 Village Center Drive, Unit 206
Burr Ridge, Illinois 60527

18-30-300-058-1025
Paula Lesniewski
1000 Village Center Drive, Unit 209
Burr Ridge, Illinois 60527

18-30-300-058-1028
Paul Van Huben
1000 Village Center Drive, Unit 212
Burr Ridge, Illinois 60527

18-30-300-058-1003
Richard Scardina
1000 Village Center Drive, Unit 103
Burr Ridge, Illinois 60527

18-30-300-058-1006
Lynn Rebello
1000 Village Center Drive, Unit 106
Burr Ridge, Illinois 60527

18-30-300-058-1009
Ahmad Zuhair
1000 Village Center Drive, Unit 109
Burr Ridge, Illinois 60527

18-30-300-058-1011
Kerry Postillion
1000 Village Center Drive, Unit 111
Burr Ridge, Illinois 60527

18-30-300-058-1014
Marcia Miller
1000 Village Center Drive, Unit 114
Burr Ridge, Illinois 60527

18-30-300-058-1017
Ruthann McCarty
1000 Village Center Drive, Unit 201
Burr Ridge, Illinois 60527

18-30-300-058-1020
Jason Chen
1000 Village Center Drive, Unit 204
Burr Ridge, Illinois 60527

18-30-300-058-1023
Philip Trabaris
1000 Village Center Drive, Unit 207
Burr Ridge, Illinois 60527

18-30-300-058-1026
Sahajpal Tripat
1000 Village Center Drive, Unit 210
Burr Ridge, Illinois 60527

18-30-300-058-1029
Mr. and Mrs. Allenson
1000 Village Center Drive, Unit 213
Burr Ridge, Illinois 60527



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): Phil Salamone

STATUS OF PETITIONER: Tenant

PETITIONER'S ADDRESS: 114 Burr Ridge Parkway Burr Ridge, IL 60521
" " " "

ADDRESS OF SUBJECT PROPERTY: _____

PHONE: (630) 323-1200

EMAIL: phil@capriexpress.com

PROPERTY OWNER: Reegs Properties

PROPERTY OWNER'S ADDRESS: 115 Vine St. Hinsdale PHONE: _____

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

DESCRIPTION OF REQUEST:

Amended special use for outdoor dining.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 7+ Acres EXISTING ZONING: B-1 Business

EXISTING USE/IMPROVEMENTS: Shopping Center

SUBDIVISION: CLS

PIN(S) # _____

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

PS

Petitioner's Signature

6/13/2021

Date of Filing



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

Consent to Install Public Notice Sign

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

Street Address of Subject Property:

114 Burr Ridge Pkwy

Property Owner or Petitioner:

Phil Scalamone

(Print Name)

PS

(Signature)



Z-07-2021: Requests text amendments to Section IV of the Zoning Ordinance to permit the building and location of detached buildings accessory to residential uses, specifically detached garages, in interior side yards of properties located in Residential Districts.

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

Prepared by: Evan Walter – Village Administrator

Date of Hearing: July 19, 2021

The petitioner is Richard Panico, a resident seeking to construct a second detached garage on his property. The current detached garage is located in the rear yard of the subject property. While the petitioner is legally entitled to construct two detached garages on any residential property by right, the petitioner is seeking to develop the second detached garage in an interior side yard of the subject property, which is not currently permitted. Accessory detached buildings are only permitted in the rear yard of residential properties, with the rear yard being defined as the taper of the rear wall extended to the side yard lot line extended back to the rear lot line.

Section IV of the Zoning Ordinance currently permits all residential properties to construct two detached accessory buildings, with some variation regarding the size of these properties. All detached accessory buildings must be at least 10 feet from the side and rear property lines as well as 10 feet away from either the principal or other accessory buildings on the subject property in which they are located. In the case of this petition, the petitioner is seeking to build an additional garage for vehicle storage, etc. but the Zoning Ordinance makes no distinction about how accessory detached buildings are used; all regulations govern all accessory detached buildings equally.

The Village has considered two petitions regarding the location of accessory detached buildings in side yards (not simply side yard setbacks):

- 2014 – A variation was approved to permit expansion of a detached accessory building into a side yard. In this case, an existing garage had been constructed in a rear yard and needed to be expanded, but expansion was not possible due to a nearby wetland.
- 2011 – A petition to construct a new detached garage in the side yard was submitted but withdrawn prior to any public hearing.

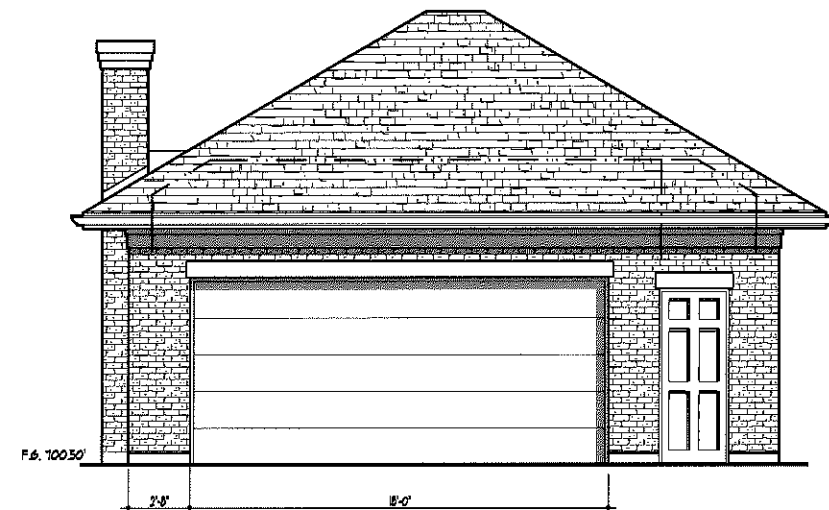
Westmont, Downers Grove, and Willowbrook each permit garages to be generally located in any interior side or rear yard without significant restriction on building size. Oak Brook and Darien prohibit detached accessory buildings of any kind in side yards. Staff acknowledges that each of these communities are not exact comparables to that found in Burr Ridge.

Findings of Fact and Recommendation

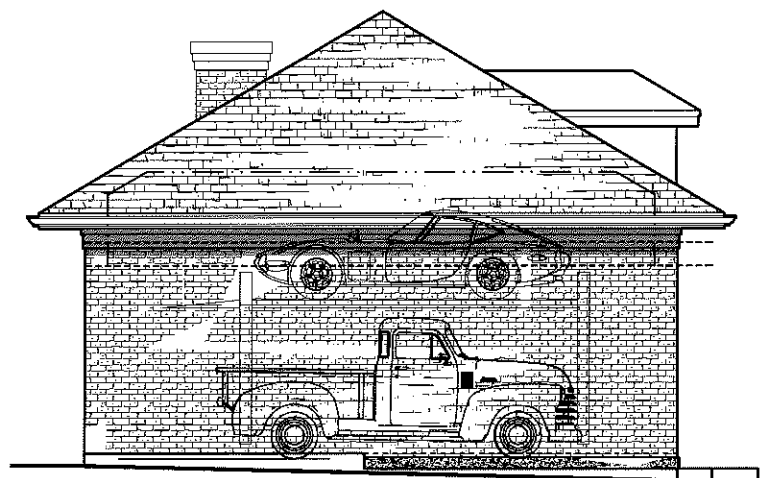
The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if it fulfills the purpose and intent of the Zoning Ordinance. Staff makes no recommendation in this case, as any amendment to the Zoning Ordinance would require direction from the Plan Commission. If the Plan Commission wishes to explore pursuing such amendments, staff requests direction on approximate amendments which may be acceptable to the Plan Commission.

Appendix

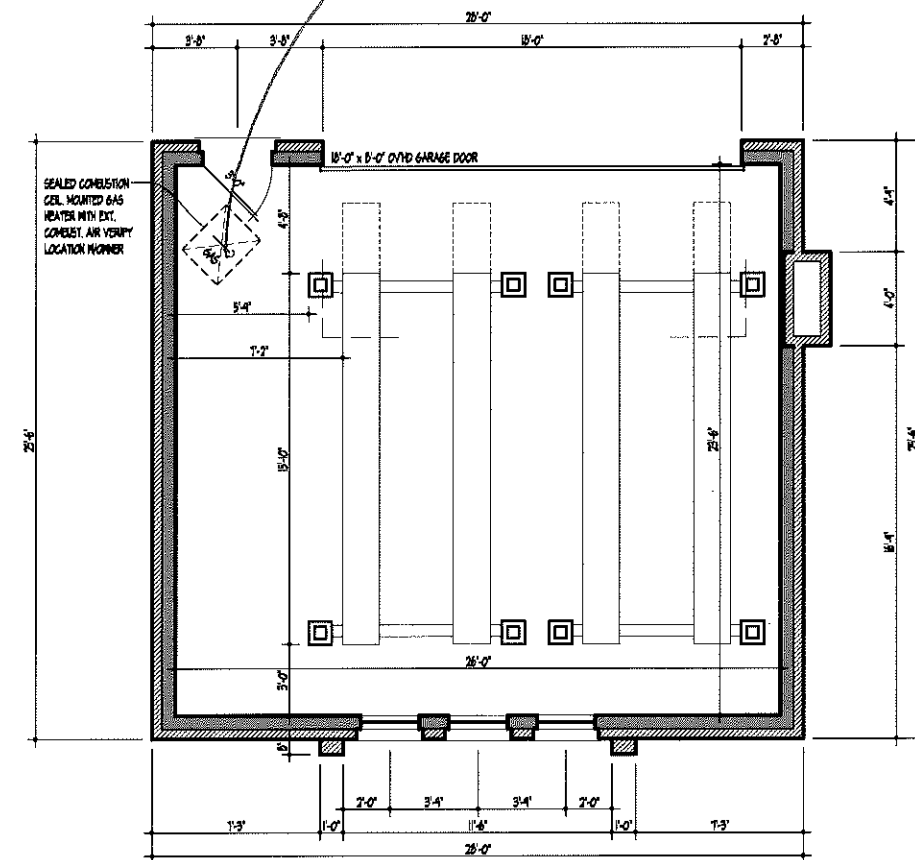
Exhibit A – Petitioner's Materials



...REAR ELEVATION...
SCALE: 1/8"=1'-0"



...LEFT SIDE ELEVATION...
SCALE: 1/8"=1'-0"



...GARAGE FLOOR PLAN...
SCALE: 1/8"=1'-0"

RELOCATE TO
OPPOSITE SIDE BY
CHIMNEY. I WILL LIKELY
INSTALL ONE LIFT

IF NEED BE
BUMP THIS FORWARD
TOWARD OPPOSITE GARAGE
UP TO ONE FOOT TO MAINTAIN
~10 FEET TO ENGLISH OAK

EX. GARAGE

EX. HOUSE

MAY ACTUALLY DO THIS AT
SOME POINT IN TIME

EDGE OF DOORS ALIGN NEW EXISTING

POWER AND GAS

GARAGE

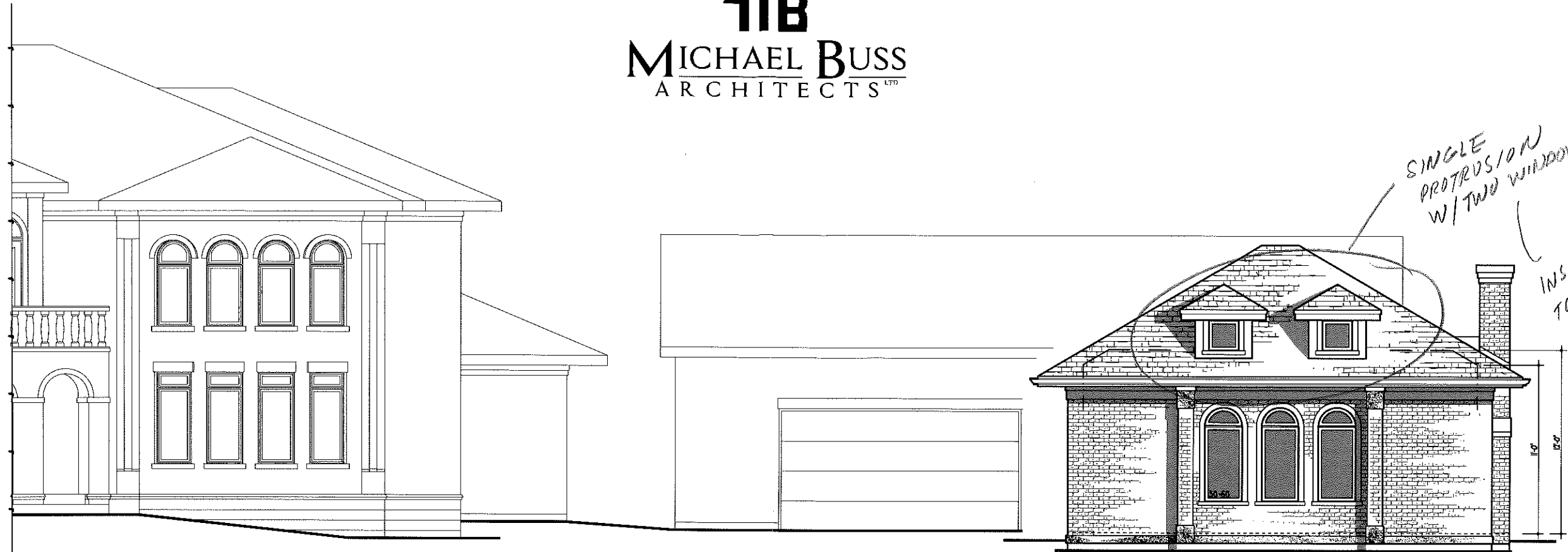
CONC. FLOOR

720 sq ft

...SITE PLAN...

SCALE: 1"=10'-0"

side yard setback 17'



... FRONT ELEVATION ...
 SCALE: 1/8"=1'-0"



... RIGHT SIDE ELEVATION ...
 SCALE: 1/8"=1'-0"



H. **GENERAL REGULATIONS FOR ACCESSORY BUILDINGS, STRUCTURES AND USES**

Accessory buildings, structures and uses shall not be erected or altered in required yards, courts or other open areas, except those that are herein permitted as obstructions in yards, courts, or other open areas. All accessory buildings, structures and uses shall comply with the following regulations and all other regulations of this Ordinance.

1. **Accessory to Principal Building**

Accessory buildings, structures and uses shall be accessory to and compatible with the principal use. Human occupancy of an accessory building or structure is expressly prohibited except as may be specifically allowed herein.

2. **No Construction Prior to Principal Building**

No detached or attached garage or accessory building may be constructed on a lot previous to the house being constructed except that a garage or approved accessory building may be erected for tool and material storage after the foundation for the house is completed and approved.

3. **Keeping of Livestock, Chickens, and Bees as Accessory Uses in Residential Districts**

Except as otherwise expressly provided herein, accessory buildings or structures shall not be used for the keeping of livestock, poultry or rabbits, whether for profit or not, unless said buildings or structures meet the following requirements:

- a. All livestock, poultry, and rabbits (except up to a maximum of two rabbits kept as household pets and except for chickens and bees as regulated herein) shall be kept only on lots or parcels of at least five acres in size. (Amended by Ordinance A-834-05-14)
- b. There shall be no more than one horse or other livestock, poultry, and rabbits for each 20,000 square feet of lot area except for chickens and rabbits as regulated herein.
- c. Accessory buildings or structures for livestock shall be located at least 50 feet from the side or rear lot lines.
- d. Chickens, also referred to herein as domestic hens or hens, are permitted on properties of one acre or more and zoned for single-family residential use subject to the following terms and conditions:
 - (1) A maximum of four domestic hens are permitted;
 - (2) The keeping of roosters and the slaughtering of any chickens is prohibited;
 - (3) Hens shall be kept in an enclosure at all times and the enclosure shall comply with the following:
 - (a) The area of the enclosure shall not exceed 150 square feet.



- (b) The enclosure shall be designed for the specific purpose of keeping chickens, to prevent access by wild animals, and to prevent attraction of rodents.
 - (c) The enclosure shall include an open area enclosed with hardware cloth that is buried at the perimeter at least six inches in the ground.
 - (d) The enclosure shall be considered an accessory building for purposes of zoning, shall comply with all zoning regulations for accessory buildings not specifically modified herein, and shall be subject to the issuance of permit.
- (4) The enclosure shall be located in the rear buildable area of the property with a minimum setback from the interior side and corner side lot lines equal to the setback of the principal building and may encroach into the required rear yard setback subject to a minimum setback from the rear lot line of 10 feet.
- (H.3.b,c,d amended by Ordinance A-834-23-12).
- e. Bee colonies maintained as a hobby by a resident of the same property and which is not for commercial purposes are permitted as within the R-1, R-2, R-2A, R-2B, and R-3 Districts subject to the following terms and conditions:
 - (1) All bees shall be of the common domestic honey bees of the *Apis Mellifera* species.
 - (2) All bee colonies and beekeepers shall be registered with the Illinois Department of Agriculture as required by the Illinois Bees and Apiaries Act (510 ILCS 20/1 et seq.) and shall comply with all applicable regulations of said Department and legislation as may be amended from time to time.
 - (3) All colonies must be kept in inspectable-type hives, with removable combs, which shall be kept in sound, usable and sanitary condition.
 - (4) All colonies must be kept within the rear yard and rear buildable area with a minimum setback from all lot lines of 15 feet.
 - (5) Bee hives shall be kept within one or more contiguous bee hive structure(s) with a combined area not exceeding 8 square feet and 6 feet in height.
 - (6) Lots having 80,000 square feet of lot area or less shall not have more than two colonies. Lots exceeding 80,000 square feet of lot area may have a maximum of four colonies.
 - (7) In any instance where a bee colony exhibits unusually aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition towards swarming, it shall be the duty of the beekeeper to re-queen the colony. Queens shall



be selected from a stock bred for gentleness and non-swarming characteristics. (H.3.e Added by Ordinance A-834-05-14)

4. **Setback and Location of Accessory Buildings and Structures**

Accessory buildings and structures shall be setback a minimum of 10 feet from a rear lot line and shall comply with the minimum interior side and corner side yard setback of the zoning district in which the accessory building or structure is located except as may otherwise be specifically permitted in Section IV.I of this Ordinance.

5. **Rear Yard Setbacks on Corner Lots and Through Lots**

- a. On corner lots accessory buildings and structures shall be located not nearer to the rear lot line than the distance of the required side yard for the lot adjoining the rear lot line and not nearer to the side street line than the distance required for a side yard adjoining a street, or in the case of a reverse corner lot, this distance shall equal the required front yard on such lot adjoining the rear lot line
- b. On through lots that do not have a rear lot line adjoining a no-access strip accessory buildings and structures shall be located not nearer to the rear lot line adjoining a street than the distance required for a front yard.

6. **Distance Between Buildings**

Accessory buildings shall be separated by at least 10 feet from the principal building and from all other accessory buildings on a lot.

7. **Distance from a Corner Side Lot Line**

No detached or attached accessory building hereafter erected or altered shall project nearer to a lot line adjoining a street than the distance equivalent to the shortest distance between such lot line and the nearest wall of the principal building.

8. **Height of Accessory Buildings**

The height of accessory buildings in residential districts shall comply with the following;

- a. In no case shall the roofline of an accessory building be higher than the roofline of the principal building.
- b. No accessory building shall exceed one story or 15 feet in height as defined in **Section XIV – Building Height** of the Zoning Ordinance – whichever is lower except as permitted herein for accessory buildings in an R-1 or R-2 District.
- c. An accessory building in an R-1 Single-Family Residence District may be two stories and may be 25 feet as defined in **Section XIV – Building Height** of the Zoning Ordinance.
- d. An accessory building with a gable, hip, or gambrel roof in an R-2 Single-Family Residence District may have an absolute height to the peak of the



roof of 22 feet 6 inches or an average height of 15 feet as defined in **Section XIV – Building Height** of the Zoning Ordinance. (Amended by Ordinance A-834-02-07)

- e. Overhead Door Height (Residential): The vertical distance from the bottom of the overhead door opening to the top of the overhead door opening shall not exceed 9 feet in height. (Amended by Ordinance A-834-07-07).

9. **Combined Horizontal Floor Area of Accessory Buildings and Structures**

- a. The combined horizontal area of all accessory buildings, structures, and uses shall not exceed 30 percent of the area to the rear of the principal building.
- b. The combined horizontal area of all accessory buildings shall not exceed 60% of the horizontal floor area of the principal building.

10. **Number and Floor Area of Detached Accessory Buildings**

For each lot of record in a residential district, the number and floor area of permitted accessory buildings shall be as follows:

- a. **R-1 District:** For a lot of record in an R-1 District that meets the minimum lot area requirement as per Section VI.B of this Ordinance, accessory buildings shall be permitted as follows:

- i. **Maximum Number:** 2
Plus one additional building for every 2 acres that the property exceeds 5 acres.

- ii. **Maximum Floor Area Per Building:** 3,000 square feet

- b. **R-2 District:** For a lot of record in an R-2 District that meets the minimum lot area requirement as per Section VI.C of this Ordinance, accessory buildings shall be permitted as follows:

- i. **Maximum Number:** 2

- ii. **Maximum Floor Area Per Building:** 2,500 square feet

- c. **R-2A or R-2B District:** For a lot of record in an R-2A or R-2B District accessory buildings shall be permitted as follows:

- i. **Maximum Number:** 2
Plus one additional building for every 2 acres that the property exceeds 5 acres.

- ii. **Maximum Floor Area For Building 1:** 0.0475 (4.75%) FAR & 2,500 square feet

Building 1 refers to the only accessory building on a lot or the larger of two accessory buildings on a lot. The maximum



floor area for Building 1 cannot exceed 0.0475 FAR and 2,500 square feet, whichever is less. FAR, or floor area ratio, is the total floor area of the accessory building divided by the total lot area.

Maximum Floor Area For Building 2:

750
square feet

Building 2 refers to the smaller of two accessory buildings on a lot.

- d. **R-3 or R-4 District:** For a lot of record in an R-3 or R-4 District detached accessory buildings shall be permitted as follows:

- i. **Maximum Number:** **2**
Plus one additional building for every 2 acres that the property exceeds 5 acres.

- ii. **Combined Maximum Floor Area Ratio:** **0.0375 (3.75%)**
Combined floor area ratio is the total floor area of all accessory buildings divided by the total lot area.

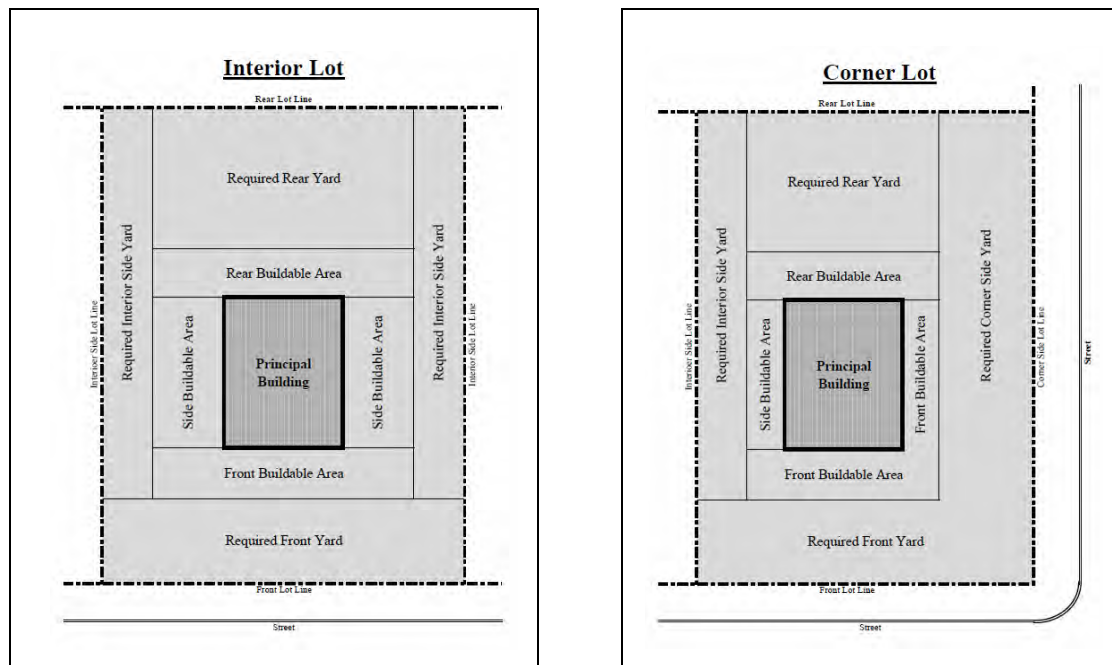
- iii. **Combined Maximum Gross Floor Area:** **1,500**
square feet
Combined maximum gross floor area is the sum of all detached accessory building floor areas on a lot of record.

- iv. **Minimum Permitted Floor Area:** **750**
square feet
For lots that are less than 20,000 square feet, the maximum floor area for an accessory building shall be 750 square feet regardless of the FAR.
(Section IV.H.10 Amended by Ordinance A-834-20-06)

I. **PERMITTED ACCESSORY BUILDINGS, STRUCTURES AND USES - LOCATION & REGULATION**

The buildings, structures, and uses listed below may be located in buildable areas on a lot and may encroach into required yards as shown on the following graphics and as defined in Section XIV of this Ordinance or as may otherwise be specified in this Ordinance. (Amended by Ordinance A-834-13-11)

Figure IV.I Required Yards and Buildable Areas



1. **Detached Accessory Buildings in Residential Districts**

Detached buildings accessory to permitted residential uses are permitted in the rear buildable area and may also be located in a required rear yard but not closer than 10 feet to the rear lot line. Detached buildings accessory to residential uses are also subject to the regulations in Section IV.H above. (Amended by Ordinance A-834-20-06)

2. **Access Driveways and Walks**

Access driveways and walks are permitted in all buildable areas of a lot in all districts and may also project into any required yard but not closer than 2 feet from the side lot line as extended to the street pavement except that the radius of flare within the driveway apron (right-of-way) may encroach into the 2 foot setback provided that it does not encroach beyond the property line as extended to the street pavement (also see Appendix VI). (Amended by Ordinance A-834-5-98)

LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at **7:00 p.m. on Monday, July 19, 2021**, at Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.

PURPOSE OF HEARING

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Phil Salamone for an amendment to a special use (Ordinance #A-834-03-11) regarding outdoor dining at an existing restaurant. The petition number and address is **Z-06-2021: 114 Burr Ridge Parkway** and the Permanent Real Estate Index Number is **18-30-305-003-0000**.
2. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Richard Panico for text amendments to Section IV of the Zoning Ordinance to permit the building and location of detached buildings accessory to residential uses, specifically detached garages, in interior side yards of properties located in Residential Districts. The petition number is **Z-07-2021**.
3. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by the Village of Burr Ridge to establish a Planned Unit Development as per Section VIII.B.2.cc of the Zoning Ordinance for the purpose of creating parking and land use regulations at the subject property. The petition number and address is **Z-08-2021: 50-106 and 110-324 Burr Ridge Parkway** and the Permanent Real Estate Index Numbers are **18-30-305-003-0000; 18-30-301-001-0000; and 18-30-305-005-0000**.
4. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by the Alexander Kostandinov for 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, a special use as per Ordinance #A-834-10-05 for outdoor dining at a permitted restaurant use, and a special use as per Ordinance #A-834-10-05 to permit a restaurant with hours of operation exceeding midnight, all at the subject property. The petition number and address is **Z-09-2021: 720-730 Village Center Drive** and the Permanent Real Estate Index Numbers are **18-30-300-045-0000 and 18-30-300-055-1001**.
5. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Matthew Klein to re-zone of the subject property as per Section VI.D of the Zoning Ordinance from the R-1 Residential District to the R-2A Residential District. The petition number is **Z-10-2021: 6547 County Line Road** and the Permanent Real Estate Index Number is **18-19-103-018**.

Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than 5:00p.m. on Tuesday, July 13, 2021. All public comment may be emailed to Evan Walter (ewalter@burr-ridge.gov) or mailed to Mr. Walter's attention at the aforementioned address. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

Greg Trzupek, Chairman

MEMBERS: GREG TRUZPEK, MIKE STRATIS, LUISA HOCH, JIM BROLINE, JANINE FARRELL, BARRY IRWIN, JOSEPH PETRICH, AND ENZA PARRELLA.



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): C. RICHARD PANICO

STATUS OF PETITIONER: HOME OWNER

PETITIONER'S ADDRESS: 8311 FARS COVE, BURR RIDGE, IL 60527

ADDRESS OF SUBJECT PROPERTY: SAME AS ABOVE

PHONE: 708-214-6924

EMAIL: CR.PANICO@JPMCI.NC.COM

PROPERTY OWNER: SAME AS ABOVE

PROPERTY OWNER'S ADDRESS: SAME PHONE: SAME

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

DESCRIPTION OF REQUEST:

OWNER DESIRES TO CONSTRUCT DETACHED GARAGE (700 SF)
IN SIDE YARD OF 1.03 ACRE PARCEL

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 1.03 EXISTING ZONING: R-2B

EXISTING USE/IMPROVEMENTS: RESIDENCE / NEW GARAGE

SUBDIVISION: PANICO SUBDIVISION (AS RECORDED)

PIN(S) # 09-36-408-027

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.

C. Richard Panico

Petitioner's Signature

Date of Filing



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-14-2018: 50-106 and 110-324 Burr Ridge Parkway (Village of Burr Ridge); Requests establishment of a Planned Unit Development as per Section VIII.B.2.cc of the Zoning Ordinance for the purpose of creating parking and land use regulations at the subject property.

HEARING:

July 19, 2021

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Village Administrator

PETITIONER:

Village of Burr Ridge

PROPERTY OWNER:

Robert Garber d/b/a Reegs
Properties

EXISTING ZONING:

B-1 Business District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

Commercial Buildings

SITE AREA:

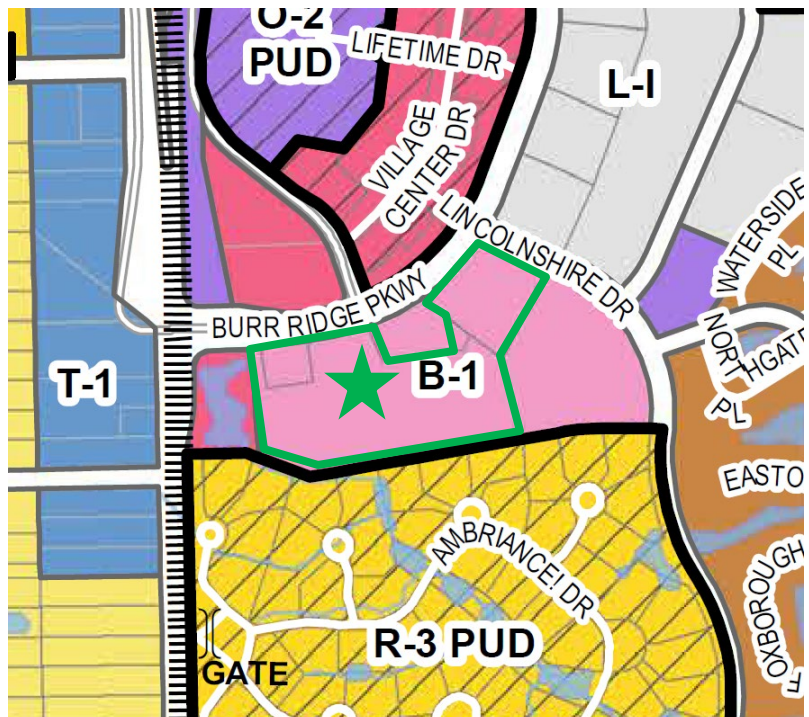
7.2 Acres

SUBDIVISION:

County Line Square

AVAILABLE PARKING:

499 Total Spaces



The petitioner is the Village of Burr Ridge in partnership with Bob Garber, owner of the subject property. On June 28, 2021, the Board of Trustees directed the Plan Commission to hold a public hearing at the subject property (hereinafter referred to as “County Line Square” or “CLS”) for the purposes of considering a Planned Unit Development to create local parking and land use regulations for the subject property. The Board found that several parking variances and special uses had been granted in succession at the subject property and has requested that the Plan Commission consider alternative approaches to regulating parking and land uses in light of these successive approvals.

The petitioner requests establishment of a Planned Unit Development (PUD) as per Section VIII.B.2.cc of the Zoning Ordinance for the purpose of creating parking and land use regulations at the subject property. The intent of the PUD is to provide greater flexibility regarding the regulation of parking as well as evaluate and optimize land-use regulations for the purpose of creating an economically-healthy commercial property in downtown Burr Ridge. If a PUD is ultimately adopted, it would become the governing document regarding all zoning matters for the subject property; amendments to the PUD would be brought as public hearings.

Zoning Context

County Line Square contains a strip shopping center with approximately 90,000 total square feet of commercial space, including two outlot buildings (both under separate ownership). Relevant zoning factors related to County Line Square include:

- The entire shopping center is currently zoned B-1 Business District and is governed under the standard regulations of any use in the B-1 Business District.
- There are 37 current businesses in County Line Square, including 10 restaurants, all of which share 479 public on-site parking spaces.
- The required number of parking spaces for County Line Square is based on the cumulative total of required parking for each business. The required parking amount for the current tenants is 483 parking spaces based upon the Zoning Ordinance and variations previously granted.
- While not considered as part of this petition, Chase Bank contains 25 total parking spaces which patrons of uses at County Line Square may legally use. The building at 50 Burr Ridge Parkway is considered part of this petition.

Parking Analysis

While some uses in the B-1 Business District are permitted uses which do not require Village approval to open, any proposed use at County Line Square which requires additional parking compared to the previous use is required to obtain a parking variance based upon current Zoning Ordinance regulations.

- Four tenants have received parking variances to date: Cyclebar, Capri, Johnny Cab’s, and Are We Live?
 - Cyclebar was granted a variation to reduce their required parking from 19 to 10 spaces (i.e. Cyclebar required 9 more spaces than the previous tenant).
 - Capri was granted a variation to reduce their required parking from 15 to 9 spaces.
 - Johnny Cab’s was granted a variation to reduce their required parking from 49 to 14 spaces.
 - Are We Live? was granted a variation to reduce their required parking from 38 to 10 spaces.

Staff Report and Summary

Z-08-2021: 50-124 and 200-324 Burr Ridge Parkway (Village of Burr Ridge); PUD and Findings of Fact

Table 1 shows the standards of neighboring zoning ordinances along with a comparison for County Line Square if the parking calculation were unilaterally converted to a shared parking amount. Section XI.C.5 of the Zoning Ordinance states that “off-street parking facilities for separate uses (which are located on either the same or different lots) may be provided in a shared parking area provided that the total number of parking spaces is equal to the sum of the parking spaces required for each use sharing the parking area, and provided that all regulations governing location of accessory parking spaces, in relation to the use served, are adhered to.”

Table 1		
City	Property Type	Requirement
Naperville	<250,000 SF	1/250 SF
Oak Brook	<40 Acres	2.25x Floor Area
Darien	<200,000 SF	1/250 SF
Downers Grove	Any Multi-Tenant Use	1/250 Use
Lombard	<200,000 SF	1/250 SF
Bolingbrook	Any Multi-Tenant Use	1/200 SF + 1/Emp
County Line Square @ 1/250 SF = 360 Spaces		

In summary, the adoption of a shared parking calculation at one space per 250 square feet of gross square footage would create the legal basis so as to not require additional parking variations except if significant amounts of gross square footage were added to the property. In the case of the subject property, an approximately 30,000 square feet of net new square footage would need to be added to exceed their current parking capacity.

Land Use Analysis

Staff and the property owner worked together to develop a revised list of permitted and special uses that would be applicable to the subject property under the PUD. A good faith attempt was made to mirror certain allowances which were granted to the Village Center in the last year. Several size restrictions related to certain uses (such as the 7,000 square foot cap that was readily observed) were also removed in the draft PUD regulations, along with the addition of medical offices as permitted uses.

Signage regulations were also proposed for the subject property generally matching that of those approved at the Village Center. Certain regulations found at the Village Center were found to be not applicable, including those related to “anchor” and “corner” tenants as well as a requirement that all tenants provide blade signs. Tenants at County Line Square are currently restricted to a sign in one specific color (#313 – Duranodic Bronze) and of a certain size; these requirements were incorporated in 1988 upon original construction of the property.

Public Hearing History

Numerous public hearings have been held for addresses at County Line Square; a complete list of all hearings since 2000 is attached.

Public Comment

No public comment was received on this petition.

Findings of Fact and Recommendation

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

Appendix

Exhibit A – Petitioner’s Materials



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.**

A shopping center such as County Line Square should be governed based on the unique needs of the subject property, not by standard zoning which would otherwise apply to any other comparably zoned property in the Village. A PUD allows both the Village and the property owner to have necessary control over the property without being required to consider precedent setting in other areas of the Village with different development patterns altogether.

- 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 PUD will allow for the Village and the property owner to move forward in managing the subject property in a considered manner.

- 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 special use will allow for normal development of the property to occur without significant threat of impairment of nearby properties.

- 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 area is generally developed already but will not impede leasing at nearby properties. Any significant redevelopment would be considered under the lens of a PUD instead of via standard zoning.

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

Confirmed. Such facilities are present.

- 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.**

The PUD acknowledges that such ingress and egress facilities are present.

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

Confirmed. The B-1 Business District intends for shopping centers to be developed in a manner such as proposed by this PUD.

- 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.**

Confirmed.

**PLANNED UNIT DEVELOPMENT REGULATIONS RELATED TO THE
SHOPPING CENTER AT 50-324 (EXCLUDING 150) BURR RIDGE PARKWAY**

The following regulations are intended to govern the current use, scope, as well as present and future conditions of the subject property at 50-324 (excluding 150) Burr Ridge Parkway, known at this time as “County Line Square Shopping Center.”

A. GENERAL PROVISIONS

No building, structure, or tract of land shall be devoted to any use other than a use permitted hereinafter in the zoning district in which such building, structure, or tract of land shall be located, with the exception of the following:

- a. Uses lawfully established on the effective date of this Ordinance. Uses already lawfully established on the effective date of this Ordinance and rendered non-conforming by the provisions shall be subject to the regulations of Section XII.
- b. Special uses as allowed.

All business establishments shall be retail trade, office, or service establishments dealing directly with consumers and all goods produced on the premises shall be sold on the premises where produced; provided, however, if the premises are less than 3,000 square feet in size and both sells and produces such goods on the premises, such goods may also be sold off-premises as well.

Operation within Enclosed Buildings

All business, service, storage, merchandise display, repair, and processing, where allowed, shall be conducted within a completely enclosed building, except as follows:

- a. Outdoor activities are permitted for uses which by definition require outdoor activities such as parking and loading areas, automobile service stations, or recreation areas for child care centers and nurseries.
- b. Outdoor activities listed as special uses may be approved by the Board of Trustees upon recommendation from the Plan Commission subject to the Zoning Ordinance.
- c. Temporary (for a limited duration of time) outdoor activities may be permitted subject to written approval by the Village Administrator or their designee. Such activities shall not include any permanent improvements, buildings, or structures. Outdoor activities which may be permitted include festivals, tent sales, or seasonal sidewalk sales.

Nuisances

Processes and equipment employed, and goods processed or sold, shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste, or any other environmental reason. All activities involving the production, processing, cleaning, servicing, testing, or repair of materials, goods, or products, shall conform with the performance standards established in this Ordinance for Manufacturing Districts, provided that performance standards shall in every case be applied at the boundaries of the lot on which such activity takes place.

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Parking and Loading

- a. With the exception stated below regarding delivery trucks of a business establishment, parking of trucks in the open shall be prohibited. Trucks making deliveries to the business premises shall make deliveries only at loading docks where provided and, if there is no loading dock, such trucks may park only for such time as is necessary to complete the delivery.
- b. Delivery trucks for a business establishment may be parked overnight on a property within the subject property subject to the following:
 1. Parking of delivery trucks shall be limited to two per business establishment.
 2. A delivery truck as defined for purposes of these regulations shall not exceed 24,000 pounds.
 3. Delivery trucks shall be parked in an employee parking lot designated at the time of the site plan approval or in the rear of the business establishment. However, if the rear of the business establishment adjoins a residential district, said delivery trucks shall be screened from view from the residential district or parked to the side of the principal building. Under no circumstances shall a delivery truck be parked between the principal building and the front or corner side property line.

Signs

Building Signs located at the subject property are subject to the issuance of a sign permit by the Village of Burr Ridge. Additionally, Building Signs are subject to the following regulations in addition to those regulations contained in the referenced design guidelines:

- a. Each tenant shall be permitted one Building Sign on the building façade
- b. Each Building Sign shall not exceed one square foot for each lineal foot of the storefront or tenant space width with a minimum area allowed of 20 square feet and a maximum area allowed of 40 square feet.
- c. All tenants are permitted to affix Storefront/Window Signs, defined as any covering of the front window for advertisement purposes, without need for a sign permit and in adherence to the following regulations:
 1. The sum total of all Storefront Signs shall not exceed 30 percent of the total area of the windows in which they are located.
 2. Storefront Signs shall not have any moving parts.
 3. A series of windows that are separated by frames and supporting material of less than six inches in width shall be considered as a single window for the purpose of computation.
 4. Storefront Signs must be hung from some appurtenance of the tenant space and may not be taped or suction-cupped to the window, except if the advertisement is not related to the business' primary functions and is equal or less than 8 ½ x 11 inches in size and laminated.

Design guidelines for Building Signs shall be defined as follows:

- a. Signs are limited to trade names and logo (as identified in the lease). Listing of merchandise or descriptions of categories are not permitted. Signs may not include payment options or the terms “We Accept” in any form or variant.
- b. Iridescent and flashing signs, flashing lights, animated elements, formed plastic, injection molded plastic, and internally illuminated box signs are prohibited.
- c. Exposed raceways, exposed transformers, and visible sign company labels are not allowed. Transformers should not be visible and installed within a tenant’s frontage. Animated components, formed plastic, or non-durable signs are not allowed. All signage materials shall be UL-Rated.
- d. No sign maker’s labels or identifications may be visible on the exterior of the sign.
- e. No signs with a visible back are permitted and fasteners should be concealed. All supports and fasteners must be of a non-ferrous metal of a quality material and finish.
- f. Exposed neon is not permitted.
- g. All signs must include a seven-day, 24-hour clock to control illumination of storefronts.
- h. All signs must not be more than 12 inches in depth.

Non-Internally Illuminated Individual Letter Signs

- a. Dimensional letter or graphics, pin-set or otherwise applied directly to the face of storefront area with external illumination. Signage types include metal, acrylic, or wood letters.
- b. Signs shall not be placed on background material.
- c. All signs must be lit with either a concealed fixture or as a design element i.e. decorative gooseneck fixture.

Silhouette (Halo) Reverse Channel Lettering

- a. Background surfaces of the sign shall be opaque and not reflect the illumination of image of the neon lamps within the letters.
- b. All neon tubing must be fully concealed within the letter to not be visible to the public.
- c. The rear edge of the letter shall be approximately one inch from the background surface.
- d. Standoff brackets shall be mounted in the least visible location to support the letters.
- e. Standoff brackets and fasteners visible within the one-inch dimension between the background surface and the back of the letter shall be painted to match the background surface.
- f. P-K transformer housings shall be provided to feed the neon to each letter of the sign.
- g. Halo-type signs must have clear Lexan backing on the rear of the letters.

In all instances, signs must not exceed three total colors, including white.

Landscaping and Buffering

- a. All required parking areas, yards or other required open spaces shall be appropriately landscaped in accordance with Section XI.C.11 of the Zoning Ordinance and with landscaping plans submitted to and approved by the Village, and thereafter shall be maintained in such a manner as to retain the intended standards of the approved landscaping plan and to conform to the landscaping requirements of the Village.

- a. Any element of the subject property which adjoins or is across the street from a Residential District, a fence or wall of architectural design approved by the Village and not less than five nor more than six feet in height, or a densely planted tree or shrub hedge, initially not less than five feet in height, shall be provided along the entire length of the property line which adjoins or is across the street from the Residential District. The proposed method of buffering shall be considered as part of the site plan review process herein set forth. The decision whether to require a wall, fence, trees, or shrub hedge shall be made by the Village based on site considerations.

Hours of Operation for Business Uses

- a. The hours of operation for all uses within this Ordinance shall not exceed 7 A.M. to 10 P.M.
- b. Any use may request special use approval in accordance with the procedures and requirements outlined in the Zoning Ordinance.
- c. The hours of operation for restaurants with liquor licenses shall be as follows and subject to the terms and conditions as follows:
 1. The closing time for restaurants with liquor licenses shall be 12:00 Midnight on Sundays, Mondays, Tuesdays, and Wednesdays; 1:00 AM on Thursdays (i.e. Friday at 1:00 AM); and 2:00 AM on Fridays and Saturdays (i.e. Saturday and Sunday at 2:00 AM). Except however, on December 31 of each year the permitted closing time shall be extended to 2:00 AM regardless of the day of the week (i.e. 2:00 AM on January 1.
 2. Restaurants with liquor licenses shall provide service of food prepared on-site up to a minimum of one hour before closing.
 3. Nothing herein shall supersede the requirements for such uses to obtain special use approval as required by the Zoning Ordinance.

Permitted and Special Uses

Permitted Uses

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

- a. Antique shops
- b. Art galleries
- c. Art and school supplies
- d. Bakeries
- e. Barber shops
- f. Beauty and health services
- a. Bicycle sales, including rental and repair and service functions where incidental to retail sales or rentals
- g. Book, stationery, card, and related gift shops
- h. Camera and photographic supply stores
- i. Candy stores
- j. Carpet and rug stores (retail only)
- k. China, glassware and household goods stores

- l. Clothing, clothing rental, and clothing accessory stores
- m. Coin and philatelic stores
- b. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales
- n. Craft, fabric, and sewing stores
- o. Custom art studio
- p. Delicatessens (packaged and/or prepared food for consumption on or off premises)
- q. Dry cleaning or laundry receiving establishment (processing to be done off-site)
- r. Financial services offices
- s. Florists
- t. Food stores, including grocery stores, supermarkets, meat markets, health food stores, fruit and vegetable stores, bulk food stores, and other similar establishments
- u. Furniture stores with less than 7,000 square feet of floor area
- v. Furrier shops
- w. Government offices without routine emergency services provided i.e. military recruiting center, except those related to the services provided by the Secretary of State's Vehicle Services Division
- x. Hardware stores
- y. Health and athletic clubs
- z. Hobby shops (not including video game parlors or arcades)
- aa. Home contracting sales and services, including homebuilders
- bb. Household appliance and electronics stores including repair and service functions where incidental to retail sales
- cc. Insurance offices
- dd. Interior decorating shops
- ee. Jewelry stores, including watch repairs, design and production of custom jewelry
- ff. Leather goods and luggage stores
- gg. Locksmiths
- hh. Medical, dental, optical offices and clinics without routine emergency services
- ii. Music stores, including the sale of music-related items and the teaching of music skills
- jj. Office supply stores
- kk. Orthopedic and medical appliance stores
- ll. Paint and wallpaper stores
- mm. Pharmacies and drug stores
- nn. Photography studios
- oo. Picture framing, when conducted for retail sales on the premises only
- pp. Post offices or business service stores without outdoor parking, storage, etc.
- qq. Real estate offices
- rr. Restaurants (including specialty restaurants such as donut shops and ice cream shops) without any of the following: live entertainment, dancing, or sales of alcoholic beverages.
- ss. Studios for teaching of art, martial arts, music, dance, and gymnastics
- tt. Shoe sales and shoe repair stores
- uu. Sporting goods stores

- vv. Tailor and dressmaking shops
- ww. Temporary outside sales display accessory to a permitted or special use (less than 24 hours)
- xx. Toy stores
- yy. Travel agencies
- zz. Tutoring centers for pre-school, primary, and secondary education
- aaa. Video rental stores
- bbb. Wine shops and services
- ccc. Accessory uses customarily incidental to the above including but not limited to off-street parking and loading as regulated in Section XI of the Zoning Ordinance

Special Uses

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section XIII of the Zoning Ordinance, as appropriate:

- a. Banks and financial institutions
- b. Banquet halls
- c. Catering establishments
- d. Child care centers and nursery schools
- e. Clubs or lodges, private, fraternal, or religious
- f. Convenience food stores
- g. Drive through facilities accessory to a permitted or special use
- h. Dry cleaners with on-site equipment for dry cleaning
- i. Gun sales and gun clubs
- j. Hours of operation exceeding 6 A.M. to 12 midnight for any listed use
- k. Liquor stores (package goods sales only)
- l. Offices related to the Secretary of State's Vehicle Services Division
- m. Outside dining area for a restaurant subject to compliance with the PUD regulations herein
- n. Parking lots and structures where such uses are the principal use on a lot
- o. Pet shops and pet service stores without overnight services
- p. Restaurants (including specialty restaurants such as donut shops and ice cream shops) with any of the following: live entertainment, dancing, or sales of alcoholic beverages.

Outdoor Dining

Restaurant outdoor dining areas shall be subject to the following:

- a. Dining areas 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. Outdoor food preparation, storage or display is prohibited;
- h. All tables and chairs must be stored in the rear or off-site of the subject property when not in use.
- i. Hours of operation of an outdoor dining area shall be consistent with the regulations found herein.
- j. Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas.
- k. Approval of outdoor dining areas shall be subject to the Village's adopted building codes.
- l. Outdoor dining areas must be approved by the Village Administrator or their designee to determine final compliance with the regulations set forth herein.

Building Height

Not to exceed two and one-half stories or 35 feet, whichever is less.

Parking Regulations

The subject property shall provide one parking space for each 250 gross square feet of commercial space available.

Every parking lot in excess of fifteen spaces shall contain planting islands for shade trees in compliance with the following standards:

- a. There shall be one island for every 15 parking spaces and one shade tree for each island.
- b. Each parking lot landscape island shall be a minimum of 9 feet wide and 18 feet in length.
- c. Required shade trees shall have a minimum 3 inch diameter measured two feet above ground level.
- d. Parking lot landscape islands generally shall be located at the ends of each row of parking (one double island to be located at the end of a double row of parking) and every 15 parking spaces within a row.
- e. Maintenance of Landscape Areas and Screening: All such landscaped areas and screening shall, once installed, be maintained in such manner as to retain at least the intended standards of the initial landscaping and to conform to the landscaping requirements of the Village.

Minimum Standards for Parking Stalls and Aisles

Angle of Parking	45 Degrees	60 Degrees	90 Degrees
Width of Stall	9'	9'	9'
Stall Width (parallel to aisle)	12'9"	10'5"	9'
Stall Depth (perp. to aisle)	20'	21'	18'
Stall Length	19'	19'	18'
Aisle Width	13'*	17'*	24'

*One-way aisles only

Parallel parking shall be permitted with stalls at least 24' in length with an aisle of 14'

Accessible parking areas shall be designed in accordance with State requirements

July 1, 2021 Parking at County Line Square																							
Address	Occupant	Land Use	Section	Code Requirement	Required After 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	10						
78	Patti's Sunrise Café	restaurant	West	37	37		37	37	37	37	37	37	37	37	37								
80	Patti's Sunrise Café	restaurant	West	11	5		5	5	5	5	5	5	5	5									
82	State Farm	office	West	4	4				4	4	4	4	4	4	4	4	4						
84	Kuman	tutoring	West	4	4								4	4	4	4	4	4	4				
88	Remax	realtor	West	13	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	7				
96	China King	restaurant	West	8	8							8	8	8	8	8	8	8	8	8	8		
98	Imperial Jewelers	jewelry	West	2	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	91		
102	Kerkstra's Cleaners	cleaners	East	7	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	20	20				
106	Magic Nails	salon	East	6	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	5						
110	Salon Hype	salon	East	5	5				5	5	5	5	5	5	5	5	5	5	5	5	5		
112	Vacant	retail	East	15	4			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	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	8				
124	Cyclebar*	health	East	19	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	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	49	14											14	14	14	14	14	14	14	
302	Vacant	retail	East	4	4						4	4	4	4	4	4	4	4	4				
304	Vacant	retail	East	4	4						4	4	4	4	4	4	4	4	4				
306	Vacant	retail	East	5	5						5	5	5	5	5	5	5	5	5				
308	Vacant	retail	East	4	4					4	4	4	4	4	4	4	4	4	4	4			
312	Are We Live	Restaurant	East	38	10												10	10	10	10	10	10	
314	Chiro One	medical	East	6	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	6						
320	Medandspa	medical	East	18	18						18	18	18	18	18	18	18	18					
324	Capri***	restaurant	East	62	56							56	56	56			56	56	56	56	56	55	
BUSINESSES OPEN						1	5	11	14	20	25	29	31	31	30	29	32	25	22	15	11	8	4
SPACES REQUIRED				578	483	10	79	212	231	275	317	447	464	464	408	341	452	400	355	317	293	189	92
SPACES AVAILABLE						479	479	479	479	479	479	479	479	479	479	479	479	479	479	479	479	479	479
	Required:	WEST				0	49	140	154	171	173	181	185	185	185	143	143	114	107	103	99	0	0
	Avaiable:	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	144	266	279	279	223	198	309	286	248	214	194	189	92
	Available:	EAST				298	298	298	298	298	298	298	298	298	298	298	298	298	298	298	298	298	298



BURR RIDGE ZONING ORDINANCE

SECTION VIII BUSINESS DISTRICTS

A. GENERAL PROVISIONS

1. Permitted Uses

- a. No building, structure, or tract of land shall be devoted to any use other than a use permitted hereinafter in the zoning district in which such building, structure, or tract of land shall be located, with the exception of the following:
 - (1) Uses lawfully established on the effective date of this Ordinance. Uses already lawfully established on the effective date of this Ordinance and rendered non-conforming by the provisions shall be subject to the regulations of Section XII.
 - (2) Special uses as allowed in each district.
- b. All business establishments shall be retail trade, office or service establishments dealing directly with consumers and all goods produced on the premises shall be sold on the premises where produced; provided, however, if the premises are less than 3,000 square feet in size and both sells and produces such goods on the premises, such goods may also be sold off-premises as well.

2. Bulk Requirements

Bulk requirements shall be as specified under each zoning district as described herein, except as otherwise specifically approved for a planned unit development. In addition, no building or structure shall be converted so as to conflict with, or further conflict with, the bulk requirements of the district in which such building or structure is located.

3. Yard Requirements

Yard requirements shall be as specified under each zoning district as described herein, except as otherwise specifically approved for a planned unit development.

4. Operation Within Enclosed Buildings

All business, service, storage, merchandise display, repair, and processing, where allowed, shall be conducted within a completely enclosed building, except as follows:

- a. Outdoor activities are permitted for uses which by definition require outdoor activities such as parking and loading areas, automobile service stations, car washes, or recreation areas for child care centers and nurseries.
- b. Outdoor activities listed as special uses, such as outdoor dining areas, drive-through windows, and outdoor displays of merchandise, may be approved by the Board of Trustees upon recommendation from the Plan Commission subject to Section XIII, herein.



- c. Temporary (for a limited duration of time) outdoor activities may be permitted subject to written approval by the Community Development Director. Such activities shall not include any permanent improvements, buildings, or structures. Outdoor activities which may be permitted include festivals, tent sales, or seasonal sidewalk sales.

5. Outdoor Dining

Restaurant outdoor dining areas, when permitted as a special use, shall be subject, at a minimum, to the following:

- 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.

6. Nuisances

Processes and equipment employed, and goods processed or sold, shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste, or any other environmental reason. All activities involving the production, processing, cleaning, servicing, testing, or repair of materials, goods, or products, shall conform with the performance standards established in this Ordinance for Manufacturing Districts, provided that performance standards shall in every case be applied at the boundaries of the lot on which such activity takes place.

7. Parking and Loading

- a. With the exception stated below regarding delivery trucks of a business establishment, parking of trucks in the open shall be prohibited. Trucks making deliveries to the business premises shall make deliveries only at loading docks where provided and, if there is no loading dock, such trucks may park only for such time as is necessary to complete the delivery.
- b. Delivery trucks for a business establishment may be parked overnight on a property within the B-1 or B-2 Districts subject to the following:
 - 1. Parking of delivery trucks shall be limited to two per business



establishment.

2. A delivery truck as defined for purposes of these regulations shall not exceed 24,000 pounds.
 3. Delivery trucks shall be parked in an employee parking lot designated at the time of the site plan approval or in the rear of the business establishment. However, if the rear of the business establishment adjoins a residential district, said delivery trucks shall be screened from view from the residential district or parked to the side of the principal building. Under no circumstances shall a delivery truck be parked between the principal building and the front or corner side property line.
- c. Off-street parking and loading shall be provided in accordance with the regulations established in Section XI of this Ordinance.

8. Signs

All signs shall comply with the applicable provisions of the sign regulations of the Burr Ridge Municipal Code (such Sign Ordinance shall not be construed as being incorporated herein).

9. Building and Site Plan Review

- a. Due to the need to protect valued natural resources and the integrity and environment of the Village's residential neighborhoods, traffic congestion and safety conditions and the land-use character of key intersections, areas containing unique natural features, transition areas adjacent to residential districts and areas at or near major intersections are identified as being of significant impact to the Village. Therefore, all petitions for rezoning to the B-1 or B-2 Districts, all requests for special use approval pursuant to Sections VIII.B.2 and VIII.C.2 herein, and all applications for building permits for the construction of new buildings, building additions, structures, parking lots, and fences within the B-1 or B-2 Districts, shall be subject to building and site plan review and approval. Any building, structure, and site development must comply strictly with the approved site plan, and any building or occupancy permit will not be issued, or will be revoked if already issued, if the development does not strictly comply with the approved site plan.
- b. The site plan shall indicate the locations of proposed and existing buildings and structures and any proposed new additions to the existing buildings and structures, properly arranged facilities, water detention and drainage facilities, landscaping, buffering to adjacent residential areas, and such other buffering or features as are necessary or appropriate to fit harmoniously with the character, use and zoning of adjoining and surrounding properties and to avoid any appreciable adverse effect upon such properties. Such site plan shall also include and/or be accompanied by the documents and information required under Section XIII of this Ordinance. The Plan Commission, in its discretion, may waive the requirement of submitting any or all such information in connection with applications for approval of site plans for uses in the Business Districts.
- c. Such building and site plan and any accompanying documents or information, shall be filed with the Community Development Director. The Community Development Director shall schedule the building and site plan for review by the Plan Commission and shall provide notice of the Plan Commission's scheduled review in compliance with established procedures



for notice of Plan Commission public hearings.

- d. The Community Development Director shall refer such building and site plan and documents to the Plan Commission and the Village Engineer, Village Forester, and Building Commissioner for review. The Plan Commission shall review the report of the Community Development Director and the findings of the Village Engineer, Village Forester and Building Commissioner at the first meeting following receipt of a report of their findings. After such review, the Plan Commission shall submit its recommendation to the Village Board of Trustees, who shall either approve or disapprove the proposed site plan, or approve it with modification, or shall refer the site plan back to the Plan Commission for reconsideration or modification. The Plan Commission's recommendation to approve and the Board's approval of building and site plans may be conditioned on future approval of revised landscaping plans or engineering, as may be needed due to required site plan modification.
- e. All exterior building facades in the Business Districts shall be of high quality materials that may include but are not limited to brick, natural stone, precast stone, architectural pre-cast panels, or glass. The use of plastic siding, vinyl siding, or aluminum siding and the use of engineered stucco systems, including but not limited to those commonly known as "Dryvit" or exterior insulation and finish systems (EIFS) are discouraged as exterior building façade materials for all buildings in the Business Districts. Traditional cement based stucco may be used as an exterior building material subject to the following restrictions:
 - 1. The majority of a building's façade should be brick, natural stone, pre-cast stone architectural pre-cast panels, or glass.
 - 2. The first 8 feet from the top of the building's foundation should be brick, natural stone, pre-cast stone, or architectural pre-cast panels with the intent of creating the appearance of a strong building foundation.
 - 3. Stucco shall be installed as per the manufacturer's specifications. (9e added by Ordinance A-834-01-12).

10. Landscaping and Buffering

- a. All required parking areas, yards or other required open spaces shall be appropriately landscaped in accordance with Section XI.C.11 and with landscaping plans submitted to and approved by the Village, and thereafter shall be maintained in such a manner as to retain the intended standards of the approved landscaping plan and to conform to the landscaping requirements of the Village. As part of Subsection VIII.A.9, Site Plan Review will include the review of proposed landscape design and improvements. The proposed landscaping plan shall be filed with the Community Development Director, who shall then refer it to the Plan Commission and the Village Forester for review. The Plan Commission shall review the report of the Community Development Director and the findings of the Village Forester at the first meeting following receipt of said report and findings. After such review, the Plan Commission shall submit its recommendation to the Village Board of Trustees, who shall either approve or disapprove the proposed plan, or approve it with modifications, or shall refer the plan back to the Plan Commission for reconsideration or modification.



- b. For any development of a property within a Business District which adjoins or is across the street from a Residential District, a fence or wall of architectural design approved by the Village and not less than five nor more than six feet in height, or a densely planted tree or shrub hedge, initially not less than five feet in height, shall be provided along the entire length of the property line which adjoins or is across the street from the Residential District. The proposed method of buffering shall be considered as part of the site plan review process herein set forth. The decision whether to require a wall, fence, trees, or shrub hedge shall be made by the Village based on site considerations. No occupancy permit shall be issued until the required screening has been completed in strict accordance with the approved plan.

11. Hours of Operation for Business Uses

- a. The hours of operation for all uses within the B-1 and B-2 Districts shall not exceed 7 A.M. to 10 P.M. except as otherwise allowed herein.
- b. Any business use in the B-1 or B-2 District may request special use approval in accordance with the procedures and requirements outlined in Section XIII of this Ordinance.
- c. The hours of operation for restaurants with liquor licenses shall be as follows and subject to the terms and conditions as follows:
 - 1) The closing time for restaurants with liquor licenses shall be 12:00 Midnight on Sundays, Mondays, Tuesdays, and Wednesdays; 1:00 AM on Thursdays (i.e. Friday at 1:00 AM); and 2:00 AM on Fridays and Saturdays (i.e. Saturday and Sunday at 2:00 AM). Except however, on December 31 of each year the permitted closing time shall be extended to 2:00 AM regardless of the day of the week (i.e. 2:00 AM on January 1).
 - 2) Restaurants with liquor licenses shall provide service of food prepared on-site up to a minimum of one hour before closing.
 - 3) Nothing herein shall supersede the requirements for such uses to obtain special use approval as required by Sections VIII.B.2 and VIII.C.2, herein.
(Amended by Ordinance A-834-03-12).



BURR RIDGE ZONING ORDINANCE

SECTION VIII.B B-1 BUSINESS DISTRICT

B. B-1 RETAIL BUSINESS DISTRICT

The B-1 District is intended to provide a location suitable to accommodate a combination of retail, service, and office uses in a commercial and business district.

1. Permitted Uses

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

- a. Antique shops with less than 7000 square feet of floor area
- b. Art galleries
- c. Art and school supplies
- d. Bakeries (retail sales and not more than 70 percent of the floor area may be devoted to the production or processing of bakery goods)
- e. Barber shops
- f. Beauty and Health Services
- g. Bicycle sales, including rental and repair and service functions where incidental to retail sales or rentals
- h. Book stores and stationery shops
- i. Camera and photographic supply stores
- j. Candy stores
- k. Card and gift shops
- l. Carpet and rug stores (retail only)
- m. China, glassware and household goods stores
- n. Clothing, clothing rental, and clothing accessory stores
- o. Coin and philatelic stores
- p. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales and with less than 7,000 square feet of floor area
- q. Craft, fabric, and sewing stores



- r. Delicatessens (packaged and/or prepared food for consumption on or off premises)
- s. Dry cleaning or laundry receiving establishment (processing to be done off-site)
- t. Florist shops
- u. Food Stores, including grocery stores, supermarkets, meat markets, health food stores, fruit and vegetable stores, bulk food stores, and other similar establishments
- v. Furniture stores with less than 7,000 square feet of floor area
- w. Furrier shops
- x. Hardware stores with less than 7,000 square feet of floor area
- y. Health and Athletic Club with less than 7,000 square feet of floor area (Amended by Ordinance A-834-25-15)
- z. Hobby shops (not including video game parlors or arcades)
- aa. Interior decorating shops
- bb. Jewelry stores, including watch repairs, design and production of custom jewelry
- cc. Leather goods and luggage stores
- dd. Locksmith shops
- ee. Music stores including sheet music, recorded music, and musical instrument sales and repair
- ff. Office supply and service stores including copying and package delivery services with less than 7000 square feet of floor area
- gg. Paint and wallpaper stores with less than 7,000 square feet of floor area
- hh. Pharmacies and Drug Stores
- ii. Photography studios
- jj. Picture framing, when conducted for retail sales on the premises only
- kk. Post Offices accessory to a permitted or special use
- ll. Restaurants in multi-tenant buildings (including specialty restaurants such as donut shops and ice cream shops) and without any of the following: live entertainment, dancing, or sales of alcoholic beverages
- mm. Studios for teaching of art, martial arts, music, dance, and gymnastics
- nn. Shoe sales and shoe repair stores with less than 7,000 square feet of floor area
- oo. Sporting goods stores with less than 7,000 square feet of floor area
- pp. Tailor and dressmaking shops
- qq. Toy stores with less than 7,000 square feet of floor area
- rr. Video rental stores



- ss. Accessory uses customarily incidental to the above including but not limited to off-street parking and loading as regulated in Section XI of this Ordinance

2. Special Uses

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section XIII of this Ordinance, as appropriate:

- a. Antique shops with more than 7000 square feet of floor area
- b. Banks and Financial Institutions (Amended by Ordinance A-834-06-09)
- c. Banquet Halls
- d. Catering establishments
- e. Child care centers and nursery schools
- f. Clubs or Lodges, private, fraternal, or religious
- g. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales, with more than 7,000 square feet of floor area
- h. Convenience Food Stores
- i. Custom art studio (Amended by Ordinance A-834-08-18)
- j. Department Stores
- k. Drive through facilities accessory to a permitted or special use
- l. Dry cleaners with on-site equipment for dry cleaning
- m. Financial Services Offices (Amended by Ordinance A-834-06-09)
- n. Funeral parlors
- o. Furniture stores with more than 7,000 square feet of floor area
- p. Gun sales and gun clubs (Amended by Ordinance A-834-18-18)
- q. Hardware stores with more than 7,000 square feet of floor area
- r. Hours of operation exceeding 7 A.M. to 10 P.M. for any business listed as a permitted or special use except as otherwise permitted by Section VIII.A.11 (Amended by Ordinance A-834-03-12).
- s. Household appliance and electronics stores including repair and service functions where incidental to retail sales
- t. Insurance Offices (Amended by Ordinance A-834-06-09)
- u. Laundromats
- v. Liquor stores (package goods sales only)
- w. Medical, Dental, and Optical Offices and Clinics (Amended by Ordinance A-834-06-09)
- x. Office Supply and Service Stores including copying and package delivery services, with more than 7000 square feet of floor area



- w. Orthopedic and Medical Appliance Stores
- x. Outside dining area for a restaurant subject to compliance with Section VIII.A.5 herein
- y. Outside sales display accessory to a permitted or special use
- z. Paint and wallpaper stores with more than 7,000 square feet of floor area
- aa. Parking lots and structures where such uses are the principal use on a lot
- bb. Pet shops and pet service stores
- cc. Planned unit developments
- dd. Post offices, Federal Government
- ee. Real Estate Offices (Amended by Ordinance A-834-06-09)
- ff. Restaurants in single tenant buildings or with any one of the following: live entertainment, dancing, or sales of alcoholic beverages (Amended by Ordinance A-834-6-99).
- gg. Shoe sales and shoe repair stores with more than 7,000 square feet of floor area
- hh. Shopping centers (containing stores listed as permitted or special uses in this B-1 District) with less than 100,000 square feet of floor area
- ii. Sporting goods stores with more than 7,000 square feet of floor area
- jj. Theaters, performing arts, indoor only
- kk. Toy stores with more than 7,000 square feet of floor area
- ll. Travel Agencies (Amended by Ordinance A-834-06-09)
- mm. Tutoring center for pre-school, primary, and secondary education (Amended by Ordinance A-834-31-11).
- nn. Wine boutique with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site (Amended by Ordinance A-834-01-11)

3. **Lot Size Requirements:**

	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
a. <u>Permitted Uses</u>	10,000 square feet	80 feet
b. <u>Special Uses</u>		
(1) All special uses except those listed below	10,000 square feet	80 feet



(2) Convents, monasteries, and theological schools	10 Acres	500 feet
(3) Child care centers and nursery schools	As approved by the Village	
(4) Funeral Parlors	30,000 square feet	150 feet
(5) Parking lots or Structures (as principal use)	10,000 square feet	100 feet
(6) Planned Unit Developments	6 acres	350 feet
(7) Post Offices	10,000 square feet	150 feet
(8) Shopping Centers	3 acres	250 feet

4. Floor Area Ratio:

Not to exceed 0.40.

5. Building Height:

Not to exceed two and one-half stories or 35 feet, whichever is less.

6. Yard Requirements:

- a. Front yard: 40 feet. The area extending from the front building line to within 15 feet of the front property line may be occupied by drives, vehicular parking, sidewalks, landscaping and similar facilities (all of the area between the front property line and the front building line which is not occupied by such facilities, including the 15 feet adjoining the street, shall be landscaped in accordance with Subsection VIII.A.10).
- b. Corner side yard: 40 feet. The area extending from the front building line to within 15 feet of the front property line may be occupied by drives, vehicular parking, sidewalks, landscaping and similar facilities (all of the area between the front property line and the front building line which is not occupied by such facilities, including the 15 feet adjoining the street, shall be landscaped in accordance with Subsection VIII.A.10).
- c. Interior side yard: None required, however, if a yard is provided, it must be at least 20 feet in width.
- d. Rear yard: 40 feet
- e. Transitional rear and side yards: all lots with rear or side lot lines abutting a residential district shall provide a 50 foot yard along such abutting lot line, with landscaping in accordance with Subsection VIII.A.10.

Exhibit E

Sign Criteria

Reverse Channel Letters (Backlit)

Signage on the exterior of the Demised Premises shall be provided as herein specified, and Tenant shall not erect or maintain, nor suffer to remain, any sign on the exterior of the Demised Premises except as permitted herein. Tenant shall, prior to the Commencement Date of this Lease, erect one sign (the "Store Front Sign") on the front of the Demised Premises. The Store Front Sign shall comply with local sign ordinances and the Landlord's requirements.

I General Requirements

- A. The Store Front Sign shall be the only sign permitted at the front of the Demised Premises. (If the Demised Premises fronts on more than one side, an additional sign may be allowed if approved by Landlord in writing.)
- b. All sign transformers, raceways and ballast boxes and decals shall be concealed behind sign band wall. Manufacturer's names, stamps and decals shall not be exposed.
- C. No exposed neon or incandescent bulbs or flashing, blinking, rotating, or moving signs or makers shall be permitted.
- D. No Store Front Sign or other signing on the Demised Premises shall be of a type wherein the signing is housed or contained within an illuminated or non-illuminated sign can or box mounted on the exterior of the sign area, unless expressly approved by Landlord in writing.
- E. Small-scale signs stating store hours, which are fabricated of die-cut vinyl, adhering on the inside surface of the glass of the storefront, shall be permitted subject to Landlord's approval. The maximum letter height shall be 1 1/2", the print style shall be Helvetica medium and the color shall be white.
- F. No sign shall be painted on the exterior of the walls, doors, windows or any other surface of the Demised Premises, nor erected, maintained or suffered to remain on the roof or parapet of the Demised Premises.
- G. No sign shall be erected until written specifications and drawings of such sign are first approved in writing by Landlord. Such specifications and drawings shall show the size, construction, materials, colors, script, name of sign manufacturer and proposed location of such sign in conformity with the requirements stated herein and shall include a cross section drawing.

Reverse Channel Letters (cont.)

- H. Wording on large scale signs shall be limited to store or trade name only. Each party's customary signature or logo, hallmark, insignia, or other trade identification will be respected within the guidelines set forth.
- I. All signs erected by tenant pursuant to the provisions hereof shall be erected at Tenant's own risk and expenses (including final electrical connections and connections to time clock), shall be in accordance with applicable law, and shall concern only the business of Tenant. Tenant shall secure and pay any necessary permits and fees. Tenant shall maintain said signs in a good state of repair and save the Landlord harmless from any loss, cost or damage as a result of the erection, maintenance, existence or removal of the same, and Tenant shall repair any damage which may have been caused by the erection, existence, maintenance or removal of such signs. Upon vacating the Demised Premises, Tenant shall remove all such signs and repair all damage caused by such removal. The contractor, materials and methods for repair must be approved in writing by the Landlord in advance of the work.
- J. All electrical hook-ups shall be performed by a licensed electrician, approved by Landlord and installed in accordance with all government requirements.
- K. Any damage caused to Landlord's work by signage installation shall be repaired by the Landlord and charged to the Tenant.
- L. Public safety decals or art work on glass in minimum sizes to comply with applicable Code, subject to the approval of Landlord, may be used, as required by building codes or other government regulations.
- M. Paper signs, stickers, banners or flags are prohibited.

II Specific Requirements

- A. Type - Aluminum letters, individually backlit with 3/16" clear plexi backface.
- B. Size -
 - 1. Suggested letter height for single row is 15" for upper case and 12" for lower case. Maximum total letter height for single row is 18" for upper or lower case letters and/or logos.
 - 2. Multiple rows are not to exceed 18" total height, including space.
 - 3. Depth of the letter to be 4".
 - 4. Total horizontal measurement shall not exceed a length of 16'.
 - 5. Base line and center line of sign to be located by Landlord's Architect.

Reverse Channel Letters (cont.)

C. Colors and Materials

1. Letters to be constructed of welded aluminum and painted with acrylic polyurethane to match a #313 Duranodic Bronze color.
2. All letters shall be illuminated with white neon tubes powered by normal factory transformers installed in the letter. A conduit for electric will be provided by Landlord contractor. All letters shall be approved by Underwriter Laboratories and carry a seal of approval.
3. Signs shall be attached to building with stainless steel bolts.
4. As part of Tenant's electrical work, Tenant shall install a seven-day timing device to control the sign so that hours of illumination can be controlled in accordance with the overall shopping center policy.

D. Three (3) complete sets of sign drawings must be submitted to the Landlord for approval before fabrication. Tenant's sign drawings must include the following:

1. Provide a complete listing and verbal description of every sign to be erected at the Premises.
2. Provide elevation views of storefront showing all signs (drawn to accurate scale) with dimensions of height of letters and length of signs.
3. Provide color samples of acrylic polyurethane.
4. Provide a cross section view through sign letter and sign panel showing location of sign relative to the storefront line, mounting height, and the dimensioned protection of the face of the letter from the face of the sign panel.

E. No front door signage shall be permitted, Landlord shall affix 2 1/2" letters to front door in accordance with attached exhibit A.

F. No rear building signage shall be permitted, Landlord shall affix 2 1/2" letters to rear door indicating Tenant name and address, in accordance with attached exhibit B.

Landlord shall not be responsible for the cost of refabrication of signs fabricated, ordered or constructed, that do not conform to the sign criteria and the local sign ordinances.

Petition	Address	Purpose	Plan	Board
Z-05-2000	Bobak's	Extended Hours >10pm	7-0 (Y)	5-0 (Y)
Z-09-2003	CLS	Permit Outdoor Dining	7-0 (Y)	4-0 (Y)
Z-07-2007	Capri	Extend Hours for Dining & Sale of Alcohol	5-0 (Y)	5-0 (Y)
Z-15-2008	Wine Merch.	Add "Wine Boutique" as Special Use	6-0 (Y)	5-0 (Y)
Z-05-2009	Brookhaven	Permit Cart Corral	7-0 (Y)	6-0 (Y)
Z-04-2009	Capri	Extend Hours of Dining & Sale of Alcohol	6-0 (Y)	5-0 (Y)
Z-03-2009	Dao	Extend Hours of Dining	6-0 (Y)	5-0 (Y)
Z-12-2010	Capri	Modify Outdoor Dining Area	6-0 (Y)	5-0 (Y)
Z-03-2010	Dao	Permit Outdoor Dining	6-0 (Y)	5-0 (Y)
Z-11-2010	Wine Merch.	Permit Beer and Wine Consumption	7-0 (Y)	5-0 (Y)
Z-10-2011	Remax	Permit Office in Retail Space	6-0 (Y)	6-0 (Y)
Z-24-2011	Kumon	Create Special Use for Tutoring Center	6-0 (Y)	6-0 (Y)
Z-09-2011	Dao	Extend Hours of Dining	6-0 (Y)	4-0 (Y)
Z-05-2012	Dao	Live Entertainment	6-0 (Y)	6-0 (Y)
Z-10-2012	Bagel	Permit Outdoor Dining	5-0 (Y)	5-0 (Y)
Z-11-2012	Capri	Permit Outdoor Dining	5-0 (Y)	6-0 (Y)
Z-07-2013	La Cabanita	Permit Restaurant/Outdoor Dining	7-0 (Y)	4-0 (Y)
Z-08-2013	Dao	Expand Outdoor Dining	6-0 (Y)	6-0 (Y)
Z-04-2015	Capri	Expand Restaurant/Parking Variation	6-0/5-1 (Y)	5-0 (Y)
Z-17-2015	Cyclebar	Permit Athletic Club w/o Required Parking	5-0 (Y)	6-0 (Y)
Z-07-2017	Wine Merch.	Extend Hours of Operation	6-0 (Y)	6-0 (Y)
Z-19-2018	Capri	Expand Seating Capacity/Parking Variation	7-0/4-3 (Y)	6-0 (Y)
Z-15-2020	Johnny Cab's	Permit Restaurant/Outdoor Dining	7-0 (Y)	5-1 (Y)
Z-01-2021	Capri	Permit Restaurant/Outdoor Dining	7-0/6-1 (Y)	6-0 (Y)
Z-03-2021	Patti's	Expand Restaurant/Alcohol Sales	7-0 (Y)	5-0 (Y)



Village of Burr Ridge

NOTICE

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

For further information, please call or visit:

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

Ask for Information Re: Z-08-2021

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan Commission Agenda)

LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at **7:00 p.m. on Monday, July 19, 2021**, at Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.

PURPOSE OF HEARING

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by the Village of Burr Ridge to establish a Planned Unit Development as per Section VIII.B.2.cc of the Zoning Ordinance for the purpose of creating parking and land use regulations at the subject property. The petition number and address is **Z-08-2021: 50-106 and 110-324 Burr Ridge Parkway** and the Permanent Real Estate Index Numbers are **18-30-305-003-0000; 18-30-301-001-0000; and 18-30-305-005-0000**.

Public comment may be provided by individuals who attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than 5:00 p.m. on Tuesday, July 13, 2021. All public comment may be emailed to Evan Walter (ewalter@burr-ridge.gov) or mailed to Mr. Walter's attention at the aforementioned address. All public comment received in a timely fashion shall be considered equally. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

Greg Trzupek, Chairman

MEMBERS: GREG TRUZPEK, MIKE STRATIS, LUISA HOCH, JIM BROLINE, JANINE FARRELL, BARRY IRWIN, JOSEPH PETRICH, AND ENZA PARRELLA.

18-30-300-056-1001
James Glimco
450 Village Center Drive #201
Burr Ridge, IL 60527

18-30-300-056-1004
Joan Sikora
450 Village Center Drive #204
Burr Ridge, IL 60527

18-30-300-056-1007
Nancy Tameling
450 Village Center Drive #207
Burr Ridge, IL 60527

18-30-300-056-1009
Michael J. Criscione
450 Village Center Drive #209
Burr Ridge, IL 60527

18-30-300-056-1012
Kevin Kopp
450 Village Center Drive #212
Burr Ridge, IL 60527

18-30-300-056-1015
Presidio Capital LLC
3 Grant Street, Suite 415
Hinsdale, IL 60521

18-30-300-056-1018
Christopher S Cole
450 Village Center Drive #301
Burr Ridge, IL 60527

18-30-300-056-1021
Geno Napolitano
450 Village Center Drive #304
Burr Ridge, IL 60527

18-30-300-056-1024
Linnette Bullock
450 Village Center Drive #307
Burr Ridge, IL 60527

18-30-300-056-1027
Patricia Gould and Nicole Gould
450 Village Center Drive #310
Burr Ridge, IL 60527

18-30-300-056-1002
Elizabeth Levy
450 Village Center Drive #202
Burr Ridge, IL 60527

18-30-300-056-1005
Phillip Timyan
450 Village Center Drive #205
Burr Ridge, IL 60527

18-30-300-056-1008
Daniel Dabros
450 Village Center Drive #208
Burr Ridge, IL 60527

18-30-300-056-1010
Dariusz Wida
450 Village Center Drive #210
Burr Ridge, IL 60527

18-30-300-056-1013
Bejan Fakouri
450 Village Center Drive #213
Burr Ridge, IL 60527

18-30-300-056-1016
Alexander Thomas and Ellie Homan
450 Village Center Drive #216
Burr Ridge, IL 60527

18-30-300-056-1019
Demetrio G Veja
2 Saddle Court
Burr Ridge, IL 60527

18-30-300-056-1022
Filip Trajkov
450 Village Center Drive #305
Burr Ridge, IL 60527

18-30-300-056-1025
Steven Jiotis
450 Village Center Drive #308
Burr Ridge, IL 60527

18-30-300-056-1028
Jerry Lee
450 Village Center Drive #311
Burr Ridge, IL 60527

18-30-300-056-1003
Kristin A Burka
450 Village Center Drive #203
Burr Ridge, IL 60527

18-30-300-056-1006
Nicholas Lykouratzos
450 Village Center Drive #206
Burr Ridge, IL 60527

18-30-300-056-1011
Thomas Murray
450 Village Center Drive #211
Burr Ridge, IL 60527

18-30-300-056-1014
Mona Mekhail
450 Village Center Drive #214
Burr Ridge, IL 60527

18-30-300-056-1017
Jennifer Fox
450 Village Center Drive #217
Burr Ridge, IL 60527

18-30-300-056-1020
Lorriance Bilthuis
450 Village Center Drive #303
Burr Ridge, IL 60527

18-30-300-056-1023
Cynthia Millinowisch
450 Village Center Drive #306
Burr Ridge, IL 60527

18-30-300-056-1026
Shirley A Strzyz
450 Village Center Drive #309
Burr Ridge, IL 60527

18-30-300-056-1029
Guy Santillo
450 Village Center Drive #312
Burr Ridge, IL 60527

18-30-300-056-1030
 Martin Rola
 450 Village Center Drive #313
 Burr Ridge, IL 60527

18-30-300-056-1033
 Kerry Murphy
 450 Village Center Drive #316
 Burr Ridge, IL 60527

18-30-300-056-1036
 Mr. and Mrs. Caveney
 450 Village Center Drive #402
 Burr Ridge, IL 60527

18-30-300-056-1040
 Stillman Chang
 9550 Pacific Court
 Burr Ridge, IL 60527

18-30-300-056-1043
 Jennifer Ryan
 450 Village Center Drive #410
 Burr Ridge, IL 60527

18-30-300-056-1046
 Murray Homestead, L.L.C.
 450 Village Center Drive #413
 Burr Ridge, IL 60527

18-30-300-056-1049
 David Arnold and George Izzo
 450 Village Center Drive #416
 Burr Ridge, IL 6527

18-30-300-056-1031
 Jean M Randolph
 450 Village Center Drive #314
 Burr Ridge, IL 60527

18-30-300-056-1034
 Donna Grabowski
 450 Village Center Drive #317
 Burr Ridge, IL 60527

18-30-300-056-1037
 David Jelinek
 450 Village Center Drive #403
 Burr Ridge, IL 60527

18-30-300-056-1041
 Ahmed & Khadija Shakir
 450 Village Center Drive #408
 Burr Ridge, IL 60527

18-30-300-056-1045
 Maihlaqa and Heena Alavi
 450 Village Center Drive #411
 Burr Ridge, IL 60527

18-30-300-056-1047
 Thomas Toellner
 450 Village Center Drive #414
 Burr Ridge, IL 60527

18-30-300-056-1050
 Susan M Broucek
 450 Village Center Drive #417
 Burr Ridge, IL 60527

18-30-300-056-1032
 Thomas and Judith Rediehs
 450 Village Center Drive #315
 Burr Ridge, IL 60527

18-30-300-056-1035
 David A Cales
 450 Village Center Drive #401
 Burr Ridge, IL 60527

18-30-300-056-1038
 Juanito Bartolome
 450 Village Center Drive #404
 Burr Ridge, IL 60527

18-30-300-056-1042
 Artur Miller
 450 Village Center Drive #409
 Burr Ridge, IL 60527

18-30-300-056-1046
 John Phelps
 450 Village Center Drive #412
 Burr Ridge, IL 60527

18-30-300-056-1048
 Thomas F. Hurka
 450 Village Center Drive #415
 Burr Ridge, IL 60527

18-30-300-056-1039
 Mr. Dean Henning
 450 Village Center Drive #405
 Burr Ridge, IL 60527

18-30-301-001-0000
Reegs Properties
PO Box 639
Hinsdale, IL 60522

18-30-302-001-0000
TCF Bank Facilities Mgt.
801 Marquette Ave
Minneapolis, MN 55402

18-30-303-010-0000
Kensington Park LLC
743 McClintock Drive
Burr Ridge, IL 60527

18-30-306-024-0000
Dr. Ghassan Abboud
206 Ambriance Dr.
Burr Ridge, IL 60527

18-30-305-005-0000
Dr. Andrew J Moormann
50 Burr Ridge Pkwy 101
Burr Ridge, IL 60527

18-30-306-018-0000
John J Forkan
305 Ambriance
Burr Ridge, IL 60527

18-30-306-022-0000
Parris Szot
301 Ambriance Dr.
Burr Ridge, IL 60527

18-30-302-002-0000
TCF Bank Facilities Mgt.
801 Marquette Ave
Minneapolis, MN 55402

18-30-304-003-0000
Taxpayer of
101 Burr Ridge Parkway
Burr Ridge, IL 60527

18-30-305-003-0000
Reegs Properties
PO Box 639
Hinsdale, IL 60522

18-30-306-015-0000
Sharad Gandhi
403 Ambriance Drive
Burr Ridge, IL 60527

18-30-306-019-0000
Mr Mrs A Fernandez
305 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-021-0000
Ramit Mendi
302 Ambriance
Burr Ridge, IL 60527

18-30-302-003-0000
TCF Bank Facilities Mgt.
801 Marquette Ave
Minneapolis, MN 55402

18-30-304-004-0000
Harris NC CRE
PO Box 755
Chicago, IL 60690

18-30-305-004-0000
Inter Contl Burr Ridge
2221 Camden Court #200
Oak Brook, IL 60523

18-30-306-016-0000
Hirsh Monindra
500 Quail Ridge
Westmont, IL 60559

18-30-306-020-0000
Magdalena Kolosa
303 Ambriance Dr.
Burr Ridge, IL 60527

18-30-306-025-0000
 Spencer Lee Mi Y Won
 205 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-026-0000
 Nabeel Jabri
 204 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-027-0000
 Michael A Micaletti
 203 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-031-0000
 Athihalli Nagaraj
 102 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-032-0000
 Sunil Suri
 103 Ambriance Dr.
 Burr Ridge, IL 60527

18-30-306-033-0000
 Edward T Prodehl
 104 Ambriance Ct.
 Burr Ridge, IL 60527

09-25-402-017
 ST bank Countryside TR 78
 c/o Coglianese Funeral HM
 7508 S County Line Road
 Burr Ridge, IL 60527

09-25-402-018
 Gerald W Dill
 7512 County Line Road
 Burr Ridge, IL 60527

09-25-402-019
 Beechen & Dill Builders
 7512 S County Line Road
 Burr Ridge, IL 60527

09-25-402-023
 Village of Burr Ridge
 7660 S County Line Road
 Burr Ridge, IL 60527

09-25-402-024
 Village of Burr Ridge
 7660 S County Line Road
 Burr Ridge, IL 60527

09-25-402-026
 Beechen & Dill Builders
 7512 S County Line Road
 Burr Ridge, IL 60527

09-25-402-027
 Christian Brother Midwest
 7650 S County Line Road
 Burr Ridge, IL 60527

18-30-300-053-1001
 Renuka H Bhatt MDSC
 2202 Essington Road #101
 Joliet, IL 60435

18-30-300-
 037/038/042/044/047/053/056-0000
 BRVC Owner, LLC
 200 S. Wacker Drive, Suite 1325
 Chicago, IL 60606

18-30-100-008-0000
 Doug Young
 18267 Casey Road
 Grayslake, IL 60030

18-30-300-026-0000
 TCF Bank Facilities Management
 801 Marquette Avenue
 Minneapolis, MN 55402

18-30-300-057-1001
 lyda Ghuneim
 801 Village Center Drive, Unit 201
 Burr Ridge, Illinois 60527

18-30-300-057-1004
 Resident
 801 Village Center Drive, Unit 204
 Burr Ridge, Illinois 60527

18-30-300-057-1006
 Resident
 801 Village Center Drive, Unit 206
 Burr Ridge, Illinois 60527

18-30-300-057-1007
 Shafout J. Kahn
 801 Village Center Drive, Unit 207
 Burr Ridge, Illinois 60527

18-30-300-057-1012
 Mr. Dominic Fava
 801 Village Center Drive, Unit 304
 Burr Ridge, Illinois 60527

18-30-300-057-1015
 Mr. William Dillard
 801 Village Center Drive, Unit 307
 Burr Ridge, Illinois 60527

18-30-300-057-1017
 Resident
 801 Village Center Drive, Unit 401
 Burr Ridge, Illinois 60527

18-30-300-057-1019
 Debra Sutkowski-Markmann
 801 Village Center Drive, Unit 403
 Burr Ridge, Illinois 60527

18-30-300-057-1021
 Resident
 801 Village Center Drive, Unit 405
 Burr Ridge, Illinois 60527

18-30-300-057-1002
 Ms. Erin Holec
 801 Village Center Drive, Unit 202
 Burr Ridge, Illinois 60527

18-30-300-057-1004
 Mr. Raghuvansh Kumar
 8161 Ridge Pointe
 Burr Ridge, Illinois 60527

18-30-300-057-1006
 Alka Srivastava
 9 Lake Ridge Court
 Burr Ridge, Illinois 60527

18-30-300-057-1008
 Mr. Nicholas Meyers
 801 Village Center Drive, Unit 208
 Burr Ridge, Illinois 60527

18-30-300-057-1010
 Ms. Carol Zapka
 801 Village Center Drive, Unit 302
 Burr Ridge, Illinois 60527

18-30-300-057-1013
 Mr. and Mrs. Paul Bellisario
 801 Village Center Drive, Unit 305
 Burr Ridge, Illinois 60527

18-30-300-057-1022
 Cartus Financial Corp
 40 Apple Ridge Road
 Danbury CT 06810

18-30-300-057-1017
 Davindra L. Sharma
 6652 Manor Drive
 Burr Ridge, Illinois 60527

18-30-300-057-1020
 Resident
 801 Village Center Drive, Unit 404
 Burr Ridge, Illinois 60527

18-30-300-057-1021
 Ms. Asha Sarode
 502 Ambriance Drive
 Burr Ridge, IL 60527

18-30-300-057-1003
 Mr. and Mrs. Keefe
 801 Village Center Drive, Unit 203
 Burr Ridge, Illinois 60527

18-30-300-057-1005
 Rita D Stoss-Michaels
 801 Village Center Drive, Unit 205
 Burr Ridge, Illinois 60527

18-30-300-057-1009
 Sarla Gupta
 801 Village Center Drive, Unit 301
 Burr Ridge, Illinois 60527

18-30-300-057-1011
 Nancy Rizzuto
 801 Village Center Drive, Unit 303
 Burr Ridge, Illinois 60527

18-30-300-057-1014
 Abdul Ilah Touleimat
 801 Village Center Drive, Unit 306
 Burr Ridge, Illinois 60527

18-30-300-057-1016
 Ms. Maureen Denard
 801 Village Center Drive, Unit 308
 Burr Ridge, Illinois 60527

18-30-300-057-1018
 Ms. Sandra Otto
 801 Village Center Drive, Unit 402
 Burr Ridge, Illinois 60527

18-30-300-057-1020
 Mr. Larry Edwards Siebs
 34770 N. Los Reales
 Carefree, AZ 85377

18-30-300-057-1022
 Resident
 801 Village Center Drive, Unit 406
 Burr Ridge, Illinois 60527

18-30-300-057-1023
 Mr. and Mrs. Harbour
 801 Village Center Drive, Units 407
 Burr Ridge, IL 60527

18-30-300-054-1002
 Mr. and Mrs. Kyksta
 850 Village Center Drive, Unit 202
 Burr Ridge, IL 60527

18-30-300-054-1004
 Resident
 850 Village Center Drive, Unit 204
 Burr Ridge, IL 60527

18-30-300-054-1006
 Mr. Michael Yost
 850 Village Center Drive, Unit 206
 Burr Ridge, IL 60527

18-30-300-054-1009
 Antonije Keljevick
 850 Village Center Drive, Unit 209
 Burr Ridge, IL 60527

18-30-300-054-1012
 Resident
 850 Village Center Drive, Unit 212
 Burr Ridge, IL 60527

18-30-300-054-1014
 Daniel and Janet Piecki
 850 Village Center Drive, Unit 214
 Burr Ridge, IL 60527

18-30-300-054-1017
 Kil Nam and Hee Ja Kim
 850 Village Center Drive, Unit 217
 Burr Ridge, Illinois 60527

18-30-300-054-1019
 Sylvia Lee
 850 Village Center Drive, Unit 219
 Burr Ridge, Illinois 60527

18-30-300-054-1022
 Ashok Kothari
 850 Village Center Drive, Unit 301
 Burr Ridge, Illinois 60527

18-30-300-054-1001
 Resident
 850 Village Center Drive, Unit 201
 Burr Ridge, IL 60527

18-30-300-054-1004
 Armarjit Singh
 51 Ashton Court
 Burr Ridge, IL 60527

18-30-300-054-1007
 Vida Jankauskiene
 850 Village Center Drive, Unit 207
 Burr Ridge, IL 60527

18-30-300-054-1010
 Nancy Segreti
 850 Village Center Drive, Unit 210
 Burr Ridge, IL 60527

18-30-300-054-1012
 Elham Abboud
 1241 Ashbury Court
 Libertyville, IL 60048

18-30-300-054-1015
 Nizam Ather
 850 Village Center Drive, Unit 215
 Burr Ridge, IL 60527

18-30-300-054-1018
 Colette Rennie
 850 Village Center Drive, Unit 218
 Burr Ridge, Illinois 60527

18-30-300-054-1020
 Altobelli
 850 Village Center Drive, Unit 220
 Burr Ridge, Illinois 60527

18-30-300-054-1023
 Sheela Singh
 850 Village Center Drive, Unit 302
 Burr Ridge, Illinois 60527

18-30-300-054-1001
 Mr. and Mrs. Walk
 36 S. Old Mill Lane
 Burr Ridge, IL 60527

18-30-300-054-1003
 Mr. Vincenzo Marino
 850 Village Center Drive, Unit 203
 Burr Ridge, IL 60527

18-30-300-054-1005
 Mr. Michael Simmons
 850 Village Center Drive, Unit 205
 Burr Ridge, IL 60527

18-30-300-054-1008
 Anthony Jalovec
 850 Village Center Drive, Unit 208
 Burr Ridge, IL 60527

18-30-300-054-1011
 Richard Sileikis
 850 Village Center Drive, Unit 211
 Burr Ridge, IL 60527

18-30-300-054-1013
 Eloise Carnevale
 850 Village Center Drive, Unit 213
 Burr Ridge, IL 60527

18-30-300-054-1016
 Tracy Schoppen
 850 Village Center Drive, Unit 216
 Burr Ridge, IL 60527

18-30-300-057-1024
 Mr. and Mrs. Wasz
 801 Village Center Drive, Units 408
 Burr Ridge, IL 60527

18-30-300-054-1021
 Alice Martin
 850 Village Center Drive, Unit 221
 Burr Ridge, Illinois 60527

18-30-300-054-1024
 Resident
 850 Village Center Drive, Unit 304
 Burr Ridge, Illinois 60527

18-30-300-054-1024
Francisco & Laura Cervantes
7619 Drew Avenue
Burr Ridge, Illinois 60527

18-30-300-054-1026
Kaleinkovas Vitalijus
850 Village Center Drive, Unit 306
Burr Ridge, Illinois 60527

18-30-300-054-1029
Resident
850 Village Center Drive, Unit 309
Burr Ridge, Illinois 60527

18-30-300-054-1030
James Kuksta
850 Village Center Drive, Unit 310
Burr Ridge, Illinois 60527

18-30-300-054-1033
Anthony Formato
850 Village Center Drive, Unit 313
Burr Ridge, Illinois 60527

18-30-300-054-1036
Jason Nash
850 Village Center Drive, Unit 316
Burr Ridge, Illinois 60527

18-30-300-054-1037
Ann L. Vaughan
940 S. Vine Street
Hinsdale, IL 60521

18-30-300-054-1039
Kathleen Jaszka
850 Village Center Drive, Unit 319
Burr Ridge, Illinois 60527

18-30-300-054-1041
Patel
850 Village Center Drive, Unit 321
Burr Ridge, Illinois 60527

18-30-300-054-1044
James Chesniak
850 Village Center Drive, Unit 404
Burr Ridge, Illinois 60527

18-30-300-054-1025
Resident
850 Village Center Drive, Unit 305
Burr Ridge, Illinois 60527

18-30-300-054-1027
Suryakant Patel
6816 Fieldstone Drive
Burr Ridge, Illinois 60527

18-30-300-054-1029
Diane and Kemenko Jovic
7920 Deer View Court
Burr Ridge, IL 60527

18-30-300-054-1031
Wesley Tate
850 Village Center Drive, Unit 311
Burr Ridge, Illinois 60527

18-30-300-054-1034
Mary Lisnich
850 Village Center Drive, Unit 314
Burr Ridge, Illinois 60527

18-30-300-054-1038
Mutie Naim Sughayer
850 Village Center Drive, Unit 318
Burr Ridge, Illinois 60527

18-30-300-054-1042
Lali Singh
850 Village Center Drive, Unit 401
Burr Ridge, Illinois 60527

18-30-300-054-1045
Amy Seus
850 Village Center Drive, Unit 405
Burr Ridge, Illinois 60527

18-30-300-054-1025
Devindra and Usha Sharma
6652 Manor Drive
Burr Ridge, IL 60527

18-30-300-054-1028
Philip Jepsen
850 Village Center Drive, Unit 308
Burr Ridge, Illinois 60527

18-30-300-054-1032
Catharine Danly
850 Village Center Drive, Unit 312
Burr Ridge, Illinois 60527

18-30-300-054-1035
David Atkenson
850 Village Center Drive, Unit 315
Burr Ridge, Illinois 60527

18-30-300-054-1037
Resident
850 Village Center Drive, Unit 317
Burr Ridge, Illinois 60527

18-30-300-054-1040
Rishi Sharma
850 Village Center Drive, Unit 320
Burr Ridge, Illinois 60527

18-30-300-054-1043
Robert & Marie Zumstein
850 Village Center Drive, Unit 402
Burr Ridge, Illinois 60527

18-30-300-054-1046
Allan Thom
850 Village Center Drive, Unit 406
Burr Ridge, Illinois 60527

18-30-300-054-1047
 850 BR Condo LLC
 850 Village Center Drive, Unit 407
 Burr Ridge, Illinois 60527

18-30-300-054-1048
 Gerald Cronk
 850 Village Center Drive, Unit 408
 Burr Ridge, Illinois 60527

18-30-300-054-1049
 Mr. Edmundo Sanchez
 850 Village Center Drive, Unit 410
 Burr Ridge, Illinois 60527

18-30-300-054-1050
 Mary Okolisam
 Samuel Basillious
 850 Village Center Drive, Unit 411
 Burr Ridge, Illinois 60527

18-30-300-054-1051
 Gregory Shultz
 850 Village Center Drive, Unit 412
 Burr Ridge, Illinois 60527

18-30-300-054-1052
 Mr. and Mrs. Kalnes
 850 Village Center Drive, Unit 413
 Burr Ridge, Illinois 60527

18-30-300-054-1053
 Rick Michalak
 850 Village Center Drive, Unit 414
 Burr Ridge, Illinois 60527

18-30-300-054-1054
 Diane Vivo
 850 Village Center Drive, Unit 415
 Burr Ridge, Illinois 60527

18-30-300-054-1055
 Resident
 850 Village Center Drive, Unit 416
 Burr Ridge, Illinois 60527

18-30-300-054-1055
 Perm Sharma
 505 Ambriance Drive
 Burr Ridge, IL 60527

18-30-300-054-1056
 Resident
 850 Village Center Drive, Unit 417
 Burr Ridge, Illinois 60527

18-30-300-054-1056
 850 Burr LLC
 2500 S. Highland Avenue
 Suite 103
 Lombard, IL 60148

18-30-300-054-1057
 Lena Kasi
 850 Village Center Drive, Unit 418
 Burr Ridge, Illinois 60527

18-30-300-054-1058
 Kumad Barman
 850 Village Center Drive, Unit 419
 Burr Ridge, Illinois 60527

18-30-300-054-1059
 Vijay Singhal
 850 Village Center Drive, Unit 420
 Burr Ridge, Illinois 60527

18-30-300-054-1060
 James O'Brien
 850 Village Center Drive, Unit 421
 Burr Ridge, Illinois 60527

18-30-300-058-1058
 William Petty
 1000 Village Center Drive, Unit 414
 Burr Ridge, Illinois 60527

18-30-300-058-1059
 Jay Christopher
 1000 Village Center Drive, Unit 416
 Burr Ridge, Illinois 60527

18-30-300-054-1047
 850 BR Condo LLC
 160 Green Tree Drive, Suite 101
 Dover, Delaware 19904

18-30-300-058-1030
 John Forkan
 1000 Village Center Drive, Unit 214
 Burr Ridge, Illinois 60527

18-30-300-058-1033
 Kathleen Binks
 1000 Village Center Drive, Unit 301
 Burr Ridge, Illinois 60527

18-30-300-058-1036
 Denise Lehnert
 1000 Village Center Drive, Unit 304
 Burr Ridge, Illinois 60527

18-30-300-058-1039
 Brenda Helms
 1000 Village Center Drive, Unit 307
 Burr Ridge, Illinois 60527

18-30-300-058-1041
 Frank Tabachka
 1000 Village Center Drive, Unit 309
 Burr Ridge, Illinois 60527

18-30-300-058-1044
 Jean Rudolph
 1000 Village Center Drive, Unit 312
 Burr Ridge, Illinois 60527

18-30-300-058-1046
 Jim and Leslie Bowman
 1000 Village Center Drive, Unit 314
 Burr Ridge, Illinois 60527

18-30-300-058-1049
 Jim and Marriane Coogan
 1000 Village Center Drive, Unit 401
 Burr Ridge, Illinois 60527

18-30-300-058-1052
 Nasem Akel
 1000 Village Center Drive, Unit 406
 Burr Ridge, Illinois 60527

18-30-300-058-1055
 Tom Harris
 1000 Village Center Drive, Unit 409
 Burr Ridge, Illinois 60527

18-30-300-058-1031
 Barbara Spitkovsky
 1000 Village Center Drive, Unit 215
 Burr Ridge, Illinois 60527

18-30-300-058-1034
 Sharon M. Jioia
 1000 Village Center Drive, Unit 302
 Burr Ridge, Illinois 60527

18-30-300-058-1037
 Claudia Navarro
 1000 Village Center Drive, Unit 305
 Burr Ridge, Illinois 60527

18-30-300-058-1040
 Virgilio N. Nidea
 1000 Village Center Drive, Unit 308
 Burr Ridge, Illinois 60527

18-30-300-058-1042
 Rosa Diaz Trust
 1000 Village Center Drive, Unit 310
 Burr Ridge, Illinois 60527

18-30-300-058-1044
 Mr. and Mrs. Pierre Wakim
 107 Oak Ridge Drive
 Burr Ridge, IL 60527

18-30-300-058-1047
 Gia and Tim Ormond
 1000 Village Center Drive, Unit 315
 Burr Ridge, Illinois 60527

18-30-300-058-1050
 Asle and Kathleen Klemma
 1000 Village Center Drive, Unit 403
 Burr Ridge, Illinois 60527

18-30-300-058-1053
 Betty J. Cervený
 1000 Village Center Drive, Unit 407
 Burr Ridge, Illinois 60527

18-30-300-058-1056
 Tom Mouroukas
 1000 Village Center Drive, Unit 410
 Burr Ridge, Illinois 60527

18-30-300-058-1032
 Helen Nardi
 1000 Village Center Drive, Unit 216
 Burr Ridge, Illinois 60527

18-30-300-058-1035
 Sean Carney
 1000 Village Center Drive, Unit 303
 Burr Ridge, Illinois 60527

18-30-300-058-1038
 Kathleen Becker
 1000 Village Center Drive, Unit 306
 Burr Ridge, Illinois 60527

18-30-300-058-1043
 Larry Marcheschi
 1000 Village Center Drive, Unit 311
 Burr Ridge, Illinois 60527

18-30-300-058-1045
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