



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
APRIL 4, 2022 - 7:00PM  
BURR RIDGE POLICE DEPARTMENT - TRAINING 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 MARCH 21, 2022 MEETING MINUTES**

**III. PUBLIC HEARINGS**

- A. Z-05-2022: 100, 130, 800 and 900 Burr Ridge Parkway; Permanent Real Estate Index Numbers 18-30-300-026-0000, 18-30-302-001-0000, 18-30-302-002-0000, 18-30-302-003-0000, and 18-30-302-004-0000 (Village of Burr Ridge); Re-zoning and Findings of Fact**

Request to re-zone the properties as per Section VIII.C of the Zoning Ordinance from the L-I Light Industrial District to the B-2 General Business District.

- B. Z-06-2022: 745 McClintock Drive; Permanent Real Estate Index Number 18-30-303-009-0000 (Village of Burr Ridge); Re-zoning and Findings of Fact**

Request to re-zone the property as per Section IX.D of the Zoning Ordinance from the L-I Light Industrial District to the O-2 Office and Hotel District.

- C. Z-07-2022: 835 McClintock Drive; Permanent Real Estate Index Number 18-30-303-006-0000 (Village of Burr Ridge); Re-zoning and Findings of Fact**

Request to re-zone the property as per Section IX.D of the Zoning Ordinance from the L-I Light Industrial District to the O-2 Office and Hotel District.

**IV. CORRESPONDENCE**

- A. Board Reports  
March 28, 2022**

- B. Building Reports  
February 2022**

**V. OTHER CONSIDERATIONS**

**A. PC-02-2022: 10S381 Madison St. (Musa); Extraterritorial Review of Rezoning and Plat of Subdivision**

Review of a DuPage County rezoning request from R-1 Single Family to R-3 Single Family and a proposed three-lot subdivision.

**VI. PUBLIC COMMENT**

**VII. FUTURE MEETINGS**

**April 11, 2022 Board of Trustees**

No one is currently scheduled, but a representative is requested to attend.

**April 18, 2022 Plan Commission**

**Z-08-2022:** Text amendments to Sections VIII.B, VIII.C, and XIV.B of the Zoning Ordinance to define "live entertainment" and permit "live entertainment" as accessory to certain uses in the Business Districts.

**Z-09-2022:** Text amendments to Sections VIII.A, VIII.B, and VIII.C of the Zoning Ordinance to amend hours of operation for restaurant uses in the Business Districts.

**April 25, 2022 Board of Trustees**

Chairman Trzupek is the scheduled representative.

**May 2, 2022 Plan Commission**

**Z-04-2022:** 308-312 Burr Ridge Parkway (continuation from March 21, 2022)

**Z-10-2022:** 9115 Kingery Highway (Thorntons LLC); Special Uses, PUD Amendment, and Variations to operate a proposed gas station with convenience store.

**VIII. ADJOURNMENT**

**VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**MINUTES FOR REGULAR MEETING OF MARCH 21, 2022**

**I. ROLL CALL**

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:01 p.m. at the Burr Ridge Police Department Training Room, 7700 County Line Road, Burr Ridge, Illinois by Chairman Trzupek. Chairman Trzupek welcomed two new members of the Plan Commission, Richard Morton and Deanna McCollan.

**ROLL CALL** was noted as follows:

**PRESENT:** 8 – Irwin, Parrella, Petrich, Broline, Stratis, Morton, McCollan, and Trzupek

**ABSENT:** None

Trustee Guy Franzese and Community Development Director Janine Farrell were also present.

**II. APPROVAL OF PRIOR MEETING MINUTES – FEBRUARY 7, 2022**

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to approve the minutes of the February 7, 2022 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Irwin, Petrich, Broline, Parrella, Stratis, McCollan, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 1 – Morton

**MOTION CARRIED** by a vote of 7-0 with one abstention.

**III. APPROVAL OF PRIOR MEETING MINUTES – MARCH 7, 2022**

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to approve the minutes of the March 7, 2022 Plan Commission meeting/workshop.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Irwin, Petrich, Broline, Parrella, Morton, and McCollan

**NAYS:** 0 – None

**ABSTAIN:** 2 – Stratis and Trzupek

**MOTION CARRIED** by a vote of 6-0 with two abstentions.

#### IV. 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-04-2022: 308-312 Burr Ridge Parkway (Rovito); Special Use Amendment, Special Use, and Findings of Fact**

Chairman Trzupek asked for a summary of the petition. Mrs. Farrell stated that the petitioner is Filipo Rovito of Are We Live. On June 28, 2021, the petitioner received special use approval for a restaurant with sales of alcoholic beverages and outdoor dining, Ordinance #A-834-10-21. This special use approval was to operate Are We Live located at 310 and 312 Burr Ridge Parkway. At that time, the petitioner was also approved for a variation to permit the restaurant without the required number of parking spaces. The petitioner is now requesting to expand the existing operations into the neighboring unit addressed as 308 Burr Ridge Parkway. Since that special use approval, the County Line Square Planned Unit Development (PUD) was approved on November 8, 2021, Ordinance #A-834-19-21. A restaurant over 4,000 square feet with or without the sale of alcoholic beverages requires a special use. The cumulative total of 308, 310, and 312 Burr Ridge Parkway, including the outdoor dining areas measures roughly 4,400 sq. ft. The petitioner seeks to maintain the existing hours of operation, have liquor sales, and outdoor dining. The outdoor dining area is proposed to match what was previously approved. The County Line Square PUD has specific guidelines for the outdoor dining area which the applicant will be required to comply with and has been added as a condition. The County Line Square PUD requires that all restaurant uses over 4,000 gross square feet must provide and continually operate a parking management plan, which shall include, at minimum, valet service to be present on Thursday-Saturday evenings after 5:00 p.m. The previously approved variation for parking also required a parking management plan that included: a commitment to provide valet parking off-site, behind the building, or at the west end of the shopping center; the reservation of four (4) parking spaces for valet parking that does not interfere with any drive aisles or fire lanes; and a commitment that employees be required to park offsite or behind the shopping center. Should the Commission recommend approval of the requests, staff recommends that this is added as a condition.

Chairman Trzupek noted that while there was an individual present on behalf of the petitioner, this person was unable to answer questions about the proposal. Chairman Trzupek was disappointed that a parking plan was not submitted considering the amount of work that went into the County Line Square PUD. Chairman Trzupek does not want the parking plan as a condition of approval. Chairman Trzupek noted the lack of an outdoor dining plan and had concerns that the previous plan was not in compliance with the regulations and now it is being expanded without a revised plan. Chairman Trzupek noted that the Commission is in the process of defining live entertainment and understood that while the petitioner is not requesting live entertainment, it was noted in an objection that there was once a DJ present. Chairman Trzupek preferred the case to be tabled until the outdoor dining and parking management plans are submitted, and until the Commission holds a public hearing for the live entertainment text amendment.

Commissioner Stratis agreed and preferred to postpone the public hearing. Commissioner Stratis had questions about signage and other items that would not be able to be answered by the representative present that evening.

Commissioner Broline agreed and wished to see some information on any proposed signage. Chairman Trzupek clarified that new signage is not required to be installed and may not necessarily be proposed by the petitioner at this time.

Commissioners McCollian, Petrich, and Parrella agreed with the comments made.

Commission Irwin asked if there were any timing issues. The representative for the petitioner stated that she was not aware of any.

Chairman Trzupek asked for public comment. None was given.

Chairman Trzupek and Mrs. Farrell confirmed that unit 308 was not currently occupied by a restaurant, only used for storage.

Commissioner Morton agreed with the comments made and emphasized that disability access should be maintained for the outdoor dining area.

Commissioner Stratis asked staff to research enforcement action on signage and early occupancy.

Commissioner Morton noted an email objection mentioned traffic on Chasemoor Drive. Commissioner Morton recalled an agreement between Chasemoor and the Village which allowed usage of the road in exchange for the Village maintaining the road. Commissioner Morton requested staff to investigate. Chairman Trzupek noted that live entertainment may have an impact on traffic.

The Commission and staff discussed scheduling of the potential live entertainment text amendment and which date to continue the public hearing.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to continue the case until the May 2, 2022 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 8 – Stratis, Irwin, Broline, Petrich, Morton, Parrella, McCollian, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 8-0.

#### **IV. CORRESPONDENCE**

Chairman Trzupek asked if there were any comments on the Board or Building Reports. There were none.

#### **V. OTHER CONSIDERATIONS**

##### **Discussion to Prioritize Potential Text Amendments**

Chairman Trzupek noted that there were several proposed text amendments before the Commission and the need to discuss scheduling. Mrs. Farrell explained that five text amendments received Board direction, one was recommended by the Plan Commission and needs to receive Board direction, and three were suggested by a resident.

The Commission generally agreed that live entertainment and hours of operation should be prioritized and scheduled for public hearing on April 18.

Commissioner Stratis requested that staff provide research on what neighboring communities are doing for these text amendments.

The Commission generally agreed that right-of-way signs and commercial vehicle parking should be prioritized second and scheduled for public hearing on May 16. If the Board directs the Plan Commission to proceed with the text amendment for attached garages, this should also be scheduled for that date.

The Commission generally agreed that short-term rentals should be prioritized third and a public hearing scheduled for June 6.

The Commission and staff discussed the three text amendments suggested by the resident. The Commission did not generally agree there were issues with the existing regulations for nonconformities. Mrs. Farrell explained that uses with outdoor components typically require a special use. The Commissioners asked staff to review all uses and ensure that ones with an outdoor component do require a special use. Mrs. Farrell noted that building permit duration is governed through the Building Code which is not under the Commission's purview. The Building Code will likely be updated in the fall and building permit duration will be evaluated at that time. The Commissioners did not generally agree that the duration for a special use or variation should be shortened. The Commission generally agreed to not pursue Board direction for these requests until the specific changes needed are identified.

Chairman Trzupek asked about the public notification process for text amendments and recommended posting on the website and social media.

#### **VI. PUBLIC COMMENT**

A member of the public suggested posting the text amendment information in the Oak Leaf newsletter.

## **VII. FUTURE MEETINGS**

### **April 4, 2022 Plan Commission**

Staff noted that Z-05-2022, Z-06-2022, and Z-07-2022 are scheduled for public hearing. These are re-zonings of Light Industrial parcels within the downtown area. The Commission and staff discussed the location of the properties, the current and proposed zoning, and the moratorium for the downtown area.

Mrs. Farrell noted that there will also be a 1.5-mile review of a proposed three lot subdivision on the northeast corner of Madison and 91<sup>st</sup> St.

### **April 18, 2022 Plan Commission**

Public hearings will be held on live entertainment and hours of operation text amendments.

Two members of the public asked for clarification about the re-zoning proposals scheduled for April 4 and expressed concerns about hotels being built.

## **VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to adjourn the meeting at 7:57 pm.

**ROLL CALL VOTE** was as follows:

**AYES:** 8 – Irwin, Morton, Stratis, Broline, Petrich, Parrella, McCollian, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 8-0.

**Respectfully Submitted:**

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Janine Farrell, AICP  
Community Development Director



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

**Z-05-2022: 100, 130, 800 and 900 Burr Ridge Parkway; Permanent Real Estate Index Numbers 18-30-300-026-0000, 18-30-302-001-0000, 18-30-302-002-0000, 18-30-302-003-0000, and 18-30-302-004-0000 (Village of Burr Ridge); Request to re-zone the properties as per Section VIII.C of the Zoning Ordinance from the L-I Light Industrial District to the B-2 General Business District.**

**HEARING:**

April 4, 2022

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Janine Farrell, AICP  
Community Development Director

**PETITIONER:**

Village of Burr Ridge

**PETITIONER STATUS:**

Municipality

**PROPERTY OWNER:**

TCF National Bank

**EXISTING ZONING:**

L-I Light Industrial

**LAND USE PLAN:**

Recommends Mixed-Use (Retail,  
Office, and Residential)

**EXISTING LAND USE:**

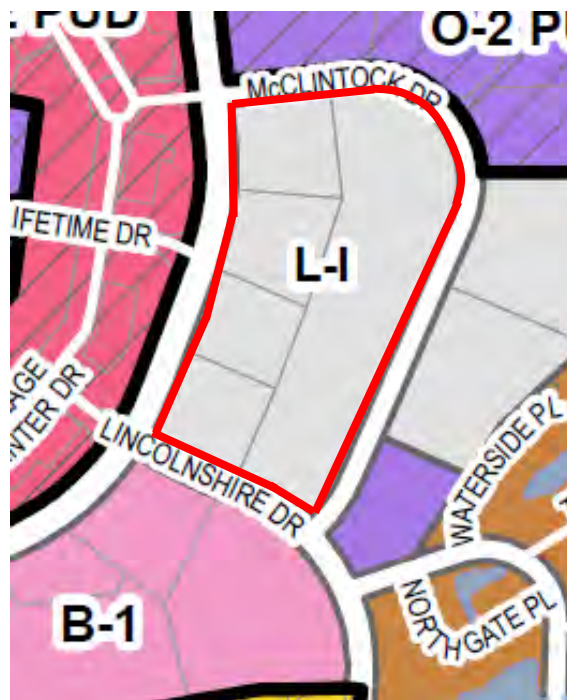
Office building (now vacant)

**SITE AREA:**

±13.72 Acres

**SUBDIVISION:**

Burr Ridge Park





Ordinance 1206 (passed 11/22/2021) approved a development moratorium in the Downtown Business Development District until May 1, 2022. The moratorium prevented new development under existing land use and zoning provisions within the area, allowing the Village time to evaluate amending the Comprehensive Plan, study downtown master plans, assess current Zoning Ordinance regulations, and review the Economic Development Plan's goals and directives after the Downtown Business District was approved in September 2021.

Within the Downtown Business District, properties are variously zoned L-I Light Industrial, O-2 Office and Hotel, B-1 Retail Business, B-2 General Business, and R-5 Residential, including several Planned Unit Developments (PUD). The industrially zoned properties consist of 800 Burr Ridge Parkway (five individual parcels), 745 McClintock Drive, and 835 McClintock Drive. Research shows that the properties were zoned industrial at the time of annexation in 1982. The industrial zoning district was the only available zoning classification which allowed for the office development approved under the terms of the annexation agreement. The properties on McClintock Drive and Burr Ridge Parkway have been developed with office buildings, a permitted use in the L-I zoning district. However, should redevelopment of the sites occur, uses such as manufacturing and warehousing would also be permitted. These types of industrial uses have the potential to negatively impact the residents and businesses within or adjacent to the downtown area and are not in compliance with the Comprehensive Plan. In accordance with the Illinois Municipal Code and the Village of Burr Ridge Zoning Ordinance, the Board of Trustees or Plan Commission may initiate a map amendment or rezoning of property provided it is in the best interest of the community. Zoning Ordinance section XIII.J.1 states that "for the purpose of promoting the public health, safety and general welfare, conserving the value of property throughout the community, and lessening or avoiding congestion in the public streets and highways, the Village Board of Trustees may ... amend district boundary lines, including rezoning or reclassifying specific property, provided that ... due allowances shall be made for existing conditions, the policies, standards, and principles of the Official Comprehensive Plan of the Village of Burr Ridge, as amended, the conservation of property values, the direction of building development to the best advantage of the entire community, and the uses to which property is devoted at the time of the adoption of such amendatory ordinance." The Village of Burr Ridge, the petitioner, contends that certain industrial uses have the potential to negatively impact public safety and welfare, property values, and could increase congestion on the streets with the addition of semi-truck traffic.

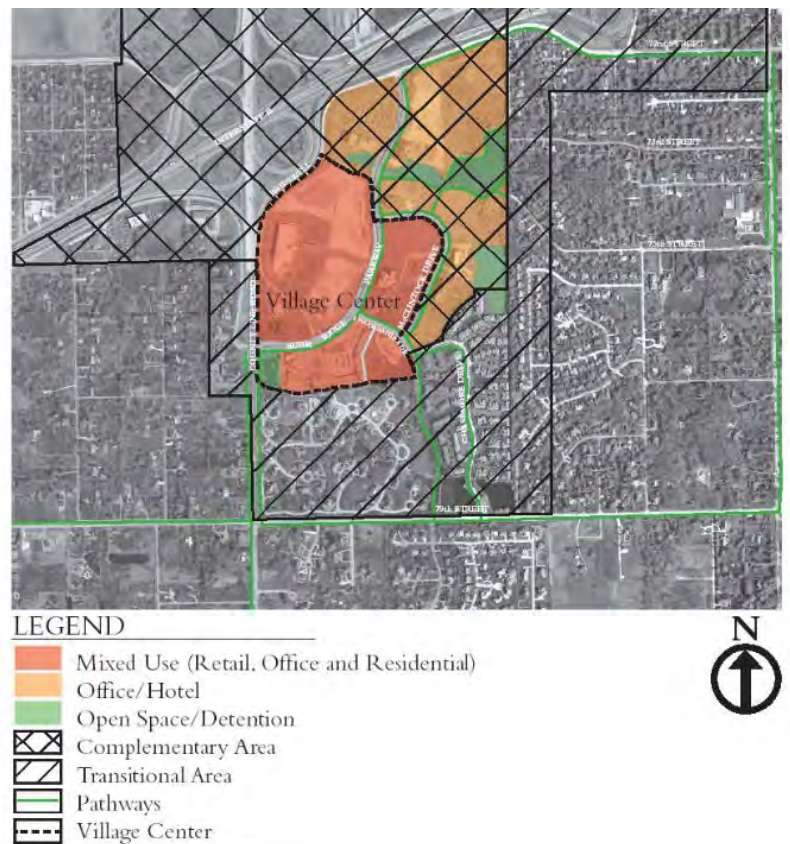


Downtown Business District Map

### **Compliance with the Comprehensive Plan**

Adopted in 2005, the Comprehensive Plan's Downtown/Burr Ridge Park Subarea Land Use Plan designates the 800 Burr Ridge Parkway property as "Mixed-use (Retail, Office, and Residential)." Since the property is adjacent to the Village Center, zoned B-2 Business under a PUD, and a "Mixed-use" land use designation is recommended by the Comprehensive Plan, the petitioner seeks to rezone the property as B-2 General Business which would permit commercial retail uses that the L-I zoning district would not.

Should the rezoning be approved, the existing office building, uses, and other development features that do not comply with the B-2 district regulations would become legal, nonconforming. Currently the office use has ceased operation. The site may be redeveloped, or the structure repurposed for uses permitted in the B-2 zoning district.



Comprehensive Plan's Downtown/Burr Ridge Park Subarea Map

### **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. To the south of the property is County Line Square, zoned B-1 (retail, restaurant, and commercial uses). To the west is the Village Center, zoned B-2 with a PUD (office, retail, restaurant, commercial, and residential uses). To the north is O-2 with a PUD (office uses and one vacant property). To the east are the two McClintock properties currently zoned L-I (office uses) but proposed to be rezoned to O-2 (Z-06-2022 and Z-07-2022), and an O-2 property (office use).

The trend in development in the area since the property was annexed in 1982 has been towards office, commercial (such as retail and restaurants), and residential uses. Many of these downtown properties were rezoned from L-I in order to be developed. Since the mid-1980s, no new industrial development has occurred in the downtown area.

### **Public Hearing History**

Since the annexation and initial development of the site, there were several amendments to the annexation agreement. The most recent zoning action approved sign variations: Ordinance A-378-04-00/S-07-2000 (in 2000) and Ordinance A-923-01-05/S-01-2005 (in 2005).

## Staff Report

Z-05-2022: 100, 130, 800 and 900 Burr Ridge Parkway (Village of Burr Ridge); Re-Zoning and Findings of Fact

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### **Public Comment**

While staff received a number of inquiries related to this petition, no one has submitted a formal comment. The owner of the property has been notified of the zoning action and has not submitted formal comments as of the date of this report, March 30, 2022.

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

Findings of fact have been provided, which the Plan Commission may adopt if in agreement with those findings.

### **Appendix**

Exhibit A – Application Materials



# EXHIBIT A



## VILLAGE OF BURR RIDGE

### PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

#### GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Janine Farrell, Community Development Director,  
Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge/municipality

PETITIONER'S ADDRESS: 7660 County Line Road, Burr Ridge, IL 60527

ADDRESS OF SUBJECT PROPERTY: 100, 130, 800, 900 Burr Ridge Parkway, Burr Ridge, IL 60527

PHONE: (630) 654-8181 x. 6100

EMAIL: jfarrell@burr-ridge.gov

PROPERTY OWNER: TCF National Bank

PROPERTY OWNER'S ADDRESS: 1405 Xenium Lane North PHONE: \_\_\_\_\_  
Plymouth, MN 55441

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

#### DESCRIPTION OF REQUEST:

Re-zoning from L-I Light Industrial to B-2 General Business District.

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

PROPERTY ACREAGE/SQ FOOTAGE: ±13.72 acres EXISTING ZONING: L-I Light Industrial

EXISTING USE/IMPROVEMENTS: Office use/Office building with parking lot

SUBDIVISION: Burr Ridge Park

PIN(S) # 18-30-300-026-0000, 18-30-302-001-0000, 18-30-302-002-0000, 18-30-302-003-0000, 18-30-302-004-0000

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.

Janine Farrell  
Petitioner's Signature

3/15/2022  
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:

100, 130, 800, 900 Burr Ridge Parkway

Property Owner or Petitioner:

Janine Farrell

(Print Name)

*Janine Farrell*

(Signature)



Mar 17, 2022 at 5:34:07 PM  
Lincolnshire Dr  
Burr Ridge IL 60527  
United States

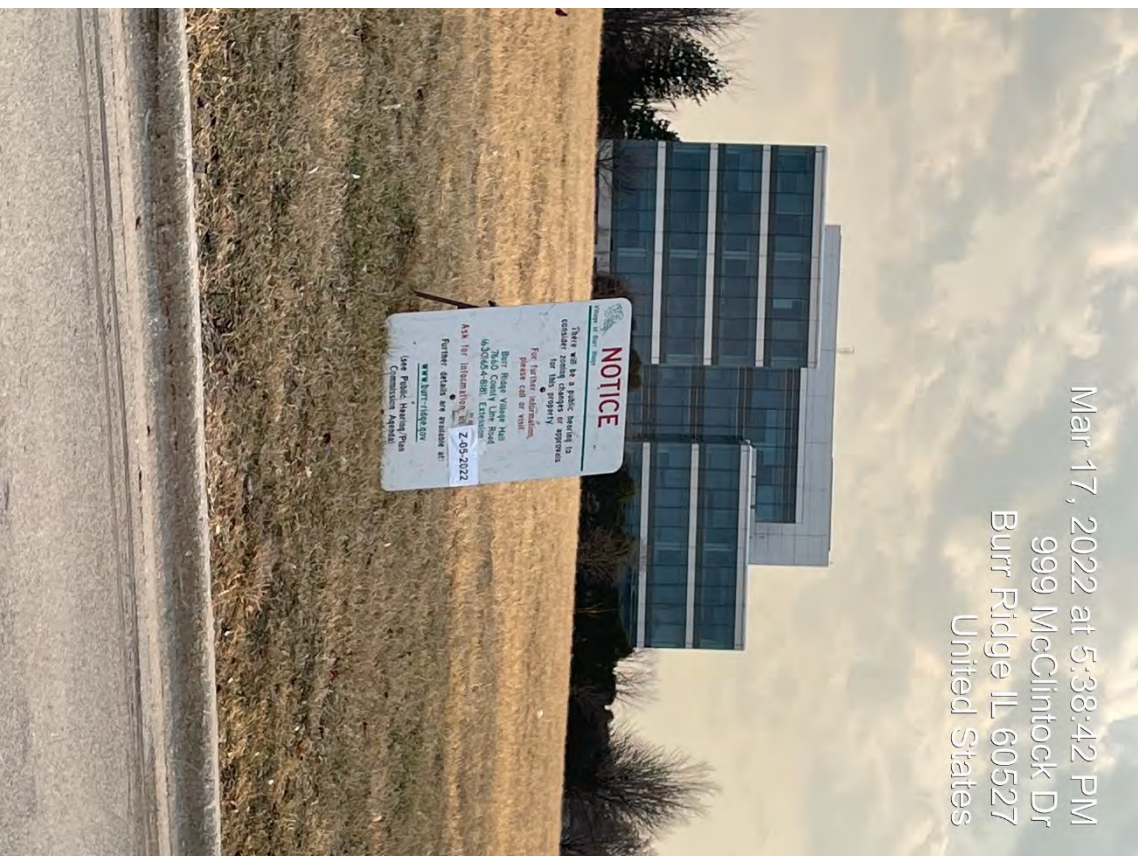


Mar 17, 2022 at 5:36:46 PM  
7645 McClintock Dr  
Burr Ridge IL 60527  
United States





Mar 17, 2022 at 5:38:42 PM  
999 McClintock Dr  
Burr Ridge IL 60527  
United States



Mar 17, 2022 at 5:41:33 PM  
800 Burr Ridge Pkwy  
Burr Ridge IL 60527  
United States

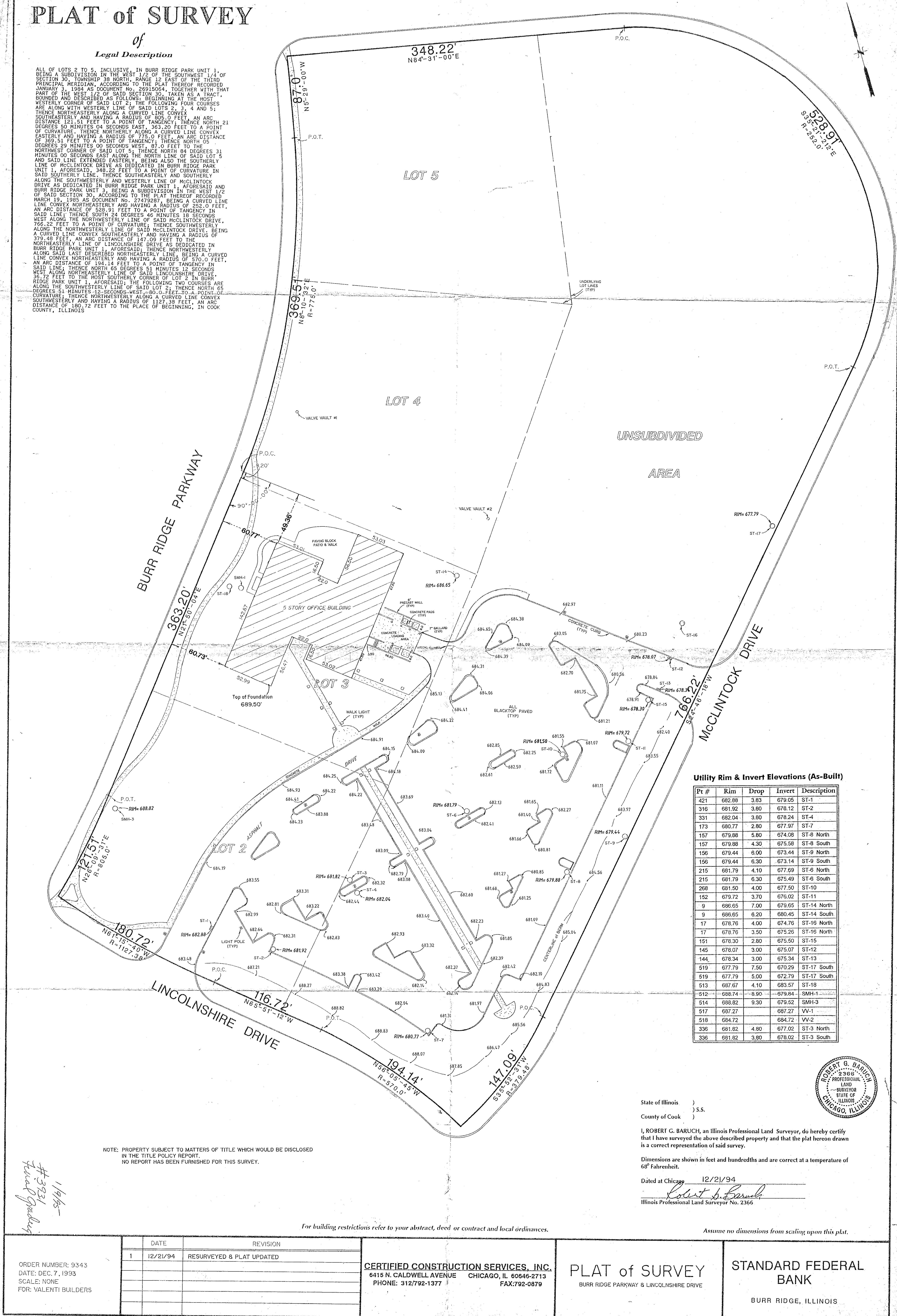




# PLAT of SURVEY

of  
Legal Description

ALL OF LOTS 2 TO 5, INCLUSIVE, IN BURR RIDGE PARK UNIT 1, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1994 AS DOCUMENT NO. 26915084, TOGETHER WITH THAT PART OF THE WEST 1/2 OF SAID SECTION 30, TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 2; THE FOLLOWING FOUR COURSES ARE ALONG WITH WESTERLY LINE OF SAID LOTS 2, 4 AND 5: THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 605.0 FEET, AN ARC DISTANCE 121.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 21 DEGREES 50 MINUTES 04 SECONDS EAST, 363.20 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 775.0 FEET, AN ARC DISTANCE OF 369.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 05 DEGREES 29 MINUTES 00 SECONDS WEST, 87.0 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 84 DEGREES 31 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 5 AND SAID LINE EXTENDED EASTERLY, BEING ALSO THE SOUTHERLY LINE OF MCCLINTOCK DRIVE AS DEDICATED IN BURR RIDGE PARK UNIT 1, AFORESAID, 348.22 FEET TO A POINT OF CURVATURE IN SAID SOUTHERLY LINE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE SOUTHWESTERLY AND WESTERLY LINE OF MCCLINTOCK DRIVE AS DEDICATED IN BURR RIDGE PARK UNIT 1, AFORESAID AND BURR RIDGE PARK UNIT 3, BEING A SUBDIVISION IN THE WEST 1/2 OF SAID SECTION 30, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 1993 AS DOCUMENT NO. 27479287, BEING A CURVED LINE LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 252.0 FEET, AN ARC DISTANCE OF 528.91 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 24 DEGREES 46 MINUTES 16 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID MCCLINTOCK DRIVE, 766.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID MCCLINTOCK DRIVE, BEING A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 379.48 FEET, AN ARC DISTANCE OF 147.09 FEET TO THE NORTHEASTLY LINE OF LINCOLNSHIRE DRIVE AS DEDICATED IN BURR RIDGE PARK UNIT 1, AFORESAID; THENCE NORTHEASTERLY ALONG SAID LAST DESCRIBED NORTHEASTLY LINE, BEING A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 570.0 FEET, AN ARC DISTANCE OF 194.14 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE NORTH 65 DEGREES 51 MINUTES 12 SECONDS WEST ALONG NORTHEASTLY LINE OF SAID LINCOLNSHIRE DRIVE, 36.72 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2 IN BURR RIDGE PARK UNIT 1, AFORESAID; THE FOLLOWING TWO COURSES ARE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE NORTH 65 DEGREES 51 MINUTES 12 SECONDS WEST ALONG A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 1121.39 FEET, AN ARC DISTANCE OF 180.72 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS



Utility Rim & Invert Elevations (As-Built)

Pt #	Rim	Drop	Invert	Description
421	682.88	3.83	679.05	ST-1
316	681.92	3.80	678.12	ST-2
331	682.04	3.80	678.24	ST-4
173	680.77	2.80	677.97	ST-7
157	679.88	5.80	674.08	ST-8 North
157	679.88	4.30	675.58	ST-8 South
156	679.44	6.00	673.44	ST-9 North
156	679.44	6.30	673.14	ST-9 South
215	681.79	4.10	677.69	ST-6 North
215	681.79	6.30	675.49	ST-6 South
268	681.50	4.00	677.50	ST-10
152	679.72	3.70	676.02	ST-11
9	686.65	7.00	679.65	ST-14 North
9	686.65	6.20	680.45	ST-14 South
17	678.76	4.00	674.76	ST-16 North
17	678.76	3.50	675.26	ST-16 South
151	678.30	2.80	675.50	ST-15
145	678.07	3.00	675.07	ST-12
144	678.34	3.00	675.34	ST-13
519	677.79	7.50	670.29	ST-17 South
519	677.79	5.00	672.79	ST-17 North
513	687.67	4.10	683.57	ST-18
512	688.74	8.90	679.84	SMH-1
514	688.82	9.30	679.52	SMH-3
517	687.27		687.27	VV-1
518	684.72		684.72	VV-2
336	681.82	4.80	677.02	ST-3 North
336	681.82	3.80	678.02	ST-3 South



State of Illinois )  
County of Cook )

I, ROBERT G. BARUCH, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated at Chicago 12/21/94

Robert G. Baruch  
Illinois Professional Land Surveyor No. 2366

For building restrictions refer to your abstract, deed or contract and local ordinances.

Assume no dimensions from scaling upon this plat.

ORDER NUMBER: 9343 DATE: DEC. 7, 1993 SCALE: NONE FOR: VALENTI BUILDERS	DATE	REVISION	CERTIFIED CONSTRUCTION SERVICES, INC. 6415 N. CALDWELL AVENUE CHICAGO, IL 60646-2713 PHONE: 312/792-1377 FAX: 792-0879	PLAT of SURVEY BURR RIDGE PARKWAY & LINCOLNSHIRE DRIVE	STANDARD FEDERAL BANK BURR RIDGE, ILLINOIS
	1	12/21/94 RESURVEYED & PLAT UPDATED			



## **Findings of Fact For a Map Amendment (Rezoning) to the Village of Burr Ridge Zoning Ordinance**

Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance requires the following findings for the approval of a request for rezoning. The petitioner must respond to and confirm each and every one of these findings by indicating the facts supporting such findings.

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

The existing uses within the Downtown Business District include commercial (such as retail and restaurant uses), residential, and office. There are no industrial uses within the Downtown Business District.

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

The zoning classifications of properties within the Downtown Business District include Business (B-1 and B-2), L-I Light Industrial, O-2 Office & Hotel, and R-5 Residential, including several Planned Unit Developments (PUD). Through Z-05-2022, Z-06-2022, and Z-07-2022, the Village is petitioning to eliminate industrial zoning in the Downtown Business District.

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

The property is zoned L-I Light Industrial. The property is currently used for and suitable for the office use, permitted by right in L-I. However, given the location of the property within the Downtown Business District and in close proximity to residential uses, the property is not suitable for other L-I uses including but not limited to manufacturing, fabricating, warehousing, shipping, research and testing laboratories, and wholesaling. These industrial uses typically have substantial semi-truck traffic or potential air pollution impacts which are not suitable for the property and can negatively affect the surrounding businesses and residents.

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

Since 1982 when the property was annexed and zoned L-I, the trend in development has been towards rezoning properties to B-2, O-2, and R-5 and developing properties for office, commercial, and residential uses. From 2004 to 2017, the following properties were rezoned within the Downtown Business District area: Village Center (O-2 to B-2 PUD); 1333 Burr Ridge Parkway (L-I to O-2); Lakeside Pointe (O-2 to R-5).

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

Adopted in 2005, the Comprehensive Plan's Downtown/Burr Ridge Park Subarea Land Use Plan designates the 800 Burr Ridge Parkway property as "Mixed-use (Retail, Office, and Residential)." Since the property is adjacent to the Village Center (zoned B-2 PUD and a "mixed-use" development), the B-2 zoning district would permit commercial retail uses that the L-I zoning district would not. The proposed B-2 zoning complies with the Comprehensive Plan.





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

**Z-06-2022: 745 McClintock Drive; Permanent Real Estate Index Number 18-30-303-009-0000 (Village of Burr Ridge); Request to re-zone the property as per Section IX.D of the Zoning Ordinance from the L-I Light Industrial District to the O-2 Office and Hotel District.**

**HEARING:**

April 4, 2022

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Janine Farrell, AICP  
Community Development Director

**PETITIONER:**

Village of Burr Ridge

**PETITIONER STATUS:**

Municipality

**PROPERTY OWNER:**

TRP 745 McClintock LLC

**EXISTING ZONING:**

L-I Light Industrial

**LAND USE PLAN:**

Recommends Office/Hotel

**EXISTING LAND USE:**

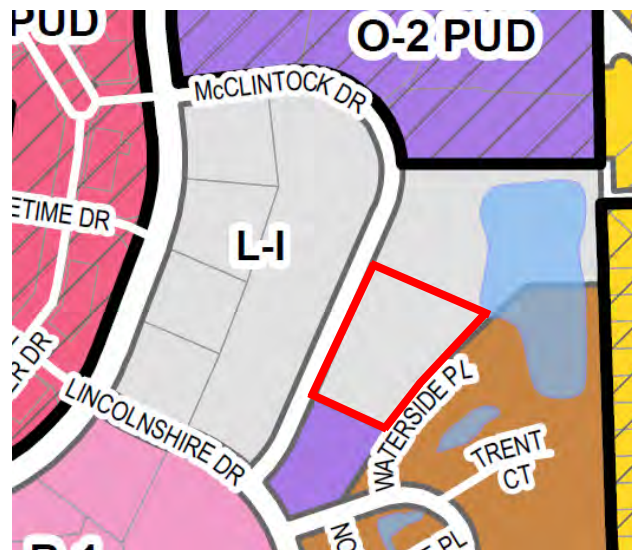
Office building

**SITE AREA:**

±3.5 Acres

**SUBDIVISION:**

Burr Ridge Park/Dearborn  
Resubivision



Ordinance 1206 (passed 11/22/2021) approved a development moratorium in the Downtown Business Development District until May 1, 2022. The moratorium prevented new development under existing land use and zoning provisions within the area, allowing the Village time to evaluate amending the Comprehensive Plan, study downtown master plans, assess current Zoning Ordinance regulations, and review the Economic Development Plan's goals and directives after the Downtown Business District was approved in September 2021.

Within the Downtown Business District, properties are variously zoned L-I Light Industrial, O-2 Office and Hotel, B-1 Retail Business, B-2 General Business, and R-5 Residential, including several Planned Unit Developments (PUD). The industrially zoned properties consist of 800 Burr Ridge Parkway (five individual parcels), 745 McClintock Drive, and 835 McClintock Drive. Research shows that the properties were zoned industrial at the time of annexation in 1982. The industrial zoning district was the only available zoning classification which allowed for the office development approved under the terms of the annexation agreement. The properties on McClintock Drive and Burr Ridge Parkway have been developed with office buildings, a permitted use in the L-I zoning district. However, should redevelopment of the sites occur, uses such as manufacturing and warehousing would also be permitted. These types of industrial uses have the potential to negatively impact the residents and businesses within or adjacent to the downtown area and are not in compliance with the Comprehensive Plan. In accordance with the Illinois Municipal Code and the Village of Burr Ridge Zoning Ordinance, the Board of Trustees or Plan Commission may initiate a map amendment or rezoning of property provided it is in the best interest of the community. Zoning Ordinance section XIII.J.1 states that "for the purpose of promoting the public health, safety and general welfare, conserving the value of property throughout the community, and lessening or avoiding congestion in the public streets and highways, the Village Board of Trustees may ... amend district boundary lines, including rezoning or reclassifying specific property, provided that ... due allowances shall be made for existing conditions, the policies, standards, and principles of the Official Comprehensive Plan of the Village of Burr Ridge, as amended, the conservation of property values, the direction of building development to the best advantage of the entire community, and the uses to which property is devoted at the time of the adoption of such amendatory ordinance." The Village of Burr Ridge, the petitioner, contends that certain industrial uses have the potential to negatively impact public safety and welfare, property values, and could increase congestion on the streets with the addition of semi-truck traffic.



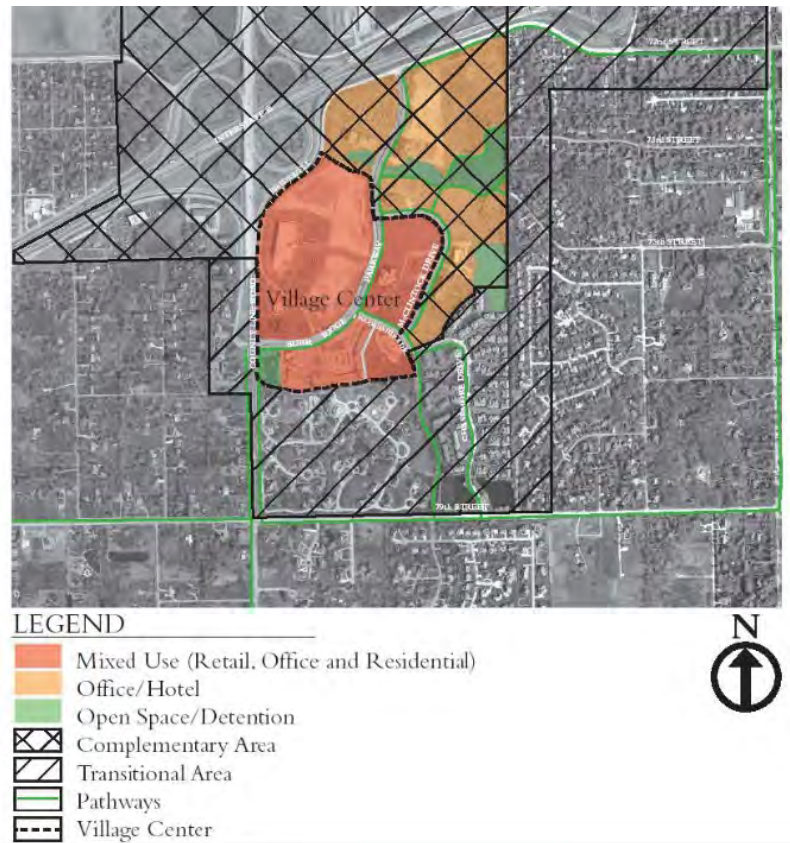
Downtown Business District Map

### **Compliance with the Comprehensive Plan**

Adopted in 2005, the Comprehensive Plan's Downtown/Burr Ridge Park Subarea Land Use Plan designates 745 McClintock Drive as "Office/Hotel." Since the 1982 annexation, the Zoning Ordinance has been updated to include the "Office" districts (O-1 and O-2). The O-2 zoning district is more appropriate than L-I for the office use currently existing and is compatible with the surrounding properties along McClintock Drive.

Should the rezoning be approved, the existing office building, uses, and other development features that do not comply the O-2 district regulations would become legal, nonconforming. Currently the office building and uses are permitted in the O-2 zoning district and no zoning action is required.





Comprehensive Plan's Downtown/Burr Ridge Park Subarea Map

### **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. To the west of the property is the former TCF Bank property currently zoned L-I (former office use) but proposed to be rezoned to B-2 (Z-05-2022). To the east is the Chasemoor Subdivision, zoned R-5 (residential use). To the south is O-2 (office use). To the north is 835 McClintock Drive, currently zoned L-I (office use) but proposed to be rezoned to O-2 (Z-07-2022).

The trend in development in the area since the property was annexed in 1982 has been towards office, commercial (such as retail and restaurants), and residential uses. Many of these downtown properties were rezoned from L-I in order to be developed. Since the mid-1980s, no new industrial development has occurred in the downtown area.

### **Public Hearing History**

Since the annexation and initial development of the site, there were three sign variations applied for but denied in 2000, 2002, and 2006.

**Public Comment**

While staff received a number of inquiries related to this petition, no one has submitted a formal comment. The owner of the property has been notified of the zoning action and has not submitted formal comments as of the date of this report, March 30, 2022.

**Findings of Fact and Recommendation**

Findings of fact have been provided, which the Plan Commission may adopt if in agreement with those findings.

**Appendix**

Exhibit A – Application Materials



**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): Janine Farrell, Community Development Director,  
Village of Burr RidgeSTATUS OF PETITIONER: Village of Burr Ridge/municipalityPETITIONER'S ADDRESS: 7660 County Line Road, Burr Ridge, IL 60527ADDRESS OF SUBJECT PROPERTY: 745 McClintock Drive, Burr Ridge, IL 60527PHONE: (630) 654-8181 x. 6100EMAIL: jfarrell@burr-ridge.govPROPERTY OWNER: TRP 745 McClintock LLCPROPERTY OWNER'S ADDRESS: 745 McClintock Dr. #335 PHONE: \_\_\_\_\_  
Burr Ridge, IL 60527PUBLIC HEARING REQUESTED: \_\_\_\_\_ Special Use ☒ Rezoning \_\_\_\_\_ Text Amendment \_\_\_\_\_ Variation(s)

## DESCRIPTION OF REQUEST:

Re-zoning from L-I Light Industrial to O-2 Office & Hotel**PROPERTY INFORMATION (to be completed by Village staff)**PROPERTY ACREAGE/SQ FOOTAGE: ±3.5 acres EXISTING ZONING: L-I Light IndustrialEXISTING USE/IMPROVEMENTS: Office use/Office building and parking lotSUBDIVISION: Burr Ridge ParkPIN(S) # 18-30-303-009-0000

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

Petitioner's Signature

Date of Filing



**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:

745 McClintock Dr.

Property Owner or Petitioner:

Janine Farrell

(Print Name)

*Janine Farrell*

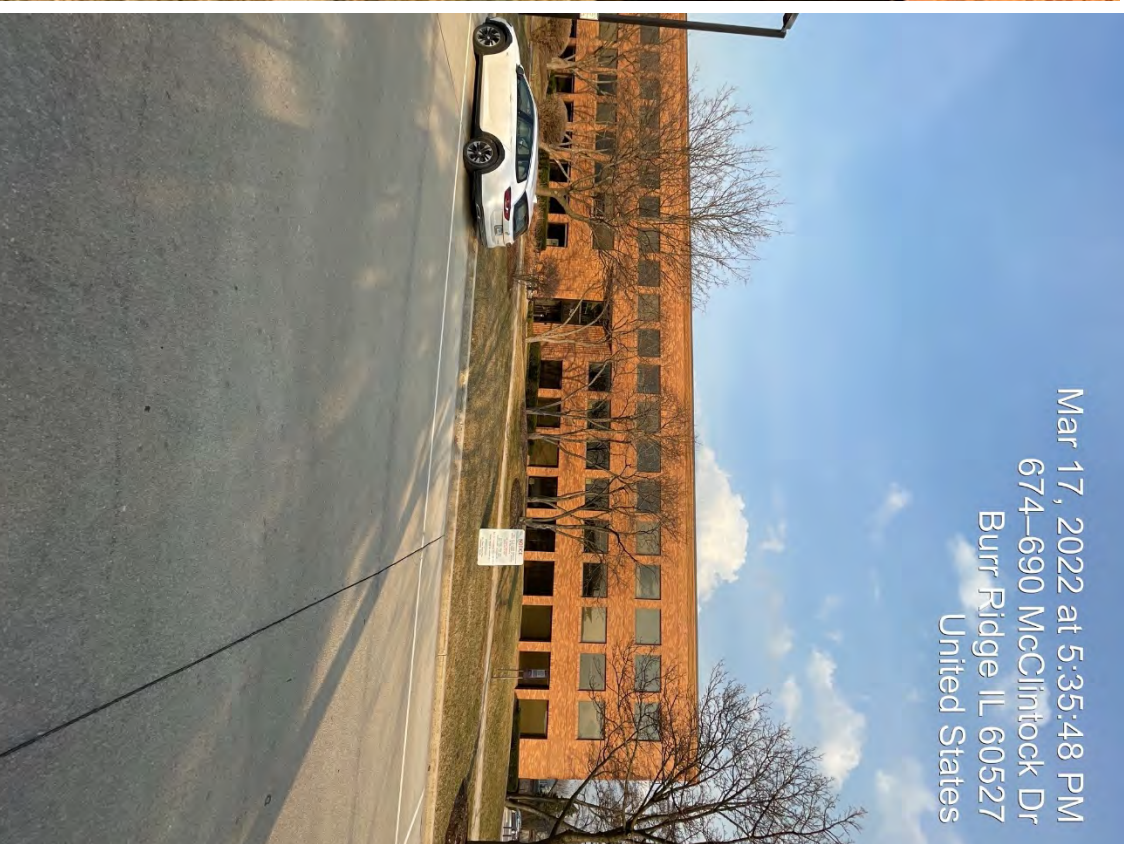
(Signature)



Mar 17, 2022 at 5:35:41 PM  
674-690 McClintock Dr  
Burr Ridge IL 60527  
United States

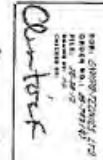


Mar 17, 2022 at 5:35:48 PM  
674-690 McClintock Dr  
Burr Ridge IL 60527  
United States



**WORLD'S LARGEST  
INVESTMENT BANKERS**  
More cost effective. More powerful. More secure.

## 40

[illegible]

187th Airborne Transport Helicopter Squadron, 103rd Airborne Division, 26th Air Corps

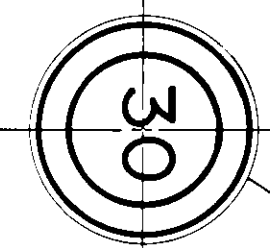
NO. 4  
LAKE[illegible]

1. I, John Doe, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the City of New York.

2. Witness my hand and the seal of the City of New York this 1st day of January, 1901.

John Doe, Mayor

GEOMETRIC PLAN

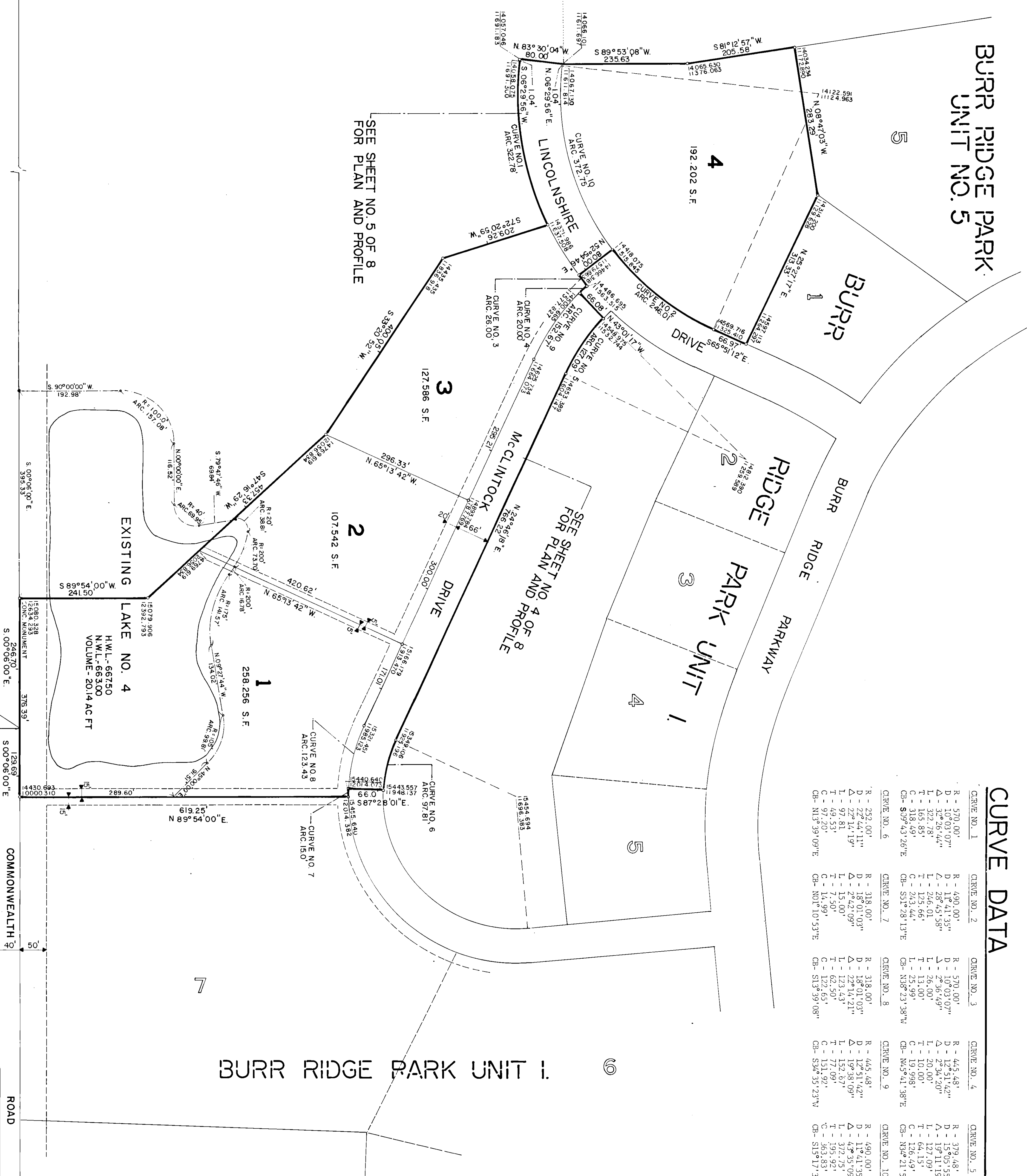
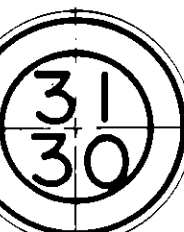


ROBERT BARTLETT'S COUNTRY CLUB HIGHLANDS

75th STREET

COMMONWEALTH ROAD

SOUTH LINE OF W 1/2 OF SEC. 30-38-12  
1017.94'



BURR RIDGE PARK  
UNIT NO. 5

CURVE DATA

CURVE NO. 1	CURVE NO. 2	CURVE NO. 3	CURVE NO. 4	CURVE NO. 5
R - 570.00' D - 107.03 0.07" L - 322.78' T - 165.55' C - 318.49' CB - 509.43 26.7E	R - 490.00' D - 117.41 3.57" L - 266.01' T - 125.66' C - 263.44' CB - 502.78 13.17E	R - 570.00' D - 107.03 0.07" L - 322.78' T - 165.55' C - 318.49' CB - 509.43 26.7E	R - 445.48' D - 125.51 4.22" L - 20.00' T - 10.00' C - 19.998' CB - 645.41 38.7E	R - 379.48' D - 136.65 5.55" L - 127.09' T - 64.15' C - 126.49' CB - 346.21 57.7E
R - 252.00' D - 222.46 1.11" L - 97.81' T - 14.99' C - 97.20' CB - 313.39 0.97E	R - 318.00' D - 180.01 0.93" L - 15.00' T - 14.99' C - 122.65' CB - 313.39 0.97E	R - 318.00' D - 180.01 0.93" L - 15.00' T - 14.99' C - 122.65' CB - 313.39 0.97E	R - 445.48' D - 125.51 4.22" L - 20.00' T - 10.00' C - 19.998' CB - 645.41 38.7E	R - 445.48' D - 125.51 4.22" L - 20.00' T - 10.00' C - 19.998' CB - 645.41 38.7E
R - 252.00' D - 222.46 1.11" L - 97.81' T - 14.99' C - 97.20' CB - 313.39 0.97E	R - 318.00' D - 180.01 0.93" L - 15.00' T - 14.99' C - 122.65' CB - 313.39 0.97E	R - 318.00' D - 180.01 0.93" L - 15.00' T - 14.99' C - 122.65' CB - 313.39 0.97E	R - 445.48' D - 125.51 4.22" L - 20.00' T - 10.00' C - 19.998' CB - 645.41 38.7E	R - 445.48' D - 125.51 4.22" L - 20.00' T - 10.00' C - 19.998' CB - 645.41 38.7E

MARCHRIS ENGINEERING, LTD.  
CONSULTING ENGINEERS  
16 EAST SCHAUMBURG ROAD • SCHAUMBURG, ILLINOIS 60194 • 312-894-5711 312-885-8357

GEOMETRIC PLAN

DESIGN: R. HARNISH  
SCALE: 1" = 100'  
DRAFTING: R.E.H., T.H.  
DATE: 9-18-84

BURR RIDGE PARK  
UNIT III

NORTH OF 79th STREET, EAST OF COUNTY LINE ROAD  
BURR RIDGE, ILL.

REVISIONS

DATE	DESCRIPTION

SHEET NUMBER  
3 of 8





## **Findings of Fact For a Map Amendment (Rezoning) to the Village of Burr Ridge Zoning Ordinance**

Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance requires the following findings for the approval of a request for rezoning. The petitioner must respond to and confirm each and every one of these findings by indicating the facts supporting such findings.

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

The existing uses within the Downtown Business District include commercial (such as retail and restaurant uses), residential, and office. There are no industrial uses within the Downtown Business District.

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

The zoning classifications of properties within the Downtown Business District include Business (B-1 and B-2), L-I Light Industrial, O-2 Office & Hotel, and R-5 Residential, including several Planned Unit Developments (PUD). Through Z-05-2022, Z-06-2022, and Z-07-2022, the Village is petitioning to eliminate industrial zoning in the Downtown Business District.

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

The property is zoned L-I Light Industrial. The property is currently used for and suitable for the office use, permitted by right in L-I. However, given the location of the property within the Downtown Business District and in close proximity to residential uses, the property is not suitable for other L-I uses including but not limited to manufacturing, fabricating, warehousing, shipping, research and testing laboratories, and wholesaling. These industrial uses typically have substantial semi-truck traffic or potential air pollution impacts which are not suitable for the property and can negatively affect the surrounding businesses and residents.

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

Since 1982 when the property was annexed and zoned L-I, the trend in development has been towards rezoning properties to B-2, O-2, and R-5 and developing properties for office, commercial, and residential uses. From 2004 to 2017, the following properties were rezoned within the Downtown Business District area: Village Center (O-2 to B-2 PUD); 1333 Burr Ridge Parkway (L-I to O-2); Lakeside Pointe (O-2 to R-5).

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

Adopted in 2005, the Comprehensive Plan's Downtown/Burr Ridge Park Subarea Land Use Plan designates 745 McClintock Drive as "Office/Hotel." Since the 1982 annexation, the Zoning Ordinance has been updated to include the "Office" districts. The O-2 zoning district is more appropriate than L-I for the office building and uses occurring and is compatible with the surrounding properties along McClintock Drive. The proposed O-2 zoning complies with the Comprehensive Plan.



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

**Z-07-2022: 835 McClintock Drive; 18-30-303-006-0000 (Village of Burr Ridge); Request to re-zone the property as per Section IX.D of the Zoning Ordinance from the L-I Light Industrial District to the O-2 Office and Hotel District.**

**HEARING:**

April 4, 2022

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Janine Farrell, AICP  
Community Development Director

**PETITIONER:**

Village of Burr Ridge

**PETITIONER STATUS:**

Municipality

**PROPERTY OWNER:**

Robert Goldstine

**EXISTING ZONING:**

L-I Light Industrial

**LAND USE PLAN:**

Recommends Office/Hotel

**EXISTING LAND USE:**

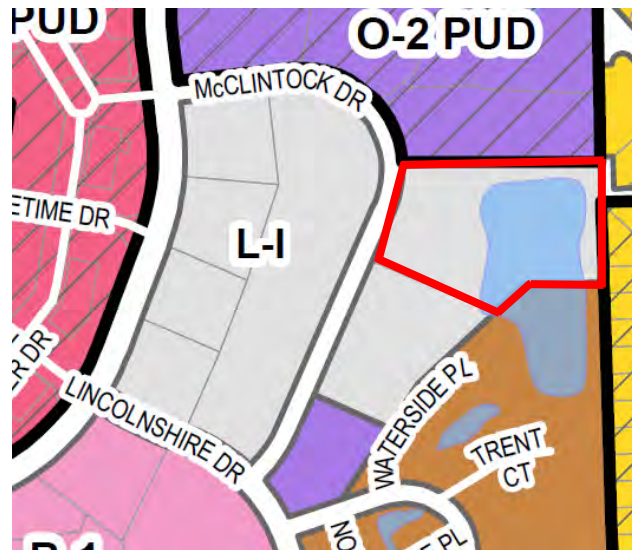
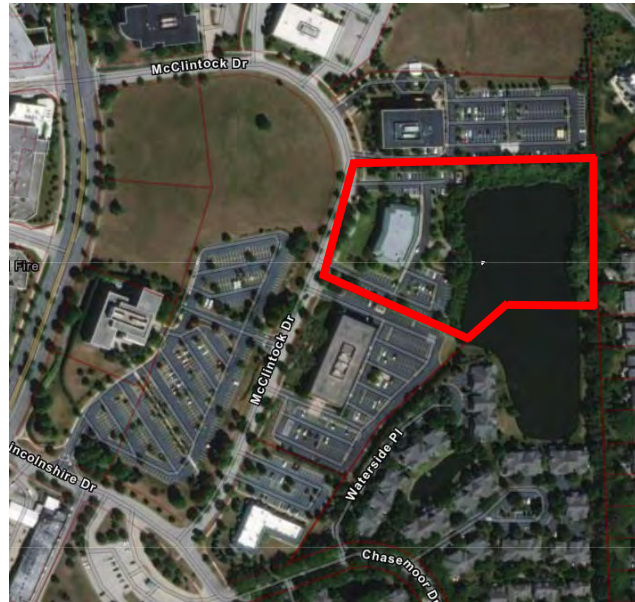
Office building

**SITE AREA:**

±5.9 Acres

**SUBDIVISION:**

Burr Ridge Park





Ordinance 1206 (passed 11/22/2021) approved a development moratorium in the Downtown Business Development District until May 1, 2022. The moratorium prevented new development under existing land use and zoning provisions within the area, allowing the Village time to evaluate amending the Comprehensive Plan, study downtown master plans, assess current Zoning Ordinance regulations, and review the Economic Development Plan's goals and directives after the Downtown Business District was approved in September 2021.

Within the Downtown Business District, properties are variously zoned L-I Light Industrial, O-2 Office and Hotel, B-1 Retail Business, B-2 General Business, and R-5 Residential, including several Planned Unit Developments (PUD). The industrially zoned properties consist of 800 Burr Ridge Parkway (five individual parcels), 745 McClintock Drive, and 835 McClintock Drive. Research shows that the properties were zoned industrial at the time of annexation in 1982. The industrial zoning district was the only available zoning classification which allowed for the office development approved under the terms of the annexation agreement. The properties on McClintock Drive and Burr Ridge Parkway have been developed with office buildings, a permitted use in the L-I zoning district. However, should redevelopment of the sites occur, uses such as manufacturing and warehousing would also be permitted. These types of industrial uses have the potential to negatively impact the residents and businesses within or adjacent to the downtown area and are not in compliance with the Comprehensive Plan. In accordance with the Illinois Municipal Code and the Village of Burr Ridge Zoning Ordinance, the Board of Trustees or Plan Commission may initiate a map amendment or rezoning of property provided it is in the best interest of the community. Zoning Ordinance section XIII.J.1 states that "for the purpose of promoting the public health, safety and general welfare, conserving the value of property throughout the community, and lessening or avoiding congestion in the public streets and highways, the Village Board of Trustees may ... amend district boundary lines, including rezoning or reclassifying specific property, provided that ... due allowances shall be made for existing conditions, the policies, standards, and principles of the Official Comprehensive Plan of the Village of Burr Ridge, as amended, the conservation of property values, the direction of building development to the best advantage of the entire community, and the uses to which property is devoted at the time of the adoption of such amendatory ordinance." The Village of Burr Ridge, the petitioner, contends that certain industrial uses have the potential to negatively impact public safety and welfare, property values, and could increase congestion on the streets with the addition of semi-truck traffic.

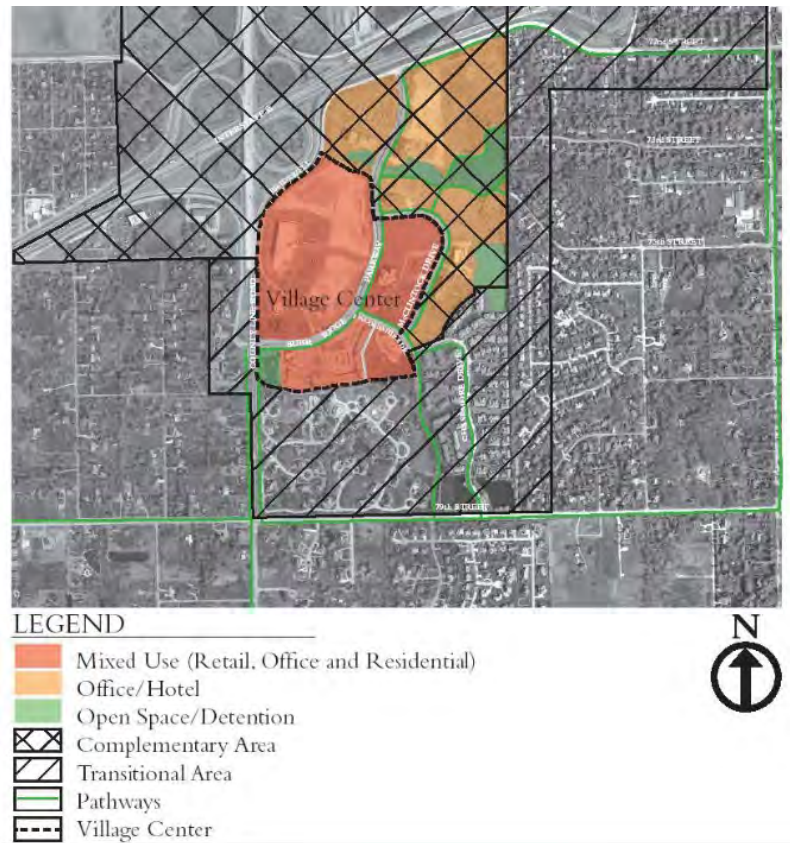


Downtown Business District Map

### **Compliance with the Comprehensive Plan**

Adopted in 2005, the Comprehensive Plan's Downtown/Burr Ridge Park Subarea Land Use Plan designates 835 McClintock Drive as "Office/Hotel" in the area of the development and "Open Space/Detention" in the area of the detention pond. Since the 1982 annexation, the Zoning Ordinance has been updated to include the "Office" districts (O-1 and O-2). The O-2 zoning district is more appropriate than L-I for the office use currently existing and is compatible with the surrounding properties along McClintock Drive.

Should the rezoning be approved, the existing office building, uses, and other development features that do not comply the O-2 district regulations would become legal, nonconforming. Currently the office building and uses are permitted in the O-2 zoning district and no zoning action is required.



Comprehensive Plan's Downtown/Burr Ridge Park Subarea Map

### **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. To the north of the property is O-2 PUD (office use). To the south is 745 McClintock Dr., currently zoned L-I (office use) but proposed to be rezoned to O-2 (Z-06-2022). To the east are the Chasemoor and Burr Oaks Glenn Subdivision (residential uses), zoned R-5 and R-3 respectively. To the west of the property is the former TCF Bank property currently zoned L-I (former office use) but proposed to be rezoned to B-2 (Z-05-2022).

The trend in development in the area since the property was annexed in 1982 has been towards office, commercial (such as retail and restaurants), and residential uses. Many of these downtown properties were rezoned from L-I in order to be developed. Since the mid-1980s, no new industrial development has occurred in the downtown area.

### **Public Hearing History**

Since the annexation and initial development of the site, no zoning action was found on file.

**Public Comment**

Staff received a letter of support for the rezoning request from the owner of the property, Robert Goldstine. This is included as Exhibit B.

**Findings of Fact and Recommendation**

Findings of fact have been provided, which the Plan Commission may adopt if in agreement with those findings.

**Appendix**

Exhibit A – Application Materials

Exhibit B – Letter from Robert Goldstine





# 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): Janine Farrell, Community Development Director,  
Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge/municipality

PETITIONER'S ADDRESS: 7660 County Line Road, Burr Ridge, IL 60527

ADDRESS OF SUBJECT PROPERTY: 835 McClintock Drive, Burr Ridge, IL 60527

PHONE: (630) 654-8181 x. 6100

EMAIL: jfarrell@burr-ridge.gov

PROPERTY OWNER: Robert Goldstine

PROPERTY OWNER'S ADDRESS: 835 McClintock Dr., 2nd Floor PHONE: \_\_\_\_\_  
Burr Ridge, IL 60527

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

#### DESCRIPTION OF REQUEST:

Re-zoning from L-I Light Industrial to O-2 Office & Hotel

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

PROPERTY ACREAGE/SQ FOOTAGE: ±5.9 acres EXISTING ZONING: L-I Light Industrial

EXISTING USE/IMPROVEMENTS: Office use/Office building and parking lot with pond

SUBDIVISION: Burr Ridge Park

PIN(S) # 18-30-303-006-0000

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.

Janine Farrell  
Petitioner's Signature

3/15/2022  
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:

835 McClintock Dr.

Property Owner or Petitioner:

Janine Farrell

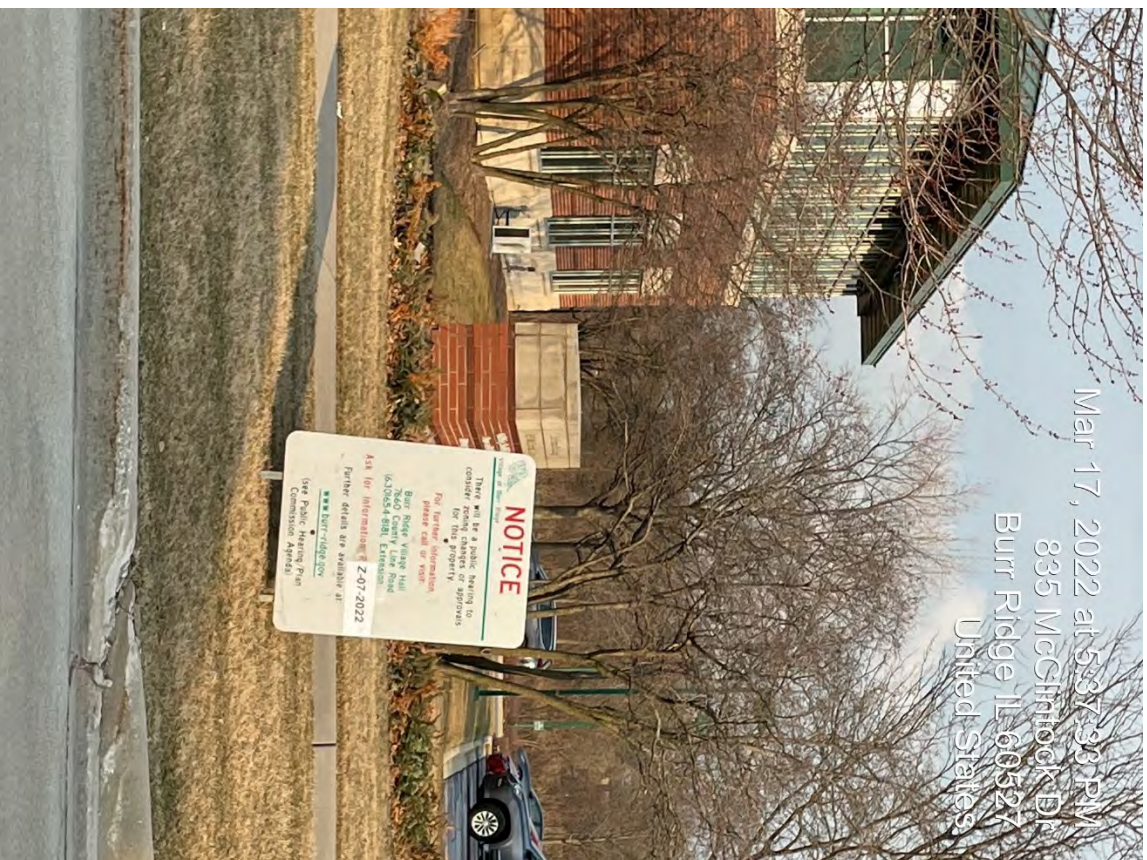
(Print Name)

*Janine Farrell*

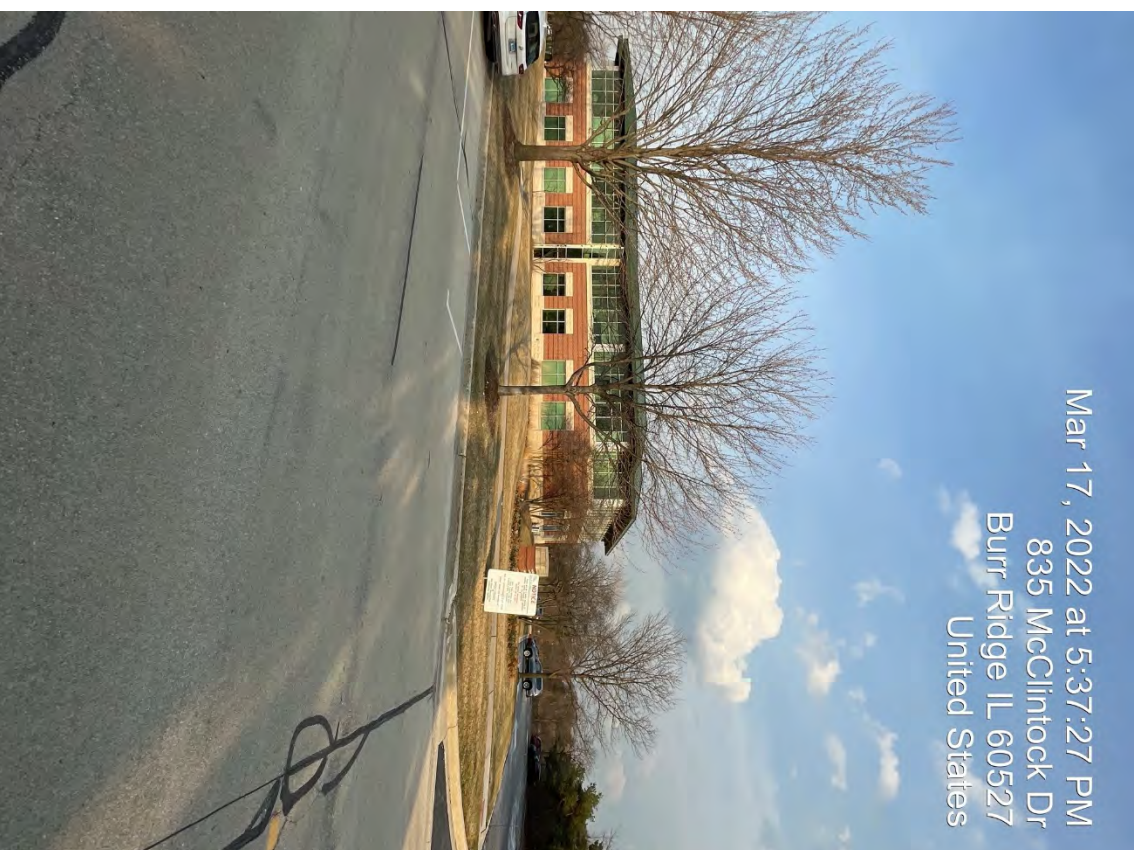
(Signature)



Mar 17, 2022 at 5:37:30 PM  
835 McClintock Dr  
Burr Ridge IL 60527  
United States



Mar 17, 2022 at 5:37:27 PM  
835 McClintock Dr  
Burr Ridge IL 60527  
United States











## **Findings of Fact For a Map Amendment (Rezoning) to the Village of Burr Ridge Zoning Ordinance**

Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance requires the following findings for the approval of a request for rezoning. The petitioner must respond to and confirm each and every one of these findings by indicating the facts supporting such findings.

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The existing uses within the Downtown Business District include commercial (such as retail and restaurant uses), residential, and office. There are no industrial uses within the Downtown Business District.

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

The zoning classifications of properties within the Downtown Business District include Business (B-1 and B-2), L-I Light Industrial, O-2 Office & Hotel, and R-5 Residential, including several Planned Unit Developments (PUD). Through Z-05-2022, Z-06-2022, and Z-07-2022, the Village is petitioning to eliminate industrial zoning in the Downtown Business District.

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

The property is zoned L-I Light Industrial. The property is currently used for and suitable for the office use, permitted by right in L-I. However, given the location of the property within the Downtown Business District and in close proximity to residential uses, the property is not suitable for other L-I uses including but not limited to manufacturing, fabricating, warehousing, shipping, research and testing laboratories, and wholesaling. These industrial uses typically have substantial semi-truck traffic or potential air pollution impacts which are not suitable for the property and can negatively affect the surrounding businesses and residents.

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

Since 1982 when the property was annexed and zoned L-I, the trend in development has been towards rezoning properties to B-2, O-2, and R-5 and developing properties for office, commercial, and residential uses. From 2004 to 2017, the following properties were rezoned within the Downtown Business District area: Village Center (O-2 to B-2 PUD); 1333 Burr Ridge Parkway (L-I to O-2); Lakeside Pointe (O-2 to R-5).

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

Adopted in 2005, the Comprehensive Plan's Downtown/Burr Ridge Park Subarea Land Use Plan designates 835 McClintock Drive as "Office/Hotel" for the location of the development and "Open Space/Detention" for the location of the detention pond. Since the 1982 annexation, the Zoning Ordinance has been updated to include the "Office" districts. The O-2 zoning district is more appropriate than L-I for the office building and uses occurring and is compatible with the surrounding properties along McClintock Drive. The proposed O-2 zoning complies with the Comprehensive Plan.

# EXHIBIT B

## Goldstine, Skrodzki, Russian, Nemec and Hoff, Ltd.

Attorneys at Law

The Prairie Building  
835 McClintock Drive ■ Second Floor  
Burr Ridge, IL 60527-0860  
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Robert D. Goldstine  
Michelle V. Hanlon\*  
Hon. Russell W. Hartigan (Ret.)\*\*  
James D. Healy  
Aisha E. Henry  
Howard M. Hoff

William H. Hrabak, Jr.  
Keith R. Krider  
Mark A. Lara  
Andrew Leuchtmann  
Craig T. Martin  
Daniel J. McCarthy III\*\*\*  
Ryan S. Nadick\*\*\*\*  
Kenneth J. Nemec, Jr.  
Richard J. Nogal  
John T. O'Connell+  
Donald S. Rothschild

Richard J. Skrodzki  
Stephen A. Viz  
Francis J. Wirtz  
Thomas P. Russian  
(1946 - 2015)  
+Of Counsel  
\*Also Admitted in Texas  
\*\*Also Admitted in Wisconsin  
\*\*\*Also Admitted in Alaska  
\*\*\*\*Also Admitted in Arizona

March 18, 2022

***Via U.S. Mail and E-Mail: [farrell@burr-ridge.gov](mailto:farrell@burr-ridge.gov)***

Ms. Janine Farrell, AICP  
Community Development Director  
Village of Burr Ridge  
7660 County Line Road  
Burr Ridge, IL 60527

Re: Legal Notice of Public Hearing for Rezoning of 835 McClintock Drive, Burr Ridge, IL

Dear Janine:

I am very appreciative of your reaching out to me yesterday to discuss the plans of the Village to rezone my property at the above address from L-1 Light Industrial to O-2 Office and Hotel District. As I indicated, I have no objection to this change and certainly feel it is consistent with the use of our property and the adjoining office buildings.

Looking forward to meeting you personally and best wishes as the Village's Community Development Director.

Very sincerely yours,



Robert D. Goldstine

RDG/les



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Janine Farrell, AICP  
Community Development Director

**DATE:** April 4, 2022

**RE:** Board Report

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Although the Board of Trustees did not take any action relative to matters forwarded from the Plan Commission at their March 28, 2022 meeting, staff wanted to inform the Commission that the annexation of Edgewood Valley Country Club, located at 7500 Willow Springs Rd., was approved that evening.



03/21/2022

## Permits Applied For February 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-22-037	02/04/2022	405 Heathrow Ct	Funderburk Roofing	1987 Quincy Court Glendale Heights IL 60139	Com Alteration
JCAD-22-023	02/01/2022	720 Village Center Dr.	Hiram Builders LLC	7345 W. 100th Pl Suite 100 Bridgeview IL 60455	Com Addition
JCPP-22-041	02/11/2022	660 79th St	Mars Inc	660 W 79Th St Burr Ridge IL 60521	Com Plumbing Permit
JDS-22-036	02/10/2022	6101 County Line Rd	Pepper Construction	411 Lake Zurich Rd. Barrington IL 60010	Demolition Structure
JGEN-22-048	02/24/2022	8221 Lake Ridge Dr	Alternating Currents Corp.	21W180 Hill Av. Glen Ellyn IL 60137	Generator
JPS-22-024	02/01/2022	6860 North Frontage Road	Legacy Sign Group	7933 W. Hwy 6 Westville IN 46391	Sign
JPS-22-029	02/03/2022	503 Village Center Dr.	Creative Led Signs	12560 S. Holiday Dr #B Alsip IL 60803	Sign
JPS-22-038	02/11/2022	565 Village Center Dr.	Captivating Signs, LLC	612 W. 5th Ave Unit A Naperville IL 60563	Sign
JPS-22-039	02/14/2022	860 Village Center Dr	Sign Palace, Inc	68 N. Lively Blvd Elk Grove Village IL 60007	Sign
JRAD-22-030	02/04/2022	196 Pheasant Hollow Dr	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Residential Addition
JRAL-22-025	02/01/2022	ROWs Ck Cty Locations	ComEd	2 Lincoln Center Oak Brook Terrace IL 60181	Right-of-Way
JRAL-22-026	02/01/2022	ROWs Ck Cty Locations	ComEd	2 Lincoln Center Oak Brook Terrace IL 60181	Right-of-Way
JRAL-22-027	02/01/2022	ROWs DuPage Locations	ComEd	2 Lincoln Center Oak Brook Terrace IL 60181	Right-of-Way
JRAL-22-031	02/08/2022	ROWs DuPage Locations	ESPO Engineering	845 Midway Dr. Willowbrook IL 60527	Right-of-Way
JRAL-22-033	02/09/2022	7523 DREW AVE	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Residential Alteration
JRAL-22-034	02/10/2022	ROWs DuPage Locations	Directional Construction Servic	556 E. Burnett Rd. Island Lake IL 60042	Right-of-Way
JRAL-22-035	02/10/2022	ROWs Ck Cty Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way

03/21/2022

## Permits Applied For February 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-22-040	02/15/2022	6786 Fieldstone Dr	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRAL-22-042	02/18/2022	ROWs DuPage Locations	Henkels & McCoy	975 Corporate Blvd Aurora IL 60502	Right-of-Way
JRAL-22-044	02/23/2022	ROWs Ck Cty Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRAL-22-045	02/23/2022	7967 Shag Bark Ln	TBD		Residential Alteration
JRDB-22-032	02/08/2022	3 Tori Ct	Homeowner	Burr Ridge IL 60527	Residential Detached Building
JRES-22-028	02/02/2022	10S 526 GLENN DR	Sunpower Corp	2380 Vantage Drive Elgin IL 60124	Residential Miscellaneous
JRSF-22-016	02/16/2022	21 Buege Ln	Illinois Designers & Builders, I	7614 Linden Oak Darien IL 60561	Residential New Single Family
JRSF-22-043	02/23/2022	9428 FALLINGWATER W DR	TBD		Residential New Single Family
JRSF-22-046	02/23/2022	208 W 59th St	Brecc Construction Company	8818 Hillside DR Saint John IN 46373	Residential New Single Family
JRSF-22-047	02/23/2022	11480 Circle Dr	Bek Construction Inc	10831 Major Ave Chicago IL 60615	Residential New Single Family
<b>TOTAL:</b>	<b>27</b>				



03/21/2022

## Permits Issued February 2022



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-22-020	02/03/2022	101 Burr Ridge Pkwy	L'evate Holdings	2048 N. Whipple Street Chicago IL 60647	Com Alteration \$31,501	1,231
JCPE-21-412	02/18/2022	515 Village Center Dr.	SMJ International	49030 Pontiac Trail, Suite 100 Wixom MI 48393	Com Electrical Permit \$150,000	
JGEN-21-357	02/01/2022	3 Tori Ct	Illinois Electricians Group Inc	810 E. 45th Street Chicago IL 60653	Generator \$4,000	
JPAT-22-010	02/11/2022	6633 County Line Rd.	Power Court	734 Hickory Ln West Chicago IL 60185	Patio \$10,928	
JPAT-22-013	02/11/2022	6633 County Line Rd.	Arrowhead Brick Pavers, Inc.	2800 S Cannonball Tr Bristol IL 60512	Patio \$30,000	
JPCT-22-019	02/17/2022	16W 50 83rd ST	Watchhill Wireless Solutions	927 N. State Street Elgin IL 60123	Cell Tower \$4,000	
JPS-22-003	02/02/2022	1333 Burr Ridge Pkwy	Parvin-Clauss	165 Tubeway Carol Stream IL 60188	Sign	
JRAL-22-004	02/02/2022	ROWs Ck Cty Locations	AXS Points	1901 Industrial Dr Libertyville IL 60048	Right-of-Way \$18,948	
JRAL-22-005	02/02/2022	ROWs Ck Cty Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way \$1,698	
JRAL-22-006	02/11/2022	9301 Fallingwater Dr E	Pro One Builders Group	75 W. 61st Street Westmont IL 60559	Residential Alteration \$25,000	331
JRAL-22-008	02/11/2022	118 Surrey Ln	MG Brothers Construction, Inc	1295 Jarvis Ave. Elk Grove Village IL 60007	Residential Alteration \$115,930	200
JRAL-22-009	02/02/2022	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way \$4,192	
JRAL-22-012	02/15/2022	ROWs Ck Cty Locations	TurnKey Network Solutions	1806 Hagermann Dr Batavia IL 60510	Right-of-Way	
JRAL-22-014	02/11/2022	11774 Briarwood Ct	Lamantia Builders	20 E. Ogden Hinsdale IL 60521	Residential Alteration \$29,800	55
JRAL-22-018	02/11/2022	11888 Crosscreek CT	McNaughton Brothers Constr	16W347 83rd St. Burr Ridge IL 60527	Residential Alteration \$120,000	1,600
JRAL-22-025	02/28/2022	ROWs Ck Cty Locations	ComEd	2 Lincoln Center Oak Brook Terrace IL 60181	Right-of-Way	

03/21/2022

## Permits Issued February 2022



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JRAL-22-026	02/28/2022	ROWs Ck Cty Locations	ComEd	2 Lincoln Center Oak Brook Terrace IL 60181	Right-of-Way
JRAL-22-027	02/28/2022	ROWs DuPage Locations	ComEd	2 Lincoln Center Oak Brook Terrace IL 60181	Right-of-Way
JRAL-22-040	02/28/2022	6786 Fieldstone Dr	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration \$75,655                      190
JRES-22-007	02/02/2022	7940 S Wolf Rd	Sunrun Installation Services, In	1 Territorial Ct Bolingbrook IL 60440	Residential Miscellaneous \$13,490
<b>TOTAL:</b>	<b>20</b>				



03/21/22

## Occupancy Certificates Issued February 2022



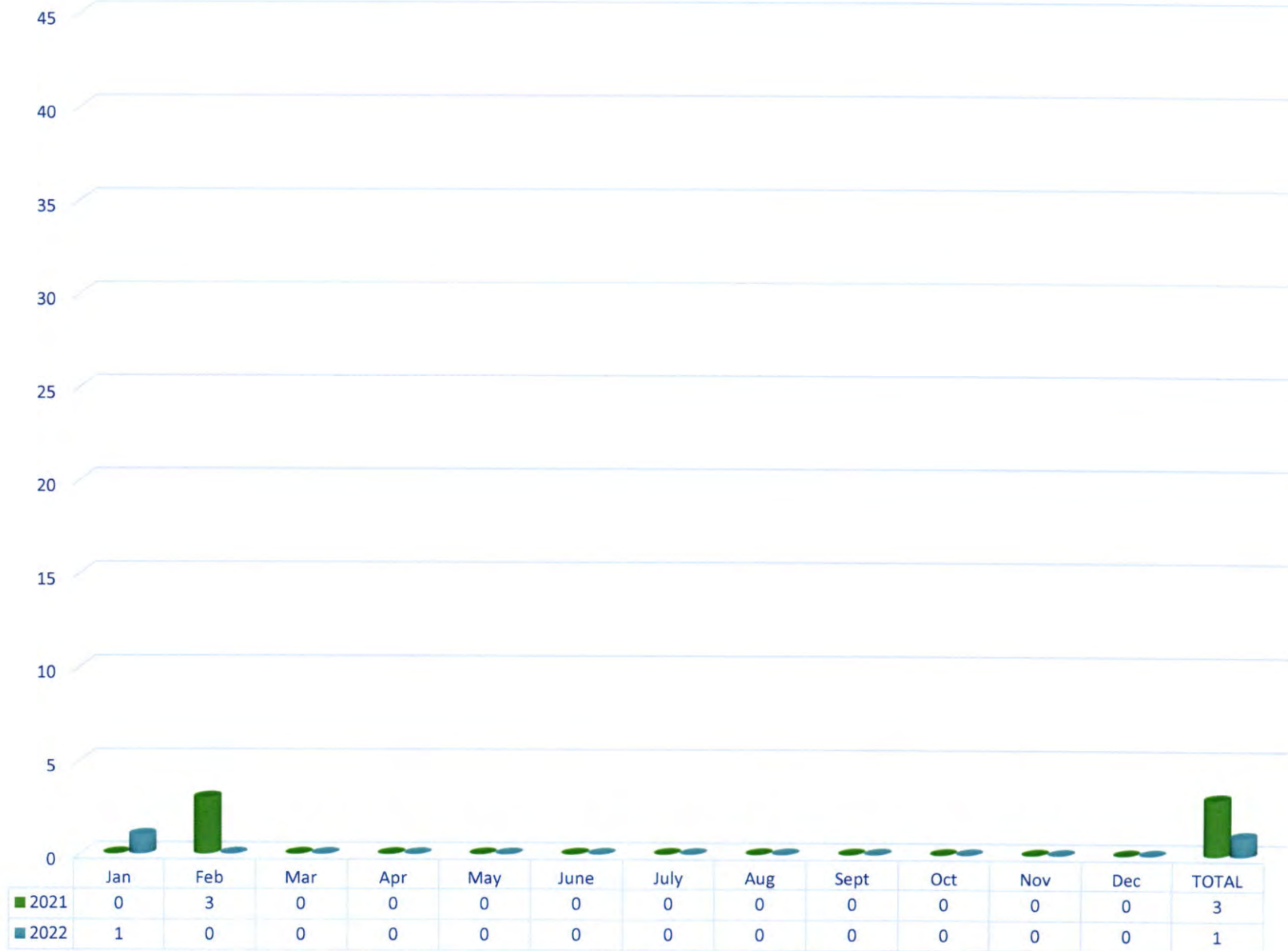
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF22005	02/01/22	Auntie Amy's Home Cooking, LLC	112 Burr Ridge Pkwy
OF22006	02/10/22	Dr. Amer Kassar	41 Cabernet Ct
OF22007	02/10/22	Dr. Madison & Jackie Sample	9476 Fallingwater Dr E

## CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2022

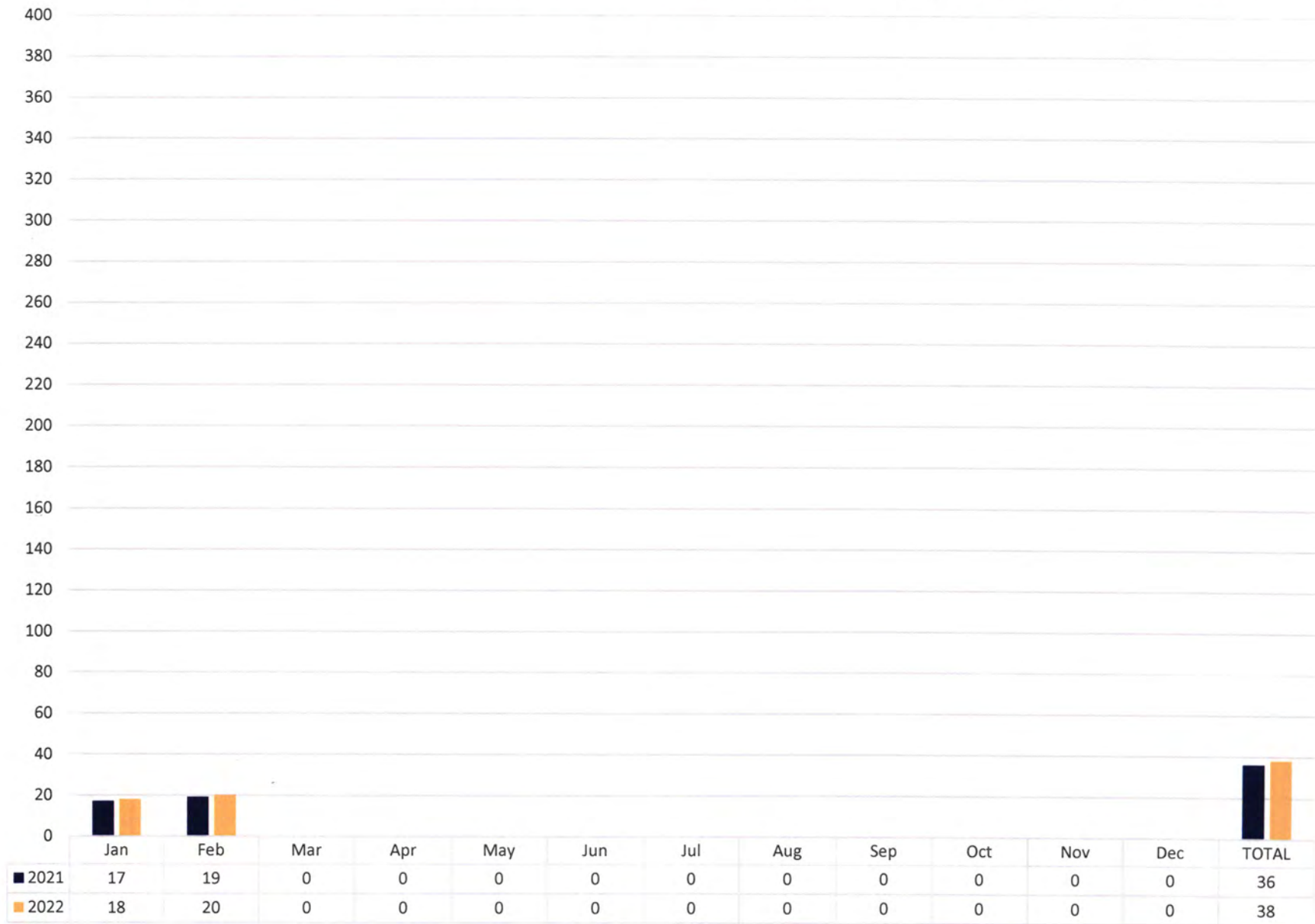
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$607,950	\$170,800		\$488,775	\$1,267,525
	[1]	[3]		[1]	
FEBRUARY		\$366,385		\$31,501	\$397,886
	[]	[5]		[1]	
MARCH					\$0
	[]	[]		[]	
APRIL					\$0
	[]	[]		[]	
MAY					\$0
	[]	[]		[]	
JUNE					\$0
	[]	[]		[]	
JULY					\$0
	[]	[]		[]	
AUGUST					\$0
	[]	[]		[]	
SEPTEMBER					\$0
	[]	[]		[]	
OCTOBER					\$0
	[]	[]		[]	
NOVEMBER					\$0
	[]	[]		[]	
DECEMBER					\$0
	[]	[]		[]	
<b>2022 TOTAL</b>	<b>\$607,950</b>	<b>\$537,185</b>	<b>\$0</b>	<b>\$520,276</b>	<b>\$1,665,411</b>
	[1]	[8]	[]	[2]	

## Village of Burr Ridge New Housing Permits 2021 Compared to 2022



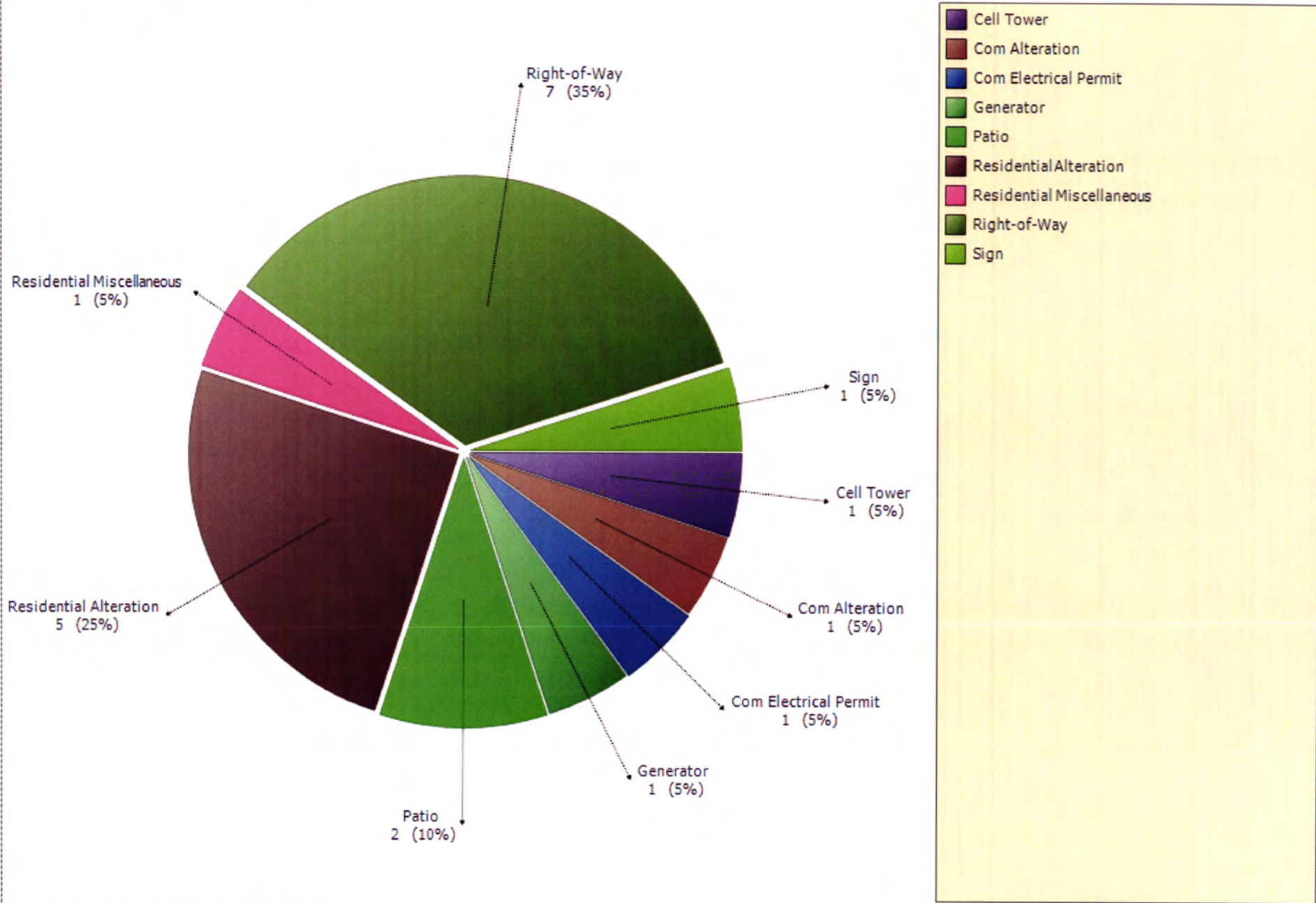
## Village of Burr Ridge Building Permits Issued 2021 Compared to 2022





## Breakdown of Permits by Project Type

## Permits Issued February 2022





## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

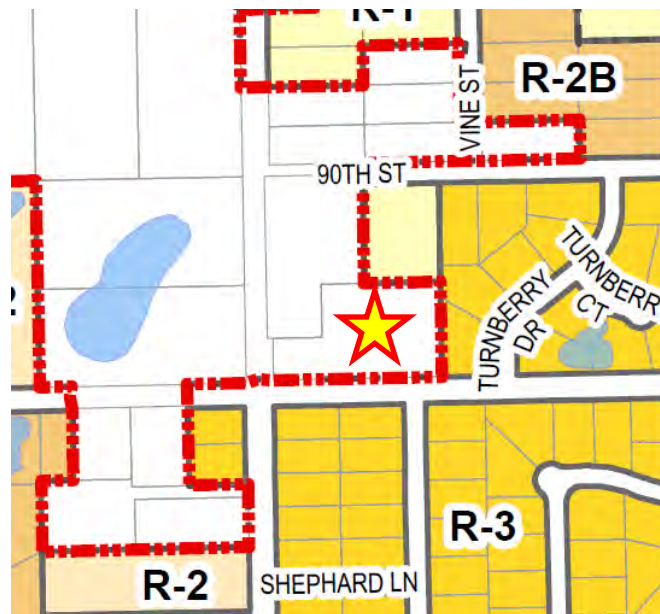
**FROM:** Janine Farrell, Community Development Director

**DATE:** April 4, 2022

**RE:** Extraterritorial Review of 10S381 Madison St., Rezoning and Plat of Subdivision

Please find attached a request for a proposed rezoning and three-lot subdivision located in unincorporated DuPage County but within the Village's one-and-one-half mile extraterritorial jurisdiction. George Musa, the petitioner in this case, is requesting to rezone the 2.86 acre parcel from R-1 Single-family Residential to R-3 Single-family Residential. The petitioner is also requesting to divide the single parcel into three separate parcels, the lot area and width as detailed below. Each of these parcels will be served with DuPage County sewer and have private wells.

- Lot 1 will measure 1.2515 acres/54,517 sq. ft., with 127.76' of lot width on Madison St. and 271.82' of lot width on 91<sup>st</sup> Street
- Lot 2 will measure 0.8050 acres/35,068 sq. ft. with 121' of lot width on 91<sup>st</sup> Street
- Lot 3 will measure 0.8051 acres/35,071 sq. ft. with 121' of lot width on 91<sup>st</sup> Street



#### Legal Authority for Review

According to the State of Illinois, the Village has legal authority to enforce its subdivision regulations beyond the Village boundaries (up to a distance of one and one-half miles outside the Village), whether or not the applicable County has also adopted a subdivision code or ordinance.

Where conflicts or inconsistencies arise between the subdivision code of a Village and the adjacent County, the Illinois Municipal Code provides that such conflicts are resolved by deferring to the most restrictive subdivision ordinance or code in place at the time of review. Therefore, if a municipality has adopted a comprehensive plan extending into those unincorporated areas within one-and-one-half-miles of the Village, the subdivision of such property is legally exempted from “the application of any less restrictive rules or regulations”. In summary, the property owner must comply with the most restrictive standards and requirements set forth by both the Village and the County.

Additionally, since the property is also seeking to be rezoned, the Village has the authority under the Illinois Municipal Code to file a written protest against the petition. The protest must be approved through a Resolution by the corporate authorities and filed with the County Clerk. If the County receives a written protest by the municipality, the rezoning requires a favorable vote of 3/4 of the County Board to be approved.

### **Evaluation**

The Village’s Future Land Use Map within the Comprehensive Plan (as amended through 2007) designates this property as “single-family residential.” The proposed parcels also meet the recommended minimum 30,000 sq. ft. lot size. The proposal is in conformance with the Comprehensive Plan.

To the east and south of the property are the Turnberry and Space Valley Subdivisions, both zoned R-3 Single-family Residential within Village limits. To the north of the property is one unincorporated parcel and one parcel zoned R-1 Single-family Residential within Village limits. This R-1 property does not meet the minimum lot size requirement (only 1.59 acres when 5 acres is the minimum). The property would have been annexed into the Village with the R-1 designation and has not been changed since. To the west of the property is unincorporated DuPage County. The proposed R-3 zoning district within DuPage County requires a minimum lot size of 20,000 sq. ft. and a minimum lot width of 100’. The Village’s R-3 zoning district has these same lot area and lot width requirements. The proposed parcels comply with the Village’s R-3 zoning district, which is adjacent to the east and south.

Since the proposed three-lot subdivision does not include any new streets (each parcel will have direct access to Madison St. or 91<sup>st</sup> St.), application of the Village’s Subdivision Ordinance is minimal. From a cursory review of those requirements that would apply, such as minimum lot depth, the proposal complies. Staff, including the Village Engineer, did not find a provision of the Subdivision Ordinance regulations which were violated through this proposed subdivision.

Since the Village is a required signatory on the Plat of Subdivision, staff is requesting Plan Commission feedback for the proposed rezoning and subdivision. The Commission may also not wish to submit comments to DuPage County and waive the right to perform the full extraterritorial review for this proposal.

### **Attachments**

Exhibit A – Petition Materials from DuPage County


**DUPAGE  
COUNTY**

 Building  
Division

 Zoning &  
Planning Division

 Environmental  
Division

# BUILDING & ZONING DEPARTMENT

 630-407-6700  
Fax: 630-407-6702

[www.dupageco.org/building](http://www.dupageco.org/building)

## DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-22-000011 Musa's Subdivision

**Please review the information herein and return with your comments to:**

Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at [Jessica.Infelise@dupageco.org](mailto:Jessica.Infelise@dupageco.org) or via facsimile at 630-407-6702 by **March 30, 2022**.

COMMENT SECTION:		
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER		
: NO OBJECTION/CONCERNS WITH THE PETITION		
: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.		
ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION		
: I OBJECT/ HAVE CONCERNS WITH THE PETITION.		
COMMENTS:		
SIGNATURE: _____ DATE: _____		
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:		
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-22-000011 Musa's Subdivision	
ZONING REQUEST	Rezone from R-1 Single Family to R-3 Single Family for (3) three proposed lots serviced with sewer and well.	
OWNER	GEORGE P. MUSA, 8200 FORESTVIEW DRIVE, ORLAND PARK, IL 60462	
ADDRESS/LOCATION	10S381 MADISON STREET, BURR RIDGE, IL 60527	
PIN	10-01-103-007	
TWSP./CTY. BD. DIST.	Downers Grove	District 3
ZONING/LUP	R-1 SF RES	0-5 DU AC
AREA	2.86 acres (124,582 sq. ft.)	
UTILITIES	Sewer and Well	
PUBLICATION DATE	Daily Herald: March 16, 2022	
PUBLIC HEARING	Thursday, March 31, 2022	

**PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.**





**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

630-407-6700  
Fax: 630-407-6702

[www.dupageco.org/building](http://www.dupageco.org/building)

**DU PAGE COUNTY ZONING BOARD OF APPEALS  
JACK T. KNUEPFER ADMINISTRATION BUILDING  
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

### **Zoning Petition ZONING-22-000011 Musa's Subdivision**

**The DuPage County Zoning Board of Appeals will conduct the following public hearing:**

**PUBLIC HEARING:** 6:00 p.m. **THURSDAY, MARCH 31, 2022**, 2<sup>nd</sup> Floor Cafeteria, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**PETITIONER:** GEORGE P. MUSA, 8200 FORESTVIEW DRIVE, ORLAND PARK, IL 60462

**REQUEST:** Rezone from R-1 Single Family to R-3 Single Family for (3) three proposed lots serviced with sewer and well.

**ADDRESS OR GENERAL LOCATION:** 10S381 MADISON STREET, BURR RIDGE, IL 60527

**LEGAL DESCRIPTION:** LOT 2 IN ERICKSON MANOR SUBDIVISION OF THE WEST ½ OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 100.0 FEET AND EXCEPT THE NORTH 333.0 FEET OF THE WEST 332.0 FEET AND EXCEPT THE SOUTH 162.0 FEET OF THE NORTH 495.0 FEET OF THE WEST 200 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1978 AS DOCUMENT R78-68974, IN DUPAGE COUNTY, ILLINOIS.

**Respectfully Submitted,  
ROBERT J. KARTHOLL, CHAIRMAN,  
DUPAGE COUNTY ZONING BOARD OF APPEALS**

Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.

**Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.**



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

630-407-6700  
Fax: 630-407-6702

[www.dupageco.org/building](http://www.dupageco.org/building)

